

***Horseshoe Creek
Community Development District***

Agenda

April 15, 2026

AGENDA

Horseshoe Creek Community Development District

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

April 8, 2025

Board of Supervisors
Horseshoe Creek Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Horseshoe Creek Community Development District will be held **Wednesday, April 15, 2025, at 11:00 AM the Lake Alfred Public Library, 245 North Seminole Ave., Lake Alfred, FL 33850.** Following is the advance agenda for the regular meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 20, 2025, Audit Committee and Board of Supervisors Meetings
4. Financing Matters for Series 2026 Bonds
 - A. Consideration of the First Supplemental Engineer's Report
 - B. Consideration of the First Supplemental Assessment Methodology Report
 - C. Consideration of Resolution 2026-01 Bond Delegation Resolution
 - i. Exhibit A – Form of Purchase Agreement
 - ii. Exhibit B – Forms of Master Indenture and Supplemental Indenture
 - iii. Exhibit C – Form of Preliminary Limited Offering Memorandum
 - iv. Exhibit D – Form of Continuing Disclosure Agreement
 - v. Exhibit E – Form of Engineer's Report
 - vi. Exhibit F – Form of Supplemental Assessment Methodology
 - D. Consideration of Forms of Ancillary Agreements for Series 2026 Bonds
 - i. Acquisition Agreement (Phase 2A) – Lennar
 - ii. Acquisition Agreement (Phase 2B and 2C) – TLC Reedy Isle
 - iii. Completion Agreement (Phase 2A) – Lennar
 - iv. Completion Agreement (Phase 2B and 2C) – TLC Reedy Isle

- v. Collateral Assignment (Phase 2A) – Lennar and TPG AG EHC III LEN
MULTI STATE 5
 - vi. Collateral Assignment (Phase 2B and 2C; Limited with respect to Phase 2A) –
TLC Reedy Isle
 - vii. True-Up (Phase 2A) – Lennar and TPG AG EHC III LEN MULTI STATE 5
 - viii. True-UP (Phase 2B and 2C) – TLC Reedy Isle
 - ix. Declaration of Consent (Phase 2A) - TPG AG EHC III LEN MULTI STATE 5
 - x. Declaration of Consent (Phase 2B and 2C) – TLC Reedy Isle
- 5. Consideration of Acquisition of Phases 2A, 2B and 2C Improvements
- 6. Consideration of Resolution 2026-02 Updating Registered Agent
- 7. Ratification of Data Sharing and Usage Agreement with Polk County Property Appraiser
- 8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager’s Report
 - i. Balance and Income Sheet
 - ii. Ratification of Funding Requests No. 13- 23
- 9. Other Business
- 10. Supervisors Requests
- 11. Adjournment

MINUTES

**MINUTES OF MEETING
HORSESHOE CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The audit committee meeting of the Horseshoe Creek Community Development District was held Wednesday, **August 20, 2025**, at 1:00 p.m. at the Lake Alfred Library, 245 N. Seminole Avenue, Lake Alfred, Florida.

Present for the Audit Committee were:

Tony Iorio
Doug Beasley
Rocky Owen

Also present were:

George Flint
Michelle Rigoni *by phone*

District Manager, GMS
District Counsel, Kutak Rock

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the Audit Committee Meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint noted there were no members of the public present.

THIRD ORDER OF BUSINESS

**Review of Proposals and Tally of Audit
Committee Members Rankings**

A. Grau & Associates

B. DiBartolomeo, Hartley & Barnes, P.A.

Mr. Flint reviewed the two proposals the Audit Committee received from Grau & Associates and DiBartolomeo, Hartley, & Barnes, P.A. to provide auditing services. Mr. Flint noted that the Grau proposal was less expensive overall.

Mr. Beasley suggested giving Grau & Associates 100 points, 20 points in all five categories. He suggested giving DiBartolomeo 20 points in four categories and 10 points for pricing, totaling 90 points.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Ranking Grau & Associates #1 with 100 points, was approved.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, the Meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
HORSESHOE CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Horseshoe Creek Community Development District was held Wednesday, **August 20, 2025**, at 1:00 p.m. at the Lake Alfred Library, 245 N. Seminole Avenue, Lake Alfred, Florida.

Present and constituting a quorum:

Tony Iorio
Doug Beasley
Rocky Owen

Chairman
Vice Chairman
Assistant Secretary

Also present were:

George Flint
Michelle Rigoni *by phone*
Santiago Machado *by phone*

District Manager, GMS
District Counsel, Kutak Rock
GAI Engineering

FIRST ORDER OF BUSINESS

Roll Call

Mr. Iorio called the meeting to order at 1:00 p.m. and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint noted there were no members of the public present.

THIRD ORDER OF BUSINESS

Approval of Meeting Minutes

A. May 21, 2025 Board of Supervisors Meeting

B. May 21, 2025 Audit Committee Meeting

Mr. Flint presented the May 21, 2025 Board of Supervisors meeting minutes and the May 21, 2025 Audit Committee meeting minutes. He asked for any comments, corrections or changes. The Board had no changes to the minutes.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the Minutes of the May 21, 2025 Board of Supervisors Meeting and May 21, 2025 Audit Committee Meeting, were approved.

C. September 19, 2025 Board of Supervisors Meeting – *Added*

Mr. Flint presented the September 19, 2025 Board of Supervisors meeting minutes and noted that District counsel had changes to the minutes. Those minutes were included with the bond validation hearing support documents. He asked for the Board to approve the revised minutes with District counsel's changes incorporated.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the Revised September 19, 2025 Board of Supervisors Meeting Minutes, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Flint asked for a motion to open the public hearing.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2025-02 Adopting the Fiscal Year 2026 Approved Budget and Appropriating Funds

Mr. Flint noted that the Board previously approved the proposed budget and set today's date as the public hearing for the budget's final consideration. Mr. Flint reviewed the proposed budget for the Board and noted at this point it is still an administrative budget and reflects developer contributions as the funding source.

Mr. Flint asked for public comments on the budget at this time. He noted that there were no comments.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Resolution 2025-02 Adopting the Fiscal Year 2026 Approved Budget and Appropriating Funds, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Budget Funding Agreement

Mr. Flint noted the funding source for the budget is the Developer Funding Agreement. Ms. Rigoni noted this was the same form of agreement that the Board had seen in previous years.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Fiscal Year 2026 Budget Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Ranking of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award

Mr. Flint stated that the Audit Committee had met prior to the Board meeting and they ranked Grau & Associates #1 and DiBartolomeo #2.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Accepting the Ranking of the Audit Committee with Grau & Associates Ranked #1 and Authorizing Staff to Send a Notice of Intent to Award, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni stated they are scheduled for the validation hearing on September 3, 2025. She noted after the final judgement is issued they are required to wait 30 days and then they will be ready to issue bonds.

B. Engineer

Mr. Machado had nothing to report to the Board.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials and offered to answer any Board questions.

ii. Ratification of Funding Request No. 8-11

Mr. Flint stated that Funding Requests 8-11 were transmitted to the developer under the current funding agreement. He asked the Board to ratify the funding requests.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Funding Request No. 8-11, were ratified.

iii. Approval of Funding Request No. 12

Mr. Flint stated Funding Request 12 included District Manager and District counsel costs.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Funding Request No. 12, was approved.

iv. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Flint presented the Fiscal Year 2026 meeting schedule. He noted the schedule reflects the current practice of meeting on the third Wednesday at 1:00 p.m. Board and staff discussed different meeting locations for future years.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

v. District Goals and Objectives

a. Approval of Fiscal Year 2026 Goals & Objectives

Mr. Flint noted the Fiscal Year 2026 Goals & Objectives were the same as the prior year's goals.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Adopting the Fiscal Year 2026 Goals & Objectives, was approved.

b. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute

Mr. Flint reviewed the Fiscal Year 2025 Goals & Objectives and asked the Board to give authority to the Chair to execute the final version of those goals once completed.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Accepting the Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute, was approved.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Iorio stated

NINTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A



Horseshoe Creek Community Development District

First Supplemental Engineer's Report Phase 2A, 2B and 2C Infrastructure Improvements Davenport, Florida

GAI Project Number: R220245.01

April 10, 2026

Prepared by: GAI Consultants, Inc.
Orlando Office
618 E. South Street, Suite 700
Orlando, Florida 32801

Prepared for: Horseshoe Creek Community
Development District
605 Commonwealth Avenue
Orlando, FL 32803

Horseshoe Creek Community Development District

First Supplemental Engineer's Report Phase 2A, 2B and 2C Infrastructure Improvements Davenport, Florida

GAI Project Number: R220245.01

April 10, 2026

Prepared for:
Horseshoe Creek Community Development District

Prepared by:
GAI Consultants, Inc.
Orlando Office
618 E. South Street, Suite 700
Orlando, Florida 32801

Report Author:

Kathleen S. Leo, P.E.
Vice President

Table of Contents

1.0	Introduction	2
1.1	Description of the Horseshoe Creek Community Development District	2
1.2	Purpose of Report	2
2.0	District Boundary and Properties Served	2
2.1	District Boundary	2
3.0	Proposed 2A, 2B and 2C Project Infrastructure	2
3.1	Summary of the Proposed 2A, 2B, and 2C Project Infrastructure	2
3.2	Stormwater Management System.....	3
3.3	Public Roadway Systems On and Off-Site	4
3.4	Water Distribution and Sanitary Sewer Collection Systems	4
3.5	Landscaping, Irrigation, and Entry Features	5
3.6	Electrical Service Systems (Underground)	5
3.7	Conservation Areas	5
4.0	Opinion of Probable Construction Costs	5
5.0	Permitting and Construction Status	5
6.0	Engineer's Certification	6
Table 1	Proposed Unit Mix Summary	
Table 2	Proposed Facilities	
Table 3	Stormwater System	
Exhibit A	Legal Description	
Exhibit B	Opinion of Probable Construction Costs	

1.0 Introduction

Description of the Horseshoe Creek Community Development District

The Horseshoe Creek, also known as Reedy Isle, neighborhood (also referred to as the "Development" or "Community") comprises an approximately 490.17 acre master planned, residential community located in the City of Davenport, Florida ("City") as shown on Exhibit A. The Master Developer ("Developer") is TLC Reedy Isle, LLC, based in Orlando, Florida. The Development is approved as a Planned Unit Development (PUD).

Horseshoe Creek Community Development District (herein called the "District" for "CDD") Phases 2A, 2B and 2C encompasses 154.686 acres. The District will finance, construct, acquire, operate and/or maintain certain portions of the public infrastructure to support the Community. The legal description of the 2A, 2B and 2C can be seen in Exhibit A. The District will finance, acquire, and/or construct infrastructure in phases as necessary.

Purpose of Report

The purpose this report is to describe the Phase 2A, 2B, and 2C Project (also referred to as, "Series 2026 Project"), the capital improvements to be constructed, acquired and/or financed by the District, and the appointment of costs of the capital improvements necessary for the development of the single-family residential portion of Phases 2A, 2B and 2C of the District ("2026 Assessment Area"). Phases 2A, 2B and 2C were accelerated and are in the finishing stages of construction with all contracts issued.

2.0 District Boundary and Properties Served

District Boundary

Horseshoe Creek Site Plan, Exhibit B, identifies the location and boundary of the properties included within the District. The Master Plan for the District will provide for multiple-type residential land uses and is located in Polk County and the City of Davenport along Horseshoe Creek Road, just west of the Lake Wales Ridge National Wildlife Refuge and east of US 17-92. The metes and bounds description of the Phase 2A, 2B and 2C property is included as Exhibit C and Table 1 reflects the Proposed Unit Mix within the 2026 Assessment Area.

Table 1
Proposed Unit Mix

Phase	Lot Type	Units
2A	50' lots	160
2B	50' lots	160
2C	50' lots	27
Total Units		347

3.0 Phase 2A, 2B and 2C Project Infrastructure

Summary of the Proposed 2A, 2B and 2C Project Infrastructure

The 2A, 2B and 2C Project will generally consist of the following project infrastructure and systems to serve the Development, and in particular, the 2026 Assessment Area:

- On-Site Public Roadway Improvements
- On-Site Water Distribution and Sanitary Sewer Collection Systems
- Off-Site Water Distribution and Sanitary Sewer Collection Systems

Off-Site Public Roadway Improvements (Horseshoe Creek Road)

Stormwater Management System

Landscaping

Irrigation

Hardscape

Conservation Mitigation Areas

Electrical Service System (Underground Differential Cost only)

This infrastructure serves as a system of improvements benefitting all lands within the District. To the extent that the boundary of the District is amended from time to time, the District will consider amendments or supplementals to this report at such time.

Table 2 shows the 2A, 2B and 2C Project facilities, proposed ownership, and maintenance entities for each.

Table 2
Phase 2A, 2B and 2C Proposed Facilities

Facilities/Systems	Proposed Ownership and Maintenance Entity
Sanitary Sewer Collection (On-Site)	City of Davenport
Water Distribution (On-Site)	City of Davenport
Sanitary Sewer Collection (Off-Site)	City of Davenport
Water Distribution (Off-Site)	City of Davenport
Stormwater Management System	Horseshoe Creek CDD
Stormwater management System Offsite	Polk County
Electrical Service System	Duke
Conservation Mitigation	Horseshoe Creek CDD
On-Site Public Roadway Improvements	Horseshoe Creek CDD
Off-Site Public Roadway Improvements	Polk County
Landscaping/Irrigation Wells and Distribution/ Hardscape within Public Roads	Horseshoe Creek CDD/HOA

Stormwater Management System

The Series 2026 Project portion of the Stormwater Management System provides for the stormwater runoff treatment and will attenuate and provide for the runoff that will be carried out through the use of manmade retention and detention systems as collected in pipes, curbs, and surfaces to convey this runoff. These systems discharge to the ponds within the Development. The City and the Southwest Florida Water Management District (SWFWMD) regulate the design criteria for the District's stormwater management facilities. The Stormwater Management System will discharge to the ponds.

The Stormwater Management System will also adhere to other requirements of SWFWMD and the City, which requires that all building finished floor elevations be constructed above the anticipated flood elevation for the 100-year, 24-hour storm event. The treatment of stormwater runoff will be provided in accordance with the design guidelines for retention/detention systems as mandated by the SWFWMD and the City. Stormwater runoff will be collected by curbs and stormwater conveyance surfaces with drainage inlets and an underground storm sewer pipe system conveyed to the retention/detention

areas. All of these on-site improvements shall be owned and maintained by the District. The offsite stormwater management will consist of roadside swales, ditch-bottom inlets and a stormwater pipe drainage system that will be financed by the District and will ultimately be owned and maintained by Polk County.

Table 3
Phase 2A, 2B and 2C Stormwater System

Ponds	Acreage (AC.)
2A	13.76
2B	22.06
2C	2.23
TOTAL	38.05

Public Roadway Systems On and Off-Site

The on-site roadway improvements associated with the Development may be funded by the District with proposed ownership and maintenance by the CDD. In the future, only upon request and concurrence by the CDD could the City assume maintenance. The roadway improvements consist of a divided main entrance and neighborhood roads consisting of two (2)-lane roads and a minimum of 24-foot pavement sections with curbs and sidewalks within a 50-ft right of way. The internal roadways will be public and may be funded by the District. The roadways will serve the various land uses within the Development. Construction of the roadways pavement will consist of an asphaltic concrete surface, sidewalks, signing and striping, landscaping, and landscaped hardscape features

The Phase 2A, 2B and 2C Project will provide for off-site roadway improvements which include improvements to Horseshoe Creek Road. Horseshoe Creek Road improvements will consist of approximately 1,200 ft of improvements along property fronting the project. These improvements consist of the addition of turnlanes, sidewalk and unpaved shoulders. Utility extensions are also part of the improvements with water and sewer forcemain. Power poles within the section are to be relocated by others.

The improvements on Horseshoe Creek Road will be turned over to the County.

The off-site public roadway improvements will be designed and constructed in accordance with the applicable County and Florida Department of Transportation (FDOT) standards.

The on-site and off-site roadway improvements will include utilities that will run within the road right-of-way of the internal roads within the Series 2026 portion of the Development and Horseshoe Creek Road. The utilities within these roadways and any landscaping/hardscaping related to these roadways will be developed as part of the improvements to the District. A stormwater drainage facility may also be provided for these improvements within the Stormwater Management System. The District Series 2026 Project costs include these onsite and off-site roadways and convey such to the County or City, as applicable, upon completion.

Water Distribution and Sanitary Sewer Collection

The Phase 2A, 2B and 2C Project includes utilities within the right-of-way of the internal roads within the Development and off-site along Horseshoe Creek Road. The City will provide potable water and wastewater services for the District. The trunk lines, collection systems, and transmission mains to serve the District are being financed as part of the Series 2026 Project by the District and will be conveyed to the City upon completion.

The potable water facilities will include both transmission and distribution mains along with necessary valving, fire hydrants, and water services to individual lots and development parcels. It is currently estimated that these watermain of various sizes may be funded by the District.

The wastewater facilities will include gravity collection sewer services, mains, and manholes. The two (2) new lift stations will be located within the District and will service the Development. These new lift stations along with the proposed on-site forcemain will tie into a new forcemain located on Horseshoe Creek Road. It is currently estimated that these gravity collection systems and forcemains may be financed by the District.

The design of the wastewater collection system, reuse water system, and water distribution system for potable water and fire protection is in accordance with the criteria and guidelines of the City and the Florida Department of Environmental Protection (FDEP). Utility extensions within Horseshoe Creek Road will also be included as part of the infrastructure improvements for the Development. All onsite improvements are anticipated to be financed by the CDD and owned and maintained by the City of Davenport Utilities.

Landscaping, Irrigation, and Entry Features

Landscaping, irrigation and entry features may be financed by the District. The irrigation system will tie into the potable water system provided by the City. Landscaping for the roadways will consist of sod, and trees for the on-site roadway improvements within the Community. Monument signs, entrance retaining walls, shrubs, ground cover and trees split rail fence at the site entrances of the Project. These items may be funded, owned, and/or maintained by the CDD.

Electrical Service Systems (Underground)

Duke Energy will provide underground electrical service to the Community. The service will include the primary and secondary systems to serve the various land uses. The differential cost of undergrounding electric utilities may be financed by the District.

Conservation Areas

The proposed development of the community will require mitigation of wetland communities for any impacts to the existing wetlands within the District and as part of the approvals for the Stormwater Management System. The permitting and approvals will require any mitigation to be secured and payment of the costs of the mitigation, which is anticipated to be funded by the Developer. Once mitigation is complete, such conservation areas will be owned and maintained by the District

4.0 Opinion of Probable Construction Costs

Exhibit D presents a summary of the estimated costs for the Phase 2A, 2B and 2C Project infrastructure described in this report.

Costs in Exhibit B are derived from expected quantities of the infrastructure multiplied by unit costs typical of the industry in Central Florida. Additionally included within these costs are professional consulting fees associated with the Phase 2A, 2B and 2C Project including planning, land surveying, design and engineering, legal fees, permitting, soil and material testing related to such infrastructure. These services are necessary for the design, permitting, and construction contract management for the Phase 2A, 2B and 2C Project infrastructure. The costs are exclusive of costs necessary to finance, operate, and/or maintain the Phase 2A, 2B and 2C Project infrastructure. The contingency cost has been removed since it is in the finishing stages of construction and all contracts have been committed.

5.0 Permitting and Construction Status

The District has been approved as a PUD by the City and is in the City utility service area. The construction plans for Phase 2A, 2B and 2C were submitted to the City, FDEP, Southwest Florida Water Management District (SWFWMD), and ACOE; and all permits have been received. The construction plans for the offsite roadwork on Horseshoe Creek Road have been submitted to Polk County.

Site construction is near completion for Phases 2A, 2B and 2C. Home construction is anticipated to begin upon turnover of the lots.

6.0 Engineer's Certification

It is our opinion that the costs of the Phase 2A, 2B and 2C Project improvements proposed to represent a system of improvements benefitting all developable property located within the District are fair and reasonable and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. Such benefits will equal or be greater than the costs of such improvements. We have no reason to believe that the Phase 2A, 2B and 2C Project cannot be constructed at the cost described in this report. We expect all or a portion of the Phase 2A, 2B and 2C Project improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

The Phase 2A, 2B and 2C Project will be owned by the District or other governmental units and such Phase 2A, 2B and 2C Project is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the Phase 2A, 2B and 2C Project is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual public easements in favor of the District or other governmental entities. The Phase 2A, 2B and 2C Project, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on lots or property intended to be privately owned. Regarding any fill generated by construction of the Phase 2A, 2B and 2C Project, and that is not used as part of the Master Project, such fill will only be placed on-site at the expense of the Developer. If the District acquires portions of the Phase 2A, 2B and 2C Project, the District will pay the lesser of the cost of the components of the Phase 2A, 2B and 2C Project or the fair market value.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the Horseshoe Creek Community Development District.

EXHIBIT A

Legal Description

REEDY ISLE PHASE 2A

A REPLAT TRACTS 7, 8, 9, 10, 23 AND A PORTION OF TRACTS 24, THROUGH 27 LYING IN THE SOUTHEAST QUARTER OF THE SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST ALSO TRACTS 15, 16 AND A PORTION OF TRACTS 1 THROUGH 4, 17 AND 18, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST CITY OF DAVENPORT, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION

A TRACT OF LAND, BEING TRACTS 7, 8, 9, 10, 23 AND A PORTION OF TRACTS 24 THROUGH 27, LYING IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE VACATED RIGHT-OF-WAY LYING WITHIN, AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 393 OF SAID PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°53'40" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 52°45'29" EAST, 64.43 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 154°1'42", AN ARC LENGTH OF 67.11 FEET, A CHORD LENGTH OF 66.90 FEET AND A CHORD BEARING OF SOUTH 62°46'45" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°55'53" EAST, 60.48 FEET; THENCE RUN NORTH 35°04'07" EAST, 20.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 110.07 FEET, A CENTRAL ANGLE OF 79°14'38", AN ARC LENGTH OF 152.23 FEET, A CHORD LENGTH OF 140.39 FEET AND A CHORD BEARING OF NORTH 70°03'04" EAST; THENCE RUN NORTH 46°29'35" EAST, NON-TANGENT TO SAID CURVE, 91.79 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 48°33'55", AN ARC LENGTH OF 42.38 FEET, A CHORD LENGTH OF 41.12 FEET AND A CHORD BEARING OF NORTH 22°12'38" EAST; THENCE RUN SOUTH 70°50'05" EAST, NON-TANGENT TO SAID CURVE, 64.13 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 36°25'12", AN ARC LENGTH OF 114.42 FEET, A CHORD LENGTH OF 112.50 FEET AND A CHORD BEARING OF SOUTH 48°13'36" EAST; THENCE RUN SOUTH 23°16'45" EAST, NON-TANGENT TO SAID CURVE, 55.69 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 50°50'34", AN ARC LENGTH OF 44.37 FEET, A CHORD LENGTH OF 42.93 FEET AND A CHORD BEARING OF NORTH 67°31'32" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 47°17'41", AN ARC LENGTH OF 165.09 FEET, A CHORD LENGTH OF 160.44 FEET AND A CHORD BEARING OF NORTH 69°17'58" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 77°00'06", AN ARC LENGTH OF 67.20 FEET, A CHORD LENGTH OF 62.25 FEET AND A CHORD BEARING OF NORTH 84°09'10" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 57°20'46" EAST, 207.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°00'48", AN ARC LENGTH OF 49.75 FEET, A CHORD LENGTH OF 47.73 FEET AND A CHORD BEARING OF SOUTH 28°50'22" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°19'58" EAST, 89.72 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 78.54 FEET, A CHORD LENGTH OF 70.71 FEET AND A CHORD BEARING OF SOUTH 44°40'02" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°40'02" WEST, 443.00 FEET; THENCE RUN SOUTH 10°38'27" EAST, 20.33 FEET; THENCE RUN SOUTH 00°19'58" EAST, 145.00 FEET; THENCE RUN SOUTH 10°28'21" EAST, 37.72 FEET; THENCE RUN SOUTH 00°58'12" EAST, 132.87 FEET; THENCE RUN NORTH 89°40'02" EAST, 145.01 FEET; THENCE RUN SOUTH 00°58'12" EAST, 995.49 FEET; THENCE RUN NORTH 89°54'52" WEST, 329.64 FEET; THENCE RUN SOUTH 00°55'56" EAST, 272.27 FEET; THENCE RUN NORTH 89°53'27" WEST, 566.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 07°07'57", AN ARC LENGTH OF 42.95 FEET, A CHORD LENGTH OF 42.92 FEET AND A CHORD BEARING OF SOUTH 86°32'35" WEST; THENCE RUN SOUTH 07°07'23" EAST, RADIAL TO SAID CURVE, 120.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 147°00", AN ARC LENGTH OF 56.09 FEET, A CHORD LENGTH OF 55.94 FEET AND A CHORD BEARING OF SOUTH 75°50'07" WEST; THENCE RUN SOUTH 21°18'23" EAST, RADIAL TO SAID CURVE, 50.00 FEET; THENCE RUN SOUTH 68°41'37" WEST, 8.82 FEET; THENCE RUN SOUTH 21°18'23" EAST, 128.15 FEET; THENCE RUN SOUTH 81°22'51" EAST, 128.93 FEET; THENCE RUN SOUTH 10°53'27" EAST, 106.37 FEET; THENCE RUN SOUTH 38°11'25" EAST, 130.14 FEET; THENCE RUN SOUTH 05°15'34" WEST, 78.53 FEET; THENCE RUN SOUTH 27°07'22" EAST, 73.30 FEET TO A POINT LYING 30.00 FEET NORTH OF A PERPENDICULAR MEASURE TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, SAID POINT ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD; THENCE RUN SOUTH 89°44'10" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 155.24 FEET TO A POINT LYING ON THE EAST LINE OF THE WEST HALF OF TRACT 25 OF SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00°51'35" WEST, ALONG SAID EAST LINE, 195.01 FEET; THENCE RUN SOUTH 89°44'10" WEST, 158.85 FEET TO A POINT LYING ON THE WEST LINE OF SAID TRACT 25; THENCE RUN SOUTH 00°49'29" EAST, ALONG SAID WEST LINE OF TRACT 25, A DISTANCE OF 195.01 FEET TO A POINT LYING ON AFORESAID NORTH RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD; THENCE RUN SOUTH 89°44'10" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 176.61 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 03°25'08" WEST, 336.46 FEET; THENCE RUN NORTH 79°53'11" WEST, 275.63 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST 130.00 FEET OF TRACT 27 OF SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE RUN NORTH 00°45'17" WEST, ALONG SAID WEST LINE, 240.00 FEET TO A POINT LYING ON THE NORTH LINE OF SAID TRACT 27; THENCE RUN NORTH 89°44'44" EAST, ALONG SAID NORTH LINE OF TRACT 27, A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 23; THENCE RUN NORTH 00°45'17" WEST, ALONG THE WEST LINE OF TRACTS 23, 10 AND 7, A DISTANCE OF 1951.77 FEET TO THE NORTHWEST CORNER OF SAID TRACT 7; THENCE RUN NORTH 89°46'27" EAST, ALONG THE NORTH LINE OF TRACTS 7 AND 8, A DISTANCE OF 659.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA AND CONTAINS 62.341 ACRES MORE OR LESS. SURVEYOR'S NOTES:

(1) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTAME 1983 WEST ZONE, BASED ON GPS WITH L-NET CORRECTIONS. THE MONUMENTED EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, BEING SOUTH 00°55'56" EAST

(2)  DENOTES A PERMANENT REFERENCE MONUMENT (PRM) A SET 4" X 4" CONCRETE MONUMENT WITH A BRASS DISK STAMPED PRM LS # 4044.

(3)  DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED LS # 4044.

(4) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

(5) LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).

(6) SUBJECT TO CITY OF DAVENPORT WATER AND WASTEWATER SYSTEM DEVELOPER'S SERVICE AGREEMENT (REEDY ISLE) BY AND BETWEEN TLC REEDY ISLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CITY OF DAVENPORT, FLORIDA, A MUNICIPAL CORPORATION CREATED UNDER THE LAWS OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 13153, PAGE 1753.

(7) SUBJECT TO NOTICE OF ESTABLISHMENT OF THE HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 13171, PAGE 1102, AND HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD (MASTER) RECORDED IN OFFICIAL RECORDS BOOK 13300, PAGE 266.

(8) SIDEWALKS LOCATED WITHIN INTERNAL RIGHT-OF-WAYS MAY BE MAINTAINED BY THE HOA PURSUANT TO AN AGREEMENT WITH THE CDD.

(9) THERE IS HEREBY RESERVED NON-EXCLUSIVE, PERPETUAL WALL EASEMENTS DEDICATED TO THE HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT ("CDD"), AND ITS SUCCESSORS AND/OR ASSIGNS, AS SUCH EASEMENTS ARE PLATTED AND IDENTIFIED THROUGHOUT THIS PLAT, FOR THE PURPOSE OF ACCESS, CONSTRUCTION, INSTALLATION, ACQUISITION, OPERATION, AND MAINTENANCE OF RETAINING WALLS, WALLS, AND/OR SIMILAR HARDSCAPE TO BE LOCATED IN SUCH WALL EASEMENTS.

(10) FINAL CONVEYANCE OF ANY IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY OF DAVENPORT ("CITY"), POLK COUNTY ("COUNTY"), AND/OR THE CDD AND/OR EACH ENTITY'S RESPECTIVE STAFF, AS APPROPRIATE, AS PART OF EACH ENTITY'S IMPROVEMENT ACCEPTANCE PROCESS; SUCH IMPROVEMENTS INTENDED FOR THE CITY OR THE COUNTY MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE CDD.

(11) THE FEE SIMPLE OWNER OF SAID LOTS AND/OR TRACTS SHALL BE RESPONSIBLE FOR GRASS AND LANDSCAPING WITHIN ALL UTILITY AND DRAINAGE EASEMENTS LOCATED UPON INDIVIDUAL LOTS AND/OR TRACTS. LOT OWNERS SHALL NOT EXCAVATE, ENCROACH OR INSTALL UPON, DISTURB OR OBSTRUCT THE UTILITY AND DRAINAGE EASEMENT OR INTERFERE WITH THE DRAINAGE EASEMENT IN ANY WAY WITHOUT PRIOR APPROVAL BY ALL AFFECTED AGENCIES. ANY SUCH INTERFERENCE OR OBSTRUCTION WITHIN UTILITY EASEMENTS, DRAINAGE EASEMENTS OR DRAINAGE TRACTS WILL BE REMOVED AND THE AFFECTED AREA AND FACILITY RESTORED TO ITS ORIGINAL DESIGN AND PERMITTED PLANS AT THE PROPERTY OWNER'S COST. THE CDD OR THE HOA MAY, AT APPLICABLE ENTITY'S DISCRETION, REMOVE SUCH INTERFERENCE OR OBSTRUCTION WITHOUT COMPENSATION TO THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGE CAUSED DUE TO SUCH INTERFERENCE OR OBSTRUCTION.

(12) LIGHTING IS TO BE MAINTAINED BY THE HOA OR CDD.

(13) SIDEWALKS LOCATED WITHIN INTERNAL RIGHT-OF-WAYS MAY BE MAINTAINED BY THE HOA PURSUANT TO AN AGREEMENT WITH THE CDD.

(14) THERE IS HEREBY RESERVED NON-EXCLUSIVE, PERPETUAL EASEMENTS DEDICATED TO THE HOA AND ITS SUCCESSORS AND/OR ASSIGNS, AS SUCH EASEMENTS ARE PLATTED AND IDENTIFIED THROUGHOUT THIS PLAT, FOR THE PURPOSE OF ACCESS, CONSTRUCTION, INSTALLATION, ACQUISITION, OPERATION, AND MAINTENANCE OF HARDSCAPING, LANDSCAPING AND BRIGATION SYSTEMS BE LOCATED THIS IN ALL CDD TRACTS.

LEGEND

C.M.	CONCRETE MONUMENT
⊕	CENTER LINE
D.E.	DRAINAGE EASEMENT
DOC.#	OFFICIAL RECORD DOCUMENT NUMBER OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
FND	FOUND
ID	IDENTIFICATION
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(N.R.)	NON-RADIAL
NT	NON-TANGENT
P.B.	PLAT BOOK
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
SEC.	SECTION
S.R.	STATE ROAD
U.E.	UTILITY EASEMENT
W.E.	WALL EASEMENT
R	RADIUS
Δ	DELTA
L	LENGTH
CH	CHORD DISTANCE
CB	CHORD BEARING
⊙	4044. DENOTES SET 5/8" IRON ROD STAMPED LS # 4044.
	SET 4"x4" CONCRETE MONUMENT WITH BRASS DISC STAMPED PRM. LS. # 4044
	FOUND 4"x4" CONCRETE MONUMENT
CO	COUNTY

TRACT	OWNERSHIP	MAINTENANCE*	DESCRIPTION
A-2	HOA	HOA	AMENITY
C-10	CDD	CDD	CONSERVATION
C-17	CDD	CDD	CONSERVATION
C-18	CDD	CDD	CONSERVATION
C-19A	CDD	CDD	CONSERVATION
C-19B	CDD	CDD	CONSERVATION
C-19C	CDD	CDD	CONSERVATION
LS-3	CITY	CITY	LIFT STATION
OS-11	CDD	CDD	OPEN SPACE
OS-12A	CDD	CDD	OPEN SPACE
P-3	HOA	HOA	AMENITY
SW-N3	CDD	CDD	STORMWATER
SW-N4	CDD	CDD	STORMWATER
SW-N5	CDD	CDD	STORMWATER
SW-FP3	CDD	CDD	STORMWATER
ROW-2	POLK CO	POLK CO	RIGHT OF WAY
AB	TLC REEDY ISLE, LLC	TLC REEDY ISLE, LLC	ANTENNA PARCEL

*MAINTENANCE OF IMPROVEMENTS ON CDD TRACTS MAY BE SUPPLEMENTED BY HOA, PURSUANT TO AGREEMENTS WITH THE CDD, AS APPLICABLE.

NOTICE:

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

SHEET 1 OF 5

PLAT BOOK

PAGE

REEDY ISLE PHASE 2A DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the limited liability company named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat entitled REEDY ISLE PHASE 2A for the uses and purposes therein expressed and dedicates as follows:

Tract "L5-3" is a lift station tract to be owned, operated and maintained by the City of Davenport. This tract is hereby dedicated to the City of Davenport.

Tract "ROW-2" is a right of way tract to be owned, operated and maintained by Polk County. This tract is hereby dedicated to Polk County.

Tracts "A-2" and "P-3" are amenity tracts to be owned, operated and maintained by the Reedy Isle Owners Association, Inc (HOA). These tracts are hereby dedicated to the HOA.

Tracts "C-10", "C-17", "C-18", "C-19A", "C-19B" and "C-19C" are conservation tracts to be owned, operated and maintained by the CDD. Tracts "OS-11", and "OS-12A" are open space tracts to be owned, operated and maintained by the CDD. Tracts "SW-N3", "SW-N4", "SW-N5" and "SW-FP3" are stormwater tracts to be owned, operated and maintained by the CDD. These tracts are hereby dedicated to the CDD.

Tract "AB" is to be owned, operated and maintained by TLC Reedy Isle, LLC. This tract is hereby dedicated to TLC Reedy Isle, LLC.

Utility Easements shown and/or noted hereon are dedicated to the Horseshoe Creek Community Development District ("CDD"), Providers of Public Utilities, and the HOA, for the purpose of installation, operation, repair and maintenance of public utilities, along with a perpetual non-exclusive ingress and egress easement over the private roads and rights-of-way shown hereon, for the purpose of accessing said utility easements, as applicable.

Internal roadways Castletown Drive, Fairmount Drive, Forestwell Lane, and Oak Creek Lane are public roads and right of ways are dedicated to the CDD. A perpetual non-exclusive ingress/egress easement over Roadways is dedicated to City of Davenport and other applicable authorities for the benefit of delivery and pick-up services, code enforcement services, public safety services, public health services, ambulance services, mail services and solid waste services.

Wall and drainage easements shown and/or noted hereon are hereby dedicated to the City of Davenport, the HOA and the CDD for purposes not limited to 1) drainage; 2) access; 3) ingress and egress; 4) maintenance; 5) repair; 6) construction; and 7) reconstruction, for the benefit of both a) the drainage easements and drainage improvements located therein; b) lands and appurtenant improvements located outside of said easements owned and/or maintained by the CDD, HOA, and the City of Davenport, as applicable.

IN WITNESS WHEREOF, the undersigned, TPG AG EHC III LEN MULTI STATE 5 LLC, a Foreign Limited Liability Company, has caused this Dedication to be executed and acknowledged by its _____ thereunto duly authorized on this ____ day of _____ 2026.

Signed, sealed and delivered in the presence of the following two witnesses: TPG AG EHC III LEN MULTI STATE 5 LLC a Foreign Limited Liability Company.

Print Name: _____

By: _____ BENSON, STEVEN S MANAGER

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____ BENSON, STEVEN S _____ as _____ Manager _____ of _____ TPG AG EHC III LEN MULTI STATE 5 LLC _____, on behalf of the corporation, who ☐ is personally known to me or ☐ has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public _____
Print Name _____
My Commission Expires _____

CITY OF DAVENPORT COMMISSION CONDITIONAL APPROVAL

State of Florida
County of Polk
City of Davenport

This plat has received final approval, in open meeting this _____ day of _____, 2026, by the City Commission of City Of Davenport in accordance with the procedures adopted by the City Commission.

City Of Davenport Commission

By: _____ Attest: _____
City manager or his designee Clerk

CITY OF DAVENPORT, CITY COMMISSION

State of Florida
County of Polk
City of Davenport

This plat has received final approval, in open meeting this _____ day of _____, 2026, by the City Commission of City Of Davenport in accordance with the procedures adopted by the City Commission.

City Of Davenport Commission

By: _____ Attest: _____
City manager or his designee Clerk

SURVEYOR'S STATEMENT

I hereby certify that the plat is a true representation of the lands surveyed under my responsible direction and supervision and that the plat complies with all the survey requirements of chapter 177, Florida Statutes, and the permanent reference monuments have been set in accordance with the requirements of chapter 177.

LS 4044
Surveyor's Registration Number _____
LB 7808
Certificate of Authorization Number _____
PEC - Surveying and Mapping, LLC
2100 Alafaya Trail, Suite 203, Oviedo, Florida, 32765
Surveyor's Signature _____
David A. White
Surveyor's Name (printed) _____

PEC

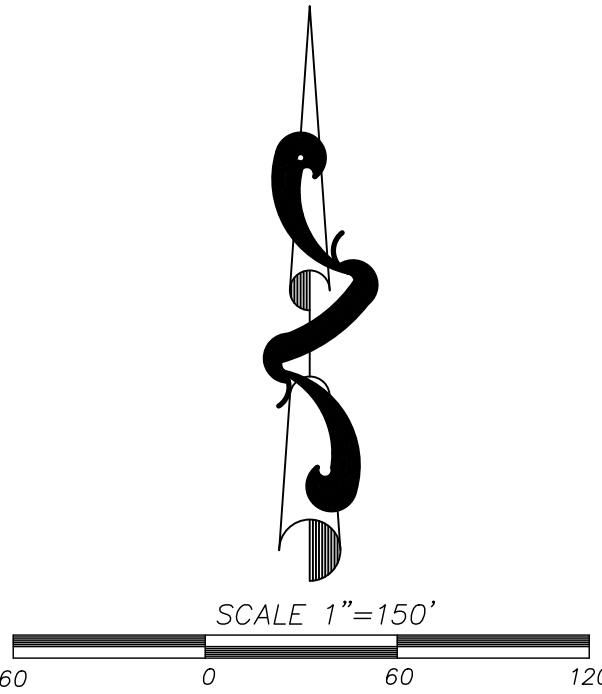
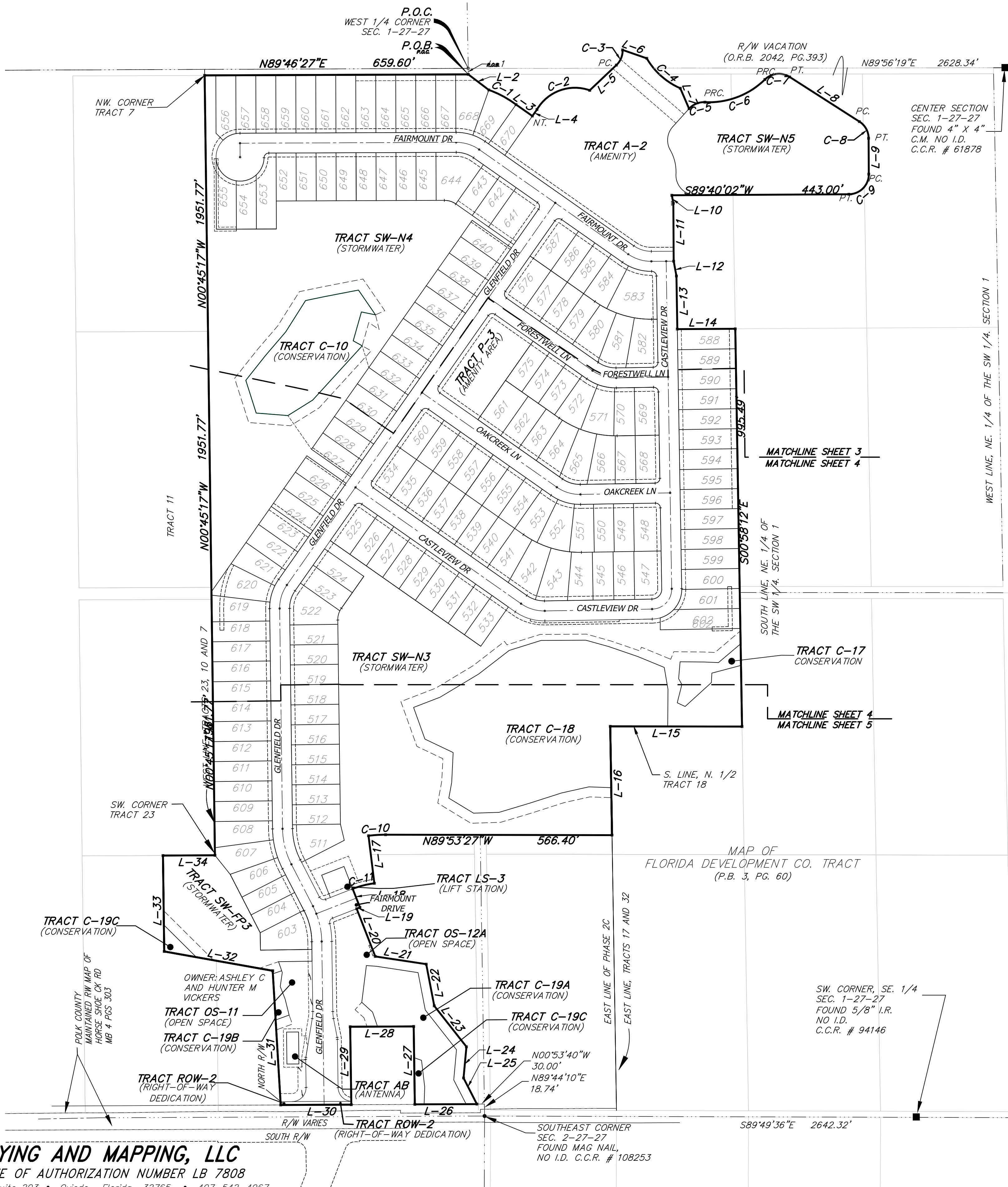
SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

REEDY ISLE PHASE 2A

A REPLAT TRACTS 7, 8, 9, 10, 23 AND A PORTION OF TRACTS 24, THROUGH 27 LYING
IN THE SOUTHEAST QUARTER OF THE SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST
ALSO TRACTS 15, 16 AND A PORTION OF TRACTS 1 THROUGH 4, 17 AND 18, LYING
IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST
CITY OF DAVENPORT, POLK COUNTY, FLORIDA



LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S00°53'40"E	15.00'
L-2	S52°45'29"E	64.43'
L-3	S54°55'53"E	60.48'
L-4	N35°04'07"E	20.00'
L-5	N46°29'35"E	91.79'
L-6	S70°50'05"E	64.13'
L-7	S23°16'45"E	55.69'
L-8	S57°20'46"E	207.04'
L-9	S00°19'58"E	89.72'
L-10	S10°38'27"E	20.33'
L-11	S00°19'58"E	145.00'
L-12	S10°28'21"E	37.72'
L-13	S00°58'12"E	132.87'
L-14	N89°40'02"E	145.01'
L-15	S89°54'52"E	329.64'
L-16	S00°55'56"E	272.27'
L-17	S07°01'23"E	120.00'
L-18	S21°18'23"E	50.00'
L-19	S68°41'37"W	8.82'
L-20	S21°18'23"E	128.15'
L-21	S81°22'51"E	128.93'
L-22	S10°53'27"E	106.37'
L-23	S38°11'25"E	130.14'
L-24	S05°15'34"W	78.53'
L-25	S27°07'22"E	73.30'
L-26	S89°44'10"W	155.24'
L-27	N00°51'35"W	195.01'
L-28	S89°44'10"W	158.85'
L-29	S00°49'29"E	195.01'
L-30	S89°44'10"W	176.61'
L-31	N03°25'08"W	336.46'
L-32	N79°53'11"W	275.63'
L-33	N00°45'17"W	240.00'
L-34	S89°44'44"W	130.00'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE
C-1	245.00'	15°41'42"	67.11'	66.90'
C-2	110.07'	79°14'38"	152.23'	140.39'
C-3	50.00'	48°33'55"	42.38'	41.12'
C-4	180.00'	36°25'12"	114.42'	112.50'
C-5	50.00'	50°50'34"	44.37'	42.93'
C-6	200.00'	47°17'41"	165.09'	160.44'
C-7	50.00'	77°00'06"	67.20'	62.25'
C-8	50.00'	57°00'48"	49.75'	47.73'
C-9	50.00'	90°00'00"	78.54'	70.71'

LEGEND	
C.M.	CONCRETE MONUMENT
⊕	CENTER LINE
D.E.	DRAINAGE EASEMENT
DOC.#	OFFICIAL RECORD DOCUMENT NUMBER OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
FND	FOUND
ID	IDENTIFICATION
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(N.R.)	NON-RADIAL
NT	NON-TANGENT
P.B.	PLAT BOOK
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
SEC.	SECTION
S.R.	STATE ROAD
U.E.	UTILITY EASEMENT
W.E.	WALL EASEMENT
R	RADIUS
Δ	DELTA
L	LENGTH
CH	CHORD DISTANCE
CB	CHORD BEARING
⊙	DENOTES SET 5/8" IRON ROD STAMPED L.S. # 4044
□	SET 4"x4" CONCRETE MONUMENT WITH BRASS DISC STAMPED PRM. L.S. # 4044
■	FOUND 4"x4" CONCRETE MONUMENT

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

PEC

SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

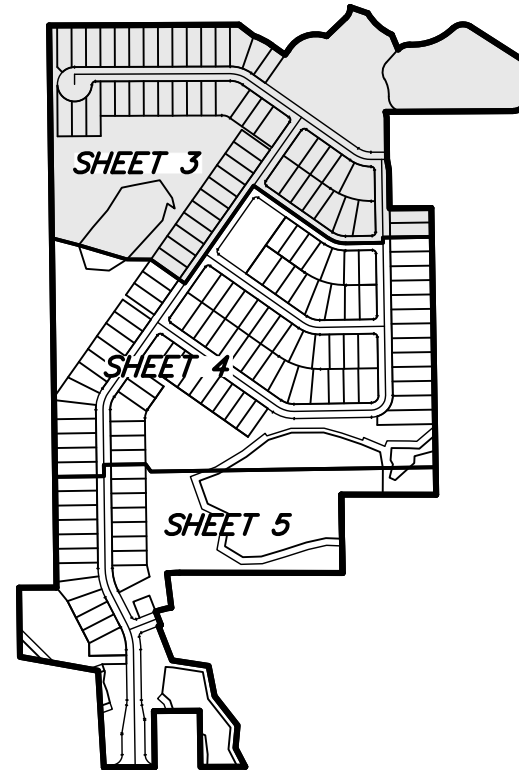
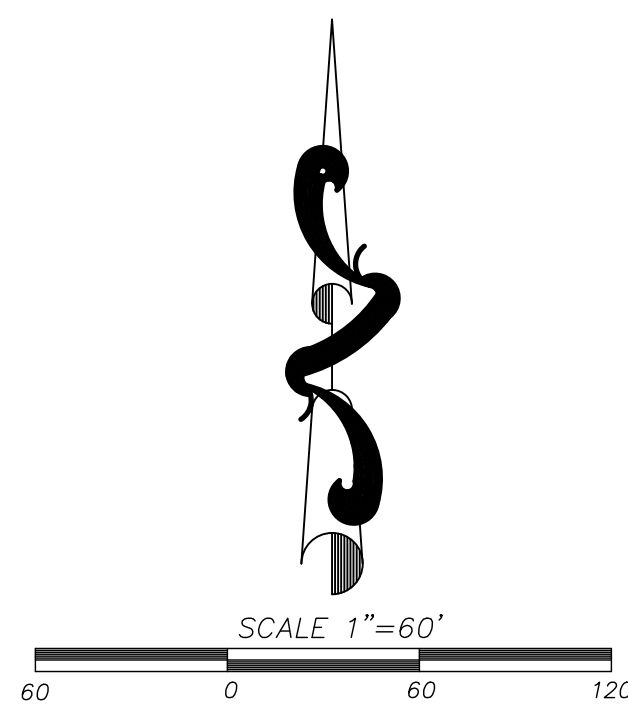
REEDY ISLE PHASE 2A

A REPLAT TRACTS 7, 8, 9, 10, 23 AND A PORTION OF TRACTS 24, THROUGH 27 LYING
IN THE SOUTHEAST QUARTER OF THE SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST
ALSO TRACTS 15, 16 AND A PORTION OF TRACTS 1 THROUGH 4, 17 AND 18, LYING
IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST
CITY OF DAVENPORT, POLK COUNTY, FLORIDA

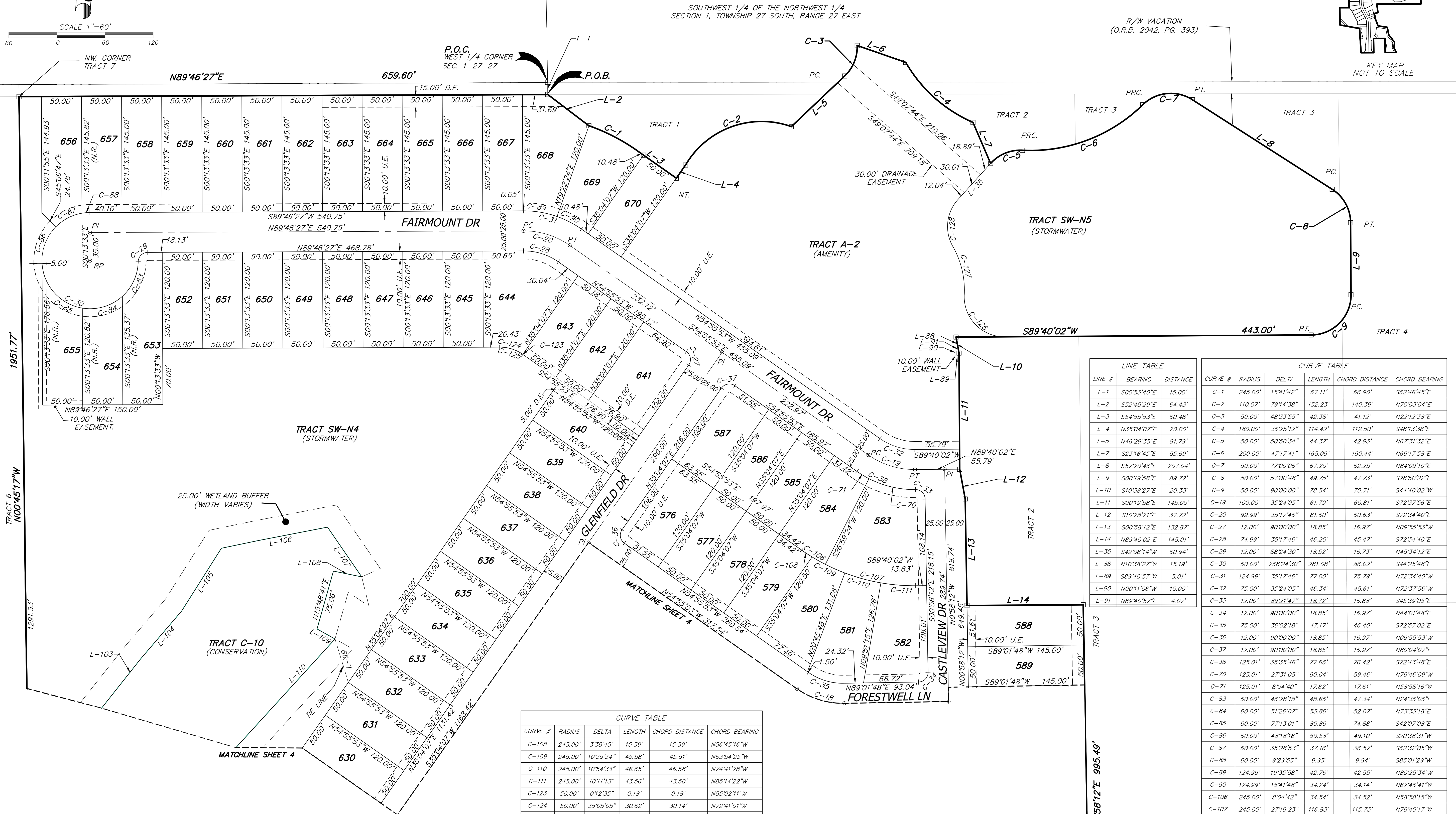
SHEET 3 OF 5

PLAT BOOK:

PAGE:



KEY MAP
NOT TO SCALE



LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S00°53'40"E	15.00'
L-2	S52°45'29"E	64.43'
L-3	S54°55'53"E	60.48'
L-4	N35°04'07"E	20.00'
L-5	N46°29'35"E	91.79'
L-7	S23°16'45"E	55.69'
L-8	S57°20'46"E	207.04'
L-9	S00°19'58"E	89.72'
L-10	S10°38'27"E	20.33'
L-11	S00°19'58"E	145.00'
L-12	S10°28'21"E	37.72'
L-13	S00°58'12"E	132.87'
L-14	N89°40'02"E	145.01'
L-35	S42°06'14"W	60.94'
L-88	N10°38'27"W	15.19'
L-89	S89°40'57"W	5.01'
L-90	N00°11'06"W	10.00'
L-91	N89°40'57"E	4.07'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-1	245.00'	15°41'42"	67.11'	66.90'	S62°46'45"E
C-2	110.07'	79°14'38"	152.23'	140.39'	N70°03'04"E
C-3	50.00'	48°33'55"	42.38'	41.12'	N22°12'38"E
C-4	180.00'	36°25'12"	114.42'	112.50'	S48°13'36"E
C-5	50.00'	50°50'34"	44.37'	42.93'	N67°31'32"E
C-6	200.00'	47°17'41"	165.09'	160.44'	N69°17'58"E
C-7	50.00'	77°00'06"	67.20'	62.25'	N84°09'10"E
C-8	50.00'	57°00'48"	49.75'	47.73'	S28°50'22"E
C-9	50.00'	90°00'00"	78.54'	70.71'	S44°40'02"W
C-19	100.00'	35°24'05"	61.79'	60.81'	S72°37'56"E
C-20	99.99'	35°17'46"	61.60'	60.63'	S72°34'40"E
C-27	12.00'	90°00'00"	18.85'	16.97'	N09°55'53"W
C-28	74.99'	35°17'46"	46.20'	45.47'	S72°34'40"E
C-29	12.00'	88°24'30"	18.52'	16.73'	N45°34'12"E
C-30	60.00'	268°24'30"	281.08'	86.02'	S44°25'48"E
C-31	124.99'	35°17'46"	77.00'	75.79'	N72°34'40"W
C-32	75.00'	35°24'05"	46.34'	45.61'	N72°37'56"W
C-33	12.00'	89°21'47"	18.72'	16.88'	S45°39'05"E
C-34	12.00'	90°00'00"	18.85'	16.97'	N44°01'48"E
C-35	75.00'	36°02'18"	47.17'	46.40'	S72°57'02"E
C-36	12.00'	90°00'00"	18.85'	16.97'	N09°55'53"W
C-37	12.00'	90°00'00"	18.85'	16.97'	N80°04'07"E
C-38	125.01'	35°35'46"	77.66'	76.42'	S72°43'48"E
C-70	125.01'	27°31'05"	60.04'	59.46'	N76°46'09"W
C-71	125.01'	8°04'40"	17.62'	17.61'	N58°58'16"W
C-83	60.00'	46°28'18"	48.66'	47.34'	N24°36'06"E
C-84	60.00'	51°26'07"	53.86'	52.07'	N73°33'18"E
C-85	60.00'	77°13'01"	80.86'	74.88'	S42°07'08"E
C-86	60.00'	48°18'16"	50.58'	49.10'	S20°38'31"W
C-87	60.00'	35°28'53"	37.16'	36.57'	S62°32'05"W
C-88	60.00'	9°29'55"	9.95'	9.94'	S85°01'29"W
C-89	124.99'	19°35'58"	42.76'	42.55'	N80°25'34"W
C-90	124.99'	15°41'48"	34.24'	34.14'	N62°46'41"W
C-106	245.00'	8°04'42"	34.54'	34.52'	N58°58'15"W
C-107	245.00'	27°19'23"	116.83'	115.73'	N76°40'17"W

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-108	245.00'	3°38'45"	15.59'	15.59'	N56°45'16"W
C-109	245.00'	10°39'34"	45.58'	45.51'	N63°54'25"W
C-110	245.00'	10°54'33"	46.65'	46.58'	N74°41'28"W
C-111	245.00'	10°11'13"	43.56'	43.50'	N85°14'22"W
C-123	50.00'	0°12'35"	0.18'	0.18'	N55°02'11"W
C-124	50.00'	35°05'05"	30.62'	30.14'	N72°41'01"W
C-125	50.00'	35°17'40"	30.80'	30.32'	N72°34'43"W
C-126	50.00'	9°31'71"	81.41'	72.71'	S43°41'23"E
C-127	110.07'	32°38'53"	62.72'	61.87'	S13°22'13"E
C-128	50.00'	71°47'54"	62.66'	58.64'	S06°12'17"W

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

NOTICE:

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

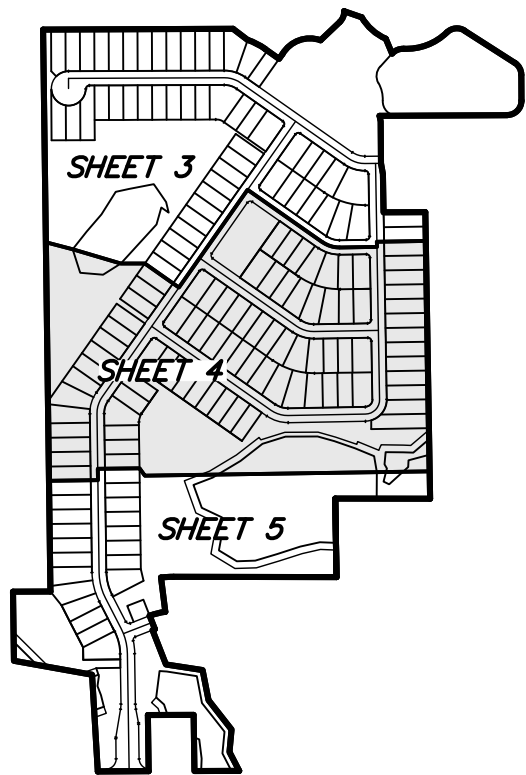
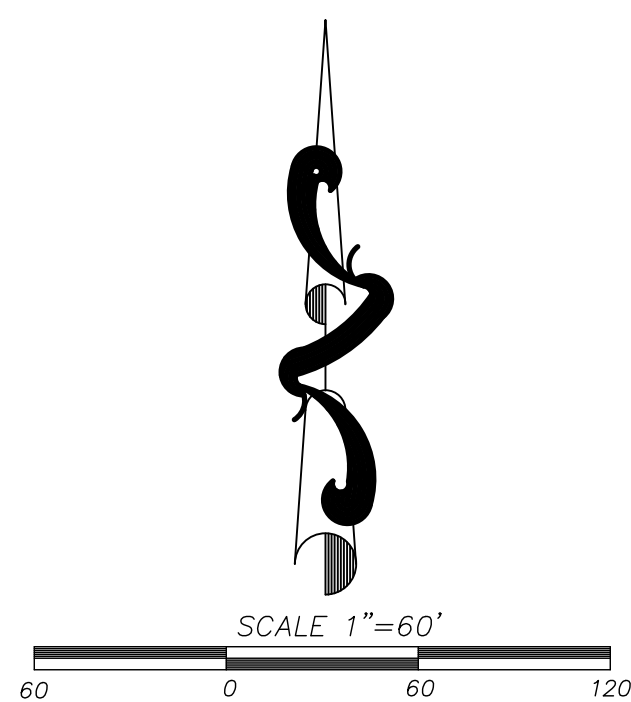
REEDY ISLE PHASE 2A

A REPLAT TRACTS 7, 8, 9, 10, 23 AND A PORTION OF TRACTS 24, THROUGH 27 LYING IN THE SOUTHEAST QUARTER OF THE SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST ALSO TRACTS 15, 16 AND A PORTION OF TRACTS 1 THROUGH 4, 17 AND 18, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST CITY OF DAVENPORT, POLK COUNTY, FLORIDA

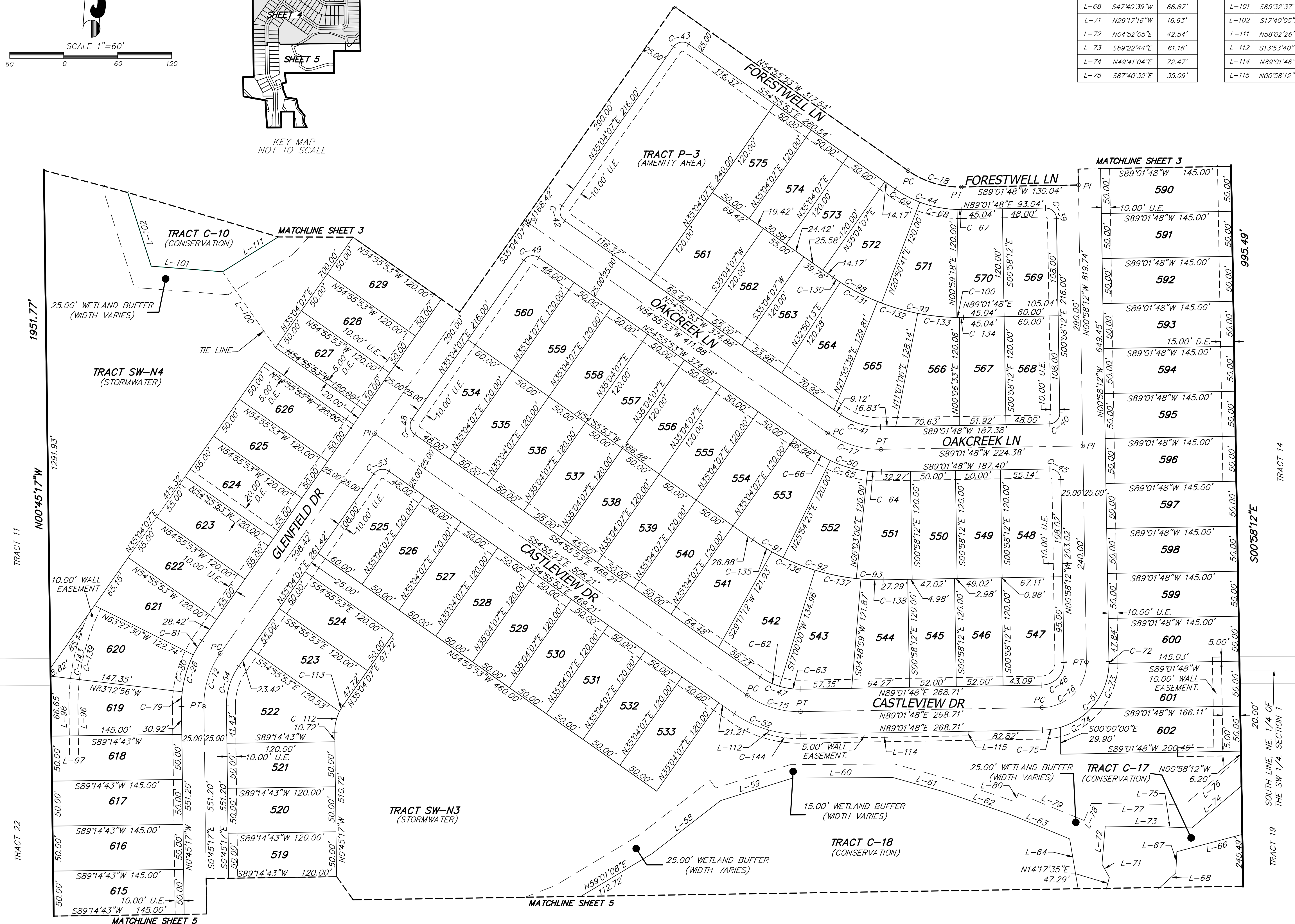
SHEET 4 OF 5

PLAT BOOK:

PAGE:



KEY MAP
NOT TO SCALE



LINE TABLE		
LINE #	BEARING	DISTANCE
L-58	N52°18'09"E	96.65'
L-59	N72°35'37"E	83.65'
L-60	N89°40'34"E	111.60'
L-61	S74°23'29"E	59.90'
L-62	S71°05'06"E	76.89'
L-63	S67°38'06"E	71.38'
L-64	S09°36'43"E	55.67'
L-66	S75°12'12"W	75.30'
L-67	S02°48'14"W	23.69'
L-68	S47°40'39"W	88.87'
L-71	N29°17'16"W	16.63'
L-72	N04°52'05"E	42.54'
L-73	S89°22'44"E	61.16'
L-74	N49°41'04"E	72.47'
L-75	S87°40'39"E	35.09'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-76	N49°41'04"E	83.21'
L-77	S89°22'44"E	77.35'
L-78	N22°30'10"E	20.52'
L-79	S67°38'06"E	79.33'
L-80	N18°54'54"E	10.00'
L-96	S00°45'17"E	52.29'
L-97	S89°14'43"W	10.00'
L-98	N00°45'17"W	52.29'
L-100	N34°55'01"W	102.84'
L-101	S85°32'37"E	79.54'
L-102	S17°40'05"E	85.96'
L-111	N58°02'26"E	73.18'
L-112	S13°53'40"W	4.80'
L-114	N89°01'48"E	185.89'
L-115	N00°58'12"W	5.00'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE
C-12	100.00'	35°49'24"	62.52'	61.51'
C-15	100.00'	36°02'18"	62.90'	61.87'
C-16	50.00'	90°00'00"	78.54'	70.71'
C-17	100.00'	36°02'18"	62.90'	61.87'
C-18	100.00'	36°02'18"	62.90'	61.87'
C-26	125.00'	35°49'24"	78.15'	76.89'
C-39	12.00'	90°00'00"	18.85'	16.97'
C-40	12.00'	90°00'00"	18.85'	16.97'
C-41	75.00'	36°02'18"	47.17'	46.40'
C-42	12.00'	90°00'00"	18.85'	16.97'
C-43	12.00'	90°00'00"	18.85'	16.97'
C-44	125.00'	36°02'18"	78.62'	77.33'
C-45	11.98'	90°00'00"	18.81'	16.94'
C-46	25.00'	90°00'00"	39.27'	35.36'
C-47	75.00'	36°02'18"	47.17'	46.40'
C-48	12.00'	90°00'00"	18.85'	16.97'
C-49	12.00'	90°00'00"	18.85'	16.97'
C-50	125.00'	36°02'18"	78.62'	77.33'
C-51	75.00'	90°00'00"	117.81'	106.07'
C-52	125.00'	36°02'18"	78.62'	77.33'
C-53	12.00'	90°00'00"	18.85'	16.97'
C-54	75.00'	35°49'24"	46.89'	46.13'
C-62	75.00'	18°16'09"	23.91'	23.81'
C-63	75.00'	17°46'09"	23.26'	23.17'
C-64	125.00'	70°11'11"	15.31'	15.31'
C-65	125.00'	19°51'23"	43.32'	43.10'
C-66	125.00'	9°09'44"	19.99'	19.97'
C-67	125.00'	15°7'30"	4.27'	4.27'
C-68	125.00'	19°51'23"	43.32'	43.10'
C-69	125.00'	14°13'25"	31.03'	30.95'
C-72	75.00'	1°39'12"	2.16'	2.16'
C-73	75.00'	42°24'55"	55.52'	54.26'
C-74	75.00'	30°25'36"	39.83'	39.83'
C-75	75.00'	15°30'18"	20.30'	20.23'
C-79	125.00'	7°32'17"	16.45'	16.43'
C-80	125.00'	19°45'26"	43.10'	42.89'
C-81	125.00'	8°31'37"	18.60'	18.59'
C-91	245.00'	9°09'44"	39.18'	39.14'
C-92	245.00'	19°51'23"	84.91'	84.48'
C-93	245.00'	7°01'11"	30.02'	30.00'
C-94	245.00'	5°52'54"	25.15'	25.14'
C-95	245.00'	12°11'12"	52.11'	52.01'
C-96	245.00'	12°11'01"	52.10'	52.00'
C-97	245.00'	5°47'10"	24.74'	24.73'
C-98	245.00'	14°13'25"	60.82'	60.67'
C-99	245.00'	19°51'23"	84.91'	84.48'
C-100	245.00'	15°7'30"	8.37'	8.37'
C-101	245.00'	2°13'54"	9.54'	9.54'
C-102	245.00'	10°54'33"	46.65'	46.58'
C-103	245.00'	10°54'33"	46.65'	46.58'
C-104	245.00'	10°54'33"	46.65'	46.58'
C-105	245.00'	1°04'45"	4.61'	4.61'
C-112	50.00'	27°31'32"	24.02'	23.79'
C-113	50.00'	8°17'52"	7.24'	7.23'
C-130	245.00'	2°13'54"	9.54'	9.54'
C-131	245.00'	10°54'33"	46.65'	46.58'
C-132	245.00'	10°54'33"	46.65'	46.58'
C-133	245.00'	10°54'33"	46.65'	46.58'
C-134	245.00'	1°04'45"	4.61'	4.61'
C-135	245.00'	5°52'54"	25.15'	25.14'
C-136	245.00'	12°11'12"	52.11'	52.01'
C-137	245.00'	12°11'01"	52.10'	52.00'
C-138	245.00'	5°47'10"	24.74'	24.73'
C-139	240.00'	27°17'47"	114.34'	113.26'
C-143	250.00'	24°20'42"	106.22'	105.43'
C-144	125.30'	17°09'04"	37.51'	37.37'

PEC

SURVEYING AND MAPPING, LLC

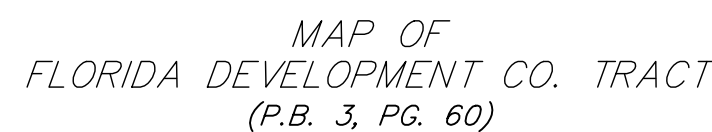
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

NOTICE:

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

A REPLAT TRACTS 7, 8, 9, 10, 23 AND A PORTION OF TRACTS 24, THROUGH 27 LYING IN THE SOUTHEAST QUARTER OF THE SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST ALSO TRACTS 15, 16 AND A PORTION OF TRACTS 1 THROUGH 4, 17 AND 18, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST CITY OF DAVENPORT, POLK COUNTY, FLORIDA



LINE TABLE		
LINE #	BEARING	DISTANCE
L-15	S89°54'52"E	329.64'
L-16	S00°55'56"E	272.27'
L-17	S07°01'23"E	120.00'
L-18	S21°18'23"E	50.00'
L-19	S68°41'37"E	8.82'
L-20	S21°18'23"E	128.15'
L-21	S81°22'51"E	128.93'
L-22	S10°53'32"E	106.33'
L-23	S38°11'25"E	130.14'
L-24	S05°15'34"E	78.53'
L-25	S27°07'22"E	73.30'
L-26	S89°44'10"W	155.24'
L-27	N00°51'35"W	195.01'
L-28	S89°44'10"W	158.85'
L-29	S00°49'29"E	195.01'
L-30	S89°44'10"W	176.61'
L-31	N03°25'08"W	336.46'
L-32	N79°53'11"W	275.63'
L-33	N00°45'17"W	240.00'
L-34	S89°44'44"W	130.00'
L-92	S21°18'23"E	96.93'
L-93	N69°31'27"E	5.00'
L-94	N21°18'23"W	28.15'
L-95	S68°41'37"E	5.00'

REEDY ISLE PHASE 2B

A REPLAT OF A PORTION OF TRACTS 1 THROUGH 4, MAP OF FLORIDA DEVELOPMENT CO. TRACT,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, AND
THE VACATED RIGHT-OF-WAY LYING WITHIN, AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 393,
AND A PORTION OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST
CITY OF DAVENPORT, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION PHASE 2B

A TRACT OF LAND, BEING A PORTION OF TRACTS 1 THROUGH 4, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST; THENCE RUN ALONG THE WEST, NORTH AND EAST LINES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, THE FOLLOWING THREE (3) COURSES: NORTH 00°58'28" WEST, 1310.79 FEET; THENCE RUN NORTH 89°50'09" EAST, 1320.77 FEET; THENCE RUN SOUTH 00°41'06" EAST, 1313.07 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN NORTH 89°56'19" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1251.78 FEET; THENCE DEPARTING SAID NORTH LINE, RUN THENCE RUN SOUTH 00°03'32" EAST, 195.23 FEET; THENCE RUN SOUTH 89°56'56" WEST, 108.00 FEET; THENCE RUN SOUTH 00°03'04" EAST, 101.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 152°00', AN ARC LENGTH OF 95.73 FEET, AND A CHORD BEARING OF SOUTH 07°40'26" WEST, 156.12 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 15°23'56" WEST, 156.12 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 36°15'52", AN ARC LENGTH OF 408.24 FEET, A CHORD LENGTH OF 401.46 FEET AND A CHORD BEARING OF SOUTH 02°43'59" EAST, 312.49 FEET; THENCE RUN SOUTH 78°50'16" EAST, 81.65 FEET; THENCE RUN SOUTH 29°39'51" EAST, 67.16 FEET; THENCE RUN SOUTH 60°20'09" WEST, 15.00 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN NORTH 89°56'37" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1317.66 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN NORTH 01°02'42" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 664.38 FEET TO THE SOUTHEAST CORNER OF TRACT 4 OF SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE RUN SOUTH 89°40'02" WEST, ALONG THE SOUTH LINE OF TRACTS 4, 3 AND PORTION OF TRACT 2, A DISTANCE OF 802.90 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°58'12" WEST, 132.87 FEET; THENCE RUN NORTH 10°28'21" WEST, 37.72 FEET; THENCE RUN NORTH 00°19'58" WEST, 145.00 FEET; THENCE RUN NORTH 10°38'27" WEST, 20.33 FEET; THENCE RUN NORTH 89°40'02" EAST, 443.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 78.54 FEET, A CHORD LENGTH OF 70.71 FEET AND A CHORD BEARING OF NORTH 44°40'02" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°19'58" WEST, 89.72 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°00'48", AN ARC LENGTH OF 49.75 FEET, A CHORD LENGTH OF 47.73 FEET AND A CHORD BEARING OF NORTH 28°50'22" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 57°20'46" WEST, 207.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 77°00'06", AN ARC LENGTH OF 67.20 FEET, A CHORD LENGTH OF 62.25 FEET AND A CHORD BEARING OF SOUTH 84°09'10" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 47°17'41", AN ARC LENGTH OF 165.09 FEET, A CHORD LENGTH OF 160.44 FEET AND A CHORD BEARING OF SOUTH 69°17'58" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 50°50'34", AN ARC LENGTH OF 44.37 FEET, A CHORD LENGTH OF 42.93 FEET AND A CHORD BEARING OF SOUTH 67°31'32" WEST; THENCE RUN NORTH 23°16'45" WEST, NON-TANGENT TO SAID CURVE, 55.69 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 36°25'12", AN ARC LENGTH OF 114.42 FEET, A CHORD LENGTH OF 112.50 FEET AND A CHORD BEARING OF NORTH 48°13'36" WEST; THENCE RUN NORTH 70°50'05" WEST NON-TANGENT TO SAID CURVE, 64.13 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 48°33'55", AN ARC LENGTH OF 41.12 FEET AND A CHORD BEARING OF SOUTH 22°12'39" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 46°29'35" WEST, 91.79 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 110.07 FEET, A CENTRAL ANGLE OF 79°14'38", AN ARC LENGTH OF 152.23 FEET, A CHORD LENGTH OF 140.39 FEET AND A CHORD BEARING OF SOUTH 70°03'04" WEST; THENCE RUN SOUTH 35°04'07" WEST, NON-TANGENT TO SAID CURVE, 20.00 FEET; THENCE RUN NORTH 54°55'53" WEST, 60.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 15°41'42", AN ARC LENGTH OF 67.11 FEET, A CHORD LENGTH OF 66.90 FEET AND A CHORD BEARING OF NORTH 62°46'45" WEST; THENCE RUN NORTH 52°45'29" WEST, NON-TANGENT TO SAID CURVE, 64.43 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE RUN NORTH 00°53'40" WEST ALONG SAID WEST LINE OF SOUTHWEST QUARTER OF SECTION 1, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA AND CONTAINS 84.419 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

(1) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTAME 1983 WEST ZONE, BASED ON GPS WITH L-NET CORRECTIONS. THE MONUMENTED EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, BEING SOUTH 00°55'56" EAST

(2) —□— DENOTES A PERMANENT REFERENCE MONUMENT (PRM) A SET 4" X 4" CONCRETE MONUMENT WITH A BRASS DISK STAMPED PRM LS # 4044.

(3) —●— DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED LS # 4044.

(4) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

(5) LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).

(6) SUBJECT TO CITY OF DAVENPORT WATER AND WASTEWATER SYSTEM DEVELOPER'S SERVICE AGREEMENT (REEDY ISLE) BY AND BETWEEN TLC REEDY ISLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CITY OF DAVENPORT, FLORIDA, A MUNICIPAL CORPORATION CREATED UNDER THE LAWS OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 13153, PAGE 1753.

(7) SUBJECT TO NOTICE OF ESTABLISHMENT OF THE HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 13171, PAGE 1102; AND HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD (MASTER) RECORDED IN OFFICIAL RECORDS BOOK 13300, PAGE 266.

(8) SIDEWALKS LOCATED WITHIN INTERNAL RIGHT-OF-WAYS MAY BE MAINTAINED BY THE HOA PURSUANT TO AN AGREEMENT WITH THE CDD.

(9) THERE IS HEREBY RESERVED NON-EXCLUSIVE, PERPETUAL WALL EASEMENTS DEDICATED TO THE HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT ("CDD"), AND ITS SUCCESSORS AND/OR ASSIGNS, AS SUCH EASEMENTS ARE PLATTED AND IDENTIFIED THROUGHOUT THIS PLAT, FOR THE PURPOSE OF ACCESS, CONSTRUCTION, INSTALLATION, ACQUISITION, OPERATION, AND MAINTENANCE OF RETAINING WALLS, WALLS, AND/OR SIMILAR HARDSCAPE TO BE LOCATED IN SUCH WALL EASEMENTS.

(10) FINAL CONVEYANCE OF ANY IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY OF DAVENPORT ("CITY"), POLK COUNTY ("COUNTY") AND/OR THE CDD AND/OR EACH ENTITY'S RESPECTIVE STAFF, AS APPROPRIATE, AS PART OF EACH ENTITY'S IMPROVEMENT ACCEPTANCE PROCESS; SUCH IMPROVEMENTS INTENDED FOR THE CITY OR THE COUNTY MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE CDD.

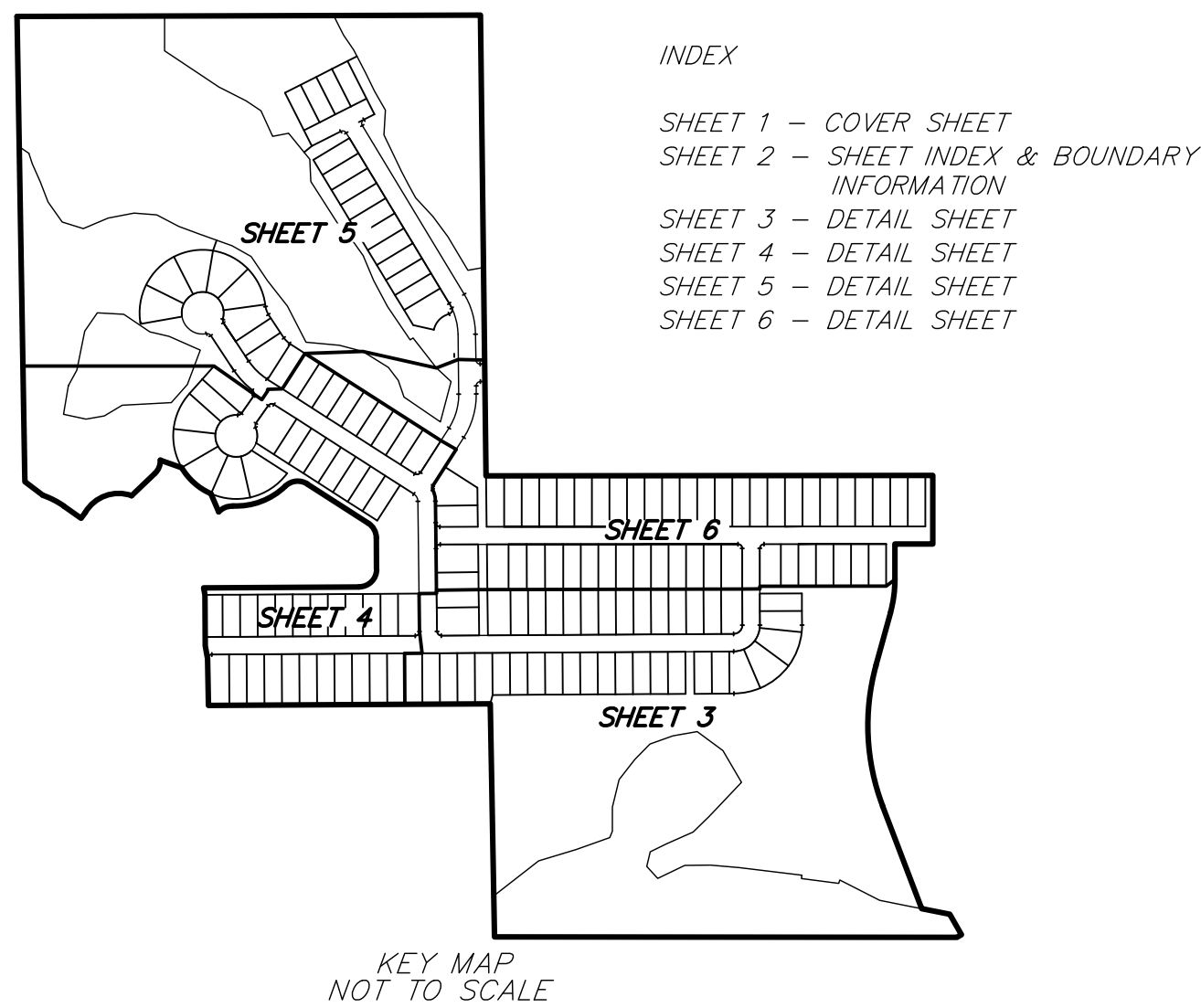
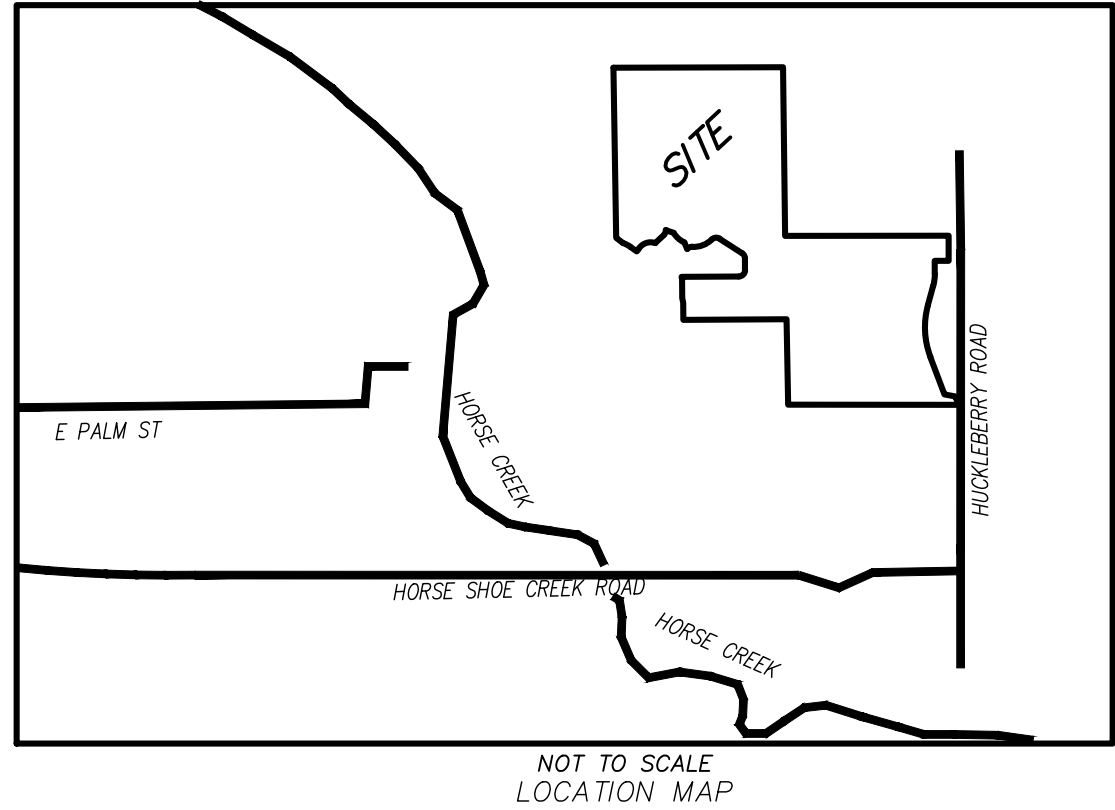
(11) THE FEE SIMPLE OWNER OF SAID LOTS AND/OR TRACTS SHALL BE RESPONSIBLE FOR GRASS AND LANDSCAPING WITHIN ALL UTILITY AND DRAINAGE EASEMENTS LOCATED UPON INDIVIDUAL LOTS AND/OR TRACTS. LOT OWNERS SHALL NOT EXCAVATE, ENCROACH OR INSTALL UPON, DISTURB OR OBSTRUCT THE UTILITY AND DRAINAGE EASEMENT OR INTERFERE WITH THE DRAINAGE EASEMENT IN ANY WAY WITHOUT PRIOR APPROVAL BY ALL AFFECTED AGENCIES. ANY SUCH INTERFERENCE OR OBSTRUCTION WITHIN UTILITY EASEMENTS, DRAINAGE EASEMENTS OR DRAINAGE TRACTS WILL BE REMOVED AND THE AFFECTED AREA AND FACILITY RESTORED TO ITS ORIGINAL DESIGN AND PERMITTED PLANS AT THE PROPERTY OWNER'S COST. THE CDD OR THE HOA MAY, AT APPLICABLE ENTITY'S DISCRETION, REMOVE SUCH INTERFERENCE OR OBSTRUCTION WITHOUT COMPENSATION TO THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGE CAUSED DUE TO SUCH INTERFERENCE OR OBSTRUCTION.

(12) LIGHTING IS TO BE MAINTAINED BY THE HOA OR CDD.

(13) THERE IS HEREBY RESERVED NON-EXCLUSIVE, PERPETUAL EASEMENTS DEDICATED TO THE HOA AND ITS SUCCESSORS AND/OR ASSIGNS, AS SUCH EASEMENTS ARE PLATTED AND IDENTIFIED THROUGHOUT THIS PLAT, FOR THE PURPOSE OF ACCESS, CONSTRUCTION, INSTALLATION, ACQUISITION, OPERATION, AND MAINTENANCE OF HARDSCAPING, LANDSCAPING AND IRRIGATION SYSTEMS BE LOCATED THIS IN ALL CDD TRACTS.

LEGEND	
C.M.	CONCRETE MONUMENT
●	CENTER LINE
D.E.	DRAINAGE EASEMENT
DOC.#	OFFICIAL RECORD DOCUMENT NUMBER OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
FND	FOUND
ID	IDENTIFICATION
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(N.R.)	NON-RADIAL
NT	NON-TANGENT
P.B.	PLAT BOOK
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
SEC.	SECTION
S.R.	STATE ROAD
U.E.	UTILITY EASEMENT
W.E.	WALL EASEMENT
R	RADIUS
Δ	DELTA
L	LENGTH
CH	CHORD DISTANCE
CB	CHORD BEARING
●	DENOTES SET 5/8" IRON ROD STAMPED LS # 4044.
□	SET 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED PRM LS # 4044
■	FOUND 4"x4" CONCRETE MONUMENT

TRACT	OWNERSHIP	MAINTENANCE	DESCRIPTION
SW-FP4	CDD	CDD	STORMWATER
SW-N5A	CDD	CDD	STORMWATER
SW-N5B	CDD	CDD	STORMWATER
SW-N6	CDD	CDD	STORMWATER
SW-N7	CDD	CDD	STORMWATER
SW-N8	CDD	CDD	STORMWATER
P-3A	HOA	HOA	PARK
OS-11A	CDD	CDD	OPEN SPACE
OS-16	CDD	CDD	OPEN SPACE
OS-17A	CDD	CDD	OPEN SPACE
OS-17B	CDD	CDD	OPEN SPACE
C-9	CDD	CDD	CONSERVATION
C-7	CDD	CDD	CONSERVATION
C-6	CDD	CDD	CONSERVATION
C-14A	CDD	CDD	CONSERVATION
C-14B	CDD	CDD	CONSERVATION



CERTIFICATION

CLERK OF CIRCUIT COURT:

State of Florida
County of Polk

I, Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, do hereby certify that this plat has been approved for recording this ____ day of _____, A.D. 2026.
By: _____
Clerk of the Circuit Court

SHEET 1 OF 6
PLAT BOOK

PAGE

REEDY ISLE PHASE 2B DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the limited liability company named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat entitled REEDY ISLE PHASE 2B for the uses and purposes therein expressed and dedicates as follows:

Tracts "C-6", "C-7", "C-9", "C-14A", and "C-14B" are conservation tracts to be owned, operated and maintained by the CDD. Tracts "OS-16", "OS-17A", and "OS-17B" are open space tracts to be owned, operated and maintained by the CDD. Tracts "SW-N5", "SW-N6", "SW-N7" and "SW-N8" are stormwater tracts to be owned, operated and maintained by the CDD. These tracts are hereby dedicated to the CDD.

Utility Easements shown and/or noted hereon are dedicated to the Horseshoe Creek Community Development District ("CDD"). Providers of Public Utilities, and the HOA, for the purpose of installation, operation, repair and maintenance of public utilities, along with a perpetual non-exclusive ingress and egress easement over the private roads and rights-of-way shown hereon, for the purpose of accessing said utility easements, as applicable.

Internal Roadways Callowhill Court, Fairmount Drive, Lakeport Court, Plymouth Drive, Sandane Street, Lakeport Court, are public roads and right of ways are dedicated to the CDD. A perpetual non-exclusive ingress/egress easement over roadways is dedicated to City of Davenport and other applicable authorities for the benefit of delivery and pick-up services, code enforcement services, public safety services, public health services, ambulance services, mail services and solid waste services.

Wall and drainage easements shown and/or noted hereon are hereby dedicated to the City of Davenport, the HOA and the CDD for purposes not limited to 1) drainage; 2) access; 3) ingress and egress; 4) maintenance; 5) repair; 6) construction; and 7) reconstruction, for the benefit of both a) the drainage easements and drainage improvements located therein; b) lands and appurtenant improvements located outside of said easements owned and/or maintained by the CDD.

IN WITNESS WHEREOF, the undersigned, TLC REEDY ISLE, LLC., a Florida Corporation, has caused this Dedication to be executed and acknowledged by its _____ thereunto duly authorized on this ____ day of _____, 2026.

Signed, sealed and delivered in the presence of the following two witnesses: TLC REEDY ISLE, LLC.
a Florida Corporation

Print Name: _____
(Witness)

Print Name: _____ By: OSOSZ, ANDREW J
(Witness) REGISTERED AGENT

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by Ososz, Andrew J as _____ Registered Agent of _____ TLC REEDY ISLE, LLC, _____, on behalf of the corporation, who ☐ is personally known to me or ☐ has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public
Print Name _____
My Commission Expires _____

CITY OF DAVENPORT COMMISSION CONDITIONAL APPROVAL

State of Florida
County of Polk
City of Davenport

This plat has received final approval, in open meeting this ____ day of _____, 2026, by the City Commission of City Of Davenport in accordance with the procedures adopted by the City Commission.

City Of Davenport Commission

By: _____ Attest: _____
City manager or his designee Clerk

CITY OF DAVENPORT, CITY COMMISSION

State of Florida
County of Polk
City of Davenport

This plat has received final approval, in open meeting this ____ day of _____, 2026, by the City Commission of City Of Davenport in accordance with the procedures adopted by the City Commission.

City Of Davenport Commission

By: _____ Attest: _____
City manager or his designee Clerk

SURVEYOR'S STATEMENT

I hereby certify that the plat is a true representation of the lands surveyed under my responsible direction and supervision and that the plat complies with all the survey requirements of chapter 177, Florida Statutes, and the permanent reference monuments have been set in accordance with the requirements of chapter 177.

Date _____
LS 4044 _____
Surveyor's Registration Number _____
LB 7808 _____
Certificate of Authorization Number _____
PEC - Surveying and Mapping, LLC _____
2100 Alafaya Trail, Suite 203, Oviedo, Florida, 32765

APPROVAL: CONSULTING SURVEYOR (CONSULTANT)

State of Florida
County of Polk
City of Davenport

This plat has been reviewed and found to be substantially in compliance with the provisions of chapter 177, Florida Statutes, relating to the making of maps and plats.

NAME, P.S.M. # _____ Date _____

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

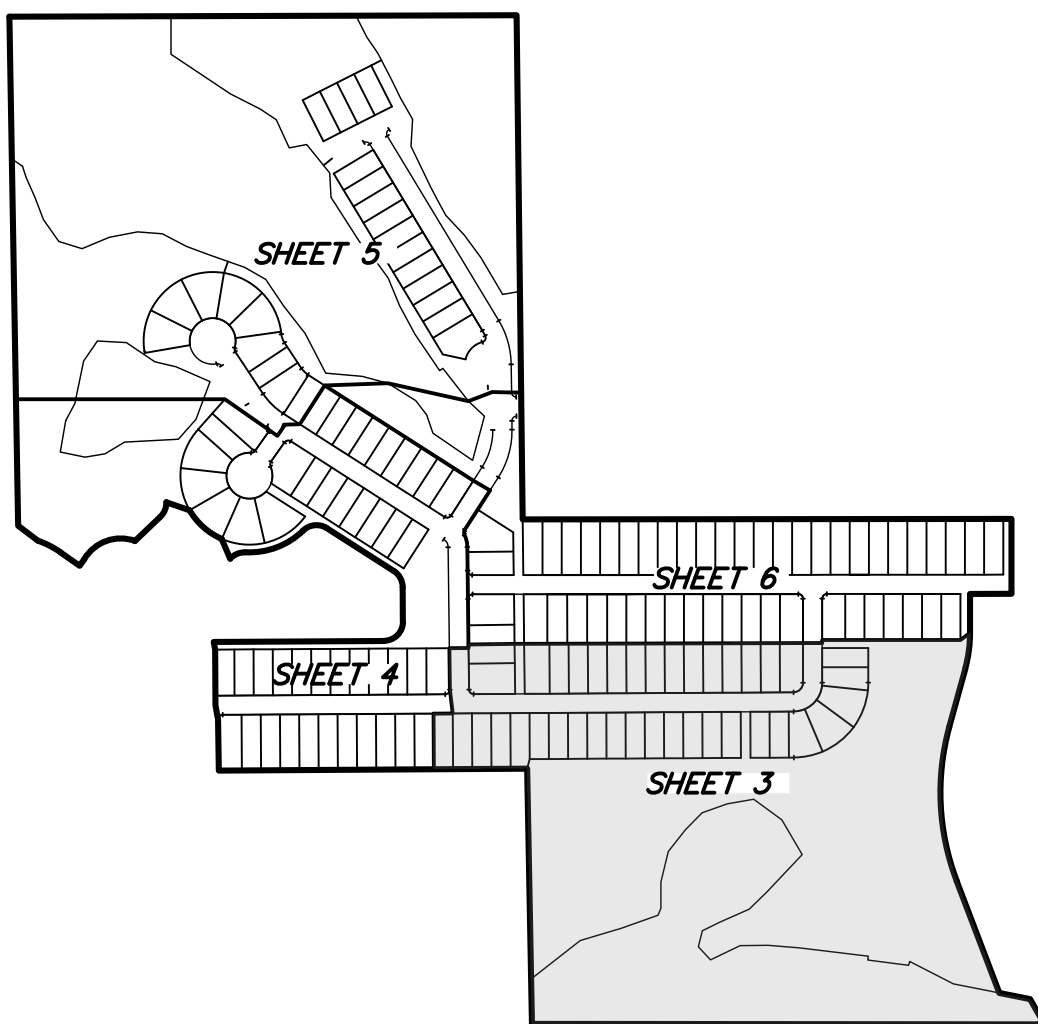
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

NOTICE:

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

REEDY ISLE PHASE 2B

A REPLAT OF A PORTION OF TRACTS 1 THROUGH 4, MAP OF FLORIDA DEVELOPMENT CO. TRACT,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, AND
THE VACATED RIGHT-OF-WAY LYING WITHIN, AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 393,
AND A PORTION OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST
CITY OF DAVENPORT, POLK COUNTY, FLORIDA



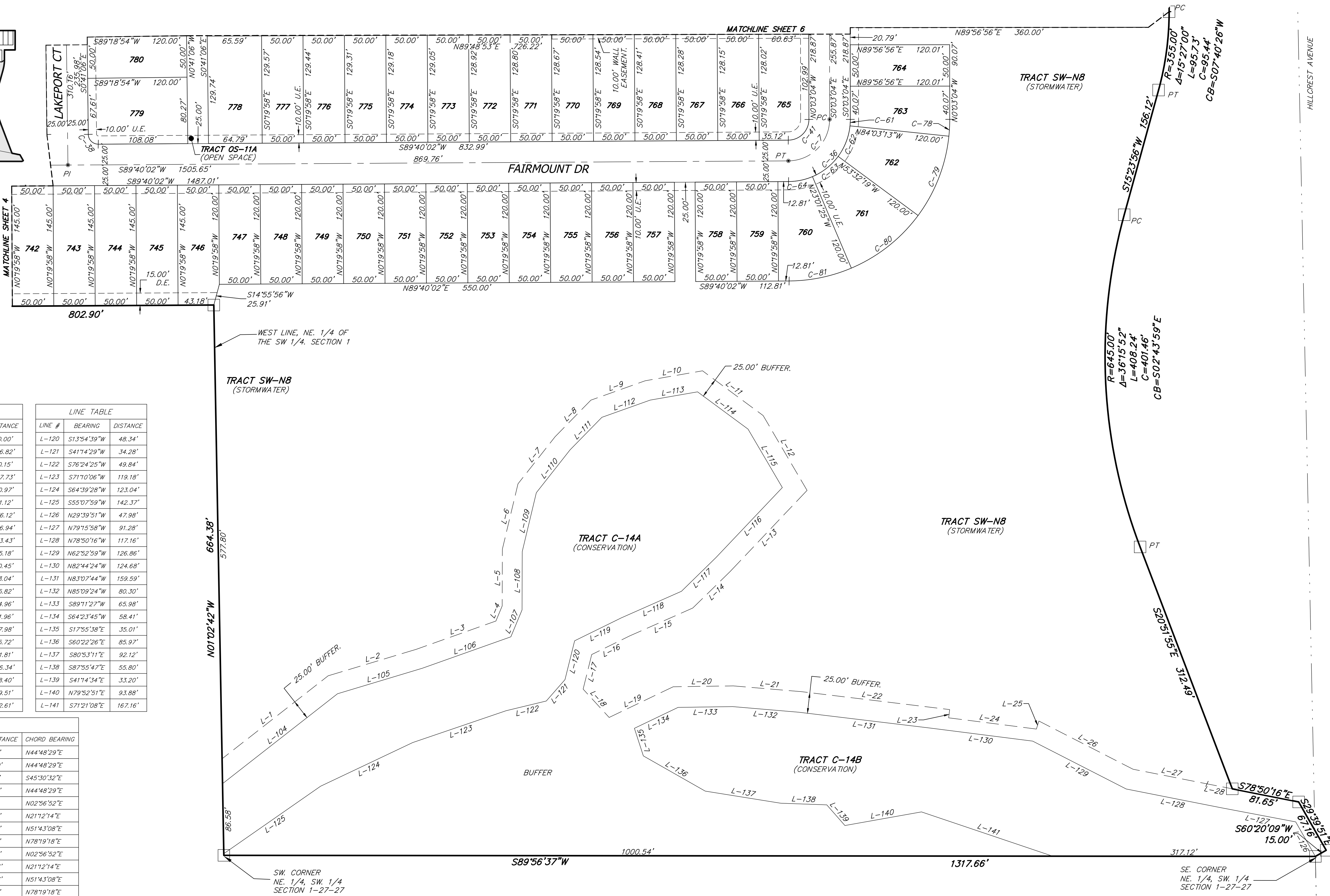
KEY MAP
NOT TO SCALE



SCALE 1"=60'
60 0 60 120

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L-1	N51°58'36"E	162.56'	L-23	S07°15'36"W	10.00'	L-120	S13°54'39"W	48.34'
L-2	N73°15'58"E	110.86'	L-24	S82°42'17"E	106.82'	L-121	S41°14'29"W	34.28'
L-3	N70°27'16"E	102.19'	L-25	N17°11'18"E	10.15'	L-122	S76°24'25"W	49.84'
L-4	N22°35'34"E	19.78'	L-26	S62°52'59"E	127.73'	L-123	S71°10'06"W	119.18'
L-5	N00°10'59"E	68.49'	L-27	S78°50'16"E	90.97'	L-124	S64°39'28"W	123.04'
L-6	N13°27'05"E	81.10'	L-28	S78°50'16"E	31.12'	L-125	S55°07'59"W	142.37'
L-7	N38°14'10"E	72.38'	L-104	N51°58'36"E	176.12'	L-126	N29°39'51"W	47.98'
L-8	N44°22'27"E	61.79'	L-105	N73°15'58"E	106.94'	L-127	N79°15'58"W	91.28'
L-9	N70°21'53"E	69.55'	L-106	N70°27'16"E	113.43'	L-128	N78°50'16"W	117.16'
L-10	N80°08'36"E	70.30'	L-107	N22°35'34"E	35.18'	L-129	N62°52'59"W	126.86'
L-11	S53°34'01"E	90.90'	L-108	N00°10'59"E	70.45'	L-130	N82°44'24"W	124.68'
L-12	S30°25'11"E	104.77'	L-109	N13°27'05"E	73.04'	L-131	N83°07'44"W	159.59'
L-13	S43°22'53"W	134.86'	L-110	N38°14'10"E	65.82'	L-132	N85°09'24"W	80.30'
L-14	S45°41'08"W	63.19'	L-111	N44°22'27"E	54.96'	L-133	S89°11'27"W	65.98'
L-15	S66°08'48"W	83.36'	L-112	N70°21'53"E	61.96'	L-134	S64°23'45"W	58.41'
L-16	S63°52'24"W	50.96'	L-113	N80°08'36"E	57.98'	L-135	S17°55'38"E	35.01'
L-17	S13°54'39"W	42.89'	L-114	S53°34'01"E	75.72'	L-136	S60°22'26"E	85.97'
L-18	S42°31'45"E	46.41'	L-115	S30°25'11"E	81.81'	L-137	S80°53'11"E	92.12'
L-19	N64°23'45"E	85.76'	L-116	S43°27'53"W	116.34'	L-138	S87°55'47"E	55.80'
L-20	N89°11'27"E	72.71'	L-117	S45°41'08"W	58.40'	L-139	S41°14'34"E	33.20'
L-21	S85°09'24"E	81.98'	L-118	S66°08'48"W	79.51'	L-140	N79°52'51"E	93.88'
L-22	S83°06'20"E	180.68'	L-119	S63°52'24"W	62.61'	L-141	S71°21'08"E	167.16'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE
C-7	50.00'	89°43'06"	78.29'	70.54'
C-36	75.00'	89°43'06"	117.44'	105.80'
C-38	12.00'	89°38'52"	18.78'	16.92'
C-41	25.00'	89°43'06"	39.15'	35.27'
C-61	75.00'	5°59'51"	7.85'	7.85'
C-62	75.00'	30°30'54"	39.94'	39.47'
C-63	75.00'	30°30'54"	39.94'	39.47'
C-64	75.00'	22°41'27"	29.70'	29.51'
C-78	195.00'	5°59'51"	20.41'	20.40'
C-79	195.00'	30°30'54"	103.85'	102.63'
C-80	195.00'	30°30'54"	103.85'	102.63'
C-81	195.00'	22°41'27"	77.23'	76.72'



PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

NOTICE:

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

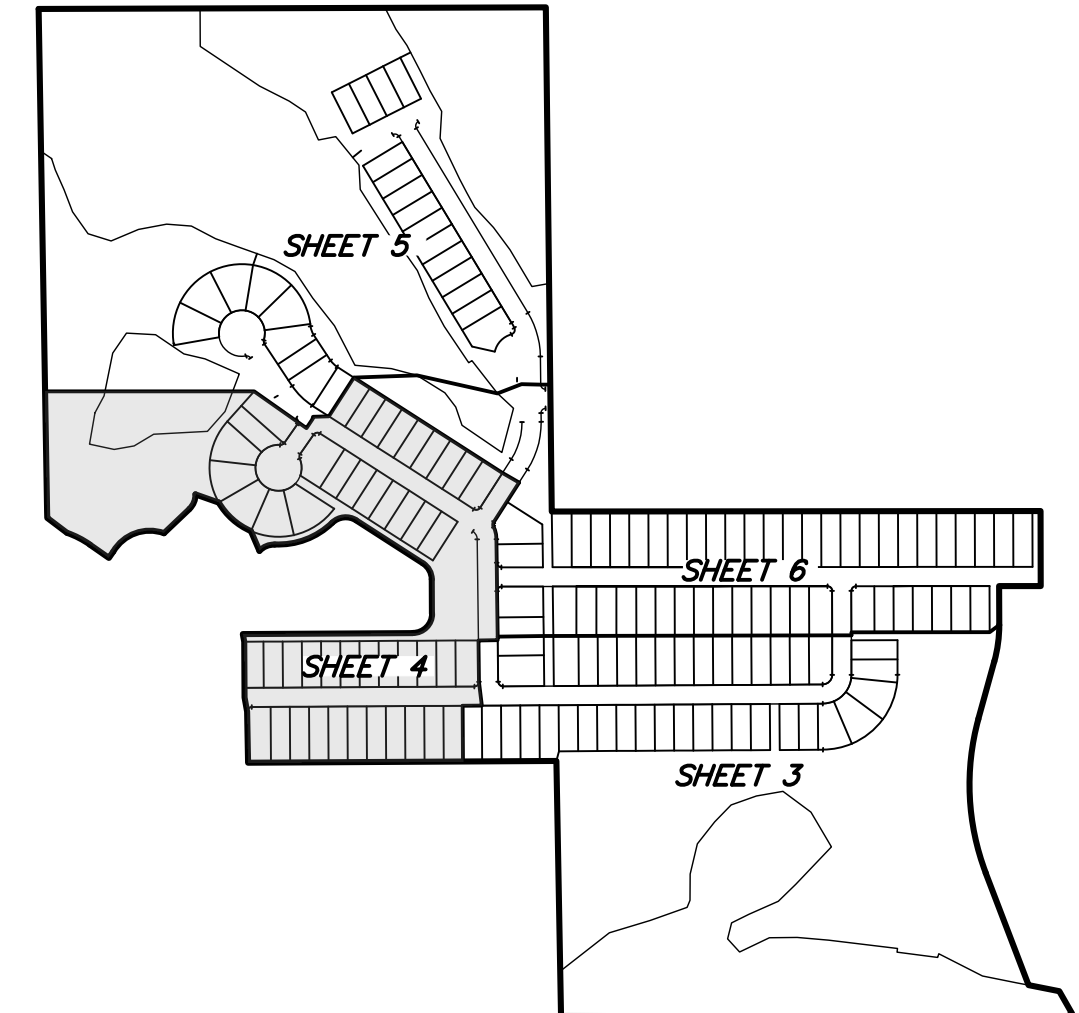
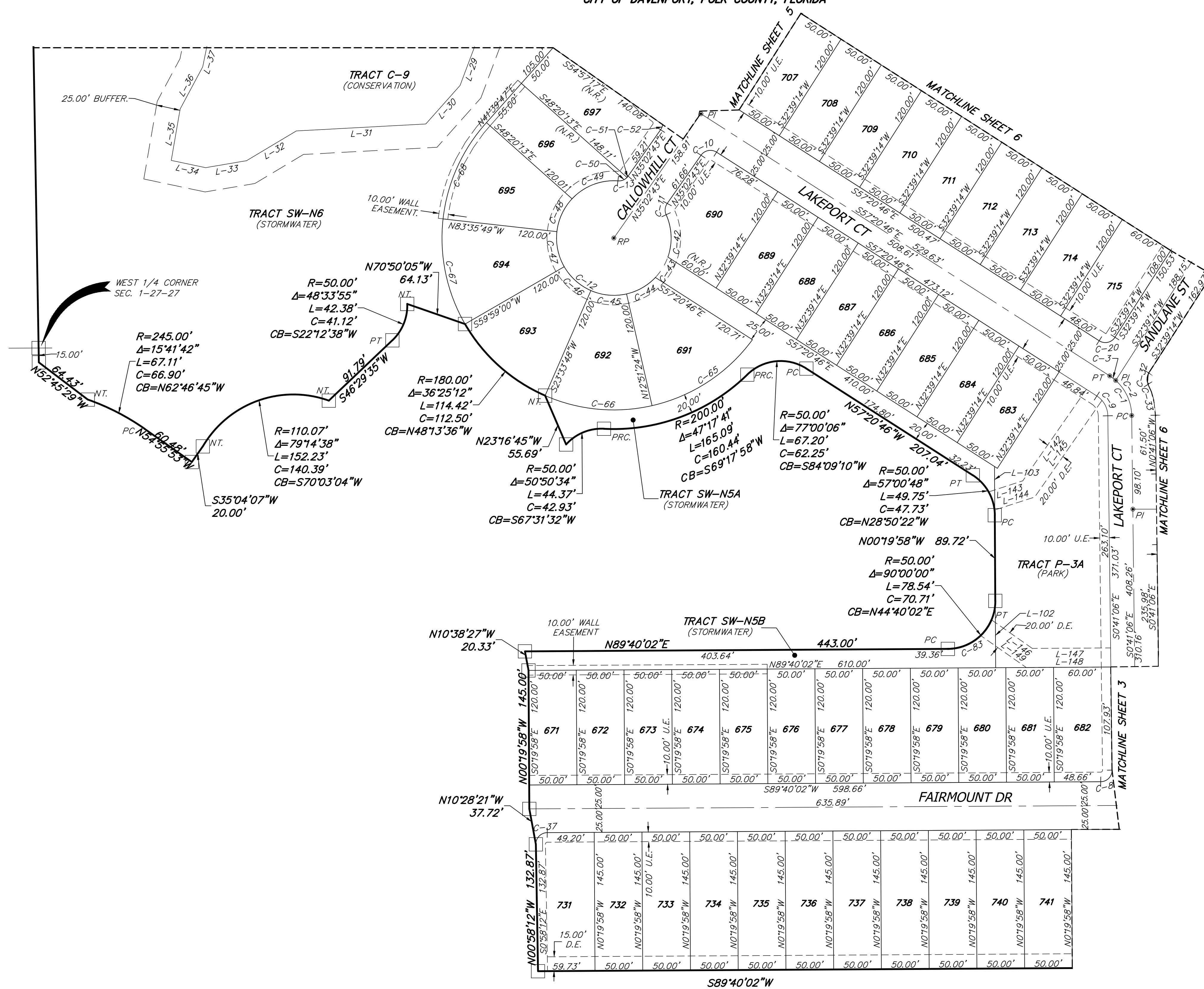
REEDY ISLE PHASE 2B

A REPLAT OF A PORTION OF TRACTS 1 THROUGH 4, MAP OF FLORIDA DEVELOPMENT CO. TRACT,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, AND
THE VACATED RIGHT-OF-WAY LYING WITHIN, AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 393,
AND A PORTION OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST
CITY OF DAVENPORT, POLK COUNTY, FLORIDA

SHEET 4 OF 6

PLAT BOOK:

PAGE:



KEY MAP
NOT TO SCALE

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE
C-1	50.00'	56°39'40"	49.45'	47.46'
C-2	50.00'	47°38'53"	41.58'	40.39'
C-3	50.00'	9°00'48"	7.87'	7.86'
C-8	12.00'	90°21'08"	18.92'	17.02'
C-9	25.00'	56°39'40"	24.72'	23.73'
C-10	12.00'	87°36'31"	18.35'	16.61'
C-11	12.00'	59°04'36"	12.37'	11.83'
C-12	60.00'	298°09'13"	312.23'	61.67'
C-13	12.00'	59°04'36"	12.37'	11.83'
C-20	12.00'	90°00'00"	18.85'	16.97'
C-32	12.00'	58°58'51"	12.35'	11.81'
C-33	75.00'	25°38'32"	33.57'	33.29'
C-42	60.00'	43°25'04"	45.47'	44.39'
C-43	60.00'	24°03'18"	25.19'	25.01'
C-44	60.00'	33°42'07"	35.29'	34.79'
C-45	60.00'	36°25'12"	38.14'	37.50'
C-46	60.00'	36°25'12"	38.14'	37.50'
C-47	60.00'	36°25'12"	38.14'	37.50'
C-48	60.00'	36°48'24"	38.54'	37.88'
C-49	60.00'	50°54'44"	53.32'	51.58'
C-50	12.00'	50°12'44"	10.52'	10.18'
C-51	12.00'	8°51'53"	1.86'	1.85'
C-65	180.00'	40°54'45"	128.53'	125.82'
C-66	180.00'	36°25'12"	114.42'	112.50'
C-67	180.00'	36°25'12"	114.42'	112.50'
C-68	180.00'	35°46'31"	112.39'	110.57'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-29	S20°33'14"W	76.58'
L-30	S41°39'47"W	54.03'
L-31	S86°55'32"W	135.84'
L-32	S59°07'33"W	60.74'
L-33	S80°21'43"W	43.45'
L-34	N78°05'47"W	36.82'
L-35	N09°48'24"E	54.56'
L-36	N28°09'29"E	50.08'
L-37	N11°31'48"E	111.84'
L-103	S00°19'58"E	51.00'
L-142	S34°50'32"W	116.77'
L-143	S72°01'15"W	37.62'
L-144	S72°01'15"W	44.34'
L-145	S34°50'32"W	123.26'
L-146	N55°01'23"W	52.18'
L-147	S89°40'02"W	82.04'
L-148	S89°40'02"W	88.53'
L-149	N55°01'23"W	58.41'

SCALE 1"=60'

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

NOTICE:

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

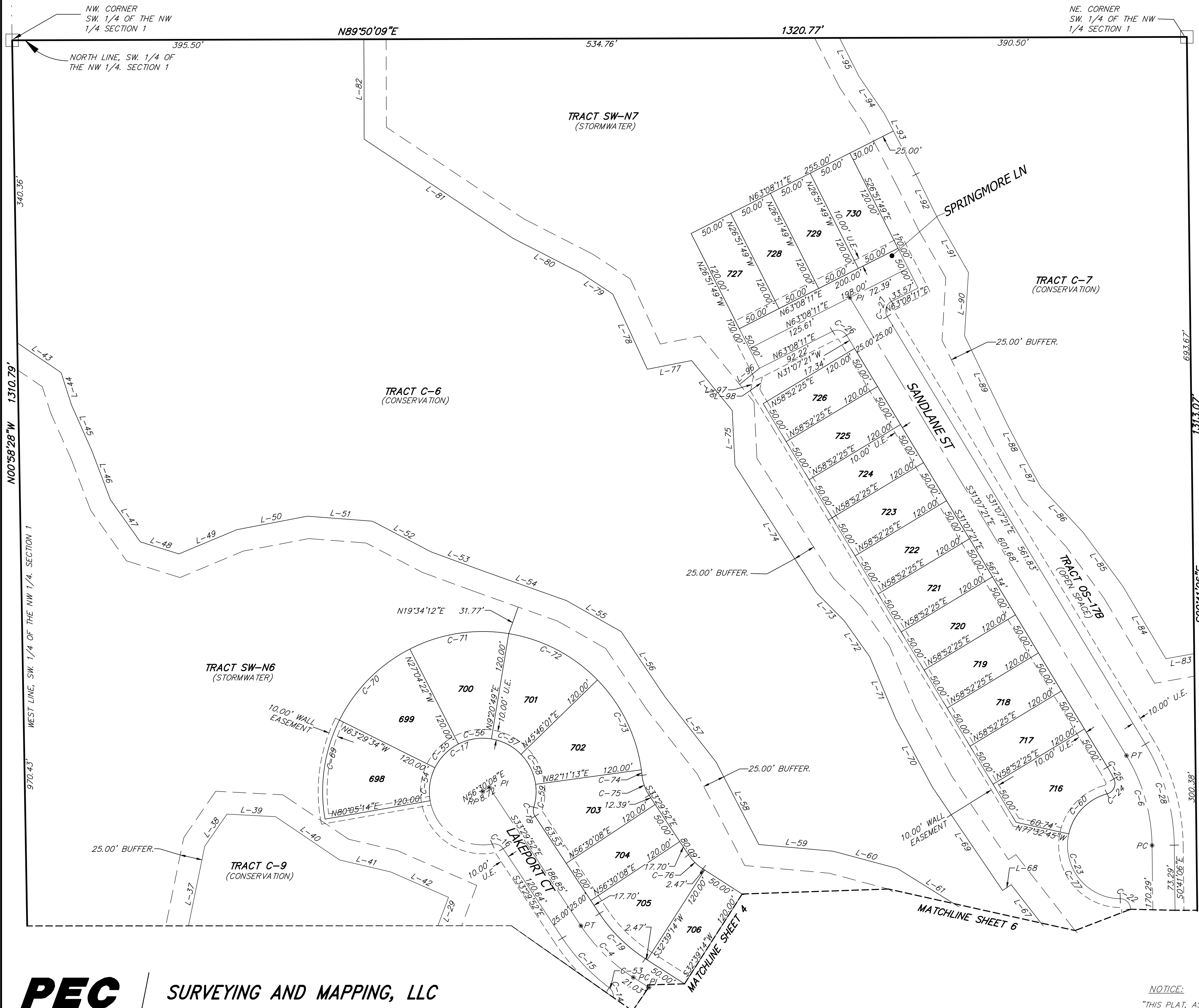
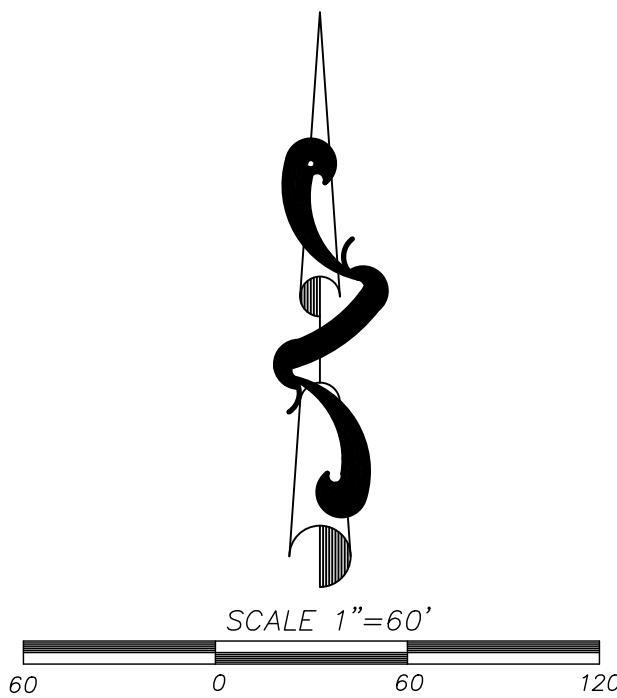
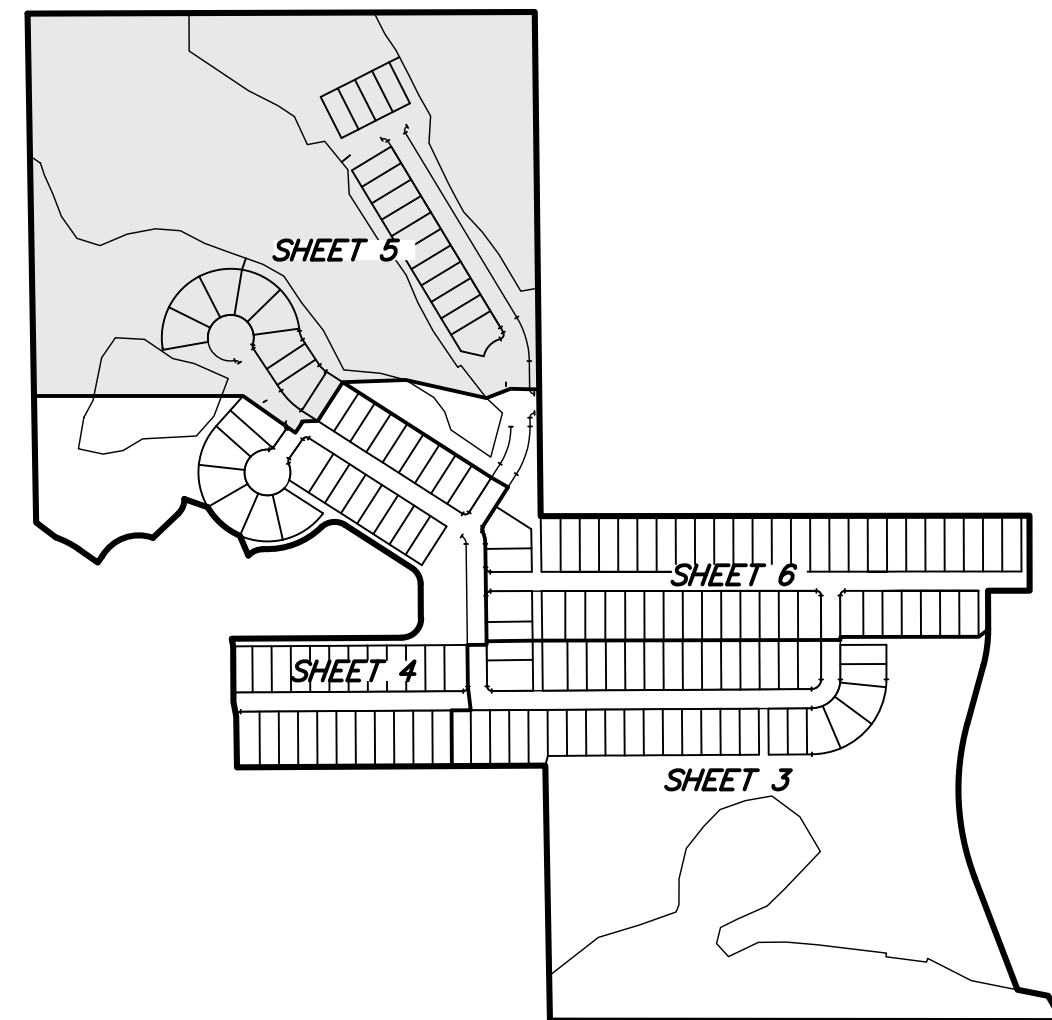
REEDY ISLE PHASE 2B

A REPLAT OF A PORTION OF TRACTS 1 THROUGH 4, MAP OF FLORIDA DEVELOPMENT CO. TRACT,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, AND
THE VACATED RIGHT-OF-WAY LYING WITHIN, AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 393,
AND A PORTION OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST
CITY OF DAVENPORT, POLK COUNTY, FLORIDA

SHEET 5 OF 6

PLAT BOOK:

PAGE:



KEY MAP
NOT TO SCALE

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-4	200.00'	23°50'55"	83.25'	82.65'	S45°25'19"E
C-6	200.00'	30°26'28"	106.26'	105.01'	N15°54'21"W
C-14	12.00'	88°09'04"	18.46'	16.69'	N09°01'49"W
C-15	225.00'	19°36'30"	77.00'	76.63'	S43°18'07"E
C-16	12.00'	66°52'25"	14.01'	13.22'	N66°56'04"W
C-17	60.00'	29°27'09"	31.49'	62.30'	S48°21'18"W
C-18	12.00'	50°34'44"	10.59'	10.25'	S08°12'30"E
C-19	175.00'	23°50'55"	72.84'	72.32'	S45°25'19"E
C-22	12.00'	87°25'34"	18.31'	16.59'	N44°23'53"W
C-23	60.00'	16°13'43"	171.98'	118.87'	N07°10'28"W
C-24	12.00'	101°07'21"	21.18'	18.54'	N24°22'47"E
C-25	175.00'	4°56'41"	15.10'	15.10'	N28°39'15"W
C-26	12.00'	85°55'47"	17.99'	16.35'	N74°05'15"W
C-27	12.00'	94°05'49"	19.70'	17.56'	S15°55'33"W
C-28	225.00'	30°26'28"	119.54'	118.14'	N15°54'21"W
C-53	12.00'	59°56'31"	12.55'	11.99'	N23°08'06"W
C-54	60.00'	36°25'12"	38.14'	37.50'	S08°17'50"W
C-55	60.00'	36°25'12"	38.14'	37.50'	S44°43'02"W
C-56	60.00'	36°25'12"	38.14'	37.50'	S81°08'13"W
C-57	60.00'	36°25'12"	38.14'	37.50'	N62°26'35"W
C-58	60.00'	36°25'12"	38.14'	37.50'	N26°01'23"W
C-60	60.00'	62°29'07"	65.44'	62.24'	S43°41'50"W
C-69	180.00'	36°25'12"	114.42'	112.50'	S08°17'50"W
C-70	180.00'	36°25'12"	114.42'	112.50'	S44°43'02"W
C-71	180.00'	36°25'12"	114.42'	112.50'	S81°08'13"W
C-72	180.00'	36°25'12"	114.42'	112.50'	N62°26'35"W
C-73	180.00'	36°25'12"	114.42'	112.50'	N26°01'23"W
C-74	180.00'	1°58'20"	6.20'	6.20'	N06°49'37"W
C-75	50.00'	27°39'24"	24.14'	23.90'	S19°40'09"E
C-76	55.00'	23°50'55"	22.89'	22.73'	S45°25'19"E
C-77	60.00'	101°44'36"	106.55'	93.09'	N38°25'02"W

LINE #	BEARING	DISTANCE
L-29	S20°33'14"W	76.58'
L-37	N11°31'48"E	111.84'
L-38	N34°38'52"E	44.12'
L-39	S86°55'22"E	54.66'
L-40	S55°58'15"E	86.97'
L-41	S76°48'58"E	58.94'
L-42	S66°18'09"E	71.02'
L-43	S55°47'28"E	59.67'
L-44	S17°43'22"E	38.32'
L-45	S24°00'43"E	55.80'
L-46	S20°47'26"E	59.38'
L-47	S35°23'22"E	58.06'
L-48	S72°39'44"E	45.37'
L-49	N67°16'35"E	70.61'
L-50	N79°10'52"E	80.85'
L-51	S85°34'15"E	73.24'
L-52	S62°25'21"E	74.61'
L-53	S69°49'37"E	61.69'
L-54	S70°25'48"E	99.91'
L-55	S60°25'55"E	70.86'

LINE #	BEARING	DISTANCE
L-56	S33°52'13"E	88.46'
L-57	S38°05'12"E	92.98'
L-58	S27°23'37"E	104.39'
L-59	S84°48'43"E	83.93'
L-60	S74°59'56"E	74.61'
L-61	S58°05'02"E	94.10'
L-62	N37°55'18"W	86.80'
L-63	S55°49'48"W	11.59'
L-64	N34°10'12"W	140.54'
L-65	N28°13'16"W	86.81'
L-66	N22°44'07"W	75.89'
L-67	N35°14'56"W	49.58'
L-68	N44°43'48"W	44.73'
L-69	N32°34'07"W	169.89'
L-70	N02°56'06"W	61.77'
L-71	N39°09'29"W	72.42'
L-72	S78°31'39"W	50.63'
L-73	N24°42'12"W	93.13'
L-74	N56°31'01"W	42.39'
L-75	N62°55'20"W	86.48'

LINE #	BEARING	DISTANCE
L-81	N56°17'51"W	200.84'
L-82	N00°09'51"W	112.31'
L-83	S79°52'18"W	32.35'
L-84	N30°44'10"W	95.34'
L-85	N36°24'21"W	74.93'
L-86	N43°01'46"W	69.86'
L-87	N28°37'54"W	40.95'
L-88	N27°30'35"W	38.87'
L-89	N25°44'45"W	110.41'
L-90	N03°31'42"E	71.33'
L-91	N29°41'54"W	68.69'
L-92	N26°12'43"W	56.54'
L-93	N27°28'04"W	76.96'
L-94	N34°16'44"W	50.90'
L-95	N26°48'10"W	48.26'
L-96	S50°50'31"W	28.67'
L-97	N10°47'15"E	17.31'
L-98	S10°47'15"W	14.59'

NOTICE:

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

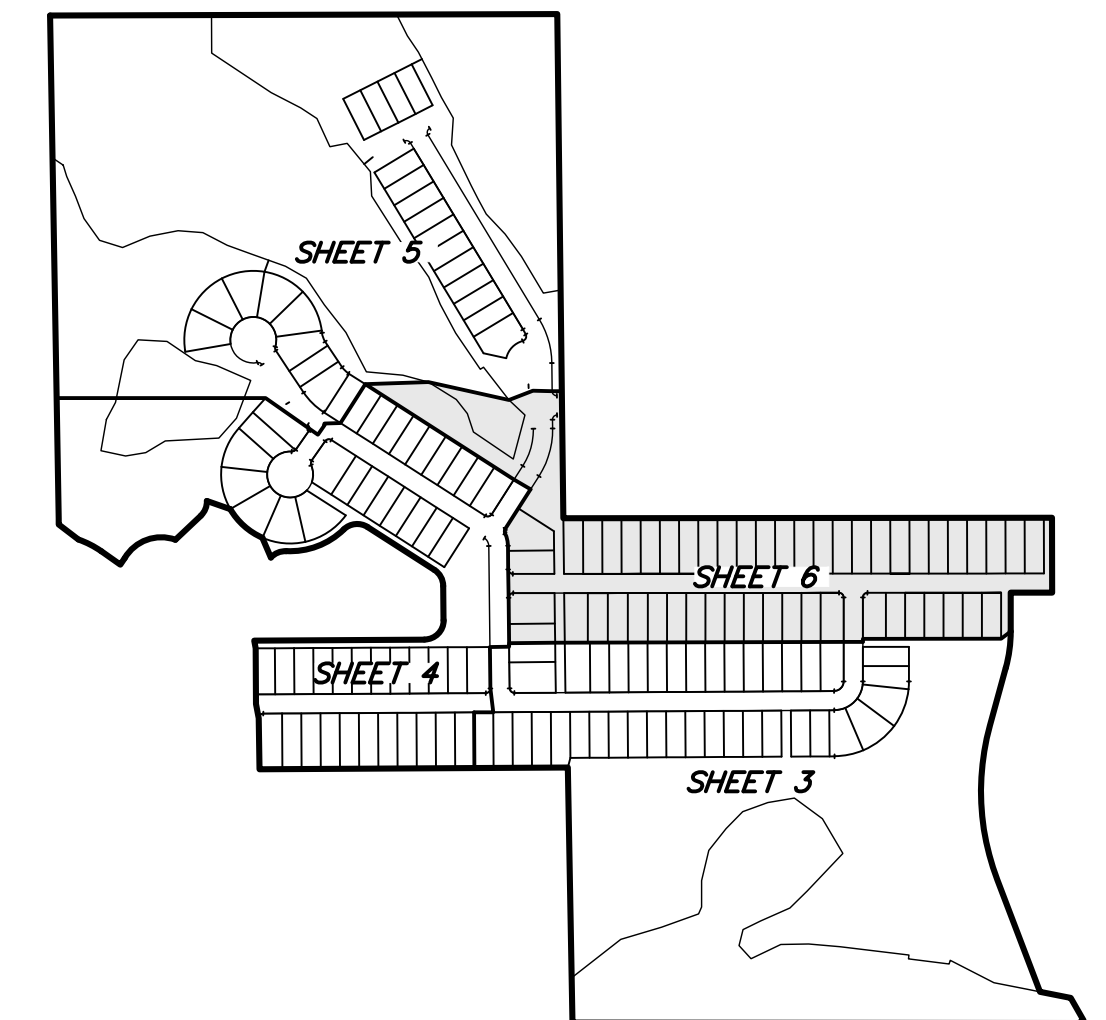
PEC

SURVEYING AND MAPPING, LLC

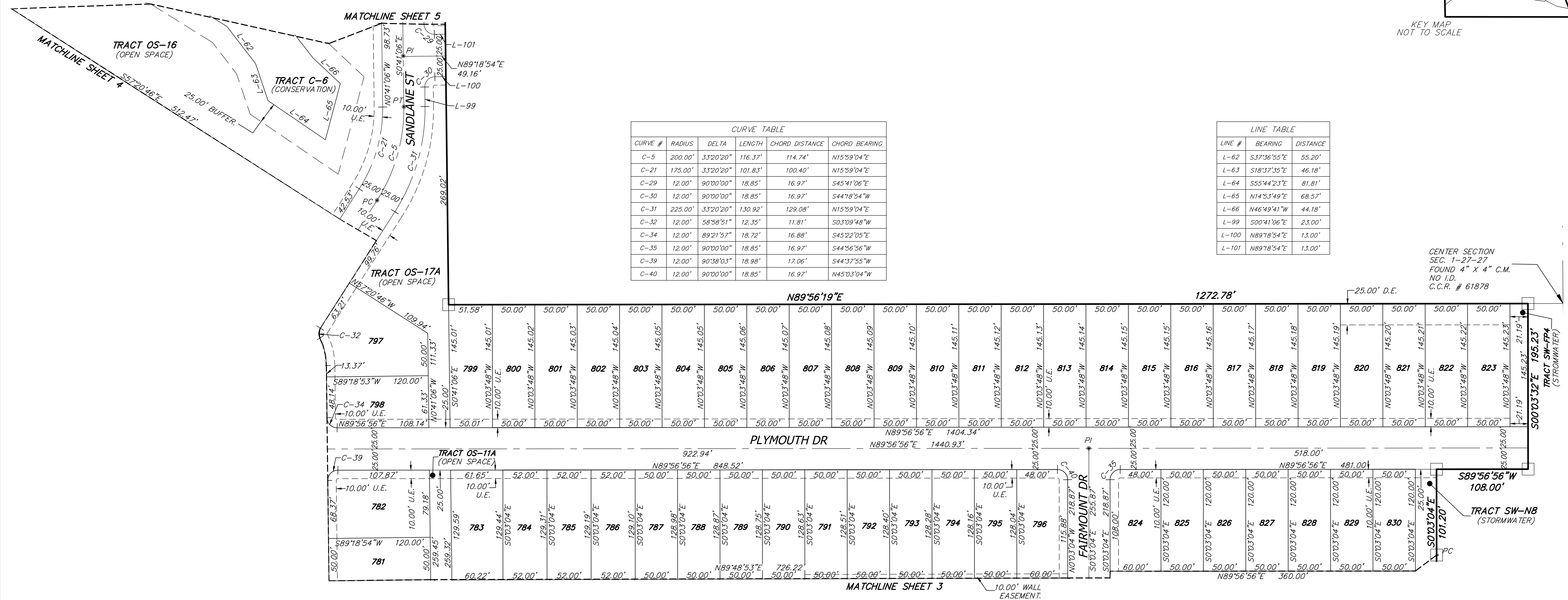
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

<i>SHEET 6 OF 6</i>	PLAT BOOK:	PAGE:



KEY MAP
NOT TO SCALE



2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

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

REEDY ISLE PHASE 2C

A REPLAT OF A PORTION OF TRACTS 17, 24, 25 AND 32 LYING
IN SECTIONS 1 & 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST
CITY OF DAVENPORT, POLK COUNTY, FLORIDA

SHEET 1 OF 2

PLAT
BOOK

PAGE

REEDY ISLE PHASE 2C DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the limited liability company named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat entitled REEDY ISLE PHASE 2C for the uses and purposes therein expressed and dedicates as follows:

Tract "OS-12A" is open space tracts to be owned, operated and maintained by the CDD. Tract "N2" is stormwater tracts to be owned, operated and maintained by the CDD. These tracts are hereby dedicated to the CDD.

Utility Easements shown and/or noted hereon are dedicated to the Horseshoe Creek Community Development District ("CDD"), Providers of Public Utilities, and the HOA, for the purpose of installation, operation, repair and maintenance of public utilities, along with a perpetual non-exclusive ingress and egress easement over the private roads and rights-of-way shown hereon, for the purpose of accessing said utility easements, as applicable.

Roadways are public roads and right of ways are dedicated to the CDD. A perpetual non-exclusive ingress/egress easement over Roadways is dedicated to City of Davenport and other applicable authorities for the benefit of delivery and pick-up services, code enforcement services, public safety services, public health services, ambulance services, mail services and solid waste services.

Wall and drainage easements shown and/or noted hereon are hereby dedicated to the City of Davenport, the HOA and the CDD for purposes not limited to 1) drainage; 2) access; 3) ingress and egress; 4) maintenance; 5) repair; 6) construction; and 7) reconstruction, for the benefit of both a) the drainage easements and drainage improvements located therein; b) lands and appurtenant improvements located outside of said easements owned and/or maintained by the CDD.

IN WITNESS WHEREOF, the undersigned, TLC REEDY ISLE, LLC, a Florida Corporation, has caused this Dedication to be executed and acknowledged by its _____ day of _____, 2026, thereunto duly authorized on this _____ day of _____, 2026.

Signed, sealed and delivered in the presence of the following two witnesses: TLC REEDY ISLE, LLC, a Florida Corporation

Print Name: _____
(Witness)

By: _____

Print Name: _____ OSOSZ, ANDREW J
(Witness) REGISTERED AGENT

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by Ososz, Andrew J as Registered Agent of TLC REEDY ISLE, LLC, on behalf of the corporation, who ☐ is personally known to me or ☐ has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public
Print Name: _____
My Commission Expires: _____

CITY OF DAVENPORT COMMISSION CONDITIONAL APPROVAL

State of Florida
County of Polk
City of Davenport

This plat has received final approval, in open meeting this _____ day of _____, 2026, by the City Commission of City Of Davenport in accordance with the procedures adopted by the City Commission.

City Of Davenport Commission

By: _____ Attest: _____
City manager or his designee Clerk

CITY OF DAVENPORT, CITY COMMISSION

State of Florida
County of Polk
City of Davenport

This plat has received final approval, in open meeting this _____ day of _____, 2026, by the City Commission of City Of Davenport in accordance with the procedures adopted by the City Commission.

City Of Davenport Commission

By: _____ Attest: _____
City manager or his designee Clerk

SURVEYOR'S STATEMENT

I hereby certify that the plat is a true representation of the lands surveyed under my responsible direction and supervision and that the plat complies with all the survey requirements of chapter 177, Florida Statutes, and the permanent reference monuments have been set in accordance with the requirements of chapter 177.

Date
LS 4044
Surveyor's Registration Number
LB 7808
Certificate of Authorization Number
PEC - Surveying and Mapping, LLC
2100 Alafaya Trail, Suite 203, Oviedo, Florida, 32765

Surveyor's Signature

David A. White
Surveyor's Name (printed)

INDEX

SHEET 1 - COVER SHEET
SHEET 2 - DETAIL SHEET

CERTIFICATION

CLERK OF CIRCUIT COURT:

State of Florida
County of Polk

I, Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, do hereby certify that this plat has been approved for recording this _____ day of _____, A.D. 2026.

By: _____
Clerk of the Circuit Court

APPROVAL: CONSULTING SURVEYOR (CONSULTANT)

State of Florida
County of Polk
City of Davenport

This plat has been reviewed and found to be substantially in compliance with the provisions of chapter 177, Florida Statutes, relating to the making of maps and plats.

NAME, P.S.M. # _____ Date _____

LEGAL DESCRIPTION

PHASE 2C

A TRACT OF LAND, BEING A PORTION OF TRACTS 17, 24, 25 AND 32, MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTIONS 1 AND 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°33'40" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE INTERSECTION OF THE NORTH MAINTAINED RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD PER MAP BOOK 4, PAGES 303 THROUGH 308 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND SAID SECTION LINE; THENCE RUN NORTH 00°53'40" WEST, ALONG SAID SECTION LINE, 13.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'10" WEST, 18.74 FEET; THENCE RUN NORTH 27°07'22" WEST, 73.30 FEET; THENCE RUN NORTH 05°15'34" EAST, 78.53 FEET; THENCE RUN NORTH 38°11'25" WEST, 130.14 FEET; THENCE RUN NORTH 10°53'27" WEST, 108.37 FEET; THENCE RUN NORTH 81°22'51" WEST, 128.93 FEET; THENCE RUN NORTH 21°18'23" WEST, 128.15 FEET; THENCE RUN NORTH 68°41'37" EAST, 8.82 FEET; THENCE RUN NORTH 21°18'23" WEST, 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 141°17'00", AN ARC LENGTH OF 56.09 FEET, A CHORD LENGTH OF 55.94 FEET AND A CHORD BEARING OF NORTH 75°50'07" EAST; THENCE RUN NORTH 07°01'23" WEST, 120.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 07°07'57", AN ARC LENGTH OF 42.95 FEET, A CHORD LENGTH OF 42.92 FEET AND A CHORD BEARING OF NORTH 86°32'35" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°53'27" EAST, 566.40 FEET TO THE EAST LINE OF TRACT 17, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63 OF SAID PUBLIC RECORDS; THENCE RUN, ALONG THE EAST LINE OF TRACT 17 AND TRACT 32, SOUTH 00°55'56" EAST, 683.98 FEET TO A POINT BEING THE NORTH MAINTAINED RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD PER MAP BOOK 4, PAGES 303 THROUGH 308 OF SAID PUBLIC RECORDS; THENCE RUN, ALONG SAID NORTH MAINTAINED RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°49'36" WEST, 41.60 FEET; (2) SOUTH 89°36'02" WEST, 100.00 FEET; (3) NORTH 89°49'36" WEST, 100.00 FEET; (4) SOUTH 88°32'36" WEST, 88.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA, AND CONTAINS 7.926 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

(1) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTAME 1983 WEST ZONE, BASED ON GPS WITH L-NET CORRECTIONS. THE MONUMENTED EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, BEING SOUTH 00°55'56" EAST

(2)  DENOTES A PERMANENT REFERENCE MONUMENT (PRM) A SET 4" X 4" CONCRETE MONUMENT WITH A BRASS DISK STAMPED PRM LS # 4044.

(3)  DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED LS # 4044.

(4) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

(5) LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).

(6) SUBJECT TO CITY OF DAVENPORT WATER AND WASTEWATER SYSTEM DEVELOPER'S SERVICE AGREEMENT (REEDY ISLE) BY AND BETWEEN TLC REEDY ISLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CITY OF DAVENPORT, FLORIDA, A MUNICIPAL CORPORATION CREATED UNDER THE LAWS OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 13153, PAGE 1753.

(7) SUBJECT TO NOTICE OF ESTABLISHMENT OF THE HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 13171, PAGE 1102; AND HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENTAL LIEN OF RECORD (MASTER) RECORDED IN OFFICIAL RECORDS BOOK 13300, PAGE 266.

(8) SIDEWALKS LOCATED WITHIN INTERNAL RIGHT-OF-WAYS MAY BE MAINTAINED BY THE HOA PURSUANT TO AN AGREEMENT WITH THE CDD.

(9) THERE IS HEREBY RESERVED NON-EXCLUSIVE, PERPETUAL WALL EASEMENTS DEDICATED TO THE HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT ("CDD"), AND ITS SUCCESSORS AND/OR ASSIGNS, AS SUCH EASEMENTS ARE PLATTED AND IDENTIFIED THROUGHOUT THIS PLAT, FOR THE PURPOSE OF ACCESS, CONSTRUCTION, INSTALLATION, ACQUISITION, OPERATION, AND MAINTENANCE OF RETAINING WALLS, WALLS, AND/OR SIMILAR HARDSCAPE TO BE LOCATED IN SUCH WALL EASEMENTS.

(10) FINAL CONVEYANCE OF ANY IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY OF DAVENPORT ("CITY"), POLK COUNTY ("COUNTY") AND/OR THE CDD AND/OR EACH ENTITY'S RESPECTIVE STAFF, AS APPROPRIATE, AS PART OF EACH ENTITY'S IMPROVEMENT ACCEPTANCE PROCESS; SUCH IMPROVEMENTS INTENDED FOR THE CITY OR THE COUNTY MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE CDD.

(11) THE FEE SIMPLE OWNER OF SAID LOTS AND/OR TRACTS SHALL BE RESPONSIBLE FOR GRASS AND LANDSCAPING WITHIN ALL UTILITY AND DRAINAGE EASEMENTS LOCATED UPON INDIVIDUAL LOTS AND/OR TRACTS. LOT OWNERS SHALL NOT EXCAVATE, ENCROACH OR INSTALL UPON, DISTURB OR OBSTRUCT THE UTILITY AND DRAINAGE EASEMENT OR INTERFERE WITH THE DRAINAGE EASEMENT IN ANY WAY WITHOUT PRIOR APPROVAL BY ALL AFFECTED AGENCIES. ANY SUCH INTERFERENCE OR OBSTRUCTION WITHIN UTILITY EASEMENTS, DRAINAGE EASEMENTS OR DRAINAGE TRACTS WILL BE REMOVED AND THE AFFECTED AREA AND FACILITY RESTORED TO ITS ORIGINAL DESIGN AND PERMITTED PLANS AT THE PROPERTY OWNER'S COST. THE CDD OR THE HOA MAY, AT APPLICABLE ENTITY'S DISCRETION, REMOVE SUCH INTERFERENCE OR OBSTRUCTION WITHOUT COMPENSATION TO THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGE CAUSED DUE TO SUCH INTERFERENCE OR OBSTRUCTION.

(12) LIGHTING IS TO BE MAINTAINED BY THE HOA OR CDD.

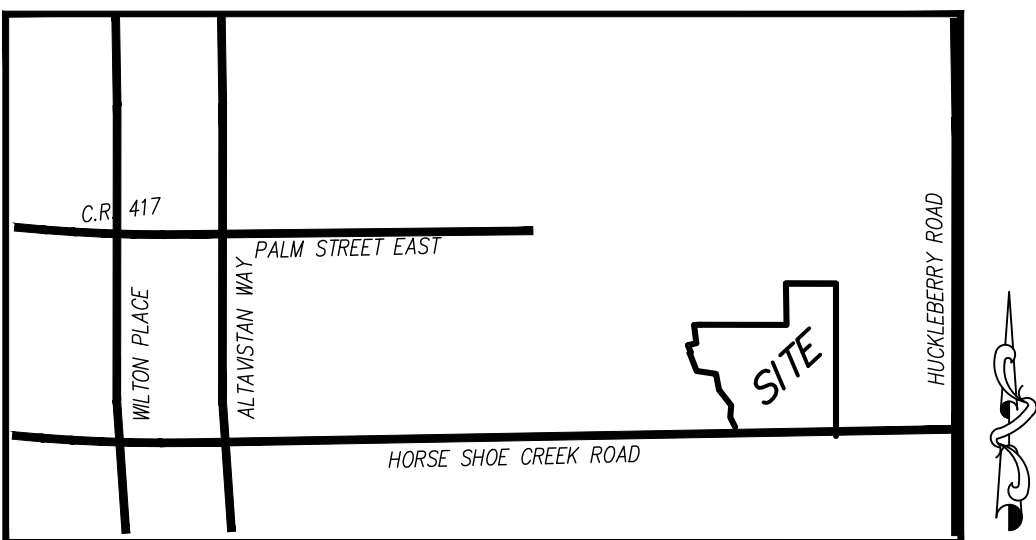
(13) SIDEWALKS LOCATED WITHIN INTERNAL RIGHT-OF-WAYS MAY BE MAINTAINED BY THE HOA PURSUANT TO AN AGREEMENT WITH THE CDD.

(14) THERE IS HEREBY RESERVED NON-EXCLUSIVE, PERPETUAL EASEMENTS DEDICATED TO THE HOA AND ITS SUCCESSORS AND/OR ASSIGNS, AS SUCH EASEMENTS ARE PLATTED AND IDENTIFIED THROUGHOUT THIS PLAT, FOR THE PURPOSE OF ACCESS, CONSTRUCTION, INSTALLATION, ACQUISITION, OPERATION, AND MAINTENANCE OF HARDSCAPING, LANDSCAPING AND IRRIGATION SYSTEMS BE LOCATED THIS IN ALL CDD TRACTS.

LEGEND

AC	ACERAGE
C.C.R.	CERTIFIED CORNER RECORDS
C.E.	CONSERVATION EASEMENT
C.M.	CONCRETE MONUMENT
C	CENTER LINE
C.R.	COUNTY ROAD
D.E.	DRAINAGE EASEMENT
DOC.#	OFFICIAL RECORD DOCUMENT NUMBER OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
ESM'T	EASEMENT
FND	FOUND
GOV'T	GOVERNMENT
ID	IDENTIFICATION
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(N.R.)	NON-RADIAL
NT	NON-TANGENT
N.T.S.	NOT TO SCALE
P.B.	PLAT BOOK
PC	POINT OF CURVATURE
P.C.P	PERMANENT CONTROL POINT
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
SEC.	SECTION
S.R.	STATE ROAD
TYP	TYPICAL
U.E.	UTILITY EASEMENT
W.E.	WALL EASEMENT
R	RADIUS
Δ	DELTA
L	LENGTH
CH	CHORD DISTANCE
CB	CHORD BEARING
●	DENOTES SET 5/8" IRON ROD STAMPED LS # 4044.
□	SET 4"x4" CONCRETE MONUMENT WITH BRASS DISC STAMPED PRM. LS. # 4044
■	FOUND 4"x4" CONCRETE MONUMENT

TRACT	OWNERSHIP	MAINTENANCE	DESCRIPTION
N2	CDD	CDD	STORMWATER
OS-12A	CDD	CDD	OPEN SPACE



LOCATION MAP
NOT TO SCALE

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

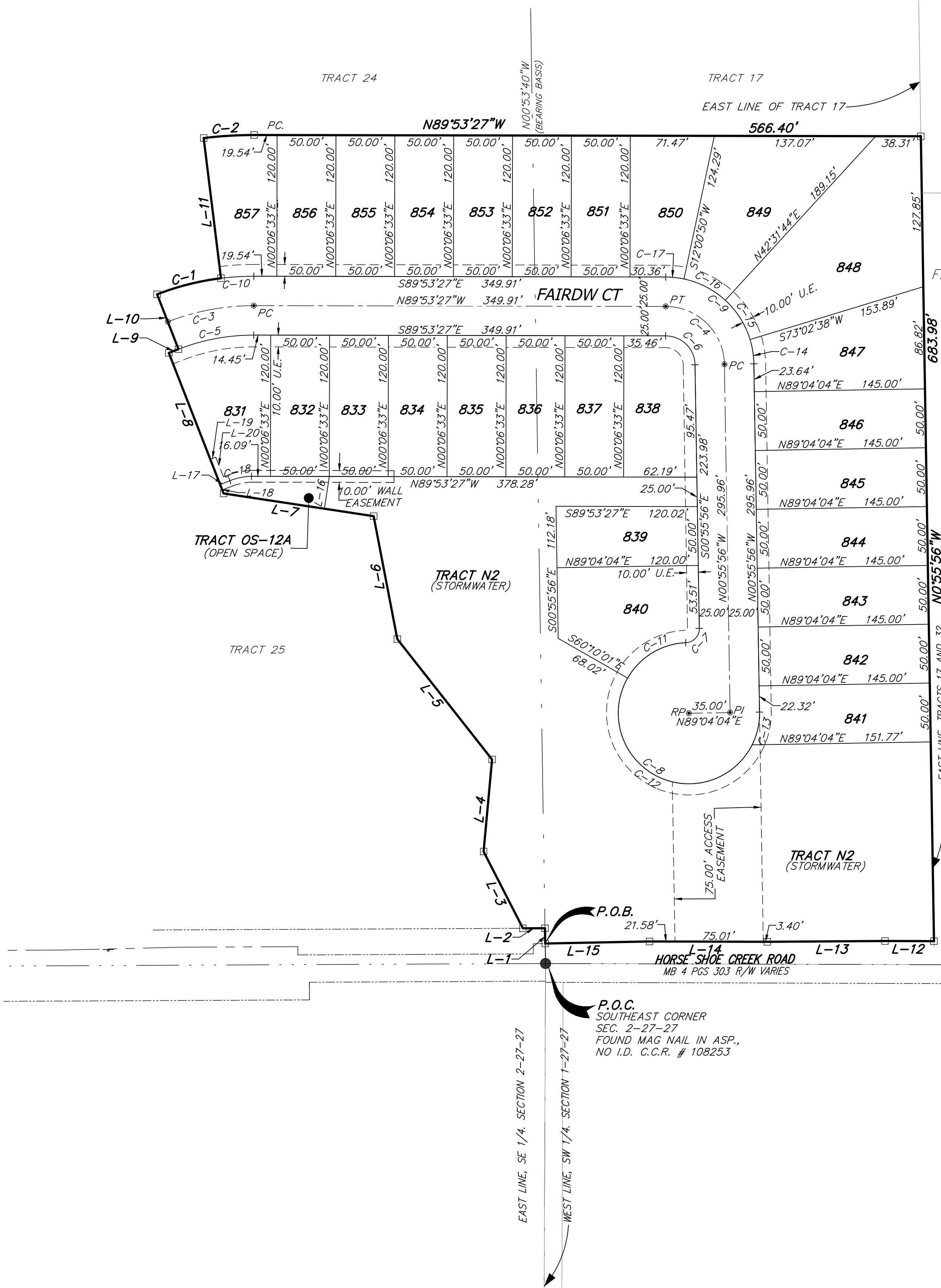
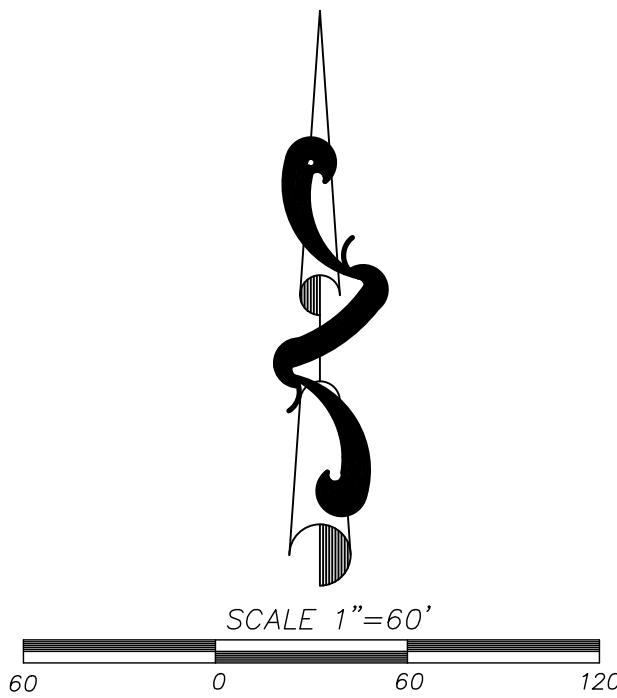
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

NOTICE:

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

REEDY ISLE PHASE 2C

A REPLAT OF A PORTION OF TRACTS 17, 24, 25 AND 32 LYING
IN SECTIONS 1 & 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST
CITY OF DAVENPORT, POLK COUNTY, FLORIDA



MAP OF
FLORIDA DEVELOPMENT CO. TRACT
(P.B. 3, PG. 60)

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	N00°53'40"W	13.00'
L-2	S89°44'10"W	18.74'
L-3	N27°07'22"W	73.30'
L-4	N05°15'34"E	78.53'
L-5	N38°11'25"W	130.14'
L-6	N10°53'27"W	106.37'
L-7	N81°22'51"W	128.93'
L-8	N21°18'23"W	128.15'
L-9	N68°41'37"E	8.82'
L-10	N21°18'23"W	50.00'
L-11	N07°01'23"W	120.00'
L-12	N89°49'36"W	41.60'
L-13	S89°36'02"W	100.00'
L-14	N89°49'36"W	100.00'
L-15	S88°52'36"W	88.64'
L-16	S08°37'09"W	27.73'
L-17	S68°41'37"E	8.82'
L-18	S21°18'23"E	8.15'
L-19	N69°31'27"E	5.00'
L-20	S21°18'23"E	18.00'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE
C-1	225.00'	141°7'00"	56.09'	55.94'
C-2	345.00'	70°7'57"	42.95'	42.92'
C-3	200.00'	21°24'56"	74.75'	74.32'
C-4	50.00'	88°57'31"	77.63'	70.07'
C-5	175.00'	21°24'56"	65.41'	65.03'
C-6	25.00'	88°57'31"	38.82'	35.03'
C-7	12.00'	88°24'30"	18.52'	16.73'
C-8	60.00'	268°24'26"	281.08'	86.02'
C-9	75.00'	88°57'31"	116.45'	105.10'
C-10	225.00'	70°7'57"	28.01'	27.99'
C-11	60.00'	57°38'35"	60.36'	57.85'
C-12	60.00'	183°17'20"	191.94'	119.95'
C-13	60.00'	27°28'32"	28.77'	28.50'
C-14	75.00'	16°01'26"	20.98'	20.91'
C-15	75.00'	30°30'54"	39.94'	39.47'
C-16	75.00'	30°30'54"	39.94'	39.47'
C-17	75.00'	11°54'16"	15.58'	15.56'
C-18	55.92'	19°22'58"	18.92'	18.83'

SW CORNER, SE. 1/4
SEC. 1-27-27



SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

NOTICE:

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

EXHIBIT B

Opinion of Probable Construction Costs

Horseshoe Creek CDD

Opinion of Probable Construction Costs

Proposed District Facilities and Services	Phase 2A	Phase 2B	Phase 2C
1. Master Utilities System (Onsite)			
a. Sanitary Sewer System	\$ 1,858,895	\$ 791,240	\$ 94,200
b. Water Distribution System	\$ 842,950	\$ 786,185	\$ 109,665
2. Master Stormwater Management System	\$ -	\$ -	\$ -
a. Pond and Roadway Earthwork	\$ 1,782,080	\$ 1,532,191	\$ 226,595
b. On and Offsite Storm Conveyance System	\$ 2,490,370	\$ 1,360,335	\$ 126,470
3. Electrical Service Systems (Underground)	\$ 752,543	\$ 271,680	\$ 45,846
4. Off Site Utilities	\$ 825,425	\$ -	\$ -
5. On-Site Roadway Improvements	\$ 1,573,404	\$ 1,529,543	\$ 206,305
6. Off-Site Roadway Improvements	\$ 395,950	\$ -	\$ -
7. Landscaping, Hardscaping & Irrigation	\$ 379,187	\$ 201,190	\$ 23,163
8. Professional Consulting Fees	\$ 239,031	\$ 299,263	\$ 23,163
9. Contingency (15%)			
Total	\$ 11,139,835	\$ 6,771,627	\$ 855,407
Construction Start	2/1/2025	2/1/2025	2/1/2025
Construction Completion	3/15/2026	4/15/2026	4/1/2026
Proposed # of Lots	160	160	27

SECTION B

**PRELIMINARY SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR THE
2026 ASSESSMENT AREA**

**HORSESHOE CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Date: April 15, 2026

Prepared by

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



V4 4.10.2026

Table of Contents

1.0 Introduction	3
1.1 Purpose	3
1.2 Background.....	3
1.3 Special Benefits and General Benefits	4
1.4 Requirements of a Valid Assessment Methodology	5
1.5 Special Benefits Exceed the Costs Allocated	5
2.0 Assessment Methodology	5
2.1 Overview	5
2.2 Allocation of Debt.....	6
2.3 Allocation of Benefit	6
2.4 Lienability Test: Special and Peculiar Benefit to the Property	7
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments.....	7
3.0 True-Up Mechanism.....	8
4.0 Assessment Roll	8
5.0 Appendix	9
Table 1: Development Program.....	9
Table 2: Infrastructure Cost Estimates	10
Table 3: Bond Sizing.....	11
Table 4: Allocation of Benefit.....	12
Table 5: Allocation of Benefit/Total Par Debt to Each Product Type	13
Table 6: Par Debt and Annual Assessments	14
Table 7: Preliminary Assessment Roll	15

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

1.0 Introduction

The Horseshoe Creek Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended (the “District”). The District plans to issue approximately \$7,700,000 of tax exempt bonds (herein the “Series 2026 Bonds” or “Bonds”) for the purpose of financing certain infrastructure improvements within an assessment area within the District consisting of Phases 2A, 2B & 2C of development (herein the “2026 Assessment Area”), more specifically described in the First Supplemental Engineer’s Report Phase 2A, 2B and 2C Infrastructure Improvements dated April 10, 2026, prepared by GAI Consultants, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction and/or acquisition of infrastructure improvements that benefit property owners within the District.

1.1 Purpose

This Preliminary Supplemental Assessment Methodology for the 2026 Assessment Area (the “Supplemental Assessment Report”) supplements the Master Assessment Methodology dated July 17, 2024 (the “Master Report” and together with the Supplemental Assessment Report, the “Assessment Report”), and provides for an assessment methodology for allocating the debt assessments to properties within the District based on the special benefits each receives from a portion of the District’s capital improvement plan (“CIP”) relating to the 2026 Assessment Area as further described in the Engineer’s Report (herein the “Series 2026 Project”). The Assessment Report is designed to conform to the requirements of Chapters 190, 197, and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to collect non ad valorem special assessments on the benefited lands within the District securing the repayment of the Series 2026 Bonds (the “Series 2026 Assessments”) based on the Assessment Report. It is anticipated that all of the proposed debt special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Supplemental Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 490.17 acres entirely within the City of Davenport, Polk County, Florida. The proposed development program for property within the 2026 Assessment Area encompassing 154.686 acres currently envisions 347 residential units (the “2026 Development Program”). The proposed 2026 Development

Program is depicted in Table 1, which represents a portion of the planned development within the District (herein the “Development”). It is recognized that such land use plan may change, and this Supplemental Assessment Report will be modified accordingly. The units planned for the 2026 Development Program ultimately are the benefitting properties from the Series 2026 Project, and are anticipated to fully absorb and secure the debt assessments pledged to the Series 2026 Bonds.

The public improvements contemplated by the District in the Series 2026 Project will provide facilities that benefit certain property within the District. The Series 2026 Project is delineated in the Engineer’s Report, which includes but is not limited to certain master utilities system (on-site and off-site sanitary sewer system & water distribution system), master stormwater management system (pond & roadway earthwork and on & offsite stormwater conveyance system), electrical service systems (underground), off site utilities, on-site roadway improvements, off-site roadway improvements, landscaping, hardscaping, & irrigation, and professional consulting fees. The estimated Series 2026 Project acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Series 2026 Project.
2. The District Engineer determines the assessable acres that benefit from the District’s Series 2026 Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct Series 2026 Project.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, site planned, or subjected to a declaration of condominium, this amount will be assigned to each of the benefited properties based on the number of platted units on an ERU basis.

1.3 Special Benefits and General Benefits

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

However, as discussed within the Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within the 2026 Assessment Area within the District. The implementation of the Series 2026 Project enables properties

within its boundaries to be developed. Without the District's Series 2026 Project, there would be no infrastructure to support development of land within the 2026 Assessment Area within the District. Without these improvements, development of property within the 2026 Assessment Area within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of the 2026 Assessment Area of the District will benefit from the provision of the District's Series 2026 Project. However, these benefits will be incidental to the District's Series 2026 Project, which is designed solely to meet the needs of property within the 2026 Assessment Area within the District. Properties outside the District boundaries and outside the 2026 Assessment Area do not depend upon the District's Series 2026 Project. The property owners within the 2026 Assessment Area are therefore receiving special benefits not received by those outside the District's boundaries and outside the 2026 Assessment Area within the District.

1.4 Requirements of a Valid Assessment Methodology

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

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

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

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the 2026 Assessment Area within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Series 2026 Project, which is necessary to support full development of certain property within the 2026 Assessment Area will cost approximately \$18,766,869. The District's Underwriter projects that financing costs required to fund a portion of the Series 2026 Project, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$7,700,000. Additionally, funding required to complete the Series 2026 Project which is not financed with Bonds will be funded by TLC Reedy Isle, LLC (hereinafter, the "Master Developer"), and/or Lennar Homes, LLC (hereinafter, "Lennar"), for their respective portion of the Series 2026 Project, or a Master Developer-affiliated or Lennar-affiliated entity. Without the Series 2026 Project, the property would not be able to be developed per the current Development program and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue approximately \$7,700,000 in Bonds to fund a portion of the District's Series 2026 Project, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Supplemental Assessment Report to allocate the \$7,700,000 in debt to the properties benefiting from the Series 2026 Project.

Table 1 identifies the proposed land uses as identified by the Developer and current landowners of the District. The District has relied on the Engineer's Report to develop the costs of the Series 2026 Project needed to support 2026 Development Program; which costs are outlined in Table 2. The improvements needed to support the 2026 Assessment Area are described in detail in the Engineer's Report and are estimated to cost \$18,766,869. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for a portion of the Series 2026 Project and related costs was estimated by the District's Underwriter to total approximately \$7,700,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of the Series 2026 Assessments is a continuous process until the 2026 Development Program is completed. The Series 2026 Project funded partially by District Bonds benefits all developable acres within the 2026 Assessment Area within the District.

The Series 2026 Assessments will initially be levied to the parcels within the 2026 Assessment Area of the District on a gross equal acreage basis. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits.

Once platting, site plan approval, or the recording of declaration of condominium, ("Assigned Properties") occurs, the Series 2026 Assessments will be allocated to the Assigned Properties based on the benefits they receive on a first platted, first assigned basis. Property that has not been platted, assigned development rights or subjected to a declaration of condominium ("Unassigned Properties"), will continue to be assessed on a per acre basis. Eventually the 2026 Development Program will be completed and the debt relating to the Bonds will be allocated to the planned 347 residential units within the 2026 Assessment Area within the District, as depicted in Table 5 and Table 6. If there are changes to the 2026 Development Program, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Master

Developer, Lennar or applicable landowner is required. The process is outlined in Section 3.0.

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

2.3 Allocation of Benefit

The Series 2026 Project consists of master utilities system (on-site and off-site sanitary sewer system & water distribution system), master stormwater management system (pond & roadway earthwork and on & offsite stormwater conveyance system), electrical service systems (underground), off site utilities, on-site roadway improvements, off-site roadway improvements, landscaping, hardscaping, & irrigation, and professional consulting fees. There is one residential product type within the planned 2026 Assessment Area. The single family 50' lot has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of Series 2026 Project benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Series 2026 Project will provide several types of systems, facilities and services for its residents. These include master utilities system (on-site and off-site sanitary sewer system & water distribution system), master stormwater management system (pond & roadway earthwork and on & offsite stormwater conveyance system), electrical service systems (underground), off site utilities, on-site roadway improvements, off-site roadway improvements, landscaping, hardscaping, & irrigation, and professional consulting fees. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

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

For the provision of Series 2026 Project, the special and peculiar benefits are:

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

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

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

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

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's Series 2026 Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

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

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units per the 2026 Development Program are built and sold as planned, and the entire proposed Series 2026 Project is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declarations of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, declarations of

condominiums, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will initially distribute the Series 2026 Assessment liens to the parcels within the 2026 Assessment Area of the District on a gross equal acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Tables 1, 4 , 5 and 6 to reflect the changes. As a result, the Series 2026 Assessment liens on Unassigned Properties are neither fixed nor are they determinable with certainty on any acre of land within the 2026 Assessment Area of the District prior to the time final Assigned Properties become known. The current assessment roll is depicted in Table 7.

TABLE 1
HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT
2026 DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE 2026 ASSESSMENT AREA

Land Use	Phase 2A	Phase 2B	Phase 2C	Total Assessable Units*	ERUs per Unit (1)	Total ERUs
Single Family 50'	160	160	27	347	1.00	347.00
Total Units	160	160	27	347		347.00

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a Single Family 50' Lot = 1 ERU

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT
IMPROVEMENT COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE 2026 ASSESSMENT AREA

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Master Utilities System (Onsite)	\$4,483,135
Sanitary Sewer System	\$2,744,335
Water Distribution System	\$1,738,800
Master Stormwater Management System	\$7,518,041
Pond and Roadway Earthwork	\$3,540,866
On and Offsite Storm Conveyance System	\$3,977,175
Electrical Service System (Underground)	\$1,070,069
Off Site Utilities	\$825,425
On-Site Roadway Improvements	\$3,309,252
Off-Site Roadway Improvements	\$395,950
Landscaping, Hardscaping & Irrigation	\$603,540
Professional Consulting Fees	\$561,457
Total Cost Estimate	\$18,766,869

(1) A detailed description of these improvements are provided in the First Supplemental Engineer's Report Phase 2A, 2B and 2C Infrastructure Improvements dated April 10, 2026.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE 2026 ASSESSMENT AREA

Description	Total
Construction Funds	\$ 6,917,259
Debt Service Reserve	\$ 282,371
Capitalized Interest	\$ 214,970
Underwriters Discount	\$ 200,000
Cost of Issuance	\$ 155,400
Par Amount*	\$ 7,770,000

Bond Assumptions:

Interest Rate	6.00%
Amortization	30 years
Capitalized Interest	Thru 11/1/2026
Debt Service Reserve	50% MADS
Underwriters Discount	2%

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
 HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF IMPROVEMENT COSTS
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE 2026 ASSESSMENT AREA

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family 50'	347	1.00	347.00	100.00%	\$ 18,766,869.00	\$ 54,083.20
Totals	347		347.00	100.00%	\$ 18,766,869.00	

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
 HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE 2026 ASSESSMENT AREA

Land Use	No. of Units *	Total Improvements Costs Per Product	Allocation of Par Debt Per Product	Par Debt Per Unit
		Type	Type	
Single Family 50'	347	\$ 18,766,869.00	\$ 7,770,000.00	\$ 22,391.93
Totals	347	\$ 18,766,869.00	\$ 7,770,000.00	

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE 2026 ASSESSMENT AREA

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family 50'	347	\$ 7,770,000.00	\$ 22,391.93	\$ 564,742.50	\$ 1,627.50	\$ 1,750.00
Totals	347	\$ 7,770,000.00		\$ 564,742.50		

(1) This amount includes 7% for collection fees and early payment discounts when collected on the Polk County Tax Bill

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE 2026 ASSESSMENT AREA

Owner	Property*(1)	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (2)
TPG AG EHC III LEN MULTI STATE 5 LLC	Phase 2A Less Antenna Parcel & Less Exhibit B	61.679	\$50,231	\$3,098,195	\$225,184	\$242,134
TLC REEDY ISLE LLC	Phase 2B, 2C, Antenna Parcel (2A) & Exhibit B	93.007	\$50,231	\$4,671,805	\$339,558	\$365,116
Totals		154.686		\$7,770,000	\$564,742.50	\$607,250

*See Metes and Bounds, attached as Exhibit A

(1) See Metes and Bounds, attached Exhibit B

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

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$564,742.50

Prepared by: Governmental Management Services - Central Florida, LLC

Exhibit A

Phase 2A (Portion)

A TRACT OF LAND, BEING TRACTS 7, 8, 9, 10, 23 AND A PORTION OF TRACTS 24 THROUGH 27, LYING IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ALSO TRACTS 15, 16 AND A PORTION OF TRACTS 1 THROUGH 4, 17 AND 18, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE VACATED RIGHT-OF-WAY LYING WITHIN, AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 393 OF SAID PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°53'40" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 52°45'29" EAST, 64.43 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 15°41'42", AN ARC LENGTH OF 67.11 FEET, A CHORD LENGTH OF 66.90 FEET AND A CHORD BEARING OF SOUTH 62°46'45" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°55'53" EAST, 60.48 FEET; THENCE RUN NORTH 35°04'07" EAST, 20.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 110.07 FEET, A CENTRAL ANGLE OF 79°14'38", AN ARC LENGTH OF 152.23 FEET, A CHORD LENGTH OF 140.39 FEET AND A CHORD BEARING OF NORTH 70°03'04" EAST; THENCE RUN NORTH 46°29'35" EAST, NON-TANGENT TO SAID CURVE, 91.79 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 48°33'55", AN ARC LENGTH OF 42.38 FEET, A CHORD LENGTH OF 41.12 FEET AND A CHORD BEARING OF NORTH 22°12'38" EAST; THENCE RUN SOUTH 70°50'05" EAST, NON-TANGENT TO SAID CURVE, 64.13 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 36°25'12", AN ARC LENGTH OF 114.42 FEET, A CHORD LENGTH OF 112.50 FEET AND A CHORD BEARING OF SOUTH 48°13'36" EAST; THENCE RUN SOUTH 23°16'45" EAST, NON-TANGENT TO SAID CURVE, 55.69 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 50°50'34", AN ARC LENGTH OF 44.37 FEET, A CHORD LENGTH OF 42.93 FEET AND A CHORD BEARING OF NORTH 67°31'32"

EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 47°17'41", AN ARC LENGTH OF 165.09 FEET, A CHORD LENGTH OF 160.44 FEET AND A CHORD BEARING OF NORTH 69°17'58" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 77°00'06", AN ARC LENGTH OF 67.20 FEET, A CHORD LENGTH OF 62.25 FEET AND A CHORD BEARING OF NORTH 84°09'10" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 57°20'46" EAST, 207.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°00'48", AN ARC LENGTH OF 49.75 FEET, A CHORD LENGTH OF 47.73 FEET AND A CHORD BEARING OF SOUTH 28°50'22" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°19'58" EAST, 89.72 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 78.54 FEET, A CHORD LENGTH OF 70.71 FEET AND A CHORD BEARING OF SOUTH 44°40'02" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°40'02" WEST, 443.00 FEET; THENCE RUN SOUTH 10°38'27" EAST, 20.33 FEET; THENCE RUN SOUTH 00°19'58" EAST, 145.00 FEET; THENCE RUN SOUTH 10°28'21" EAST, 37.72 FEET; THENCE RUN SOUTH 00°58'12" EAST, 132.87 FEET; THENCE RUN NORTH 89°40'02" EAST, 145.01 FEET; THENCE RUN SOUTH 00°58'12" EAST, 995.49 FEET; THENCE RUN NORTH 89°54'52" WEST, 329.64 FEET; THENCE RUN SOUTH 00°55'56" EAST, 272.27 FEET; THENCE RUN NORTH 89°53'27" WEST, 566.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 07°07'57", AN ARC LENGTH OF 42.95 FEET, A CHORD LENGTH OF 42.92 FEET AND A CHORD BEARING OF SOUTH 86°32'35" WEST; THENCE RUN SOUTH 07°01'23" EAST, RADIAL TO SAID CURVE, 120.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 14°17'00", AN ARC LENGTH OF 56.09 FEET, A CHORD LENGTH OF 55.94 FEET AND A CHORD BEARING OF SOUTH 75°50'07" WEST; THENCE RUN SOUTH 21°18'23" EAST, RADIAL TO SAID CURVE, 50.00 FEET; THENCE RUN SOUTH 68°41'37" WEST, 8.82 FEET; THENCE RUN SOUTH 21°18'23" EAST, 128.15 FEET; THENCE RUN SOUTH 81°22'51" EAST, 128.93 FEET; THENCE RUN SOUTH 10°53'27" EAST, 106.37 FEET; THENCE RUN SOUTH 38°11'25" EAST, 130.14 FEET; THENCE RUN SOUTH 05°15'34" WEST, 78.53 FEET; THENCE RUN SOUTH 27°07'22" EAST, 73.30 FEET TO A POINT LYING 30.00 FEET NORTH OF A PERPENDICULAR MEASURE TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, SAID POINT ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF HORSE

SHOE CREEK ROAD; THENCE RUN SOUTH 89°44'10" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 155.24 FEET TO A POINT LYING ON THE EAST LINE OF THE WEST HALF OF TRACT 25 OF SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00°51'35" WEST, ALONG SAID EAST LINE, 195.01 FEET; THENCE RUN SOUTH 89°44'10" WEST, 158.85 FEET TO A POINT LYING ON THE WEST LINE OF SAID TRACT 25; THENCE RUN SOUTH 00°49'29" EAST, ALONG SAID WEST LINE OF TRACT 25, A DISTANCE OF 195.01 FEET TO A POINT LYING ON AFORESAID NORTH RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD; THENCE RUN SOUTH 89°44'10" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 176.61 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 03°25'08" WEST, 336.46 FEET; THENCE RUN NORTH 79°53'11" WEST, 275.63 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST 130.00 FEET OF TRACT 27 OF SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE RUN NORTH 00°45'17" WEST, ALONG SAID WEST LINE, 240.00 FEET TO A POINT LYING ON THE NORTH LINE OF SAID TRACT 27; THENCE RUN NORTH 89°44'44" EAST, ALONG SAID NORTH LINE OF TRACT 27, A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 23; THENCE RUN NORTH 00°45'17" WEST, ALONG THE WEST LINE OF TRACTS 23, 10 AND 7, A DISTANCE OF 1951.77 FEET TO THE NORTHWEST CORNER OF SAID TRACT 7; THENCE RUN NORTH 89°46'27" EAST, ALONG THE NORTH LINE OF TRACTS 7 AND 8, A DISTANCE OF 659.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA AND CONTAINS 62.341 ACRES MORE OR LESS.

LESS AND EXCEPT:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 02, CERTIFIED CORNER RECORDS NUMBER 108253, BEING MARKED BY A FOUND PARKER KALON NAIL (NO IDENTIFICATION); THENCE S89°44'10"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 02, A DISTANCE OF 410.86 FEET; THENCE N00°15'50"W, DEPARTING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 02, A DISTANCE OF 30.03 FEET TO A POINT ON THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF HORSESHOE CREEK ROAD, ALSO BEING THE POINT OF BEGINNING; THENCE S89°44'10"W, ALONG THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF SAID HORSESHOE CREEK ROAD, A DISTANCE OF 20.00 FEET; THENCE N00°35'35"W, DEPARTING THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF HORSESHOE CREEK ROAD, A DISTANCE OF 132.73 FEET; THENCE S89°24'25"W, A DISTANCE OF 12.44 FEET; THENCE S00°35'35"E, A DISTANCE OF 20.00 FEET; S89°24'25"W, A DISTANCE OF 12.00 FEET; THENCE S89°24'25"W, A DISTANCE OF 46.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 18.00 FEET; THENCE N00°35'35"W, A DISTANCE OF 96.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 46.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 18.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 12.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 20.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 32.44 FEET; THENCE S00°35'35"E, A DISTANCE OF 152.85 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

PHASE 2B

A TRACT OF LAND, BEING TRACTS 5,6,7,10,11,12 AND A PORTION ON TRACTS 1,2,3 ,4,8, 9 LYING IN THE SOUTH HALF OF THE SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ALSO TRACTS 17,18,19,20,29,30,32 AND A PORTION OF TRACT 31 LYING IN THE NORTH HALF OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE VACATED RIGHT-OF-WAY LYING WITHIN, AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 393 OF SAID PUBLIC RECORDS OF POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST; THENCE RUN NORTH 00°58'28" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1310.79 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°50'09" EAST, ALONG THE NORTH LINE OF SAID QUARTER, 1320.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1; THENCE RUN SOUTH 00°41'06" EAST, ALONG THE EAST LINE OF SAID QUARTER, 1313.07 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 27, RANGE 27 EAST; THENCE RUN NORTH 89°56'19" EAST, ALONG THE NORTH LINE OF SAID QUARTER, 1272.78 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°03'32" EAST, 195.23 FEET; THENCE RUN SOUTH 89°56'56" WEST, 108.00 FEET; THENCE RUN SOUTH 00°03'04" EAST, 101.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 15°27'00", AN ARC LENGTH OF 95.73 FEET, A CHORD LENGTH OF 95.44' AND A CHORD BEARING OF SOUTH 07°40'26" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 15°23'56" WEST, 156.12 FEET; TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 645.00 FEET, AN ARC LENGTH OF 408.24 FEET, A CENTRAL ANGLE OF 36°15'52", A CHORD LENGTH OF 401.46 FEET AND A CHORD BEARING OF SOUTH 02°43'59" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 20°51'55" EAST, 312.49 FEET; THENCE RUN SOUTH 78°50'16" EAST, 81.65 FEET; THENCE RUN SOUTH 29°39'51" EAST, 67.16 FEET; THENCE RUN SOUTH 60°20'09" WEST, 15.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27, RANGE 27 EAST. THENCE RUN NORTH 89°56'37" WEST, ALONG THE SOUTH LINE OF SAID QUARTER, 1317.66 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER; THENCE RUN NORTH 01°02'42" WEST, ALONG THE WEST LINE OF SAID QUARTER, 664.38 FEET; THENCE RUN SOUTH 89°40'02" WEST, 802.90 FEET; THENCE RUN NORTH 00°58'12" WEST, 132.87 FEET; THENCE RUN NORTH 10°28'21" WEST, 37.72 FEET; THENCE RUN NORTH 00°19'58" WEST, 145.00 FEET; THENCE RUN NORTH 10°38'27" WEST, 20.33 FEET; THENCE RUN NORTH 89°40'02" EAST, 443.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET , A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 78.54 FEET, A CHORD LENGTH OF 70.71 FEET AND A CHORD BEARING OF NORTH 44°40'02" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°19'58" WEST, 89.72 FEET; TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°00'48", AN ARC LENGTH OF 49.75 FEET, A CHORD LENGTH OF 47.73 FEET, AND A CHORD BEARING OF NORTH 28°50'22" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 57°20'46" WEST, 207.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 77°00'06", AN ARC LENGTH OF 67.20 FEET, A

CHORD LENGTH OF 62.25 FEET, AND A CHORD BEARING OF SOUTH 84°09'10" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 47°17'41", AN ARC LENGTH OF 165.09 FEET, A CHORD LENGTH OF 160.44 FEET AND A CHORD BEARING OF SOUTH 69°17'58" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 50°50'34", AN ARC LENGTH OF 44.37 FEET, A CHORD LENGTH OF 42.93 FEET, AND A CHORD BEARING OF SOUTH 67°31'32" WEST TO THE POINT OF NON-TANGENCY; THENCE RUN NORTH 23°16'45" WEST, 55.69 FEET TO THE POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 36°25'12", AN ARC LENGTH OF 114.42 FEET, A CHORD LENGTH OF 112.50 FEET, AND A CHORD BEARING OF NORTH 48°13'36" WEST TO THE POINT OF NON-TANGENCY; THENCE RUN NORTH 70°50'05" WEST, 64.13 FEET TO THE POINT OF NON-TANGENCY OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 48°33'55", AN ARC LENGTH OF 42.38 FEET, A CHORD LENGTH OF 41.12 FEET AND A CHORD BEARING OF SOUTH 22°12'38" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 46°29'35" WEST, 91.79 FEET TO THE POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 110.07 FEET, A CENTRAL ANGLE OF 79°14'38", AN ARC LENGTH OF 152.23 FEET, A CHORD LENGTH OF 140.39 FEET AND A CHORD BEARING OF SOUTH 70°03'04" WEST TO THE POINT OF NON-TANGENCY; THENCE RUN SOUTH 35°04'07" WEST, 20.00 FEET; THENCE RUN NORTH 54°55'53" WEST, 60.48 FEET; TO THE POINT OF TANGENCY OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 15°41'42", AN ARC LENGTH OF 67.11 FEET, A CHORD LENGTH OF 66.90 FEET AND A CHORD BEARING OF NORTH 62°46'45" WEST TO THE POINT OF NON-TANGENCY; THENCE RUN NORTH 52°45'29" WEST, 64.43 FEET; THENCE RUN NORTH 00°53'40" WEST, 15.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA AND CONTAINS 84.419 ACRES MORE OR LESS.

TOGETHER WITH:

PHASE 2C

A TRACT OF LAND, BEING A PORTION OF TRACTS 17, 24, 25 AND 32, MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTIONS 1 AND 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°53'40" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE INTERSECTION OF THE NORTH MAINTAINED RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD PER MAP BOOK 4, PAGES 303 THROUGH 308 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND SAID SECTION LINE; THENCE RUN NORTH 00°53'40" WEST, ALONG SAID SECTION LINE, 13.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'10" WEST, 18.74 FEET; THENCE RUN NORTH 27°07'22" WEST, 73.30 FEET; THENCE RUN NORTH 05°15'34" EAST, 78.53 FEET; THENCE RUN NORTH 38°11'25" WEST, 130.14 FEET; THENCE RUN NORTH 10°53'27" WEST, 106.37 FEET; THENCE RUN NORTH 81°22'51" WEST, 128.93 FEET; THENCE RUN NORTH 21°18'23" WEST, 128.15 FEET; THENCE RUN NORTH 68°41'37" EAST,

8.82 FEET; THENCE RUN NORTH 21°18'23" WEST, 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 14°17'00", AN ARC LENGTH OF 56.09 FEET, A CHORD LENGTH OF 55.94 FEET AND A CHORD BEARING OF NORTH 75°50'07" EAST; THENCE RUN NORTH 07°01'23" WEST, 120.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 07°07'57", AN ARC LENGTH OF 42.95 FEET, A CHORD LENGTH OF 42.92 FEET AND A CHORD BEARING OF NORTH 86°32'35" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°53'27" EAST, 566.40 FEET TO THE EAST LINE OF TRACT 17, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63 OF SAID PUBLIC RECORDS; THENCE RUN, ALONG THE EAST LINE OF TRACT 17 AND TRACT 32, SOUTH 00°55'56" EAST, 683.98 FEET TO A POINT BEING THE NORTH MAINTAINED RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD PER MAP BOOK 4, PAGES 303 THROUGH 308 OF SAID PUBLIC RECORDS; THENCE RUN, ALONG SAID NORTH MAINTAINED RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°49'36" WEST, 41.60 FEET; (2) SOUTH 89°36'02" WEST, 100.00 FEET; (3) NORTH 89°49'36" WEST, 100.00 FEET; (4) SOUTH 88°52'36" WEST, 88.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA, AND CONTAINS 7.926 ACRES, MORE OR LESS.

TOGETHER WITH:

(portion of Phase 2A)

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 02, CERTIFIED CORNER RECORDS NUMBER 108253, BEING MARKED BY A FOUND PARKER KALON NAIL (NO IDENTIFICATION); THENCE S89°44'10"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 02, A DISTANCE OF 410.86 FEET; THENCE N00°15'50"W, DEPARTING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 02, A DISTANCE OF 30.03 FEET TO A POINT ON THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF HORSESHOE CREEK ROAD, ALSO BEING THE POINT OF BEGINNING; THENCE S89°44'10"W, ALONG THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF SAID HORSESHOE CREEK ROAD, A DISTANCE OF 20.00 FEET; THENCE N00°35'35"W, DEPARTING THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF HORSESHOE CREEK ROAD, A DISTANCE OF 132.73 FEET; THENCE S89°24'25"W, A DISTANCE OF 12.44 FEET; THENCE S00°35'35"E, A DISTANCE OF 20.00 FEET; S89°24'25"W, A DISTANCE OF 12.00 FEET; THENCE S89°24'25"W, A DISTANCE OF 46.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 18.00 FEET; THENCE N00°35'35"W, A DISTANCE OF 96.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 46.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 18.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 12.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 20.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 32.44 FEET; THENCE S00°35'35"E, A DISTANCE OF 152.85 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING TRACT 23, LYING IN THE SOUTHEAST QUARTER OF THE SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 22 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°53'40" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 695.21 FEET; THENCE RUN SOUTH 89°06'20" WEST, 340.24 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 62°47'43" WEST, 120.00 FEET; THENCE RUN NORTH 27°12'17" WEST, 7.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 26°27'00", AN ARC LENGTH OF 80.79 FEET, A CHORD LENGTH OF 80.07 FEET AND A CHORD BEARING OF NORTH 13°58'47" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°45'17" WEST, 109.77 FEET; THENCE RUN NORTH 89°14'43" EAST, 120.00 FEET; THENCE RUN SOUTH 00°45'17" EAST, 100.00 FEET; THENCE RUN SOUTH 13°11'51" EAST, 41.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA AND CONTAINS 0.471 ACRES (20,505.8 SQUARE FEET) MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST, BEING SOUTH 00°53'40" EAST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 3 FOR SKETCH OF LEGAL.

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES.

(SHEET 1 OF 3)

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST

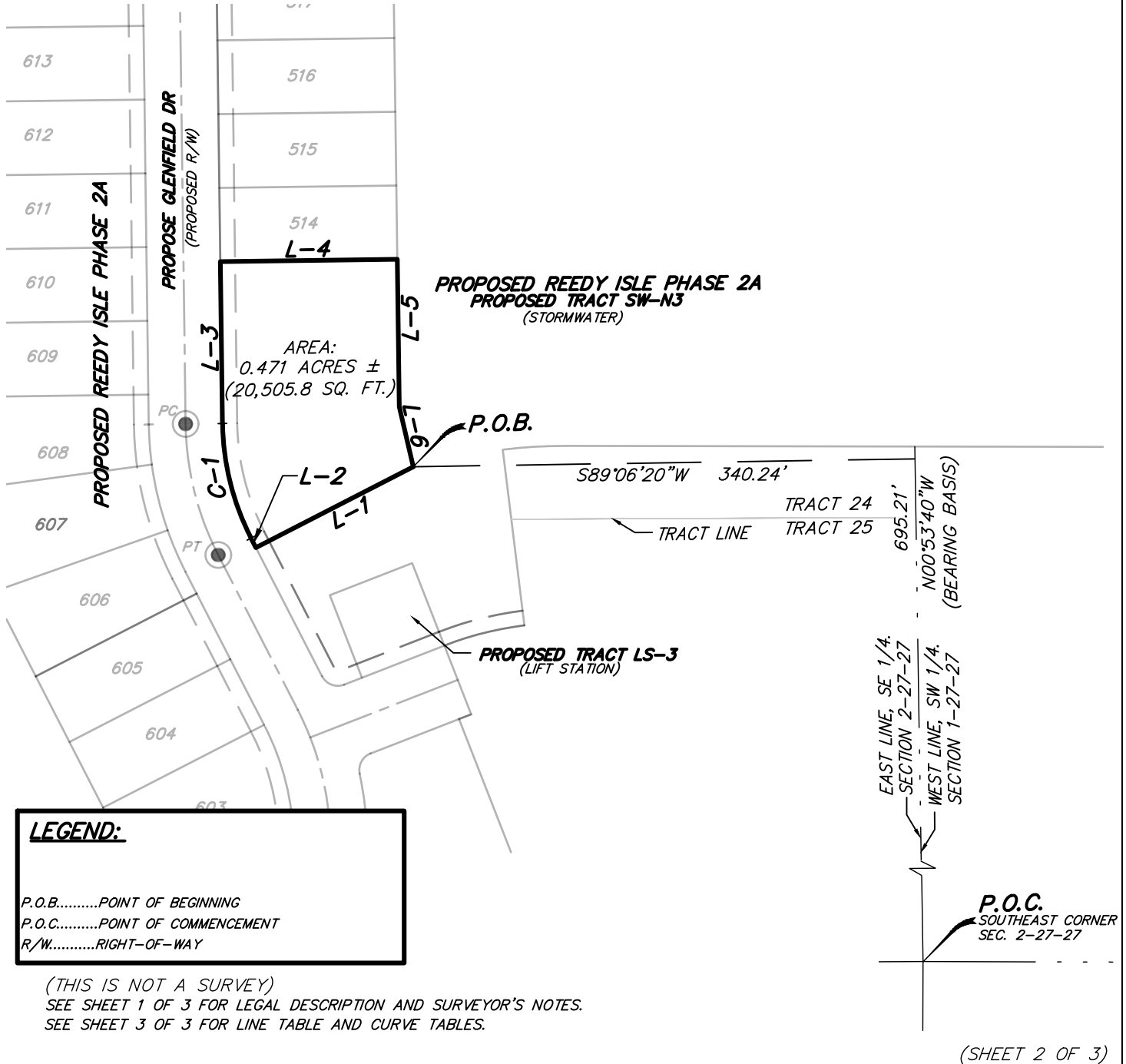
DATE: MAY 8, 2025

PREP BY: J.A.R.

DRAWN BY: J.A.R.

JOB #: 25-044

LEGAL DESCRIPTION



PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST

DATE: MAY 8, 2025

PREP BY: J.A.R.

DRAWN BY: J.A.R.

JOB #: 25-044

O: 25-044 Hanover Legals Reedy Isla 2A 511, 512, 513\25-044 HANOVER SOD LOTS 511,512,513.dwg May 08, 2025 - 2:49pm

LEGAL DESCRIPTION

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S62°47'43"W	120.00'
L-2	N27°12'17"W	7.28'
L-3	N00°45'17"W	109.77'
L-4	N89°14'43"E	120.00'
L-5	S00°45'17"E	100.00'
L-6	S13°11'51"E	41.76'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-1	175.00'	26°27'00"	80.79'	80.07'	N13°58'47"W

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES.

SEE SHEET 2 OF 3 FOR SKETCH OF LEGAL.

(SHEET 3 OF 3)

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST

DATE: MAY 8, 2025

PREP BY: J.A.R.

DRAWN BY: J.A.R.

JOB #: 25-044

O: 25-044 Hanover Legals Reedy Isla 2A 511, 512, 513\25-044 HANOVER SOD LOTS 511,512,513.dwg May 08, 2025 - 2:49pm

SECTION C

RESOLUTION NO. 2026-01

A RESOLUTION DELEGATING TO THE CHAIRMAN OR ANY OTHER MEMBER OF THE BOARD OF SUPERVISORS OF HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") THE AUTHORITY TO APPROVE THE SALE, ISSUANCE AND TERMS OF SALE OF HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2026 (2026 ASSESSMENT AREA) (THE "SERIES 2026 BONDS"), AS A SINGLE SERIES OF BONDS UNDER THE MASTER TRUST INDENTURE IN ORDER TO FINANCE THE SERIES 2026 PROJECT; ESTABLISHING THE PARAMETERS FOR THE PRINCIPAL AMOUNTS, INTEREST RATES, MATURITY DATES, REDEMPTION PROVISIONS AND OTHER DETAILS THEREOF; APPROVING THE FORM OF AND AUTHORIZING THE ACCEPTANCE OF THE BOND PURCHASE AGREEMENT FOR THE SERIES 2026 BONDS; APPROVING A NEGOTIATED SALE OF THE SERIES 2026 BONDS TO THE UNDERWRITER; APPROVING THE FORMS OF THE MASTER TRUST INDENTURE AND FIRST SUPPLEMENTAL TRUST INDENTURE AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF BY CERTAIN OFFICERS OF THE DISTRICT; APPOINTING A TRUSTEE, PAYING AGENT AND BOND REGISTRAR FOR THE SERIES 2026 BONDS; APPROVING THE FORM OF THE SERIES 2026 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE USE OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND LIMITED OFFERING MEMORANDUM RELATING TO THE SERIES 2026 BONDS; APPROVING THE FORM OF THE CONTINUING DISCLOSURE AGREEMENT RELATING TO THE SERIES 2026 BONDS; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO TAKE ALL ACTIONS REQUIRED AND TO EXECUTE AND DELIVER ALL DOCUMENTS, INSTRUMENTS AND CERTIFICATES NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2026 BONDS; AUTHORIZING THE VICE CHAIRMAN AND ASSISTANT SECRETARIES TO ACT IN THE STEAD OF THE CHAIRMAN OR THE SECRETARY, AS THE CASE MAY BE; SPECIFYING THE APPLICATION OF THE PROCEEDS OF THE SERIES 2026 BONDS; AUTHORIZING CERTAIN OFFICERS AND AGENTS OF THE DISTRICT TO TAKE ALL ACTIONS AND ENTER INTO ALL AGREEMENTS REQUIRED IN CONNECTION WITH THE ISSUANCE AND DELIVERY OF THE SERIES 2026 BONDS AND THE ACQUISITION AND CONSTRUCTION OF THE SERIES 2026 PROJECT; APPROVAL OF PRIOR ACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Horseshoe Creek Community Development District (the "Board" and the "District," respectively) has determined to proceed at this time with the sale and issuance of Horseshoe Creek Community Development District Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) (the "Series 2026 Bonds") to be issued under and pursuant to a Master Trust Indenture, dated as of the first day of the first month and year in which Bonds are issued thereunder (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), as supplemented by a First Supplemental Trust Indenture to be dated as of the first day of the first month and year in which the Series 2026 Bonds are issued thereunder (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") between the District and the Trustee, in order to finance a portion of the Costs of the Series 2026 Project, as more particularly described in the First Supplemental Engineer's Report, Phase 2A, 2B and 2C Infrastructure Improvements dated March 26, 2026 (the "Engineer's Report");

WHEREAS, the Board has determined that given the nature of the market, the necessity for moving rapidly and the nature of the security for the Series 2026 Bonds, it is necessary and desirable for the Series 2026 Bonds to be sold by negotiated sale rather than competitively bid;

WHEREAS, the Board has received a proposal from MBS Capital Markets, LLC (the "Underwriter") for the purchase of the Series 2026 Bonds within parameters to be established by the Board and the Board has determined that authorization of the Chairman or other designated person to enter into a Bond Purchase Agreement (the "Purchase Agreement") in substantially the form attached hereto as Exhibit A for the sale of the Series 2026 Bonds to the Underwriter within the Parameters (hereinafter defined) herein set forth is in the best interests of the District for the reasons hereafter indicated; and

WHEREAS, in conjunction with the sale and issuance of the Series 2026 Bonds, it is necessary to approve the forms of the Master Indenture and Supplemental Indenture, to establish the parameters for the delegated award of the Series 2026 Bonds as set forth in Schedule I attached hereto (the "Parameters"), to authorize the Chairman or other designated persons to approve the use of the Preliminary Limited Offering Memorandum relating to the Series 2026 Bonds and the form of the final Limited Offering Memorandum, to approve the form of the Series 2026 Bonds and to provide for various other matters with respect to the Series 2026 Bonds and the undertaking of the Series 2026 Project.

NOW, THEREFORE, BE IT RESOLVED that:

1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Indenture.

2. Award. The Purchase Agreement in the form attached hereto as Exhibit A is hereby approved in substantial form and the sale of the Series 2026 Bonds to the Underwriter upon the terms and conditions therein set forth, but within the Parameters, is hereby approved. The Chairman is hereby authorized and directed to execute and deliver the Purchase Agreement on behalf of the District, with such changes, additions, deletions and insertions as shall be approved by the official executing such Purchase Agreement, which approval shall be conclusively evidenced by the execution and delivery thereof. In the absence or unavailability of the Chairman, the Vice Chairman is authorized and directed to execute the Purchase Agreement, and in the absence or unavailability of the Vice Chairman, any other member of the Board is authorized and directed to execute the Purchase Agreement. The Purchase Agreement, when executed and delivered by the District and the Underwriter, shall be the legal, valid and binding obligation of the District, enforceable in accordance with its terms.

3. Negotiated Sale. The Board hereby determines that a negotiated sale of the Series 2026 Bonds to the Underwriter is in the best interests of the District because the market for instruments such as the Series 2026 Bonds is limited, because of prevailing market conditions and because the delays caused by soliciting competitive bids could adversely affect the District's ability to issue and deliver the Series 2026 Bonds.

4. Approval of Forms of Master Indenture and Supplemental Indenture; Appointment of Trustee, Paying Agent and Bond Registrar. Attached hereto as Exhibit B are the forms of the Master Indenture and Supplemental Indenture, which are each hereby authorized and approved, subject to such changes, additions, deletions and insertions as shall be approved by the Chairman, which approval shall be conclusively evidenced by the execution thereof. The Chairman is hereby authorized to execute and the Secretary is authorized to attest the Master Indenture and Supplemental Indenture and the Chairman is hereby authorized to deliver to the Trustee the Master Indenture and Supplemental Indenture which, when executed and delivered by the Trustee, shall each constitute the legal, valid and binding obligation of the District, enforceable in accordance with its respective terms. U.S. Bank Trust Company, National Association is hereby appointed as Trustee, Paying Agent and Bond Registrar under the Indenture.

5. Description of Series 2026 Bonds. The Series 2026 Bonds shall be dated as of their date of delivery and may be issued in one or more Series having such details as shall be set forth in the Purchase Agreement and as reflected in the Supplemental Indenture, but within the Parameters. The Series 2026 Bonds shall,

subject to the Parameters, be subject to redemption on the terms, at the times and prices and in the manner provided in the Purchase Agreement and in the form of Series 2026 Bonds attached to the Supplemental Indenture, which form is hereby approved, subject to such changes, additions, deletions and insertions as shall be approved by the Chairman, which approval shall be conclusively evidenced by the execution thereof. The Chairman is hereby authorized to execute and the Secretary is authorized to attest and seal the Series 2026 Bonds and the Chairman is hereby authorized to deliver to the Trustee for authentication and delivery to the Underwriter upon payment by the Underwriter of the purchase price therefor, the Series 2026 Bonds which, when authenticated and delivered by the Trustee, shall be legal, valid and binding obligations of the District, enforceable in accordance with their terms.

6. Approval of Form of Preliminary Limited Offering Memorandum and Limited Offering Memorandum; Approval of Form of Continuing Disclosure Agreement. The Chairman is hereby authorized to approve the form and content of the Preliminary Limited Offering Memorandum, which is attached hereto as Exhibit C (the "Preliminary Limited Offering Memorandum") with such changes, additions, deletions and insertions as shall be approved by the Chairman prior to its distribution and the final form of which is to be dated the date of execution and delivery of the Purchase Agreement (the "Limited Offering Memorandum") relating to the Series 2026 Bonds. The Chairman is hereby authorized to execute on behalf of the District such Limited Offering Memorandum with such changes, additions, deletions and insertions as the Chairman may approve and to deliver such Limited Offering Memorandum to the Underwriter in sufficient quantities for use by the Underwriter in marketing the Series 2026 Bonds. The Chairman is hereby authorized to deem "final" the Preliminary Limited Offering Memorandum, as of its date, for the purposes and within the meaning of Rule 15c2-12 (the "Rule") of the Securities Exchange Act of 1934, as amended (except for permitted omissions within the meaning of the Rule concerning the offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, delivery dates, ratings or other terms dependent upon such matters, and except for such technical and conforming changes which shall be approved by the Chairman).

The Continuing Disclosure Agreement relating to the Series 2026 Bonds in the form attached hereto as Exhibit D is hereby approved, subject to such changes, additions, deletions and insertions as shall be approved by the Chairman, which approval shall be conclusively evidenced by the execution thereof. The Chairman is hereby authorized to execute and the Secretary is authorized to attest the Continuing Disclosure Agreement which, when executed and delivered by the District, shall be the legal, valid and binding obligation of the District, enforceable in accordance with

its terms. Governmental Management Services – Central Florida, LLC is hereby appointed as the initial dissemination agent.

7. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the Series 2026 Bonds, including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirements of Section 286.011, Florida Statutes.

8. Other Actions. The Chairman, the Secretary, and all other members, officers and agents of the Board and the District, including without limitation Assistant Secretaries, District Manager, District Engineer or Consulting Engineer, as applicable, methodology consultant, Underwriter, and various counsels to the District are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the Series 2026 Bonds and the consummation of all transactions in connection therewith, including the execution of all certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions referred to in or contemplated by the Preliminary Limited Offering Memorandum, the Limited Offering Memorandum, the Indenture, this Resolution, the Continuing Disclosure Agreement and the Purchase Agreement, in all cases within the Parameters.

The Vice Chairman or, in the absence of the Vice Chairman, any other Board member is hereby authorized to act in the stead of the Chairman in any undertaking authorized or required of the Chairman hereunder and any Assistant Secretary is hereby authorized to act in the stead of the Secretary in any undertaking authorized or required of the Secretary hereunder.

9. Deposits to Funds and Accounts. The Trustee is hereby authorized and directed to apply the proceeds of the Series 2026 Bonds in the amounts and in the manner set forth in Section 402 of the Supplemental Indenture.

10. Undertaking of the Series 2026 Project; Execution and Delivery of Other Instruments. The Board hereby authorizes the undertaking of the Series 2026 Project as described in the Engineer's Report. The Board hereby approves the form of the Engineer's Report attached hereto as Exhibit E for the limited purpose of its inclusion in the Preliminary Limited Offering Memorandum. The Engineer's Report shall be in substantially the form attached hereto with such changes, additions, deletions and insertions as shall be approved by the Chairman. The Board authorizes and directs the District staff and the District Engineer or Consulting Engineer to proceed with due diligence to the completion of the Series 2026 Project in accordance with the Indenture and as described in the Limited Offering

Memorandum. The Board hereby authorizes the Chairman and the Secretary to execute and deliver, receive or enter into such agreements, contracts, documents, instruments, certificates and proceedings incident thereto or necessary in order to effect the undertaking of the Series 2026 Project and the issuance, sale and delivery of the Series 2026 Bonds, including but not limited to the execution and delivery of the DTC Letter of Representation.

11. Supplemental Assessment Methodology Report. The Board hereby approves the form of the Preliminary Supplemental Assessment Methodology for the 2026 Assessment Area dated April 15, 2026 (the "Supplemental Assessment Methodology"), attached here to as Exhibit F for the limited purpose of its inclusion in the Preliminary Limited Offering Memorandum. The Supplemental Assessment Methodology shall be in substantially the form attached hereto with such changes, additions, deletions and insertions as shall be approved by the Chairman.

12. Approval of Prior Actions. All actions taken to date by the members of the Board and the officers, agents and consultants of the District in furtherance of the issuance of the Series 2026 Bonds are hereby approved, confirmed and ratified.

13. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

14. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Remainder of Page Intentionally Left Blank]

PASSED in Public Session of the Board of Supervisors of Horseshoe Creek Community Development District, this 15th day of April, 2026.

**HORSESHOE CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairman/Vice Chairman,
Board of Supervisors

Schedule I – Parameters

Exhibit A – Form of Purchase Agreement

Exhibit B – Forms of Master Indenture and Supplemental Indenture

Exhibit C – Form of Preliminary Limited Offering Memorandum

Exhibit D – Form of Continuing Disclosure Agreement

Exhibit E – Form of Engineer's Report

Exhibit F – Form of Supplemental Assessment Methodology

**SCHEDULE I
PARAMETERS**

Maximum Principal Amount:	Not to Exceed \$10,000,000
Maximum Coupon Rate:	Maximum Statutory Rate
Underwriting Discount:	Maximum 2.0%
Not to Exceed Maturity Date:	May 1, 2058
Redemption Provisions:	The Series 2026 Bonds shall be subject to redemption as set forth in the form of Series 2026 Bond attached to the form of Supplemental Indenture attached hereto and shall be subject to optional redemption no later than May 1, 2037 at par.

EXHIBIT A

HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT
(City of Davenport, Florida)

\$ _____
Capital Improvement Revenue Bonds, Series 2026
(2026 Assessment Area)

_____, 2026

BOND PURCHASE AGREEMENT

Horseshoe Creek Community Development District
Davenport, Florida

Ladies and Gentlemen:

MBS Capital Markets, LLC (the “Underwriter”) offers to enter into this Bond Purchase Agreement with the Horseshoe Creek Community Development District (the “District” or the “Issuer”). This offer is made subject to written acceptance hereof by the Issuer at or before 11:59 p.m., New York time, on the date hereof. If not so accepted, this offer will be subject to withdrawal by the Underwriter upon written notice delivered to the Issuer at any time prior to the acceptance hereof by the Issuer. Capitalized terms that are not defined herein shall have the meanings ascribed to such terms in the Limited Offering Memorandum or the Indenture, as applicable, each as defined herein.

1. **Purchase and Sale.** Upon the terms and conditions and in reliance on the representations, warranties, covenants and agreements set forth herein, the Underwriter hereby agrees to purchase from the Issuer, and the Issuer hereby agrees to sell and deliver to the Underwriter, all (but not less than all) of its \$ _____ aggregate principal amount of the Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) (the “Series 2026 Bonds”). The Series 2026 Bonds shall be dated as of the date of their delivery and shall be payable on the dates and in the principal amounts, bear such rates of interest and be subject to redemption, all as set forth in Exhibit A attached hereto. Interest on the Series 2026 Bonds is payable semi-annually on May 1 and November 1 each year, commencing November 1, 2026. The purchase price for the Series 2026 Bonds shall be \$ _____ (representing the aggregate par amount of the Series 2026 Bonds of \$ _____ .00, [less/plus [net] original issue discount/premium] of \$ _____, less an Underwriter’s discount on the Series 2026 Bonds of \$ _____).

The disclosure statement required by Section 218.385, Florida Statutes, is attached hereto as Exhibit B.

2. **The Series 2026 Bonds.** The Series 2026 Bonds are authorized and issued pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and any successor statute thereto, the Florida Constitution, and other applicable provisions of law (collectively, the “Act”), and Ordinance No. 1274 by the City Commission of the City of Davenport, Florida (the “City”), enacted and effective on June 3, 2024. The District was established for the purposes, among other things, of financing and managing the acquisition, construction, installation, maintenance and operation of the major infrastructure necessary for development in the Reedy Isles development (the “Development”). The Series 2026 Bonds are being issued pursuant to the Act and a Master Trust Indenture, dated as of May 1, 2026 (the “Master Indenture”), between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), as supplemented by a First Supplemental Trust Indenture, dated as of May 1, 2026, between the District and the Trustee (the “First Supplemental Indenture” and, together with the Master Indenture, the “Indenture”), and Resolution Nos. 20__-__ and 2026-__ adopted by the Board of Supervisors of the District (the “Board”) on _____, and _____, 2026, respectively (together, the “Bond Resolutions”), authorizing the issuance of the Series 2026 Bonds. The Series 2026 Assessments (hereinafter defined) comprising the Series 2026 Pledged Revenues will be levied by the Issuer on lands within the District specially benefited by the Series 2026 Project pursuant to Resolution Nos. _____ and 2026-__ duly adopted by the Board (collectively, the “Assessment Resolutions”). The Series 2026 Bonds shall be as described in, and shall be issued and secured pursuant to, the provisions of the Indenture. The Issuer has also entered into, or will enter into at or prior to Closing (as defined in Section 7 hereof): (a) the Continuing Disclosure Agreement (the “Continuing Disclosure Agreement”) with, TPG AG EHC III (LEN) Multi State 5, LLC (“TPG”), TLC Reedy Isle, LLC (the “Master Landowner”) and Governmental Management Services – Central Florida, LLC, as dissemination agent; (b) the Collateral Assignment and Assumption of Development and Contract Rights (Series 2026 Bonds – Phase 2A) with Lennar Homes, LLC (the “Developer”) and TPG and the Collateral Assignment and Assumption of Development and Contract Rights (Series 2026 Bonds – Phase 2B and 2C) with the Master Landowner (together, the “Collateral Assignments”); (c) the Completion Agreement (Series 2026 Bonds – Phase 2A) with Developer and the Completion Agreement (Series 2026 Bonds – Phase 2B and 2C) with the Master Landowner (together, the “Completion Agreements”); (d) the True-Up Agreement (Series 2026 Bonds - Phase 2B and 2C) with the Master Landowner and the True-Up Agreement (Series 2026 Bonds - Phase 2A) with TPG (together, the “True-Up Agreements”); (e) the Acquisition Agreement (Series 2026 Bonds – Phase 2A) with Developer; (f) the Acquisition Agreement (Series 2026 Bonds – Phase 2B & 2C) with the Master Landowner (together, the “Acquisition Agreements”); and (g) this Bond Purchase Agreement. For purposes hereof, this Bond Purchase Agreement, the Indenture, the Continuing Disclosure Agreement, the Collateral Assignments, the Completion Agreements, the Acquisition Agreements, and the True-Up Agreements are referred to herein collectively as the “Financing Documents.”

The Series 2026 Bonds are being issued to: (i) finance a portion of the Cost of acquiring, constructing and/or equipping assessable improvements comprising the Series 2026 Project, as more particularly described in the Limited Offering Memorandum (as defined herein); (ii) pay certain costs associated with the issuance of the Series 2026 Bonds; (iii) make a deposit into the

Series 2026 Reserve Account to be held for the benefit of all of the Series 2026 Bonds; and (iv) pay a portion of the interest to become due on the Series 2026 Bonds.

The principal of and interest on the Series 2026 Bonds are payable from and secured by the Series 2026 Trust Estate, which includes the Series 2026 Pledged Revenues and the Series 2026 Pledged Funds, as provided for in the Indenture. The Series 2026 Pledged Revenues consist primarily of the revenues derived by the District from non-ad valorem special assessments levied against certain residential lands in the District that are subject to assessment and specially benefited by the Series 2026 Project or any portion thereof (the "Series 2026 Assessments"). The Series 2026 Pledged Funds include all of the Funds and Accounts (except for the Series 2026 Rebate Account) established by the Indenture.

3. **Delivery of Limited Offering Memorandum and Other Documents.** (a) Prior to the date hereof, the Issuer provided to the Underwriter for its review the Preliminary Limited Offering Memorandum dated _____, 2026 (together, the "Preliminary Limited Offering Memorandum"), that the Issuer deemed final as of its date, except for certain permitted omissions (the "permitted omissions"), as contemplated by Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") in connection with the pricing of the Series 2026 Bonds. The Issuer hereby confirms that the Preliminary Limited Offering Memorandum was deemed final as of its date, except for the permitted omissions.

(b) The Issuer shall deliver, or cause to be delivered, at its expense, to the Underwriter within seven (7) business days after the date hereof or use good faith to deliver within such shorter period as may be requested by the Underwriter and at least three (3) business days prior to the date the Series 2026 Bonds are delivered to the Underwriter, or within such other period as the Underwriter may inform the Issuer which is necessary for the Underwriter to comply with regulations of the Municipal Securities Rulemaking Board ("MSRB") in order to accompany any confirmation that requests payment from any customer sufficient copies of the final Limited Offering Memorandum ("Limited Offering Memorandum") to enable the Underwriter to fulfill its obligations pursuant to the securities laws of Florida and the United States, in form and substance satisfactory to the Underwriter. In determining whether the number of copies to be delivered by the Issuer are reasonably necessary, at a minimum, the number shall be determined by the Underwriter and conveyed to the Issuer as shall be sufficient to enable the Underwriter to comply with the requirements of the Rule, all applicable rules of the MSRB, and to fulfill its duties and responsibilities under Florida and federal securities laws generally.

The Underwriter agrees to file the Limited Offering Memorandum in accordance with applicable MSRB rules.

The Issuer authorizes, or ratifies as the case may be, the use and distribution of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum in connection with the limited public offering and sale of the Series 2026 Bonds. The Underwriter agrees that it will not confirm the sale of any Series 2026 Bonds unless the confirmation of sale

requesting payment is accompanied or preceded by the delivery of a copy of the Limited Offering Memorandum.

(c) From the date hereof until the earlier of (i) ninety (90) days from the “end of the underwriting period” (as defined in the Rule), or (ii) the time when the Limited Offering Memorandum is available to any person from the MSRB (but in no case less than twenty-five (25) days following the end of the underwriting period), if the Issuer has knowledge of the occurrence of any event which may make it necessary to amend or supplement the Limited Offering Memorandum in order to make the statements therein, in the light of the circumstances under which they were made, not misleading, the Issuer shall notify the Underwriter and if, in the reasonable opinion of the Issuer or the reasonable opinion of the Underwriter, such event requires the preparation and publication of an amendment or supplement to the Limited Offering Memorandum, the Issuer, at its expense (unless such event was caused by the Underwriter), shall promptly prepare an appropriate amendment or supplement thereto (and file or cause to be filed the same with the MSRB, and mail such amendment or supplement to each record owner of Series 2026 Bonds) so that the statements in the Limited Offering Memorandum as so amended or supplemented will not, in light of the circumstances under which they were made, be misleading, in a form and in a manner reasonably approved by the Underwriter. The Issuer will promptly notify the Underwriter of the occurrence of any event of which it has knowledge, which, in its opinion, is an event described in the preceding sentence. The amendments or supplements that may be authorized for use with respect to the Series 2026 Bonds are hereinafter included within the term “Limited Offering Memorandum.”

4. **Authority of the Underwriter.** The Underwriter is duly authorized to execute this Bond Purchase Agreement and to perform its obligations hereunder. The Underwriter hereby represents that neither it nor any “person” or “affiliate” has been on the “convicted vendor list” during the past thirty-six (36) months, as all such terms are defined in Section 287.133, Florida Statutes, as amended.

5. **Offering and Sale of Series 2026 Bonds.** The Underwriter agrees to make a bona fide limited offering to “accredited investors” representing the general public (excluding bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers) of all of the Series 2026 Bonds at not in excess of the initial public offering price or prices (or below the yield or yields) set forth in Exhibit A hereto; provided, however, that the Underwriter may (i) offer and sell the Series 2026 Bonds to certain bond houses, brokers or to similar persons or organizations acting in the capacity of underwriters or wholesalers at prices lower than the public offering prices set forth in Exhibit A hereto, and (ii) change such initial offering prices (or yields) as the Underwriter deems necessary in connection with the marketing of the Series 2026 Bonds. The Issuer hereby authorizes the Underwriter to use the Limited Offering Memorandum in connection with the limited public offering and sale of the Series 2026 Bonds and ratifies and confirms the distribution and use by the Underwriter prior to the date hereof of the Preliminary Limited Offering Memorandum in connection with such limited public offering and sale.

6. **Issuer Representations, Warranties, Covenants and Agreements.** The Issuer represents and warrants to and covenants and agrees with the Underwriter that, as of the date hereof and as of the date of the Closing (hereinafter defined):

(a) The District is a local unit of special purpose government, duly organized and established and validly existing under the Act and the Constitution and laws of the State of Florida, with full legal right, power and authority to: (i) adopt the Bond Resolutions and the Assessment Resolutions; (ii) enter into the Financing Documents; (iii) sell, issue and deliver the Series 2026 Bonds to the Underwriter as provided herein; (iv) apply the proceeds of the sale of the Series 2026 Bonds for the purposes described in the Limited Offering Memorandum; (v) authorize the distribution of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum; (vi) carry out and consummate the transactions contemplated by the Bond Resolutions, the Assessment Resolutions, the Financing Documents and the Limited Offering Memorandum; (vii) undertake the completion or acquisition of the Series 2026 Project; and (viii) levy and collect the Series 2026 Assessments that will secure the Series 2026 Bonds. The Issuer has complied, and at the Closing will be in compliance in all respects, with the terms of the Act and with the obligations on its part contained in the Financing Documents and the Series 2026 Bonds.

(b) The District has complied, and at Closing will be in compliance in all respects, with the Bond Resolutions, the Assessment Resolutions, the Act, and the Constitution and laws of the State of Florida in all matters relating to the Financing Documents and the Series 2026 Bonds, and the imposition, levy and collection of the Series 2026 Assessments.

(c) The District has duly authorized and approved (and, with respect to the final Series 2026 Assessments, will duly authorize and approve) (1) the execution and delivery, or adoption, as the case may be, and performance of the Financing Documents, the Bond Resolutions, the Assessment Resolutions, the Series 2026 Assessments and the Series 2026 Bonds, (2) the use and distribution of the Preliminary Limited Offering Memorandum and the delivery and distribution of the Limited Offering Memorandum, and (3) the taking of any and all such action as may be required on the part of the District to carry out, give effect to and consummate the transactions contemplated by the Financing Documents, the Bond Resolutions, the Assessment Resolutions, the Series 2026 Assessments, the Series 2026 Bonds and the Limited Offering Memorandum.

(d) Each of the Financing Documents constitutes, or will at the Closing constitute, a legally valid and binding obligation of the District enforceable in accordance with its terms, and, upon due authorization, execution and delivery thereof by the parties thereto, will constitute a legal, valid and binding obligation of the District enforceable in accordance with its terms.

(e) When delivered to and paid for by the Underwriter at the Closing in accordance with the provisions of this Bond Purchase Agreement, the Series 2026 Bonds will have been duly authorized, executed, authenticated, issued and delivered and will constitute legal, valid and

binding special obligations of the District, conforming to the Act, and entitled to the benefit and security of the Indenture.

(f) Upon the execution, authentication, issuance and delivery of the Series 2026 Bonds as aforesaid, the Indenture will provide, for the benefit of the holders from time to time of the Series 2026 Bonds, a legally valid and binding pledge of and a security interest in and to the Series 2026 Trust Estate pledged to the Series 2026 Bonds, subject only to the provisions of the Indenture permitting the application of such Series 2026 Trust Estate for the purposes and on the terms and conditions set forth in the First Supplemental Indenture.

(g) Other than any approvals that might be required under the securities laws of any state, no approval, permit, consent or authorization of, or registration or filing with, any governmental or public agency or authority or any other entity not already obtained or made, or to be made simultaneously with the issuance of the Series 2026 Bonds, is required to be obtained by the District in connection with the issuance and sale of the Series 2026 Bonds, or the execution and delivery by the District of, or the due performance of its obligations under the Financing Documents and the Series 2026 Bonds, and any such approvals, permits, consents or authorizations so obtained are in full force and effect.

(h) The District is not in breach of or in default under any applicable constitutional provision, law or administrative regulation of the State of Florida or the United States, the Financing Documents, the Series 2026 Bonds or any applicable judgment or decree or any other loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, that could have a materially adverse effect on the business or operations of the District, and the District has not received notice that any event of default by the District has occurred and is continuing under any such instrument.

(i) The execution and delivery by the District of the Financing Documents, the Series 2026 Bonds and any other instrument to which the District is a party and which is used or contemplated for use in conjunction with the transactions contemplated by the Financing Documents, the Series 2026 Bonds or the Limited Offering Memorandum, and the compliance with the provisions of each such instrument and the consummation of any transactions contemplated hereby and thereby, will not conflict with or constitute a breach of, or default under any indenture, contract, agreement, or other instrument to which the District is a party or by which it is bound, or to the best of its knowledge under any provision of the Constitution of the State of Florida or any existing law, rule, regulation, ordinance, judgment, order or decree to which the District (or any of its supervisors or officers in their respective capacities as such) or its properties is subject.

(j) Except as disclosed in the Limited Offering Memorandum, there is no action, suit, hearing, inquiry or investigation, at law or in equity, before or by any court, public board, agency or body, pending or, to the best knowledge of the District, threatened against the District or any of its supervisors in their respective capacities as such, in which an unfavorable decision, ruling

or finding would, in any material way, adversely affect (1) the transactions contemplated by the Financing Documents, the Series 2026 Bonds or the proceedings relating to the Series 2026 Assessments, (2) the organization, existence or powers of the District or any of its supervisors or officers in their respective capacities as such, (3) the business, properties or assets or the condition, financial or otherwise, of the District, (4) the validity or enforceability of the Series 2026 Bonds, the Financing Documents, the Series 2026 Assessments or any other agreement or instrument to which the District is a party and which is used or contemplated for use in the transactions contemplated hereby or by the Indenture, (5) the exclusion from gross income for federal income tax purposes of the interest on the Series 2026 Bonds, (6) the exemption under the Act of the Series 2026 Bonds and the interest thereon from taxation imposed by the State of Florida, (7) the legality of investment in the Series 2026 Bonds for certain investors as provided in the Act, (8) the issuance, sale or delivery of the Series 2026 Bonds, or (9) the collection of the Series 2026 Assessments and the pledge thereof under the Indenture to pay the principal or premium, if any, or interest on the Series 2026 Bonds.

(k) Other than as stated in the Limited Offering Memorandum, the District has not issued, assumed or guaranteed any indebtedness, incurred any material liabilities, direct or contingent, or entered into any contract or arrangement of any kind payable from or secured by a pledge of the Series 2026 Trust Estate pledged to the Series 2026 Bonds with a lien thereon prior to or on a parity with the lien of the Series 2026 Bonds.

(l) Between the date of this Bond Purchase Agreement and the date of the Closing, the District will not, without the prior written consent of the Underwriter, incur any material liabilities, direct or contingent, nor will there be any adverse change of a material nature in the financial position, results of operations or condition, financial or otherwise, of the District, other than (1) as contemplated by the Limited Offering Memorandum, or (2) in the ordinary course of business.

(m) Any certificates signed by any official of the District authorized to do so shall be deemed a representation and warranty by the District to the Underwriter as to the statements made therein.

(n) No representation or warranty by the District in this Bond Purchase Agreement nor any statement, certificate, document or exhibit furnished to or to be furnished by the District pursuant to this Bond Purchase Agreement or the Limited Offering Memorandum or in connection with the transactions contemplated hereby contains or will contain on the date of Closing any untrue statement of a material fact or omits or will omit a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading; provided, however, that no representation is made with respect to information concerning The Depository Trust Company or the Underwriter or concerning information in the Limited Offering Memorandum under the captions "SUITABILITY FOR INVESTMENT," "THE DEVELOPMENT," "TPG AND DEVELOPER," "THE MASTER LANDOWNER," "DESCRIPTION OF THE SERIES 2026 BONDS – Book-Entry Only System," "TAX MATTERS," "LITIGATION – Developer," "LITIGATION – TPG," "LITIGATION – The

Master Landowner," "CONTINUING DISCLOSURE" (as it relates to TPG and the Master Landowner) and "UNDERWRITING."

(o) The District is not in default and has not been in default at any time after December 31, 1975, as to principal or interest with respect to any obligations issued or guaranteed by the District.

7. **The Closing.** At 12:00 noon, New York time, on _____, 2026, or at such earlier or later time or date to which the Issuer and the Underwriter may mutually agree, the Issuer will, subject to the terms and conditions hereof, deliver the Series 2026 Bonds to the Underwriter in full book-entry form, duly executed, together with the other documents hereinafter mentioned, and, subject to the terms and conditions hereof, the Underwriter will accept such delivery and pay the aggregate purchase price of the Series 2026 Bonds as set forth in Paragraph 1 hereof (such delivery of and payment for the Series 2026 Bonds is herein called the "Closing"). The Issuer shall cause CUSIP identification numbers to be printed on the Series 2026 Bonds, but neither the failure to print such number on any Series 2026 Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the Underwriter to accept delivery of and pay for the Series 2026 Bonds in accordance with the terms of this Bond Purchase Agreement. The Closing shall occur at the offices of the Issuer, or such other place to which the Issuer and the Underwriter shall have mutually agreed. The Series 2026 Bonds shall be prepared and delivered as fully registered bonds in such authorized denominations and registered in full book-entry form in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC") and shall be delivered to DTC during the business day prior to the Closing for purposes of inspection, unless the DTC "F.A.S.T." procedure is used which requires the Bond Registrar to retain possession of the Series 2026 Bonds.

8. **Closing Conditions.** The Underwriter has entered into this Bond Purchase Agreement in reliance upon the representations, warranties and agreements of the District contained herein and contained in the documents and instruments delivered at the Closing, and upon the performance by the District of its obligations hereunder, as of the date of the Closing. Accordingly, the Underwriter's obligations under this Bond Purchase Agreement to cause the purchase, acceptance of delivery and payment for the Series 2026 Bonds shall be subject to the performance by the District of its obligations to be performed hereunder and under such documents and instruments at or prior to the Closing, and shall also be subject to the following conditions:

(a) The representations and warranties of the District contained herein shall be true, complete and correct on and as of the date of the Closing, the statements made in all certificates and other documents delivered to the Underwriter at the Closing shall be true, complete and correct as of the date of the Closing, and the District shall be in compliance with each of the agreements made by it in this Bond Purchase Agreement and the Indenture as of the date of the Closing;

(b) At the Closing, (1) the Financing Documents, the Bond Resolutions, the Assessment Resolutions, and the Series 2026 Assessments shall be in full force and effect and shall

not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, and the District shall have adopted and there shall be in full force and effect such additional agreements therewith and in connection with the issuance of the Series 2026 Bonds all such action as in the reasonable opinion of Bond Counsel, shall be necessary in connection with the transactions contemplated hereby, (2) the Limited Offering Memorandum shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, (3) there shall not have occurred any event that causes the Limited Offering Memorandum or any amendment or supplement thereto to contain an untrue or misleading statement of fact that in the opinion of the Underwriter or its counsel is material or omits to state a fact that in the opinion of the Underwriter or its counsel is material and necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, (4) the District shall perform or shall have performed all of its obligations under or specified in the Financing Documents to be performed at or prior to the Closing, and (5) the Series 2026 Bonds shall have been duly authorized, executed, authenticated and delivered;

(c) At or prior to the Closing, the Underwriter and the District shall have received executed or certified copies of the following documents:

(1) The Bond Resolutions and the Assessment Resolutions, certified by an authorized officer of the District under its seal as true and correct copies and as having been adopted with only such amendments, modifications or supplements as may have been approved by the Underwriter;

(2) The Limited Offering Memorandum and each supplement or amendment, if any, thereto;

(3) A certificate of the District, dated the date of Closing, signed on its behalf by officers authorized by the Bond Resolutions, in substantially the form of Exhibit C hereto;

(4) An opinion, dated the date of Closing, of Nabors, Giblin & Nickerson, P.A., Tampa, Florida, Bond Counsel, substantially in the form attached as an Appendix to the Limited Offering Memorandum;

(5) An opinion of Bond Counsel to the effect that Bond Counsel has reviewed the statements contained in the Limited Offering Memorandum under the sections captioned "DESCRIPTION OF THE SERIES 2026 BONDS" (other than the portion thereof captioned "Book-Entry Only System" and other than any information therein relating to DTC or the book-entry system, as to which no opinion is expressed) and "SECURITY FOR AND SOURCE OF PAYMENT OF SERIES 2026 BONDS" (other than the portions thereof captioned "Agreements for Assignment of Development Rights," "Completion Agreements," and "True-Up Agreements" as to all of which no opinion will be expressed) and, insofar as such statements purport to be summaries of certain provisions of the Series 2026 Bonds, the Act and the Indenture, they constitute a fair summary of the information

purported to be summarized therein, and the statements in the Limited Offering Memorandum on the cover relating to Bond Counsel's opinion and under the caption "TAX MATTERS" are accurate statements or summaries of the matters therein set forth;

(6) An opinion, dated the date of Closing, of Kutak Rock LLP, Tallahassee, Florida, District Counsel, in substantially the form of Exhibit D hereto;

(7) Copies of the Master Assessment Methodology dated July 17, 2024 and the [Final Supplemental Assessment Methodology for the 2026 Project], dated _____, 2026, each prepared by Governmental Management Services – Central Florida, LLC and a certificate from such firm in substantially the form attached hereto as Exhibit E;

(8) An opinion, dated the date of Closing, of Bryant Miller Olive P.A., Orlando, Florida, Counsel to the Underwriter (the "Underwriter's Counsel"), in form and substance satisfactory to the Underwriter;

(9) An opinion, dated the date of Closing and addressed to the Underwriter, the Issuer and the Trustee, of counsel to the Trustee, in form and substance acceptable to the Underwriter and Issuer and a customary authorization and incumbency certificate, dated the date of Closing, signed by authorized officers of the Trustee;

(10) (i) A certificate of Developer, in substantially the form of the certificate included herein as Exhibit F-1, (ii) a certificate of TPG, in substantially the form of the certificate included herein as Exhibit F-2, (iii) a certificate of the Master Landowner, in substantially the form of the certificate included herein as Exhibit H, (iv) an opinion of counsel to Developer in substantially the form included herein as Exhibit G-1, (v) an opinion of counsel to TPG in substantially the form included herein as Exhibit G-2 and and (vi) an opinion of counsel to the Master Landowner in substantially the form included herein as Exhibit I;

(11) A copy of the Master Engineer's Report dated July 17, 2024, and the First Supplemental Engineer's Report dated [March 26, 2026] and a certificate from the Issuer's Consulting Engineer, in substantially the form attached hereto as Exhibit J, dated the date of Closing and addressed to the Issuer and the Underwriter;

(12) A certificate, dated the date of Closing, of the authorized officers of the District to the effect that, on the basis of the facts, estimates and circumstances in effect on the date of Closing, it is not expected that the proceeds of the Series 2026 Bonds will be used in a manner that would cause the Series 2026 Bonds to be "arbitrage bonds" within the meaning of Section 148 of Internal Revenue Code of 1986, as amended;

(13) Specimen copies of the Series 2026 Bonds;

(14) A copy of the executed DTC Blanket Issuer Letter of Representations between the District and DTC;

(15) Executed Financing Documents;

(16) Evidence of compliance with the requirements of Section 189.051 and Section 215.84(3) Florida Statutes;

(17) A copy of the Final Judgment rendered on _____, by the Circuit Court of the tenth Judicial Circuit of Florida, in and for Polk County, Florida in Case No. 2026-CA-_____ and a certificate of no appeal;

(18) Declaration of Consents from both TPG and the Master Landowner; and

(19) Such additional legal opinions, certificates (including such certificates as may be required by regulations of the Internal Revenue Service in order to establish the tax exempt character of the Series 2026 Bonds, which certificates shall be satisfactory in form and substance to Bond Counsel), and other evidence as the Underwriter, Bond Counsel or Underwriter's Counsel may deem necessary to evidence the truth and accuracy as of the Closing of the representations and warranties of the District herein contained and of the information contained in the Limited Offering Memorandum and the due performance and satisfaction by the District at or prior to such time of all agreements then to be performed and all conditions then to be satisfied by it.

All of the opinions, letters, certificates, instruments and other documents mentioned above or elsewhere in this Bond Purchase Agreement shall be deemed to be in compliance with the provisions hereof if, but only if, they are in form and substance as set forth herein or as described herein or as otherwise satisfactory to the Underwriter. Receipt of, and payment for, the Series 2026 Bonds shall constitute evidence of the satisfactory nature of such as to the Underwriter. The performance of any and all obligations of the District hereunder and the performance of any and all conditions herein for the benefit of the Underwriter may be waived by the Underwriter in its sole discretion.

If the District shall be unable to satisfy the conditions to the obligations of the Underwriter to cause the purchase, acceptance of delivery and payment for the Series 2026 Bonds contained in this Bond Purchase Agreement, or if the obligations of the Underwriter to cause the purchase, acceptance of delivery and payment for the Series 2026 Bonds shall be terminated for any reason permitted by this Bond Purchase Agreement, this Bond Purchase Agreement shall terminate, and neither the Underwriter nor the District shall be under any further obligation hereunder, but the respective obligations of the Underwriter and the District set forth in Section 10 hereof shall continue in full force and effect.

9. **Termination.** The Underwriter may terminate this Bond Purchase Agreement by written notice to the Issuer in the event that between the date hereof and the Closing:

(a) the marketability of the Series 2026 Bonds or the market price thereof, in the reasonable opinion of the Underwriter, has been materially adversely affected by an amendment to the Constitution of the United States or by any legislation (other than any actions taken by

either House of Congress on or prior to the date hereof) (i) enacted or adopted by the United States, (ii) recommended to the Congress or otherwise endorsed for passage, by press release, other form of notice or otherwise, by the President of the United States, the chair or ranking minority member of the Committee on Finance of the United States Senate or the Committee on Ways and Means of the United States House of Representatives, the Treasury Department of the United States or the Internal Revenue Service, or (iii) favorably reported out of the appropriate Committee for passage to either House of the Congress by any full Committee of such House to which such legislation has been referred for consideration, or by any decision of any court of the United States or by any order, rule or regulation (final, temporary or proposed) on behalf of the Treasury Department of the United States, the Internal Revenue Service or any other authority or regulatory body of the United States, or by a release or announcement or communication issued or sent by the Treasury Department or the Internal Revenue Service of the United States, or any comparable legislative, judicial or administrative development affecting the federal tax status of the Issuer, its property or income, obligations of the general character of the Series 2026 Bonds, as contemplated hereby, or the interest thereon; or

(b) any legislation, rule, or regulation shall be introduced in, or be enacted or adopted in the State of Florida, or a decision by any court of competent jurisdiction within the State of Florida shall be rendered which, in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2026 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2026 Bonds to be purchased by it; or

(c) any amendment to the Limited Offering Memorandum is proposed by the Issuer or deemed necessary by Bond Counsel or the Underwriter which, in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2026 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2026 Bonds to be purchased by it; or

(d) there shall have occurred any outbreak or escalation of hostility, declaration by the United States of a national emergency or war or other calamity or crisis the effect of which on financial markets is such as to make it, in the sole judgment of the Underwriter, impractical or inadvisable to proceed with the offering or delivery of the Series 2026 Bonds as contemplated by the Limited Offering Memorandum (exclusive of any amendment or supplement thereto); or

(e) legislation shall be enacted or adopted, or any action shall be taken by, or on behalf of, the Securities and Exchange Commission which, in the reasonable opinion of Bond Counsel, has the effect of requiring the contemplated distribution of the Series 2026 Bonds to be registered under the Securities Act of 1933, as amended, or the Indenture to be qualified under the Trust Indenture Act of 1939, as amended, or any laws analogous thereto relating to governmental bodies, and compliance therewith cannot be accomplished prior to the Closing; or

(f) legislation shall be introduced by amendment or otherwise in or be enacted by, the House of Representatives or the Senate of the Congress of the United States, or a decision by a Court of the United States of America shall be rendered, or a stop order, ruling, release,

regulation, official statement or no-action letter by or on behalf of the Securities and Exchange Commission or any other governmental authority having jurisdiction of the subject matter of the Series 2026 Bonds shall have been proposed, issued or made (which is beyond the control of the Underwriter or the Issuer to prevent or avoid) to the effect that the issuance, offering or sale of the Series 2026 Bonds as contemplated hereby or by the Limited Offering Memorandum, or any document relating to the issuance, offering or sale of the Series 2026 Bonds is or would be in violation of any of the federal securities laws at Closing, including the Securities Act of 1933, as amended and then in effect, the Securities Exchange Act of 1934, as amended and then in effect, or the Trust Indenture Act of 1939, as amended and then in effect, or with the purpose or effect of otherwise prohibiting the offering and sale of obligations of the general character of the Series 2026 Bonds, or the Series 2026 Bonds, as contemplated hereby; or

(g) there shall have occurred, after the signing hereof, either a financial crisis or a default with respect to the debt obligations of the Issuer or proceedings under the federal or State of Florida bankruptcy laws shall have been instituted by the Issuer, in either case the effect of which, in the reasonable judgment of the Underwriter, is such as to materially and adversely affect (i) the market price or the marketability of the Series 2026 Bonds, or (ii) the ability of the Underwriter to enforce contracts for the sale of the Series 2026 Bonds; or

(h) a general banking moratorium shall have been declared by the United States, New York or Florida authorities, which in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2026 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2026 Bonds to be purchased by it; or

(i) any national securities exchange, or any governmental authority, shall impose, as to the Series 2026 Bonds or obligations of the general character of the Series 2026 Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the establishment of material restrictions upon trading of securities, including limited or minimum prices, by any governmental authority or by any national securities exchange, which in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2026 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2026 Bonds to be purchased by it; or

(j) legal action shall have been filed against the Issuer wherein an adverse ruling would materially adversely affect the transactions contemplated hereby or by the Limited Offering Memorandum or the validity of the Series 2026 Bonds, the Bond Resolutions, the Assessment Resolutions, the Indenture, the Continuing Disclosure Agreement or this Bond Purchase Agreement; provided, however, that as to any such litigation, the Issuer may request and the Underwriter may accept an opinion by Bond Counsel, or of other counsel acceptable to the Underwriter, that in such counsel's opinion the issues raised by any such litigation or proceeding are without substance or that the contentions of any plaintiffs therein are without merit; or

(k) there shall have occurred or any notice shall have been given of any intended review, downgrading, suspension, withdrawal, or negative change in credit watch status by any national rating service to any of the Issuer's obligations; or

(l) any information shall have become known which, in the Underwriter's reasonable opinion, makes untrue, incorrect or misleading in any material respect any statement or information contained in the Limited Offering Memorandum, as the information contained therein has been supplemented or amended by other information, or causes the Limited Offering Memorandum, as so supplemented or amended, to contain an untrue, incorrect or misleading statement of a material fact or to omit to state a material fact necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading and upon the receipt of notice of same by the Issuer, the Issuer fails to promptly amend or supplement the Limited Offering Memorandum; or

(m) an event occurs as a result of which the Limited Offering Memorandum, as then amended or supplemented, would include an untrue statement of a material fact or omit to state any material fact which is necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading which, in the reasonable opinion of the Underwriter, requires an amendment or supplement to the Limited Offering Memorandum and, in the reasonable opinion of the Underwriter, materially adversely affects the marketability of the Series 2026 Bonds or the contemplated offering prices thereof and upon the receipt of notice by the Issuer, the Issuer fails to promptly amend or supplement the Limited Offering Memorandum; or

(n) the Internal Revenue Service makes a determination with respect to any special purpose development district formed under State law (referred to herein as a "Special District") deeming that all or certain of such Special Districts are not a "political subdivision" for purposes of Section 103(a) of the Code, and such determination, in the reasonable opinion of the Underwriter, materially adversely affects the federal tax status of the District, the tax exempt character or marketability of the Series 2026 Bonds or the contemplated offering prices thereof.

10. **Expenses.**

(a) The District agrees to pay from the proceeds of the Series 2026 Bonds, and the Underwriter shall be under no obligation to pay, all expenses incident to the performance of the District's obligations hereunder, including but not limited to (1) the cost of the preparation, printing or other reproduction (for distribution prior to, on or after the date of acceptance of this Bond Purchase Agreement) of a reasonable number of copies of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum; (2) the fees and disbursements of Bond Counsel, District Counsel, Governmental Management Services – Central Florida, LLC, as Methodology Consultant, GAI Consultants, Inc., as Consulting Engineer, and any other experts or consultants retained by the District, including, but not limited to, the fees and expenses of the District Manager; (3) the fees and disbursements of Underwriter's Counsel; (4) the fees and

disbursements of the Trustee, Bond Registrar and Paying Agent under the Indenture; and (5) out-of-pocket expenses of the District.

(b) The Underwriter shall pay (1) the cost of qualifying the Series 2026 Bonds for sale in various states chosen by the Underwriter and the cost of preparing or printing any Blue Sky and legal investment memoranda to be used in connection with such sale; and (2) out-of-pocket expenses, including advertising, incurred by it in connection with its offering and distribution of the Series 2026 Bonds.

(c) In the event that either the District or the Underwriter shall have paid obligations of the other as set forth in this Section, adjustment shall be made at or prior to Closing.

11. **No Advisory or Fiduciary Role.** The District acknowledges and agrees that (i) the purchase and sale of the Series 2026 Bonds pursuant to this Bond Purchase Agreement is an arm's-length commercial transaction between the District and the Underwriter, (ii) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriter is and has been acting solely as a principal and is not acting as an advisor (including, without limitation, a Municipal Advisor, as such term is defined in Section 975(e) of the Dodd Frank Wall Street Reform and Consumer Protection Act), agent or fiduciary of the District, (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the District with respect to the offering contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter or any affiliate of the Underwriter has provided other services or is currently providing other services to the District on other matters) and the Underwriter has no obligation to the District with respect to the offering contemplated hereby except the obligations expressly set forth in this Bond Purchase Agreement, (iv) the District has consulted its own legal, financial and other advisors to the extent it has deemed appropriate in connection with the offering of the Series 2026 Bonds, (v) the Underwriter has financial and other interests that differ from those of the District, and (vi) the District has received the Underwriter's G-17 Disclosure Letter.

12. **Notices.** All notices, demands and formal actions hereunder shall be in writing and mailed, electronically mailed or delivered to:

The Underwriter:	MBS Capital Markets, LLC
	152 Lincoln Avenue
	Winter Park, Florida 32789
	Attention: Brett Sealy
	Email: brett@mbscapitalmarkets.com

The District: Horseshoe Creek Community Development District
c/o Governmental Management Services — Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attention: George Flint
Email: gflint@gmscfl.com

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attention: Sarah Sandy
Email: sarah.sandy@kutakrock.com

13. **Parties in Interest.** This Bond Purchase Agreement is made solely for the benefit of the Issuer and the Underwriter (including the successors or assignees of the Issuer or the Underwriter) and no other party or person shall acquire or have any right hereunder or by virtue hereof. All representations, warranties, covenants and agreements in this Bond Purchase Agreement shall remain operative and in full force and effect, regardless of: (i) any investigations made by or on behalf of the Underwriter; (ii) the delivery of and payment for the Series 2026 Bonds pursuant to this Bond Purchase Agreement; or (iii) any termination of this Bond Purchase Agreement but only to the extent provided by the last paragraph of Section 8 hereof.

14. **Waiver.** Notwithstanding any provision herein to the contrary, the performance of any and all obligations of the Issuer hereunder and the performance of any and all conditions contained herein for the benefit of the Underwriter may be waived by the Underwriter, in its sole discretion.

15. **Effectiveness.** This Bond Purchase Agreement shall become effective upon the execution of the acceptance hereof by the Chair or Vice Chair of the District, or such other member of the District's Board of Supervisors as may be authorized to execute documents in connection with the issuance of the Series 2026 Bonds, and shall be valid and enforceable at the time of such acceptance.

16. **Counterparts.** This Bond Purchase Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document.

17. **Headings.** The headings of the sections of this Bond Purchase Agreement are inserted for convenience only and shall not be deemed to be a part hereof.

18. **Florida Law Governs.** The validity, interpretation and performance of this Bond Purchase Agreement shall be governed by the laws of the State of Florida.

19. **Truth In Bonding Statement.** Pursuant to the provisions of Section 218.385(2) and (3), Florida Statutes, as amended, the Underwriter provides the following truth-in-bonding statement:

(a) The Issuer is proposing to issue the Series 2026 Bonds in the aggregate principal amount of \$_____.00 for the purposes described in Section 2 hereof. The Series 2026 Bonds are expected to be repaid over a period of approximately 30 years. At a true interest cost rate of approximately _____%, total interest paid over the life of the Series 2026 Bonds will be approximately \$_____.

(b) The sources of repayment for the Series 2026 Bonds are the Series 2026 Pledged Revenues and the Series 2026 Pledged Funds (as described in Section 2 hereof). Authorizing the Series 2026 Bonds will result in a maximum of approximately \$_____ of Series 2026 Pledged Revenues not being available to finance other services of the Issuer every year for approximately 30 years; provided, however, that in the event the Series 2026 Bonds are not issued, the District would not be entitled to impose and collect the Series 2026 Assessments in the amount of the debt service to be paid on the Series 2026 Bonds.

20. **Establishment of Issue Price.**

(a) The Underwriter agrees to assist the Issuer in establishing the issue price of the Series 2026 Bonds and shall execute and deliver to the Issuer at Closing an “issue price” or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit K, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the Issuer and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Series 2026 Bonds.

(b) The Issuer will treat the first price at which 10% of each maturity of the Series 2026 Bonds (the “10% test”) is sold to the public as the issue price of that maturity (if different interest rates apply within a maturity, each separate CUSIP number within that maturity will be subject to the 10% test). At or promptly after the execution of this Bond Purchase Agreement, the Underwriter shall report to the Issuer the price or prices at which it has sold to the public each maturity of Series 2026 Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Series 2026 Bonds, the Underwriter agrees to promptly report to the Issuer the prices at which it sells the unsold Series 2026 Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing has occurred, until the 10% test has been satisfied as to the Series 2026 Bonds of that maturity or until all Series 2026 Bonds of that maturity have been sold to the public.

[Remainder of page intentionally left blank]

21. **Entire Agreement.** This Bond Purchase Agreement when accepted by you in writing as heretofore specified shall constitute the entire agreement between us and is made solely for the benefit of the Issuer and the Underwriter (including the successors or assigns of the Issuer or the Underwriter). No other person shall acquire or have any right hereunder or by virtue hereof.

Very truly yours,

MBS CAPITAL MARKETS, LLC

Brett Sealy, Managing Partner

Accepted by:

**HORSESHOE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Anthony Iorio, Chair

[Signature Page | Bond Purchase Agreement]

EXHIBIT A
AMOUNTS, INTEREST RATES, MATURITIES, YIELDS, PRICES
AND INITIAL CUSIP NUMBERS*

[TO COME]

REDEMPTION PROVISIONS FOR THE SERIES 2026 BONDS

[TO COME]

* The District is not responsible for the use of CUSIP numbers, nor is any representation made as to their correctness. They are included solely for the convenience of the readers of this Bond Purchase Agreement.

EXHIBIT B
DISCLOSURE STATEMENT

HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT
(City of Davenport, Florida)

\$ _____
Capital Improvement Revenue Bonds, Series 2026
(2026 Assessment Area)

_____, 2026

Horseshoe Creek Community Development District
Davenport, Florida

Ladies and Gentlemen:

Pursuant to Section 218.385, Florida Statutes, and with respect to the issuance of the above-referenced bonds (the "Bonds"), MBS Capital Markets, LLC (the "Underwriter"), having purchased the above-captioned Bonds pursuant to a Bond Purchase Agreement dated _____, 2026 (the "Purchase Agreement") between the Underwriter and Horseshoe Creek Community Development District (the "District"), makes the following disclosures in connection with the limited public offering and sale of the Bonds:

(a) The total underwriting discount paid to the Underwriter pursuant to the Purchase Agreement is \$ _____ (2.00%).

(b) The total amount of expenses estimated to be incurred by the Underwriter in connection with the issuance of the Bonds is \$ _____. An itemization of these expenses is attached hereto as Schedule I.

(c) There are no "finders" as such term is used in Sections 218.385 and 218.386, Florida Statutes, in connection with the issuance of the Bonds.

(d) The components of the Underwriter's discount are as follows:

	<u>Per \$1,000</u>	
Management Fee:		or
Takedown:		
Expenses:	_____	_____

(e) There are no other fees, bonuses, or other compensation estimated to be paid by the Underwriter in connection with the Bonds to any person not regularly employed or retained by the Underwriter.

(f) The name and address of the Underwriter is set forth below:

MBS Capital Markets, LLC
152 Lincoln Avenue
Winter Park, Florida 32789

We understand that you do not require any further disclosure from the Underwriter, pursuant to Section 218.385(6), Florida Statutes, as amended.

Very truly yours,

MBS CAPITAL MARKETS, LLC

Brett Sealy, Managing Partner

SCHEDULE I
ESTIMATED EXPENSES TO BE INCURRED BY UNDERWRITER

Travel Expenses	
Communication	
Day Loan	
Clearance & Settlement Charges	
CUSIP / DTC	
Contingency	
Total	

EXHIBIT C

CERTIFICATE OF DISTRICT

The undersigned, as Chair and Secretary, respectively, of the Board of Supervisors (the "Board") of Horseshoe Creek Community Development District (the "District"), a local unit of special-purpose government duly established and validly existing under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, as amended (the "Act"), hereby certify to MBS Capital Markets, LLC (the "Underwriter") in satisfaction of Sections 8(c)(1) and 8(c)(3) of the Bond Purchase Agreement, dated _____, 2026, with the District (the "Bond Purchase Agreement") in connection with the issuance by the District of its \$_____ Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) (the "Bonds"), as follows (terms used and not otherwise defined herein shall have the meanings ascribed to such terms in the Bond Purchase Agreement):

1. Anthony Iorio is the duly appointed and acting Chair of, and George Flint is the duly appointed and acting Secretary to, the Board, authorized by resolution of the Board pursuant to the Act to be custodian of all bonds, documents and papers filed with the District and the official seal of the District.

2. The following named persons are as of the date hereof the duly elected, qualified and acting members of the Board holding the office of appointment set forth opposite their names:

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Anthony Iorio [†]	Chair	November, 2028
Doug Beasley [†]	Vice Chair	November, 2028
Jason Lonas [†]	Assistant Secretary	November, 2026
Tom Franklin	Assistant Secretary	November, 2026
Rocky Owen	Assistant Secretary	November, 2026

[†] Affiliates of Master Landowner or related entities.

3. Each of said persons since his or her appointment as aforesaid has been and now is the duly designated and qualified officer of the Board holding the office set forth opposite his or her name, if required to file an oath of office, has done so, and if legally required to give a bond or undertaking has filed such bond or undertaking, in form and amount required by law.

4. The seal, an impression of which appears below, is the only proper and official seal of the District.

5. At duly called and held meetings of the Board on _____, respectively, true and correct copies of which are attached hereto (together, the "Bond

Resolutions”), which Bond Resolutions have not been amended, modified or repealed and remain in full force and effect on the date hereof.

6. At duly called and held meetings of the Board on _____, the Board duly adopted Resolution Nos. _____, respectively, true and correct copies of which are attached hereto (collectively, the “Assessment Resolutions”), which Assessment Resolutions have not been amended, modified or repealed (except as otherwise stated in such Assessment Resolutions) and remain in full force and effect on the date hereof.

7. The above referenced meetings of the Board at which the Bond Resolutions and Assessment Resolutions were adopted were duly called in accordance with applicable law and at said meetings a quorum was present and acting throughout. All meetings of the Board at which the Board considered any matters related to the Bond Resolutions, the Assessment Resolutions, the Indenture, the Series 2026 Bonds or any documents related to the issuance of the Series 2026 Bonds have been open to the public (“Open Meetings”) and held in accordance with the procedures required by Section 189.015 and Chapter 286, Florida Statutes. The Open Meetings were held for the necessary public purpose of considering matters related to the issuance of the Series 2026 Bonds and the levy of the Series 2026 Assessments. The Open Meetings were duly noticed in accordance with applicable State law in notices published in a newspaper of general circulation in Polk County. Members of the public that attended the meetings, if any, were given the opportunity to comment.

8. The District has complied with the provisions of Chapters 170, 190 and 197, Florida Statutes, related to the imposition, levy, collection and enforcement of the Series 2026 Assessments.

9. Upon authentication and delivery of the Bonds, the District will not be in default in the performance of the terms and provisions of the Bond Resolutions, the Assessment Resolutions or the Indenture.

10. Each of the representations and warranties made by the District in the Bond Purchase Agreement is, to the best of our knowledge and belief, true and accurate on and as of this date.

11. The District has complied with all the agreements and satisfied all the conditions on its part to be complied with on or before the date hereof for delivery of the Bonds pursuant to the Bond Purchase Agreement, the Bond Resolutions, the Assessment Resolutions and the Indenture.

12. To the best of our knowledge, since the date of the Limited Offering Memorandum, no material and adverse change has occurred in the business, properties, other assets and financial position of the District or results of operations of the District; and to the best of our knowledge, the District has not, since the date of the Limited Offering Memorandum, incurred any material liabilities other than as set forth in or contemplated by the Limited Offering Memorandum.

13. To the best of our knowledge, the statements appearing in the Limited Offering Memorandum did not as of its date and do not as of the date hereof contain an untrue statement of a material fact or omit to state a material fact required to be included therein or necessary in order to make the statements contained therein, in light of the circumstances in which they were made, not misleading; provided, however, that no representation is made with respect to information concerning The Depository Trust Company or its book-entry only system or the Underwriter or concerning information in the Limited Offering Memorandum under the captions "SUITABILITY FOR INVESTMENT," "THE DEVELOPMENT," "TPG AND DEVELOPER," "THE MASTER LANDOWNER," "DESCRIPTION OF THE SERIES 2026 BONDS – Book-Entry Only System," "TAX MATTERS," "LITIGATION – Developer," "LITIGATION – TPG," "LITIGATION – The Master Landowner" and "UNDERWRITING." Subject to the foregoing limitations, nothing has come to our attention which would lead us to believe that the Limited Offering Memorandum, as of its date or as of the date hereof contained an untrue statement of a material fact or omitted to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances in which they were made not misleading.

14. Except as set forth in the Limited Offering Memorandum, no litigation or other proceedings are pending or, to the knowledge of the District threatened against the District in or before any agency, court or tribunal, state or federal, (a) restraining or enjoining or seeking to restrain or enjoin the issuance, sale, execution or delivery of any of the Bonds or the imposition, levy and collection of the Series 2026 Assessments or the pledge thereof to the payment of the principal of and premium, if any, and interest on the Bonds, (b) questioning or affecting the validity of any provision of the Bonds, the Bond Resolutions, the Assessment Resolutions, the Series 2026 Assessments or the Financing Documents, (c) questioning or affecting the validity of any of the proceedings or the authority for the authorization, sale, execution or delivery of the Bonds, (d) questioning or affecting the organization or existence of the District or the title of any of its officers to their respective offices or any powers of the District under the laws of the State of Florida, (e) contesting or affecting the Series 2026 Assessments or the Series 2026 Project, (f) contesting the accuracy or completeness of the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum or any amendment or supplement thereto, (g) contesting the exclusion of interest on the Bonds from federal income taxation, or (h) contesting the exemption from taxation of the Bonds and the interest thereon under Florida law or the legality for investment therein.

15. To the best of our knowledge, the interest rates on the Bonds are in compliance with the requirements of Section 215.84(3), Florida Statutes.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, we have hereunder set our hands this ____ day of _____, 2026.

**HORSESHOE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Anthony Iorio, Chair, Board of Supervisors

George Flint, Secretary, Board of
Supervisors

[SEAL]

EXHIBIT D

FORM OF DISTRICT COUNSEL OPINION

_____, 2026

Horseshoe Creek Community Development District
City of Davenport, Florida

MBS Capital Markets, LLC
Winter Park, Florida

U.S. Bank Trust Company, National Association, as Trustee
Fort Lauderdale, Florida
(solely for reliance upon Sections C.1. and C.3.)

Re: \$_____ Horseshoe Creek Community Development District Capital
 Improvement Revenue Bonds, Series 2026 (2026 Assessment Area)

Ladies and Gentlemen:

We serve as counsel to the Horseshoe Creek Community Development District (“**District**”), a local unit of special-purpose government established pursuant to the laws of the State of Florida, in connection with the sale by the District of its \$_____ Horseshoe Creek Community Development District Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) (“**Bonds**”). This letter is delivered to you pursuant to Section 207(b)(iii) of the Master Indenture (defined below), Section 207 of the Supplemental Trust Indenture (defined below), and Section 8(c)(6) of the Bond Purchase Agreement (referenced below) and is effective as of the date first written above. Each capitalized term not otherwise defined herein has the meaning given to it in the Indenture (defined herein).

A. DOCUMENTS EXAMINED

In rendering the opinions set forth below, we have examined and/or relied upon the following documents and have made such examination of law as we have deemed necessary or appropriate:

1. Ordinance No. 1274 of the City Commission of the City of Davenport, Florida, and enacted and effective on June 3, 2024 (“**Establishment Ordinance**”);
2. the *Master Trust Indenture*, dated as of May 1, 2026 (“**Master Indenture**”), as supplemented by the *First Supplemental Trust Indenture*, dated as of May 1, 2026 (“**Supplemental Trust Indenture**,” and together with the Master Indenture, “**Indenture**”), each by and between the District and U.S. Bank Trust Company, National Association, as trustee (“**Trustee**”);

3. Resolution No. 2026-__ adopted by the District on _____, 2026 (collectively, **"Bond Resolution"**);
4. the *Master Engineer's Report* dated July 17, 2024 (**"Engineer's Report"**), as supplemented by the *First Supplemental Engineer's Report* dated March 26, 2026 which describes among other things, the **"Series 2026 Project"**;
5. the *Master Assessment Methodology* dated July 17, 2024, and the *First Supplemental Assessment Methodology for the 2026 Project* dated _____, 2026 (collectively, **"Assessment Methodology"**);
6. Resolution Nos. _____ (collectively, **"Assessment Resolution"**), establishing the debt service special assessments (**"Debt Assessments"**) securing the Bonds;
7. the *Final Judgment* issued on _____, by the Circuit Court for the Tenth Judicial Circuit in and for Polk County, Florida in Case No. 202_-CA-_____-A, and Certificate of No Appeal;
8. the Preliminary Limited Offering Memorandum dated _____, 2026 (**"PLOM"**) and Limited Offering Memorandum dated _____, 2026 (**"LOM"**);
9. certain certifications by MBS Capital Markets, LLC (**"Underwriter"**), as underwriter to the sale of the Bonds;
10. certain certifications of GAI Consultants, Inc. as **"Consulting Engineer"**;
11. certain certifications of Lennar Homes, LLC, as **"Developer,"** TPG AG EHC III (LEN) Multi State 5, LLC (**"TPG"**) and TLC Reedy Isle, LLC (the **"Master Landowner"**);
12. certain certifications of Governmental Management Services – Central Florida, LLC, as **"District Manager"** and also as **"Assessment Consultant"**;
13. general and closing certificate of the District;
14. an opinion of Nabors, Giblin & Nickerson, P.A. (**"Bond Counsel"**) issued to the District in connection with the sale and issuance of the Bonds;
15. an opinion of Aponte & Associates Law Firm, P.L.L.C. (**"Trustee Counsel"**) issued to the District, the Trustee, and Underwriter in connection with the sale and issuance of the Bonds;
16. opinions of, Greenberg Traurig, as counsel to Developer (**"Developer's Counsel"**), Lewis, Longman & Walker P.A., as counsel to TPG (**"TPG's Counsel"**), issued to the District and the Underwriter in connection with the sale and issuance of the Bonds;
17. an opinion of in-house counsel to the Master Landowner issued to the District and the Underwriter in connection with the sale and issuance of the Bonds (**"Master Landowner's Counsel"**);
18. the following agreements (collectively, **"Bond Agreements"**):
 - (a) the Bond Purchase Agreement between Underwriter and the District and dated _____, 2026 (**"BPA"**);
 - (b) the Continuing Disclosure Agreement, by and among the District, Master Landowner, TPG, and a dissemination agent, dated _____, 2026;

- (c) the Collateral Assignment and Assumption of Development and Contract Rights (Series 2026 Bonds – Phase 2A) among the District, Developer and TPG and dated _____, 2026;
 - (d) the Collateral Assignment and Assumption of Development and Contract Rights (Series 2026 Bonds – Phase 2B and 2C) between the District and the Master Landowner, and dated _____, 2026;
 - (e) the Completion Agreement (Series 2026 Bonds – Phase 2A) between the District and Developer and dated _____, 2026;
 - (f) the Completion Agreement (Series 2026 Bonds – Phase 2B and 2C) between the District and the Master Landowner and dated _____, 2026;
 - (g) the True-Up Agreement (Series 2026 Bonds – Phase 2A) between the District and the TPG and dated _____, 2026;
 - (h) the True-Up Agreement (Series 2026 Bonds – Phase 2B and 2C) between the District and the Master Landowner and dated _____, 2026;
 - (i) the Acquisition Agreement (Series 2026 Bonds – Phase 2A) between the District and Developer, dated as of _____, 2026
 - (j) the Acquisition Agreement (Series 2026 Bonds – Phase 2B and 2C) between the District and the Master Landowner, dated as of _____, 2026; and
19. Declaration of Consent to Jurisdiction of the District and to Imposition of Debt Special Assessments (Series 2026 Assessments-Phase 2A) executed by TPG;
 20. Declaration of Consent to Jurisdiction of the District and to Imposition of Debt Special Assessments (Series 2026 Assessments-Phase 2B and 2C) executed by the Master Landowner;
 21. such other documents as we have deemed necessary or appropriate in rendering the opinions set forth below.

We have also attended various meetings of the District and have participated in conferences from time to time with representatives of the District, the Consulting Engineer, the District Manager and Assessment Consultant, the Underwriter, Bond Counsel, counsel to the Underwriter, Developer, Developer's Counsel, TPG, TPG's Counsel, the Master Landowner, Master Landowner's Counsel, and others relative to the LOM and the related documents described herein.

B. RELIANCE

This opinion is solely for the benefit of (i) the District; (ii) the Underwriter; and (iii) the Trustee provided, however, that the Trustee may only rely on this opinion for the limited purposes of the opinions stated in Sections C.1. and C.3. Notwithstanding the foregoing, no attorney-client relationship has existed or exists between the undersigned and the Underwriter or Trustee in connection with the Bonds by virtue of this opinion. This opinion may not be relied on by any other party or for any other purpose without our prior written consent.

C. OPINIONS

Based on the foregoing, and subject to the qualifications and assumptions set forth herein, we are of the opinion that:

1. **Authority** – Under the Florida Constitution and laws of the State, the District has been duly established and validly exists as a local unit of special purpose government and a community development district under Chapter 190, *Florida Statutes* (“**Act**”), with such powers as set forth in the Act, and with good, right and lawful authority: (a) to enter into and to consummate the transactions contemplated by the Bond Resolution, the Assessment Resolution, the Indenture, the Bonds and the Bond Agreements; (b) to issue the Bonds for the purposes for which they are issued; (c) to impose, levy, collect and enforce the Debt Assessments and pledge the Series 2026 Trust Estate to secure the Bonds as provided in the Indenture; (d) to adopt the Bond Resolution and the Assessment Resolution; and (e) to perform its obligations under the terms and conditions of the Bond Resolution, the Assessment Resolution, the Bond Agreements, the Bonds and the Indenture.

2. **Assessments** – The proceedings by the District with respect to the Debt Assessments have been in accordance with Florida law. The District has taken all action necessary to authorize and execute the Assessment Resolution and to levy and impose the Debt Assessments, as set forth in the Assessment Resolution, Assessment Methodology, and/or other applicable documents. The Debt Assessments constitute legal, valid, binding and enforceable first liens upon the property against which such Debt Assessments are assessed, co-equal with the lien of all state, county, district and municipal taxes and assessments, and superior in dignity to all other liens, titles and claims, until paid.

3. **Agreements** – The (a) Bond Resolution, (b) Bonds, (c) Indenture, and (d) Bond Agreements (assuming due authorization, execution and delivery of documents (b) – (d) listed herein by any parties thereto other than the District) have been duly and validly authorized, executed and delivered by the District, have been duly approved and adopted and/or issued by the District, are in full force and effect, constitute legal, valid and binding obligations of the District, and are enforceable against the District in accordance with their respective terms. All conditions prescribed in the Indenture as precedent to the issuance of the Bonds have been fulfilled.

4. **Validation** – The Bonds have been validated by a final judgment of the Circuit Court for the Fifth Judicial Circuit in and for Lake County, Florida, of which no timely appeal was filed.

5. **Governmental Approvals** – As of the date hereof, all necessary consents, approvals, waivers or other actions by or filings with any governmental authority or other entity that are required for: (a) the adoption of the Bond Resolution and the Assessment Resolution; (b) the issuance, sale, execution and delivery of the Bonds upon the terms set forth in the BPA, PLOM, and LOM; (c) the execution and delivery of the Indenture and Bond Agreements; and (d) the performance by the District of the transactions required hereby, have been duly obtained or made and are in full force and effect.

6. ***PLOM and LOM*** – The District has duly authorized the execution, delivery and distribution by the Underwriter of the PLOM and LOM. To our knowledge, and based upon our review of the PLOM and LOM and without having undertaken to determine independently the accuracy, completeness or fairness of the statements contained in the PLOM and LOM, and as of the date of their respective issuances, and with respect to the PLOM, the date of the PLOM, and with respect to the LOM, the date hereof, nothing has come to our attention which would lead us to believe that the PLOM and LOM contain an untrue statement of a material fact or omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading, provided however that the opinions stated herein extend only to the following provisions of the PLOM and LOM: “THE DISTRICT” (excluding the subcaption “District Manager and Other Consultants”), “SECURITY FOR AND SOURCE OF PAYMENT OF SERIES 2026 BONDS – Agreements for Assignment of Development Rights, Completion Agreements, True-Up Agreements”, “ENFORCEMENT OF ASSESSMENT COLLECTIONS”, “VALIDATION”, “LITIGATION – The District”, “CONTINUING DISCLOSURE” (as it relates to the District only), and “AGREEMENT BY THE STATE,” and further provided however that the opinions stated herein do not extend to any statements that constitute descriptions of the Bonds or the Indenture. No information or opinion is offered as to any remaining provisions of the PLOM or LOM.

7. ***Litigation*** – Based on our serving as the District's Registered Agent for service of process and the fact that we have not been served with notice, there is no litigation pending or, to the best of our knowledge, threatened against the District: (a) seeking to restrain or enjoin the issuance or delivery of the Bonds or the application of the proceeds thereof, or the imposition, levy or collection of the Debt Assessments or the Series 2026 Trust Estate pledged for the payment of the debt service on the Bonds; (b) contesting or affecting the authority for the Debt Assessments, the authority for the issuance of the Bonds or the validity or enforceability of the Bonds, the Indenture, the Bond Agreements or the transactions contemplated thereunder; (c) contesting or affecting the establishment or existence of the District or any of its Supervisors, officers or employees, its assets, property or condition, financial or otherwise, or contesting or affecting any of the powers of the District, including its power to enter into the Indenture or the Bond Agreements, or its power to determine, assess, levy, collect and pledge the Debt Assessments for the payment of the debt service on the Bonds; or (d) specifically contesting the exclusion from federal gross income of interest on the Bonds.

8. ***Compliance with Laws*** – To the best of our knowledge, the District is not, in any manner material to the issuance of the Bonds or the Debt Assessments, in breach of or default under any applicable provision of the Act or constitutional provision, statute, or administrative regulation of the State of Florida, or any applicable judgment or decree, any loan agreement, indenture, bond, note, resolution, agreement (including the Bond Agreements and Indenture), or any other material instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, and to the best of our knowledge, no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a material default or event of default by the District under any such instrument; provided,

however, that no opinion is expressed as to compliance with any state or federal tax or securities laws.

9. *Authority to Undertake the Series 2026 Project* - The District has good right and lawful authority under the Act to undertake, finance, acquire, construct, own, and operate the Series 2026 Project, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body.

D. CERTAIN ASSUMPTIONS

In rendering the foregoing opinions, we have assumed the following: (1) that all public records, certifications, agreements and other documents examined by us that have been executed or certified by public officials acting within the scope of their official capacities are authentic, truthful and accurate; (2) that copies of such public records, certifications, agreements, and other documents furnished to us are authentic and conform to the originals; (3) that all signatures on executed public records, certifications, agreements and other documents are genuine; and (4) that all public records, certifications, agreements and other documents have been properly authorized and are binding on each of the other parties thereto. Such assumptions do not apply to District documents.

E. CERTAIN QUALIFICATIONS

The foregoing opinions are subject to the following qualifications:

1. The opinions or statements expressed above are based solely on the laws of Florida in effect at the time of issuance of the Bonds. Accordingly, we express no opinion nor make any statement regarding the effect or application of the laws of the federal government (including but not limited to the Internal Revenue Code or any proposed changes thereto), or any other state or other jurisdiction.

2. Our opinion as to enforceability of any document is subject to limitations imposed by bankruptcy, insolvency, reorganization, moratorium, liquidation, readjustment of debt, or similar laws, relating to or affecting creditors' rights generally and general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law), and to the exercise of judicial discretion in appropriate cases, including the fact that specific performance and other equitable remedies are granted only in the discretion of a court.

3. Nothing herein shall be construed as an opinion regarding the possible applicability of state securities or "blue sky" laws or federal securities laws, as to which no opinion is expressed.

4. We further express no opinion as to the necessity for an interest rate waiver under Florida law, or the applicability of any provision or section of the Internal Revenue Code.

5. We express no opinion and make no representations with regard to financial, project, statistical or other similar information or data. We express no opinion as to compliance with any state or federal tax laws.

6. Except as set forth in Section C.9., we express no opinion and make no representations as to the Series 2026 Project, including but not limited to, costs, estimates, projections, status, technical provisions, or anything else related to the Series 2026 Project.

7. We have not reviewed, and therefore express no opinion, regarding any land use, zoning, permits, approvals, real property or other related items, including but not limited to TPG's, the Master Landowner's and/or any other landowner's ownership interests in any property within the District, whether TPG, the Master Landowner and/or any other landowner owns any of the real property subject to the recordable Bond Agreements and/or Declaration of Consent, or whether TPG or the Master Landowner is able to convey good and marketable title to any particular real property or interest therein.

8. With respect to any of the opinions set forth in this letter which are based on or qualified by the phrase "to our knowledge," the words "to our knowledge" signify that, in the course of our representation of the District, no facts have come to our attention that would give us actual knowledge that any such opinions or other matters are not accurate. Except to the extent expressly set forth herein, we have not undertaken any independent investigation to determine the existence or absence of any such facts, and no inference as to our knowledge of the existence of such facts should be drawn from the fact of our representation of the District.

9. The opinions set forth herein are based on factual representations made to us as of the date hereof. We assume no duty to update or supplement our opinions to reflect any facts or circumstances that may thereafter come to our attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, our opinions are not a guarantee of a particular result, and are not binding on the courts or any other entity; rather, our opinions represent our professional judgment based on our review of existing law, and in reliance on the representations and covenants that we deem relevant to such opinions.

Very truly yours,

KUTAK ROCK LLP

EXHIBIT E

CERTIFICATE OF GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC

I, George Flint, Vice President of Governmental Management Services – Central Florida, LLC, do hereby certify to the Horseshoe Creek Community Development District (the “District”) and MBS Capital Markets, LLC (the “Underwriter”) in connection with the issuance, sale and delivery by the District on this date of its \$_____ Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) (the “Bonds”), as follows (terms used and not otherwise defined herein shall have the meaning ascribed to such term in the Limited Offering Memorandum dated _____, 2026 (the “Limited Offering Memorandum”) of the District relating to the Bonds):

1. Governmental Management Services – Central Florida, LLC has acted as District Manager and Methodology Consultant to the District in connection with the issuance of the Bonds and has been retained by the District to prepare the Master Assessment Methodology dated July 17, 2024, and the **[Final Supplemental Assessment Methodology]** for the 2026 Project, dated _____, 2026, comprising a part of the Series 2026 Assessment Proceedings (together, the “Report”);

2. The Series 2026 Project provides a special benefit to the properties assessed and the Series 2026 Assessments are fairly and reasonably allocated to the properties assessed and all resolutions required to be published by Florida law have been published in accordance with the requirements of Florida law;

3. The Series 2026 Assessments, as initially levied, and as may be reallocated from time to time as permitted by resolutions adopted by the District with respect to the Series 2026 Assessments, are sufficient to enable the District to pay the debt service on the Bonds through the final maturity thereof;

4. Governmental Management Services – Central Florida, LLC consents to the use of the Report included as composite Appendix B to the Limited Offering Memorandum;

5. Governmental Management Services – Central Florida, LLC consents to the references to the firm in the Limited Offering Memorandum;

6. The Report was prepared in accordance with all applicable provisions of Florida law;

7. As District Manager, nothing has come to our attention that would lead us to believe that the Limited Offering Memorandum, as it relates to the District, the Series 2026 Project, or any information provided by us, and the Report, as of its date and as of this date, contained or contains any untrue statement of a material fact or omitted or omits to state a material fact necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading;

8. The information contained in the Limited Offering Memorandum under the heading “ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS” is true and correct in all material respects and such information does not contain any untrue statement of a material fact or omit to state any fact necessary in order to make the statements therein, in light of the circumstances under which they were made not misleading;

9. Except as disclosed in the Limited Offering Memorandum, the firm knows of no material change in the matters described in the Report and is of the opinion that the considerations and assumptions used in compiling the Report are reasonable;

10. The information contained in the Report did not, and does not, contain any untrue statement of a material fact and did not, and does not, omit to state a material fact necessary to be stated therein in order to make the statements made therein, in the light of the circumstances under which they were made, not misleading;

11. As District Manager, we are not aware of any litigation pending or, to the best of our knowledge, threatened against the District restraining or enjoining the issuance, sale, execution or delivery of the Bonds, or in any way contesting or affecting the validity of the Bonds or any proceedings of the District taken with respect to the issuance or sale thereof, or the pledge or application of any moneys or security provided for the payment of the Bonds, or the existence or powers of the District; and

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

IN WITNESS WHEREOF, the undersigned has set his hand this ____ day of ____, 2026.

**GOVERNMENTAL MANAGEMENT
SERVICES – CENTRAL FLORIDA, LLC**

George Flint, Vice President

EXHIBIT F-1

FORM OF CERTIFICATE OF DEVELOPER

Lennar Homes, LLC, a Florida limited liability company (the “Developer”), does hereby certify, that:

1. This Certificate of Developer is furnished pursuant to Section 8(c)(10) of the Bond Purchase Agreement dated _____, 2026 (the “Purchase Agreement”) between Horseshoe Creek Community Development District (the “District”) and MBS Capital Markets LLC (the “Underwriter”) relating to the sale by the District of its \$_____ original aggregate principal amount of Horseshoe Creek Community Development District Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) (the “Bonds”). As used herein, “Financing Documents” shall mean, collectively, the following documents:

- (a) the Completion Agreement (Series 2026 Bonds – Phase 2A);
- (b) the True-Up Agreement (Series 2026 Bonds – Phase 2A);
- (c) the Collateral Assignment and Assumption of Development and Contract Rights (Series 2026 Bonds – Phase 2B and 2C);
- (d) the Collateral Assignment and Assumption of Development and Contract Rights (Series 2026 Bonds-Phase 2A);and
- (e) the Acquisition Agreement (Series 2026 Bonds-Phase 2A).

Capitalized terms otherwise used, but not defined, herein shall have the meaning assigned thereto in the Purchase Agreement.

2. The Developer is a limited liability company organized and existing under the laws of the State of Delaware and is authorized to do business in the State of Florida.

3. Representatives of the Developer have provided information to the District to be used in connection with the offering by the District of the Bonds, pursuant to a Preliminary Limited Offering Memorandum dated _____, 2026 (the “Preliminary Limited Offering Memorandum”), and a final Limited Offering Memorandum dated _____, 2026 (the “Limited Offering Memorandum” and, together with the Preliminary Limited Offering Memorandum, the “Limited Offering Memoranda”).

4. The Developer has reviewed and approved the information contained in the Limited Offering Memoranda under the captions “THE DEVELOPMENT,” “TPG AND DEVELOPER” (as it relates to the Developer and Phase 2A), “LITIGATION – Developer,” and “BONDOWNERS’ RISKS (solely as it relates to the Developer and Phase 2A) and warrants and represents that such information did not as of its respective dates, and does not as of the date

hereof, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

5. The Developer represents and warrants that it has complied with and will continue to comply with Section 190.048, Florida Statutes, as amended.

6. As of the date hereof, there has been no material adverse change in the business, properties, assets or financial condition of the Developer which has not been disclosed in the Limited Offering Memoranda and/or in all other information provided by the Developer to the Underwriter or the District.

7. The Developer has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. The Developer has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

8. To the best of our knowledge, the Developer is not in default under any resolution, ordinance, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Developer is subject or by which the Developer or its properties are or may be bound, which would have a material adverse effect on the consummation of the transactions contemplated by the Financing Documents or on the development of the Series 2026 Project.

9. Except as otherwise disclosed in the Limited Offering Memoranda, there is no action, suit or proceeding at law or in equity by or before any court or public board or body pending or, solely to the best of our knowledge, threatened against the Developer (or any basis therefor) (a) seeking to restrain or enjoin the execution or delivery of the Financing Documents, (b) contesting or affecting the validity or enforceability of the Financing Documents or any and all such other agreements or documents as may be required to be executed, or the transactions contemplated thereunder, or (c) contesting or affecting the establishment or existence of the Developer, or of the Developer's business, assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of the Developer to develop the 2026 Assessment Area.

10. To the best of our knowledge after due inquiry, the Developer is in compliance in all material respects with all provisions of applicable law in all material matters relating to the Phase 2A portion of the Series 2026 Project as described in the Limited Offering Memoranda. Except as otherwise described in the Limited Offering Memoranda, (a) to the best of our knowledge, the Developer has the appropriate land use and zoning approvals to permit the development of the Phase 2A portion of the 2026 Assessment Area and the construction of the improvements as described in the Limited Offering Memoranda under the heading of "THE

DEVELOPMENT” and (b) the Developer is not aware of any default of any zoning condition, permit or development agreement which would materially adversely affect the Developer’s ability to complete or cause the completion of development of the 2026 Assessment Area as described in the Limited Offering Memoranda under the heading of “THE DEVELOPMENT.”

11. The Developer is not insolvent and the Developer is not in default of any obligations to pay special assessments, except as disclosed in the Limited Offering Memoranda.

12. The current general development plans for the 2026 Assessment Area are as set forth in the Limited Offering Memorandum under the caption “THE DEVELOPMENT—Residential Land Use and Development Plan” and the status of sales activity and projected absorption is as set forth in the Limited Offering Memorandum under the captions “THE DEVELOPMENT — Development Status,” “THE DEVELOPMENT —Model Home/Sales Activity” and “THE DEVELOPMENT — Projected Absorption.” Developer is proceeding with all reasonable speed to develop the 2026 Assessment Area.

Dated: _____, 2026.

LENNAR HOMES LLC,
a Florida limited liability company

Name: _____
Title: _____

EXHIBIT F-2

FORM OF CERTIFICATE OF TPG

TPG AG EHC III (LEN) MULTI STATE 5, LLC, a Delaware limited liability company ("TPG"), does hereby certify, that:

1. This Certificate of TPG is furnished pursuant to Section 8(c)(10) of the Bond Purchase Agreement dated _____, 2026 (the "Purchase Agreement") between Horseshoe Creek Community Development District (the "District") and MBS Capital Markets LLC (the "Underwriter") relating to the sale by the District of its \$_____ original aggregate principal amount of Horseshoe Creek Community Development District Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) (the "Bonds"). As used herein, "Financing Documents" shall mean, collectively, the following documents:

- (a) the Declaration of Consent to Jurisdiction of the Horseshoe Creek Community Development District and to Imposition of Debt Special Assessments (Series 2026 Assessments – Phase 2A) dated _____, 2026, executed and delivered by TPG;
- (b) the True-Up Agreement (Series 2026 – Phase 2A) dated _____, 2026;
- (c) the Continuing Disclosure Agreement dated _____, 2026;

Capitalized terms otherwise used, but not defined, herein shall have the meaning assigned thereto in the Purchase Agreement.

2. TPG is a limited liability company organized and existing under the laws of the State of California and is authorized to do business in the State of Florida.

3. Representatives of TPG have provided information to the District to be used in connection with the offering by the District of the Bonds, pursuant to a Preliminary Limited Offering Memorandum dated _____, 2026 (the "Preliminary Limited Offering Memorandum"), and a final Limited Offering Memorandum dated _____, 2026 (the "Limited Offering Memorandum" and, together with the Preliminary Limited Offering Memorandum, the "Limited Offering Memoranda").

4. TPG has reviewed and approved the information relating to Phase 2A (as defined in the Limited Offering Memoranda) contained in the Limited Offering Memoranda under the captions "THE DEVELOPMENT," "TPG AND DEVELOPER," "LITIGATION – TPG," "CONTINUING DISCLOSURE," and "BONDOWNERS' RISKS" (solely as it relates to TPG and Phase 2A) and warrants and represents that such information did not as of its respective dates, and does not as of the date hereof, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

5. TPG represents and warrants that it has complied with and will continue to comply with Section 190.048, Florida Statutes, as amended.

6. As of the date hereof, there has been no material adverse change in the business, properties, assets or financial condition of TPG which has not been disclosed in the Limited Offering Memoranda and/or in all other information provided by TPG to the Underwriter or the District.

7. TPG hereby consents to the levy of the Series 2026 Assessments on the lands in Phase 2A. The levy of the Series 2026 Assessments on the lands in Phase 2A will not conflict with or constitute a breach of or default under any agreement, mortgage, lien or other instrument to which TPG is a party or to which its property or assets are subject.

8. TPG has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. TPG has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

9. Other than as may be disclosed in the Limited Offering Memoranda, the lands in Phase 2A securing the Series 2026 Assessments for the Bonds are free and clear of any commercial mortgage encumbrance (i.e., non single-family home mortgages obtained by homeowners).

10. TPG acknowledges that the Bonds have the debt service requirements set forth in the Limited Offering Memorandum and that the Series 2026 Assessments will be levied by the District at times, and in amounts sufficient, to enable the District to pay debt service on the Bonds when due.

11. To the best of our knowledge, TPG is not in default under any resolution, ordinance, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which TPG is subject or by which TPG or its properties are or may be bound, which would have a material adverse effect on the consummation of the transactions contemplated by the Financing Documents or on Phase 2A, and TPG is not delinquent in the payment of any ad valorem, federal or state taxes associated with Phase 2A.

12. Except as otherwise disclosed in the Limited Offering Memoranda, there is no action, suit or proceeding at law or in equity by or before any court or public board or body pending or, solely to the best of our knowledge, threatened against TPG (or any basis therefor) (a) seeking to restrain or enjoin the execution or delivery of the Financing Documents, (b) contesting or affecting the validity or enforceability of the Financing Documents or any and all such other agreements or documents as may be required to be executed, or the transactions contemplated thereunder, or (c) contesting or affecting the establishment or existence of TPG, or

of TPG's business, assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of TPG.

13. To the best of our knowledge after due inquiry, TPG is in compliance in all material respects with all provisions of applicable law in all material matters relating to Phase 2A as described in the Limited Offering Memoranda. Except as otherwise described in the Limited Offering Memoranda, (a) to the best of our knowledge, Phase 2A is zoned and properly designated for its intended use, and (b) TPG is not aware of any default of any zoning condition, permit or development agreement which would adversely affect TPG's ability to complete, or cause to be completed through a third party, the development of Phase 2A as described in the Limited Offering Memoranda.

14. TPG acknowledges that it will have no rights under Chapter 170, Florida Statutes, as amended, to prepay, without interest, the Series 2026 Assessments imposed on the lands in Phase 2A owned by TPG within thirty (30) days following completion of the Series 2026 Project and acceptance thereof by the District.

15. TPG is not insolvent and TPG is not in default of any obligations to pay special assessments, except as disclosed in the Limited Offering Memoranda.

16. The current general development plans for Phase 2A are as set forth in the Limited Offering Memorandum under the caption "THE DEVELOPMENT—Residential Land Use and Development Plan" and the status of sales activity and projected absorption is as set forth in the Limited Offering Memorandum under the captions "THE DEVELOPMENT — Development Status," "THE DEVELOPMENT —Model Home/Sales Activity" and "THE DEVELOPMENT — Projected Absorption." TPG is proceeding with all reasonable speed to cause the development of Phase 2A.

Dated: _____, 2026.

**TPG AG EHC III (LEN) MULTI STATE 5,
LLC**, a Delaware limited liability company

Name: _____

Title: _____

EXHIBIT G-1

FORM OF OPINION OF COUNSEL TO DEVELOPER

_____, 2026

Horseshoe Creek Community Development District
City of Davenport, Florida

MBS Capital Markets, LLC
Winter Park, Florida

Re: Horseshoe Creek Community Development District Capital Improvement
Revenue Bonds, Series 2026 (2026 Assessment Area)

Ladies and Gentlemen:

We are special counsel to Lennar Homes, LLC, a Florida limited liability company (the “Developer”), which is Developer of the property legally described in Exhibit A hereto (“Phase 2A”) within the 2026 Assessment Area (as defined in the Offering Memoranda defined below) planned to consist of 160 platted units within the residential development commonly known as Reedy Isles located within the City of Davenport, Florida, and within the jurisdictional boundaries of the Horseshoe Creek Community Development District (the “District”). We have served as special counsel to Developer in connection with the issuance by the District of its Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) in the principal amount of \$_____ (“Bond Transaction”) as described in the Preliminary Limited Offering Memorandum, dated _____, 2026, and the Limited Offering Memorandum dated _____, 2026 (together the “Limited Offering Memoranda”). This opinion letter is furnished to you at the request of and is given with the consent of Developer.

This opinion is delivered specifically in connection with (a) the execution and delivery by Developer of the following documents, each of even date herewith unless otherwise stated, and all relating to the Bond Transaction (collectively, the “Developer Documents”):

- (a) the Acquisition Agreement (Series 2026 Bonds – Phase 2A) dated _____, 2026;
- (b) the Completion Agreement (Series 2026 Bonds – Phase 2A) dated _____, 2026;
- (c) the Collateral Assignment and Assumption of Development and Contract Rights (Series 2026 Bonds – Phase 2A) dated _____, 2026;
- (d) the True-Up Agreements (Series 2026 Bonds – Phase 2A) dated _____, 2026;
and
- (e) the Certificate of Developer dated _____, 2026, executed by Developer in connection with the issuance of the Bonds by the District.

Unless otherwise defined herein, capitalized terms used herein shall have the respective meanings ascribed to such terms in the Bond Purchase Agreement, dated _____, 2026, between the District and MBS Capital Markets, LLC, in the Master Trust Indenture, dated as of May 1, 2026, as supplemented by a First Supplemental Trust Indenture, dated as of May 1, 2026, each between the District and U.S. Bank Trust Company, National Association, as trustee (together, the “Indenture”), or in the Limited Offering Memoranda.

In our capacity as special counsel to Developer in connection with the Bond Transaction, we have examined Developer Documents, and the following organizational documents (collectively, the “Developer Organizational Documents”):

[INSERT DEV ORG DOCS]

Further, we have examined such matters of law as we have considered necessary or appropriate for the expression of the opinions contained herein. Where appropriate, we have relied on certificates, resolutions, consents and representations of Developer, its representatives, and other parties to the Bond Transaction, including, without limitation, the Certificate of Developer referenced in (d) above, delivered pursuant to Section 8(c)(10) of the Bond Purchase Agreement, which, as to the factual matters contained therein, we are relying upon.

The opinions hereinafter expressed are subject to the following qualifications:

A. The enforceability of Developer Documents in accordance with their respective terms is subject to (i) the effect of any applicable bankruptcy, insolvency, fraudulent transfer, reorganization, moratorium or other laws affecting creditors’ rights and/or remedies generally, and (ii) general equitable principles which limit specific enforcement of, or indemnification provisions in Developer Documents. Our opinion as to enforceability of any document is, therefore, subject to limitations imposed by bankruptcy, insolvency, reorganization, moratorium, liquidation, readjustment of debt, or similar laws relating to or affecting creditors’ rights and/or remedies generally and general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law), commercial reasonableness, good faith and the exercise of judicial discretion in appropriate cases.

B. Certain rights and remedies contained in Developer Documents may be rendered ineffective, or limited, by applicable laws or judicial decisions governing such provisions, but such laws and judicial decisions do not, in our opinion, make Developer Documents inadequate for the practical realization of the benefits intended to be provided by Developer Documents.

C. We have examined the originals or copies of such records of Developer, certificates of public officials, Developer Organizational Documents, and such other agreements, instruments and documents that we have deemed necessary as a basis for the opinions hereinafter expressed.

D. In rendering this opinion, we have assumed the accuracy and truthfulness of all public records and of all certifications, documents and other proceedings examined by us that

have been executed or certified by the public officials acting within the scope of their official capacities and have not verified the accuracy or truthfulness thereof.

E. In rendering this opinion, we have assumed the genuineness of all signatures (other than those of Developer), the authenticity of all documents submitted to us as originals, the conformity to original documents of all documents submitted to us as certified, conformed or photostatic copies, and the legal capacity of all natural persons.

F. Except for Developer, we have assumed that on the date of closing of the Bond Transaction, each other party to Developer Documents has the requisite power and authority to enter into and perform its respective obligations under Developer Documents and has duly authorized and executed and delivered the respective Developer Documents, and that such Developer Documents are valid, binding and enforceable against such other parties.

G. We have assumed that Developer Documents reviewed by us contain the entire agreement of the parties with respect to the subject matter thereof, and that there are no other oral or written agreements between the parties that would modify Developer Documents.

H. As to any fact relevant to this opinion, we have relied solely upon representations of Developer. Except to the extent expressly set forth herein, we have not undertaken any independent investigation to determine the existence or absence of any such facts, and no inference as our knowledge of the existence of such facts should be drawn from the fact of our limited representation of Developer in connection with the Bond Transaction. Whenever our opinion herein with respect to the existence or absence of facts is indicated to be based upon our knowledge or awareness, it is intended to signify that during the course of our limited representation of Developer as herein described, no information has come to our attention which would give us knowledge of the existence or absence of such facts.

I. The opinions expressed herein relate solely to Florida law and the laws of the United States of America as now existing. We express no opinion with regard to any matters which may be, or which purport to be, governed by the laws of any other state or jurisdiction. Nothing herein shall be construed as an opinion regarding the possible applicability of federal or state securities laws, as to which no opinion is expressed.

J. We exclude from this opinion letter any opinion as to the applicability or effect of any Federal or state taxes, including income taxes, sales taxes and franchise fees.

K. We exclude from this opinion letter any opinion as to title matters concerning any real or personal property.

L. We express no opinions other than those specifically set forth herein and no other opinions may be considered implied or inferred hereby.

Based on the foregoing and subject to the qualifications set forth herein, we are of the opinion that:

1. Developer is a limited liability company duly organized and validly existing and in good standing under the laws of the State of Florida.

2. Developer has the power to conduct its business and to undertake the commitments and obligations as described in the Limited Offering Memoranda and to enter into Developer Documents.

3. Developer Documents have been authorized by all necessary corporate and limited liability company action, executed and delivered by Developer and, assuming the due authorization, execution and delivery of each Developer Document by the other parties thereto, Developer Documents constitute legal, valid and binding obligations of Developer, enforceable in accordance with their respective terms.

4. Each of Developer Documents is a legal, valid and binding obligation of Developer, enforceable under the laws of the State of Florida in accordance with its terms.

5. The execution, delivery and performance of Developer Documents by Developer do not violate (a) Developer Organizational Documents, (b) to our knowledge, any agreement, instrument of Florida law, rule or regulation known to us to which Developer is a party or by which Developer's assets are or may be bound; or (c) to our knowledge, any judgment, decree or order of any administrative tribunal, which judgment, decree, or order is binding on Developer or its assets.

6. Nothing has come to our attention that would lead us to believe the information contained in the Limited Offering Memoranda with respect to Developer and Phase 2A under the captions "THE DEVELOPMENT," "TPG AND DEVELOPER," and "LITIGATION – Developer," does not accurately and fairly present the information purported to be shown or contains any untrue statement of a material fact, nor omits to state any material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading as of the respective dates of the Limited Offering Memoranda or as of the date hereof.

7. Nothing has come to our attention that would lead us to believe that Developer is not in compliance in all material respects with all provisions of applicable law in all material matters relating to Developer as described in the Limited Offering Memoranda. Except as described in the Limited Offering Memoranda, including, without limitation, the section thereof entitled "THE DEVELOPMENT" with respect to Phase 2A: (a) we have no knowledge that Developer has not received all government permits required in connection with the development of Phase 2A as described in the Limited Offering Memoranda, other than certain permits, which permits are expected to be received in due course; (b) we have no knowledge of any default of any zoning condition, land use permit or development agreement which would adversely affect the ability of Phase 2A to be developed and completed as described in the Limited Offering

Memoranda; and (c) we have no knowledge and are not otherwise aware of any reason to believe that any permits, consents and licenses required to complete the development of the Phase 2A as described in the Limited Offering Memoranda will not be obtained in due course as required.

8. To our knowledge, based upon the Certificate as to certain factual matters and without a docket search, there is no pending or threatened litigation which would prevent or prohibit the development of Phase 2A in accordance with the description thereof in the Limited Offering Memoranda and the Engineer's Reports annexed thereto, or which may result in any material adverse change in the business, properties, assets or financial condition of Developer.

9. To our knowledge, based upon the Certificate as to certain factual matters and without a docket search, Developer has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of the State of Florida. To our knowledge, based on a certificate of Developer as to certain factual matters, Developer has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

10. To our knowledge, based upon Developer's Certificate as to certain factual matters, nothing has come to our attention that would lead us to believe that Developer is in default under any mortgage, trust indenture, lease or other instrument to which it or any of its assets is subject, which default would have a material adverse effect on the Bonds or the development of Phase 2A.

This opinion letter speaks only as of the date hereof and we assume no obligation to update or supplement this opinion letter if any applicable laws change after the date of this opinion letter or if we become aware after the date of this opinion letter of any facts, whether existing before or arising after the date hereof, that might change the opinions expressed above.

We have no obligation to update this opinion letter or otherwise advise you with respect to any event or circumstance arising after the date hereof or with respect to events or circumstances occurring prior to the date hereof, which are not known to us but of which we subsequently become aware. This opinion letter is provided as a legal opinion only and not as a guaranty or warranty of the matters discussed herein or in documents referred to herein. No opinion may be inferred or implied beyond the matters expressly stated herein.

This opinion letter has been prepared and is to be construed in accordance with the Report on Third-Party Legal Opinion Customary Practice in Florida, dated December 3, 2011, together with the First Supplement, dated July 14, 2021 (collectively, the "Report"). The Report is incorporated by reference into this opinion letter.

This opinion is furnished by us in our limited capacity as special counsel to Developer in connection with the Bond Transaction solely for the benefit of the addressees in connection with the Bond Transaction and this opinion may not be relied upon in any manner, nor used, by any other persons or entities or for any other purpose without our express written consent in each instance. No attorney-client relationship has existed or exists between our firm and MBS Capital Markets, LLC.

Very truly yours,

GREENBERG TRAURIG, P.A.

EXHIBIT G-2

FORM OF OPINION OF COUNSEL TO TPG

_____, 2026

Horseshoe Creek Community Development District
City of Davenport, Florida

MBS Capital Markets, LLC
Winter Park, Florida

Re: Horseshoe Creek Community Development District Capital Improvement
Revenue Bonds, Series 2026 (2026 Assessment Area)

Ladies and Gentlemen:

We are counsel to TPG AG EHC III (LEN) MULTI STATE 5, LLC, a Delaware limited liability company ("TPG"), which is the owner of the property legally described in Exhibit A hereto ("Phase 2A") of the 2026 Assessment Area (as defined in the Offering Memorandum defined below) to consist of 160 platted units within the residential development commonly known as Reedy Isles located within the City of Davenport, Florida, and within the jurisdictional boundaries of the Horseshoe Creek Community Development District (the "District"). We have served as counsel to TPG in connection with the issuance by the District of its Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) in the principal amount of \$_____ (the "Bonds") as described in the Limited Offering Memorandum dated _____, 2026 (the "Offering Memorandum"). The Bonds were purchased from the District by MBS Capital Markets, LLC pursuant to that certain Bond Purchase Agreement, dated _____, 2026. The Bonds are being issued under and pursuant to the Master Trust Indenture, dated as of May 1, 2026, between the District and U.S. Bank Trust Company, National Association, as trustee, as supplemented by the First Supplemental Trust Indenture, dated as of May 1, 2026, between the District and the Trustee. Capitalized terms used, but not defined, herein shall have the meaning assigned thereto in the Offering Memorandum.

This opinion letter is furnished to you pursuant to Section 8(c)(10) of the Purchase Agreement.

In our capacity as counsel to TPG, we have examined and are familiar with the following documents (collectively, the "Transaction Documents") relating to the Bonds:

(a) the Declaration of Consent to Jurisdiction of the Horseshoe Creek Community Development District and to Imposition of Debt Special Assessments (Series 2026 Assessments – Phase 2A) dated _____, 2026, executed and delivered by TPG;

(b) the Collateral Assignment and Assumption of Development and Contract Rights (Series 2026 Bonds – Phase 2A) dated _____, 2026;

(c) the True-Up Agreement (Series 2026 Bonds – Phase 2A) dated _____, 2026;

(d) the Continuing Disclosure Agreement dated _____, 2026; and

(e) the Certificate of TPG dated _____, 2026, executed by TPG in connection with the issuance of the Bonds by the District.

We have also relied upon the following documents and materials (collectively, the “Certificates”):

(a) Articles of Organization for TPG, certified by the Secretary of State of the State of Delaware as of _____, 2026 (the “Articles”);

(b) Certificate of Status in the State of Delaware for TPG, certified by the Secretary of State of the State of California as of _____, 2026 (the “Certificate of Status”);

(c) Certificate of Status in the State of Florida for TPG, certified by the Secretary of State of the State of Florida as of _____, 2026; and

(d) Certificate to Counsel from TPG as attached hereto as Exhibit B.

Additionally, in our capacity as counsel to TPG in connection with the District’s issuance of the Bonds, we have made such examination of law as we have deemed necessary or appropriate in rendering the opinions set forth below.

For purposes of rendering the opinions contained in this opinion letter, we have not reviewed any documents other than the documents listed above. We have also not reviewed any documents that may be referred to in or incorporated by reference into any of the documents listed above.

In rendering the opinions set forth herein, we have assumed with your permission, and without undertaking any independent investigation, that:

(i) The execution, delivery and performance of the Transaction Documents does not violate or conflict with any order, writ, injunction or decree of any court, administrative agency or other governmental authority applicable to TPG.

(ii) TPG will obtain all permits and governmental approvals required in the future, and take all actions similarly required, relevant to the performance of the Transaction Documents.

In rendering the opinions set forth herein, we have further assumed with your permission the genuineness of all signatures other than those of TPG, the authenticity of all documents submitted to us as originals, the conformity to original documents of all documents submitted to

us as certified, conformed or photostatic copies, and the legal capacity of all natural persons. In our examination of any of the Transaction Documents executed by entities other than TPG, we have assumed that each such other entity has the power to execute and deliver such Transaction Documents and that such other entity has the power to perform all of its obligations thereunder; and also have assumed the due authorization by each such entity of all requisite action and the due execution and delivery of such documents by each such entity; and that such Transaction Documents constitute the legal, valid and binding obligations or undertakings of each such entity.

We have further relied upon certificates and representations made by TPG and TPG's representatives and the parties to this transaction described in the Offering Memorandum.

Based on the foregoing and subject to the qualifications set forth herein, we are of the opinion that:

1. Based solely on the Articles and the Certificate of Status issued by the Secretary of State of the State of Delaware, TPG is a limited liability company duly organized and validly existing and in good standing under the laws of the State of Delaware.

2. TPG is authorized to do business in the State of Florida.

3. The execution, delivery and performance by TPG of the Transaction Documents are within the power of TPG and have been duly authorized by entity action.

4. Each of the Transaction Documents is a legal, valid and binding obligation of TPG, enforceable under the laws of the State of Florida in accordance with its terms.

5. The execution and delivery of the Transaction Documents by TPG and consummation of the obligations of TPG thereunder do not: (i) constitute a breach or violation of TPG's organizational documents, (ii) conflict with any Florida law or (iii) based solely in reliance on the Certificates, constitute a breach of or default under any existing agreement, indenture, mortgage or other instrument to which TPG is subject or by which its assets are or may be bound.

6. The property constituting Phase 2A is zoned as described in the Offering Memorandum. Phase 2A has approval from the City of Davenport, Florida, to allow for the development of the 163 residential units in Phase 2A as described in the Offering Memorandum.

7. Based on a review of that certain Property Information Report attached hereto as Exhibit A (the "Property Report") of the property in Phase 2A (the "TPG Property"), without independent inquiry, fee simple title to the TPG Property is held by TPG and is subject only to the liens, encumbrances, easements and agreements set forth in the Property Report. The opinion in this paragraph is given as of the date of and in reliance upon the Property Report, and we disclaim any obligation to advise you of any change which thereafter may have been brought to our attention. We offer no opinion as to the correctness of the Property Report and have undertaken no independent verification as to the title to Phase 2A.

8. To the best of our knowledge, based on inquiry with ___, except as disclosed in the Offering Memorandum, there was no action, suit or proceeding, at law or in equity, pending for which TPG has received actual notice or, to our knowledge, threatened, against TPG which, if successful would: (a) restrain or enjoin TPG from executing and delivering any of the Transaction Documents, (b) render invalid or unenforceable one or more of the Transaction Documents or the obligations of TPG contemplated thereunder, (c) affect the existence of TPG or the election or appointment of any of its officers or directors, or (d) negatively impact the corporate powers of TPG or TPG's assets or financial condition in such manner as to materially adversely affect TPG's ability to perform its obligations under the Transaction Documents as described in the Offering Memorandum.

9. To our knowledge, TPG has not taken any action that would preclude the sale or issuance of the Bonds by the District or the construction or acquisition by the District of Phase 2A.

10. With respect to the information in the Offering Memorandum, we have not undertaken any independent investigation or verification of, and therefore are not passing upon or assuming responsibility for, the accuracy, completeness, fairness or sufficiency of the Offering Memorandum, including (i) any financial, statistical or economic data contained anywhere therein, (ii) any exhibit, appendix and attachment thereto, and (iii) with respect to DTC and its book-entry only system. We have had general discussions with representatives of TPG concerning the Offering Memorandum and in the course of our discussions and limited participation as of the date hereof, no facts have come to our attention that cause us to believe that the information set forth in the Offering Memorandum under the captions "THE DEVELOPMENT" (excluding information under the captions Zoning and Permitting, Environmental, Utilities, Residential Land Use and Development Plan, Development Status, Product Offerings, Model Home /Sales Activity, Projected Absorption, Recreational Amenities, Schools, Marketing, Fees and Assessments, Competition, and any financial, statistical or economic data therein as to which we express no opinion), "TPG AND DEVELOPER," "LITIGATION – TPG," and "CONTINUING DISCLOSURE" (solely as it relates to Phase 2A and TPG), as of the date of the Offering Memorandum or as of the date hereof, contains an untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading.

11. To our knowledge, TPG has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute. To our knowledge, TPG has not indicated its consent to, or approval of, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

The opinions expressed above are based solely on the laws of the State of Florida as of the date hereof. Accordingly, we express no opinion nor make any statement regarding the effect or application of the law of any other state or jurisdiction.

No opinion is rendered hereunder as to the accuracy of the representations or warranties contained in the Transaction Documents.

Our opinion set forth above as to the enforceability of any of the Transaction Documents is subject to limitations imposed by bankruptcy, insolvency, reorganization, moratorium or similar laws relating to or affecting creditors' rights generally and general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law), and to the exercise of judicial discretion in appropriate cases.

Our opinions expressed herein are predicated upon present laws, facts and circumstances, and we do not undertake or assume any obligation to update any matters contained herein or to update or supplement the opinions expressed herein to reflect any changes in facts or circumstances that may hereafter come to our attention or any changes in laws that may hereafter occur though such change may affect one or more of the opinions expressed herein. This opinion is furnished by us as counsel to TPG and is solely for the benefit of the addressees herein in connection with the issuance of the Bonds and shall not extend to, and may not be relied upon by, any other person or entity (regardless of whether such other person or entity is related to or affiliated with any of the addressees) without our express written consent. The delivery of this opinion to the addressees does not create, and shall not be deemed to create, an attorney-client relationship.

Respectfully submitted,

EXHIBIT A

Property Report
with Legal Description

EXHIBIT B

Certificate to Counsel

EXHIBIT H

FORM OF CERTIFICATE OF MASTER LANDOWNER

TLC Reedy Isle, LLC, a Florida limited liability company (the “Master Landowner”), does hereby certify, that:

1. This Certificate of the Master Landowner is furnished pursuant to Section 8(c)(10) of the Bond Purchase Agreement dated _____, 2026 (the “Purchase Agreement”) between Horseshoe Creek Community Development District (the “District”) and MBS Capital Markets LLC (the “Underwriter”) relating to the sale by the District of its \$_____ original aggregate principal amount of Horseshoe Creek Community Development District Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) (the “Bonds”). As used herein, “Financing Documents” shall mean, collectively, the following documents:

a. the Acquisition Agreement (Series 2026 Bonds – Phases 2B & 2C) dated _____, 2026;

b. the Declaration of Consent to Jurisdiction of the Horseshoe Creek Community Development District and to Imposition of Debt Special Assessments (Series 2026 Assessments – Phases 2B & 2C) dated _____, 2026, executed and delivered by the Master Landowner;

c. the Completion Agreement (Series 2026 Bonds – Phase 2B & 2C) dated _____, 2026;

d. the True-Up Agreement (Series 2026 Bonds – Phases 2B & 2C) dated _____, 2026 (the “True-Up Agreement”);

e. the Collateral Assignment and Assumption of Development and Contract Rights (Series 2026 Bonds – Phases 2B & 2C) dated _____, 2026; and

f. the Continuing Disclosure Agreement dated _____, 2026.

Capitalized terms otherwise used, but not defined, herein shall have the meaning assigned thereto in the Purchase Agreement.

2. The Master Landowner is a limited liability company organized and existing under the laws of the State of Florida and is authorized to do business in the State of Florida.

3. Representatives of the Master Landowner have provided information to the District to be used in connection with the offering by the District of the Bonds, pursuant to a Preliminary Limited Offering Memorandum dated _____, 2026 (the “Preliminary Limited Offering Memorandum”), and a final Limited Offering Memorandum dated _____, 2026 (the

“Limited Offering Memorandum” and, together with the Preliminary Limited Offering Memorandum, the “Limited Offering Memoranda”).

4. The Master Landowner has reviewed and approved the information relating to the Master Landowner and the lands within the District owned by the Master Landowner (the “Master Landowner Lands”) contained in the Limited Offering Memoranda under the captions “THE DEVELOPMENT,” “THE MASTER LANDOWNER,” and “LITIGATION – The Master Landowner” and with respect to the Master Landowner and the Master Landowner Lands under the captions “CONTINUING DISCLOSURE” and “BONDOWNERS’ RISKS” and warrants and represents that such information did not as of its respective dates, and does not as of the date hereof, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

5. The Master Landowner represents and warrants that it has complied with and will continue to comply with Section 190.048, Florida Statutes, as amended.

6. As of the date hereof, there has been no material adverse change in the business, properties, assets or financial condition of the Master Landowner which has not been disclosed in the Limited Offering Memoranda and/or in all other information provided by the Master Landowner to the Underwriter or the District.

7. The Master Landowner hereby consents to the levy of the Series 2026 Assessments on the Master Landowner Lands (each as described in the Limited Offering Memoranda). The levy of the Series 2026 Assessments on the Master Landowner Lands in the 2026 Assessment Area will not conflict with or constitute a breach of or default under any agreement, mortgage, lien or other instrument to which the Master Landowner is a party or to which its property or assets are subject.

8. The Master Landowner has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. The Master Landowner has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

9. Other than as may be disclosed in the Limited Offering Memoranda, the Master Landowner Lands securing the Series 2026 Assessments for the Bonds are free and clear of any commercial mortgage encumbrance (i.e., non single-family home mortgages obtained by homeowners).

10. The Master Landowner acknowledges that the Bonds have the debt service requirements set forth in the Limited Offering Memorandum and that the Series 2026

Assessments will be levied by the District at times, and in amounts sufficient, to enable the District to pay debt service on the Bonds when due.

11. To the best of our knowledge, the Master Landowner is not in default under any resolution, ordinance, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Master Landowner is subject or by which the Master Landowner or its properties are or may be bound, which would have a material adverse effect on the consummation of the transactions contemplated by the Financing Documents or on the Master Landowner Lands, and the Master Landowner is not delinquent in the payment of any ad valorem, federal or state taxes associated with the Master Landowner Lands.

12. Except as otherwise disclosed in the Limited Offering Memoranda, there is no action, suit or proceeding at law or in equity by or before any court or public board or body pending or, solely to the best of our knowledge, threatened against the Master Landowner (or any basis therefor) (a) seeking to restrain or enjoin the execution or delivery of the Financing Documents, (b) contesting or affecting the validity or enforceability of the Financing Documents, or any and all such other agreements or documents as may be required to be executed, or the transactions contemplated thereunder, or (c) contesting or affecting the establishment or existence of the Master Landowner, or of the Master Landowner's business, assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of the Master Landowner.

13. To the best of our knowledge after due inquiry, the Master Landowner is in compliance in all material respects with all provisions of applicable law in all material matters relating to the Master Landowner Lands as described in the Limited Offering Memoranda. Except as otherwise described in the Limited Offering Memoranda, (a) to the best of our knowledge, the Master Landowner Lands are zoned and properly designated for their intended use, and (b) the Master Landowner is not aware of any default of any zoning condition, permit or development agreement which would adversely affect the Master Landowner's ability to complete or cause the completion of development of Phases 2B and 2C as described in the Limited Offering Memoranda.

14. The Master Landowner acknowledges that it will have no rights under Chapter 170, Florida Statutes, as amended, to prepay, without interest, the Series 2026 Assessments imposed on the Master Landowner Lands within thirty (30) days following completion of the Series 2026 Project and acceptance thereof by the District.

15. The Master Landowner is not insolvent and the Master Landowner is not in default of any obligations to pay special assessments, except as disclosed in the Limited Offering Memoranda.

16. The current general development plans for Phases 2B and 2C of the 2026 Assessment Area are as set forth in the Limited Offering Memorandum under the caption "THE DEVELOPMENT—Residential Land Use and Development Plan" and the status of sales activity and projected absorption is as set forth in the Limited Offering Memorandum under the captions

“THE DEVELOPMENT — Development Status,” “THE DEVELOPMENT — Model Home/Sales Activity” and “THE DEVELOPMENT — Projected Absorption.” The Master Landowner is proceeding with all reasonable speed to develop Phases 2B and 2C of the 2026 Assessment Area and to sell developed lots for the construction of homes thereon to be purchased by end users. As of the date hereof, the Master Landowner does not reasonably expect that it will be required to make any payments under the True-Up Agreement.

Dated: _____, 2026.

TLC REEDY ISLE, LLC,
a Florida limited liability company

Name: _____
Title: _____

EXHIBIT I

FORM OF OPINION OF COUNSEL TO MASTER LANDOWNER

_____, 2026

Horseshoe Creek Community Development District
City of Davenport, Florida

MBS Capital Markets, LLC
Winter Park, Florida

Re: \$_____ Horseshoe Creek Community Development District (City of
 Davenport, Florida) Capital Improvement Revenue Bonds, Series 2026 (2026
 Assessment Area) (the "Bonds")

Ladies and Gentlemen:

I am general counsel to TLC Reedy Isle, LLC, a Florida limited liability company (the "Master Landowner"), in connection with its development of Phases 2B and 2C in the development known as Reedy Isles located in the City of Davenport, Florida in Polk County, Florida described in the Limited Offering Memorandum, dated _____, 2026 (the "Limited Offering Memorandum"), relating to the above-referenced Bonds issued by the Horseshoe Creek Community Development District (the "District"). As of the date of this opinion, the Master Landowner is the owner of the lands comprising Phases 2B and 2C of the 2026 Assessment Area as described in the Limited Offering Memorandum (the "Master Landowner Lands"). Unless otherwise defined herein, capitalized terms used herein have the respective meanings assigned to such terms in the Bond Purchase Agreement, dated _____, 2026 (the "Bond Purchase Agreement"), between the District and MBS Capital Markets, LLC, or in the Master Trust Indenture, dated as of May 1, 2026, as supplemented by a First Supplemental Trust Indenture dated as of May 1, 2026, each by and between the District and U.S. Bank Trust Company, National Association, as trustee.

In my capacity as general counsel to the Master Landowner, I have examined and am familiar with the documents listed on Exhibit "A" attached hereto (the "Master Landowner Agreements").

Also, I have examined the organizational documents listed on Exhibit "B" attached hereto (collectively, the "Master Landowner Organizational Documents" and, together with the Master Landowner Agreements, the "Documents").

Except to the extent expressly stated herein to the contrary, in rendering this opinion, I have relied solely upon the Master Landowner Organizational Documents and the certificates, opinions and representations made by the Master Landowner, its representatives and the parties to this transaction as described in, but not limited to, the Documents (collectively, the "Certificates").

Assumptions

In rendering this opinion, I have assumed, without having made any independent investigation of the facts and on reliance on the Master Landowner Organizational Documents and Certificates, the following:

A. The genuineness of all signatures (other than those of the Master Landowner) and the authenticity of all documents submitted to me as originals and the conformity to original documents of all documents submitted to me as certified, conformed or photostatic copies, and the legal capacity of all natural persons.

B. To the extent that the obligations of the Master Landowner may be dependent upon such matters, that each other party to the Documents referred to herein is duly formed, validly existing and in good standing under the laws of its jurisdiction of formation; that each such other party has the requisite corporate or other organizational power and authority to perform its obligations under the Documents, as applicable; and that the Documents, as applicable, have been duly authorized, executed and delivered by, and each of them constitutes the legally valid and binding obligations of, such other parties, as applicable, enforceable against such other parties in accordance with their respective terms.

C. That all material legal and factual matters, including without limitation, representations and warranties, contained in the Documents and the Certificates, are true and correct as set forth therein.

D. There have been no undisclosed material modifications of any provision of any of the Documents or Certificates reviewed by me in connection with the rendering of the opinions expressed herein.

E. The parties to the Documents and their successors and assigns have and will: (i) act in good faith and in a commercially reasonable manner in the exercise of any rights or enforcement of any remedies under the Documents; (ii) not engage in any conduct in the exercise of such rights or enforcement of such remedies that would constitute other than fair dealing; and (iii) comply with all requirements of applicable procedural and substantive law in exercising any rights or enforcing any remedies under the Documents.

F. The exercise of any rights or enforcement of any remedies under the Documents would not be unconscionable, result in a breach of the peace or otherwise be contrary to public policy.

G. There are no agreements or understandings among the parties, written or oral, and there is no usage of trade or course of prior dealing among the parties that would, in either case, define, supplement, modify or qualify the terms of the Documents or the rights of the parties thereunder.

H. Value has been given to the Master Landowner to support the obligations of the Master Landowner under the Documents.

I. There has not been any mutual mistake of fact or mutual misunderstanding or undue influence by the parties to the Documents and there exists no fraud or duress.

J. The truthfulness of each statement as to all factual matters contained in any document if such statements were not otherwise known by me to be untruthful based upon the diligence review undertaken by me.

K. Routine procedural matters such as service of process or qualification to do business in the relevant jurisdiction(s) will be satisfied by the parties seeking to enforce the Documents.

In basing the opinions set forth in this opinion on “my knowledge”, the words “my knowledge” signify that, in the course of my representation of the Master Landowner, no facts have come to my attention that would give me actual knowledge or actual notice that any such opinions or other matters are not accurate. Except as otherwise stated in this opinion, I have undertaken no investigation or verification of such matters. Further, the words “my knowledge” as used in this opinion are intended to be limited to my actual knowledge.

I express no opinions other than those specifically set forth herein and no other opinions may be considered implied or inferred hereby.

Based upon the foregoing, and subject to the qualifications set forth herein, I am of the opinion that:

1. The Master Landowner is a limited liability company organized and existing under the laws of the State of Florida.

2. The Master Landowner has the power to conduct its business and to enter into the Documents.

3. The Documents have been duly authorized, executed and delivered by the Master Landowner and are in full force and effect. Assuming the due authorization, execution and delivery of such instruments by the other parties thereto and their authority to perform such

instruments, the Documents constitute the legal, valid and binding obligations of the Master Landowner, enforceable in accordance with their respective terms.

4. Nothing has come to my attention that would lead me to believe the information contained in the Limited Offering Memorandum under the captions “THE DEVELOPMENT,” “THE MASTER LANDOWNER,” “LITIGATION — The Master Landowner” and “CONTINUING DISCLOSURE” (as it relates to the Master Landowner and Phases 2B and 2C) does not accurately and fairly present the information purported to be shown or contains any untrue statement of a material fact nor omits to state any material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading as of the date of the Limited Offering Memorandum or as of the date hereof.

5. The execution, delivery and performance of the Documents by the Master Landowner do not violate: (i) the Master Landowner’s Operating Agreement, (ii) to my knowledge, any agreement, instrument or federal or Florida law, rule or regulation known to me to which the Master Landowner is a party or by which Master Landowner’s assets are or may be bound; or (iii) to my knowledge, any judgment, decree or order of any administrative tribunal, which judgment, decree, or order is binding on the Master Landowner or its assets.

6. Nothing has come to my attention that would lead me to believe that the Master Landowner is not in compliance in all material respects with all provisions of “Applicable Laws” (as hereinafter defined) in all material matters relating to the Master Landowner as described in the Limited Offering Memorandum.

7. To my knowledge, the levy of the Series 2026 Assessments on the Master Landowner Lands will not conflict with or constitute a breach of or default under any agreement, indenture or other instrument to which the Master Landowner is a party or to which the Master Landowner or any of its property or assets is subject.

8. There is no litigation pending which would prevent or prohibit the Master Landowner from fulfilling its obligations under the Master Landowner Agreements or development of the Master Landowner Lands in accordance with the description thereof in the Limited Offering Memorandum or which may result in any material adverse change in the respective business, properties, assets or financial condition of the Master Landowner.

9. To my knowledge, there is no threatened litigation which would prevent or prohibit the development of Phases 2B and 2C in Reedy Isles in accordance with the description thereof in the Limited Offering Memorandum or which may result in any material adverse change in the respective business, properties, assets or financial condition of the Master Landowner. For avoidance of doubt, please be advised that in rendering this confirmation I have made no independent investigation, including, without limitation, any search of court records or the files of Master Landowner.

10. To my knowledge based on a search of applicable judicial dockets and official records of Polk County, Florida, the Master Landowner has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. To my knowledge, the Master Landowner has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

11. To my knowledge, the Master Landowner is not in default under any mortgage, trust indenture, lease or other instrument to which it or any of its assets is subject, which default would have a material adverse effect on the Bonds or the Master Landowner Lands.

12. The Master Landowner Lands are zoned as described in the Limited Offering Memorandum. The Master Landowner Lands have approval from the City of Davenport, Florida, to allow for the development of the 187 residential units as described in the Limited Offering Memorandum.

Qualifications

Notwithstanding any provision of this opinion to the contrary, each of the opinions and confirmations set forth in this opinion is subject to the following qualifications:

(a) I am licensed to practice law only in the State of Florida and I do not express any opinion herein concerning any laws other than the laws of the State of Florida or federal laws of the United States of America.

(b) Any opinion expressed herein concerning a document is limited to the specific document referenced. No inference should be made that my opinion addresses other documents amended, modified, supplemented or referenced by, or attached to the document which is the subject of my opinion. I have made no investigation of the accuracy or completeness of any schedule attached to the Documents and express no opinion with respect thereto.

(c) The validity or enforceability of any Document and the liens created thereby may be limited or affected by bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance and transfer or similar laws affecting creditors' rights generally (including, without limitation, fraudulent conveyance laws) and by general principles of equity including, concepts of materiality, reasonableness, good faith and fair dealing and the possible unavailability of specific performance or injunctive relief, regardless of whether considered in a proceeding in equity or at law.

(d) I express no opinion as to the validity, binding effect or enforceability of:

(i) purported waivers of any statutory or other rights, court rules or defenses to obligations or consents to any actions where such waivers or consents: (A) are against public

policy; or (B) constitute waivers of rights or consents to actions which by law, regulation or judicial decision may not otherwise be waived or given;

(ii) provisions indemnifying any person against, or relieving any person of liability for, its own negligent or wrongful acts or in any other circumstances where enforcement of such provisions would be against public policy or limited or prohibited by Applicable Laws;

(iii) any provisions which purport to authorize or permit any person to exercise any right or remedy upon any nonmaterial breach or default;

(iv) any forum selection or exclusive jurisdiction provision;

(v) any powers of attorney to the extent that they purport to grant rights and powers that may not be granted under Applicable Laws;

(vi) any provision that purports to permit the exercise of “self-help” remedies, including, the exercise of rights of setoff or purported rights to enter onto the property of any person or take physical possession of any property;

(vii) any right or obligation to the extent that the same may be varied by course of dealing or performance;

(viii) any provisions which may provide for the compounding of interest or the payment or accrual of interest on interest;

(ix) any provision that is subject to any mutual mistake of fact or misunderstanding, fraud, duress or undue influence; This opinion does not mean that any particular remedy is available upon a material default.

(e) Unless explicitly addressed in this opinion, the opinions and confirmations set forth in this opinion do not address any of the following legal issues, and I specifically express no opinion with respect thereto and whenever used in this letter, the term “**Applicable Laws**” and words of similar import means the laws, rules and regulations of the United States and the State of Florida that a Florida counsel exercising customary professional diligence would reasonably be expected to recognize as being applicable to the Master Landowner and the Documents, but excluding the following laws, rules and regulations of the United States and the State of Florida: (i) securities laws and regulations administered by the Securities and Exchange Commission, State “Blue Sky” laws and regulations, and laws and regulations relating to commodity (and other) futures and indices and other similar instruments; (ii) Federal Reserve Board margin regulations; (iii) pension and employee benefit laws and regulations (e.g., ERISA); (iv) antitrust and unfair competition laws and regulations; (v) laws and regulations concerning filing and notice requirements (e.g., Hart-Scott-Rodino and Exon-Florio), other than requirements applicable to charter-related documents such as a certificate of merger; (v) compliance with fiduciary duty requirements; (vi) environmental laws and regulations; (vii) zoning, land use, condominium, cooperative, subdivision and other development laws and

regulations; (viii) tax laws and regulations; (ix) patent, copyright and trademark, state trademark, and other federal and state intellectual property laws and regulations; (x) racketeering laws and regulations (e.g., RICO); (xi) health and safety laws and regulations (e.g., OSHA); (xii) labor laws and regulations; (xiii) laws, regulations and policies concerning: (a) national and local emergency, (b) possible judicial deference to acts of sovereign states, (c) criminal and civil forfeiture laws, and (d) epidemics and pandemics; (xiv) bulk transfer law; (xv) law concerning access by the disabled and building codes; (xvi) bankruptcy, fraudulent conveyance, fraudulent transfer and other insolvency laws; (xvii) laws relating to terrorism or money laundering; (xviii) other statutes of general application to the extent that they provide for criminal prosecution; (xix) laws, rules and regulations concerning health care; (xx) filing or consent requirements under any of the foregoing excluded laws; and (xxi) judicial and administrative decisions to the extent they deal with any of the foregoing excluded laws.

(f) I express no opinion with respect to (i) the description, title, ownership or location of any property, real or personal; (ii) the characterization of any property as real property, personal property or fixtures; (iii) the accuracy or sufficiency of any description of collateral or other property; (iv) or the priority of any lien or security interest intended to be granted therein pursuant to one or more of the Documents.

(g) I express no opinion as to the effectiveness of any provisions of the Documents that provide for the assignment or transfer of any permits, licenses or similar rights of the Master Landowner or the District.

(h) I exclude from this letter any opinion as to the applicability or effect of any federal and state taxes, including income taxes, sales taxes and franchise fees.

(i) I hereby disclose that I have an indirect ownership interest in the Master Landowner, and therefore have a pecuniary interest in the transaction that is the subject of this opinion.

This opinion is given as of the date hereof, and I disclaim any obligation to update this opinion letter for events occurring after the date of this opinion letter. The foregoing opinion applies only with respect to the laws of the State of Florida and the federal laws of the United States of America and I express no opinion with respect to the laws of any other jurisdiction.

This letter is for the benefit of and may be relied upon solely by the addressees and this opinion may not be relied upon in any manner, nor used, by any other persons or entities. This letter may not be quoted in whole or in part or otherwise referred to in any report or document furnished to any person or entity, except: (i) in connection with the enforcement of the obligations of the Master Landowner under the Documents; or (ii) the inspection of your files by internal or government examiners or auditors; or (iii) as may be required pursuant to any validly issued court order, subpoena, decree or other lawful process.

Very truly yours,

Andrew J. Orosz, Solely in my limited
corporate capacity as in-house counsel to
the Master Landowner

EXHIBIT A

Master Landowner Agreements

1. the Acquisition Agreement (Series 2026 Bonds – Phases 2B & 2C) dated _____, 2026;
2. the Declaration of Consent to Jurisdiction of the Horseshoe Creek Community Development District and to Imposition of Debt Special Assessments (Series 2026 Assessments – Phases 2B & 2C) dated _____, 2026, executed and delivered by the Master Landowner;
3. the Completion Agreement (Series 2026 Bonds – Phase 2B & 2C) dated _____, 2026;
4. the True-Up Agreement (Series 2026 Bonds – Phases 2B & 2C) dated _____, 2026 (the “True-Up Agreement”);
5. the Collateral Assignment and Assumption of Development and Contract Rights (Series 2026 Bonds – Phases 2B & 2C) dated _____, 2026; and
6. the Continuing Disclosure Agreement dated _____, 2026.

EXHIBIT B

Master Landowner Organizational Documents

EXHIBIT J

CERTIFICATE OF ISSUER'S CONSULTING ENGINEER

_____, 2026

Board of Supervisors
Horseshoe Creek Community Development District
Davenport, Florida

MBS Capital Markets, LLC
Winter Park, Florida

Re: Horseshoe Creek Community Development District Capital Improvement
Revenue Bonds, Series 2026 (2026 Assessment Area) (the "Bonds")

Ladies and Gentlemen:

The undersigned serves as the Consulting Engineer to the Horseshoe Creek Community Development District (the "District"). This Certificate is furnished pursuant to Section 8(c)(11) of the Bond Purchase Agreement dated _____, 2026, between the District and MBS Capital Markets, LLC (the "Underwriter") relating to the sale of the Bonds (the "Bond Purchase Agreement"). Terms used herein in capitalized form and not otherwise defined herein shall have the meaning ascribed thereto in said Bond Purchase Agreement or in the Limited Offering Memorandum dated _____, 2026, relating to the Bonds (the "Limited Offering Memorandum").

1. GAI Consultants, Inc. (the "Firm") has been retained by the District to serve as the Consulting Engineer and to prepare the Master Engineer's Report dated July 17, 2024, (the "Report") included as an appendix to the Limited Offering Memorandum. Consent is hereby given to the references to the Firm and the Report in the Limited Offering Memorandum and to the inclusion of the Report as an appendix to the Limited Offering Memorandum.

2. The Report was prepared in accordance with generally accepted engineering practices. It is our professional opinion that the Capital Improvement Program ("CIP") and the CIP for Phases 2A, 2B and 2C of the Reedy Isles development (together, the "Series 2026 Project"), as described in the Report, is feasible and that the cost estimates contained therein are reasonable and represent the estimated cost of construction of the improvements and work product. Further, the CIP, which includes the Series 2026 Project, represents a system of improvements benefitting all lands within the District. The Series 2026 Project provides sufficient benefit to support the Series 2026 Assessments levied on the properties subject to the Series 2026 Assessments.

3. In connection with the preparation of the Report personnel of the Firm participated in meetings with representatives of the District and its counsel, Bond Counsel, the Underwriter and its counsel and others in regard to the Series 2026 Project. The Series 2026 Project consists solely of infrastructure and other improvements set forth in the Act. Nothing has come to the attention of the Firm in relation to our engagement as described in this paragraph which would cause us to believe that the Report is, as of its date, or is as of the date hereof, or any of the statements in the Limited Offering Memorandum specifically attributed to the Firm were, as of the date of the Limited Offering Memorandum, or are as of the date hereof, inaccurate in any material respect.

4. The information contained in the Limited Offering Memorandum under the heading "THE CAPITAL IMPROVEMENT PROGRAM AND SERIES 2026 PROJECT" and in Appendix "A" to the Limited Offering Memorandum are accurate statements and fairly present the information purported to be shown, and nothing has come to the attention of the Firm that would lead it to believe that such section and appendix contain an untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make such statements, in light of the circumstances in which they were made, not misleading.

5. Except as described in the Report, all permits, consents or licenses, and all notices to or filings with governmental agencies necessary for the construction and acquisition of the Series 2026 Project as described in the Limited Offering Memorandum required to be obtained or made have been obtained or made or it is reasonable to believe that they will be obtained or made when required. There is no reason to believe that any permits, consents, licenses or governmental approvals required to complete any portion of the Series 2026 Project as described in the Limited Offering Memorandum will not be obtained as required. There is no reason to believe that the necessary water and sewer capacity will not be available when needed to permit the development of the Development as described in the Limited Offering Memorandum.

GAI CONSULTANTS, INC.

Name: _____
Title: _____

EXHIBIT K

FORM OF ISSUE PRICE CERTIFICATE

\$ _____

HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT
(CITY OF DAVENPORT, FLORIDA)

CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2026
(2026 Assessment Area)

The undersigned, on behalf of MBS CAPITAL MARKETS, LLC ("MBS"), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds").

1. ***Sale of the Bonds.*** As of the date of this certificate, for each Maturity of the Bonds, the first price at which at least 10% of such Maturity of the Bonds was sold to the Public is the respective price listed in Schedule A.

2. ***Defined Terms.***

(a) *Issuer* means Horseshoe Creek Community Development District.

(b) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(c) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(d) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is _____, 2026.

(e) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

3. ***Reserve Account.*** The requirement that the Series 2026 Reserve Account be funded in the amount of the initial Series 2026 Reserve Account Requirement is necessary and a vital

factor in marketing the Bonds and in obtaining the interest rates obtained which rates are comparable to that for other bonds issued of the same character priced on the same date.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents MBS' interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Bond Counsel in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of Internal Revenue Service Form 8038-G, and other federal income tax advice it may give to the Issuer from time to time relating to the Bonds.

MBS CAPITAL MARKETS, LLC

Brett Sealy, Managing Partner

Dated: _____, 2026

SCHEDULE A

SALE PRICES OF THE BONDS

AMOUNTS, INTEREST RATES, MATURITIES, YIELDS AND PRICES

EXHIBIT B

MASTER TRUST INDENTURE

BETWEEN

HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT

AND

**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
AS TRUSTEE**

Dated as of May 1, 2026

TABLE OF CONTENTS

ARTICLE I DEFINITIONS

SECTION 101. MEANING OF WORDS AND TERMS	3
SECTION 102. RULES OF CONSTRUCTION	17

ARTICLE II FORM, EXECUTION, DELIVERY AND DESIGNATION OF BONDS

SECTION 201. ISSUANCE OF BONDS	17
SECTION 202. DETAILS OF BONDS	18
SECTION 203. EXECUTION AND FORM OF BONDS.....	18
SECTION 204. NEGOTIABILITY, REGISTRATION AND TRANSFER OF BONDS.....	19
SECTION 205. OWNERSHIP OF BONDS	19
SECTION 206. SPECIAL OBLIGATIONS.....	20
SECTION 207. AUTHORIZATION OF BONDS.....	20
SECTION 208. MUTILATED, DESTROYED OR LOST BONDS.....	22
SECTION 209. PARITY OBLIGATIONS UNDER CREDIT AGREEMENTS	22
SECTION 210. BOND ANTICIPATION NOTES	22
SECTION 211. TAX STATUS OF BONDS	23

ARTICLE III REDEMPTION OF BONDS

SECTION 301. REDEMPTION GENERALLY.....	23
SECTION 302. NOTICE OF REDEMPTION; PROCEDURE FOR SELECTION.....	24
SECTION 303. EFFECT OF CALLING FOR REDEMPTION	25
SECTION 304. CANCELLATION	26

ARTICLE IV ACQUISITION AND CONSTRUCTION FUND

SECTION 401. ACQUISITION AND CONSTRUCTION FUND.....	26
SECTION 402. PAYMENTS FROM ACQUISITION AND CONSTRUCTION FUND.....	26
SECTION 403. COST OF A SERIES PROJECT	26
SECTION 404. DISPOSITION OF BALANCES IN ACQUISITION AND CONSTRUCTION FUND.....	28

ARTICLE V ESTABLISHMENT OF FUNDS AND APPLICATION THEREOF

SECTION 501. LIEN.....	29
SECTION 502. ESTABLISHMENT OF FUNDS	29
SECTION 503. ACQUISITION AND CONSTRUCTION FUND.....	30
SECTION 504. REVENUE FUND	31
SECTION 505. DEBT SERVICE FUND	32
SECTION 506. OPTIONAL REDEMPTION	34
SECTION 507. REBATE FUND.....	37

SECTION 508.	INVESTMENT OF FUNDS AND ACCOUNTS.....	37
SECTION 509.	DEFICIENCIES AND SURPLUSES IN FUNDS AND ACCOUNTS.....	39
SECTION 510.	INVESTMENT INCOME	39
SECTION 511.	CANCELLATION OF BONDS	40

ARTICLE VI CONCERNING THE TRUSTEE

SECTION 601.	ACCEPTANCE OF TRUST	40
SECTION 602.	NO RESPONSIBILITY FOR RECITALS	40
SECTION 603.	TRUSTEE MAY ACT THROUGH AGENTS; ANSWERABLE ONLY FOR WILLFUL MISCONDUCT OR GROSS NEGLIGENCE.....	41
SECTION 604.	COMPENSATION AND INDEMNITY	41
SECTION 605.	NO DUTY TO RENEW INSURANCE.....	41
SECTION 606.	NOTICE OF DEFAULT; RIGHT TO INVESTIGATE.....	41
SECTION 607.	OBLIGATION TO ACT ON DEFAULT	42
SECTION 608.	RELIANCE BY TRUSTEE	42
SECTION 609.	TRUSTEE MAY DEAL IN BONDS.....	42
SECTION 610.	CONSTRUCTION OF AMBIGUOUS PROVISION	42
SECTION 611.	RESIGNATION OF TRUSTEE.....	43
SECTION 612.	REMOVAL OF TRUSTEE.....	43
SECTION 613.	APPOINTMENT OF SUCCESSOR TRUSTEE.....	43
SECTION 614.	QUALIFICATION OF SUCCESSOR TRUSTEE.....	44
SECTION 615.	INSTRUMENTS OF SUCCESSION	44
SECTION 616.	MERGER OF TRUSTEE	44
SECTION 617.	RESIGNATION OF PAYING AGENT OR BOND REGISTRAR	45
SECTION 618.	REMOVAL OF PAYING AGENT OR BOND REGISTRAR	45
SECTION 619.	APPOINTMENT OF SUCCESSOR PAYING AGENT OR BOND REGISTRAR.....	45
SECTION 620.	QUALIFICATIONS OF SUCCESSOR PAYING AGENT OR BOND REGISTRAR	46
SECTION 621.	ACCEPTANCE OF DUTIES BY SUCCESSOR PAYING AGENT OR BOND REGISTRAR	46
SECTION 622.	SUCCESSOR BY MERGER OR CONSOLIDATION.....	46
SECTION 623.	BROKERAGE STATEMENTS	46
SECTION 624.	PATRIOT ACT REQUIREMENTS OF THE TRUSTEE	47

ARTICLE VII FUNDS CONSTITUTE TRUST FUNDS

SECTION 701.	TRUST FUNDS	47

ARTICLE VIII COVENANTS AND AGREEMENTS OF THE DISTRICT

SECTION 801.	PAYMENT OF BONDS	48
SECTION 802.	EXTENSION OF PAYMENT OF BONDS	48
SECTION 803.	FURTHER ASSURANCE.....	48
SECTION 804.	POWER TO ISSUE BONDS AND CREATE A LIEN.....	48

SECTION 805.	POWER TO UNDERTAKE SERIES PROJECTS AND TO COLLECT PLEDGED REVENUES	49
SECTION 806.	SALE OF SERIES PROJECTS	49
SECTION 807.	COMPLETION AND MAINTENANCE OF SERIES PROJECTS	49
SECTION 808.	ACCOUNTS AND REPORTS	50
SECTION 809.	ARBITRAGE AND OTHER TAX COVENANTS	51
SECTION 810.	ENFORCEMENT OF PAYMENT OF ASSESSMENTS	51
SECTION 811.	METHOD OF COLLECTION OF ASSESSMENTS AND BENEFIT SPECIAL ASSESSMENTS	51
SECTION 812.	DELINQUENT ASSESSMENTS	51
SECTION 813.	DEPOSIT OF PROCEEDS FROM SALE OF TAX CERTIFICATES	52
SECTION 814.	SALE OF TAX DEED OR FORECLOSURE OF ASSESSMENT OR BENEFIT SPECIAL ASSESSMENT LIEN	52
SECTION 815.	OTHER OBLIGATIONS PAYABLE FROM ASSESSMENTS OR BENEFIT SPECIAL ASSESSMENTS	53
SECTION 816.	RE-ASSESSMENTS	53
SECTION 817.	GENERAL	53
SECTION 818.	CONTINUING DISCLOSURE	54

ARTICLE IX EVENTS OF DEFAULT AND REMEDIES

SECTION 901.	EXTENSION OF INTEREST PAYMENT	54
SECTION 902.	EVENTS OF DEFAULT	54
SECTION 903.	ACCELERATION OF MATURITIES OF BONDS OF A SERIES UNDER CERTAIN CIRCUMSTANCES	55
SECTION 904.	ENFORCEMENT OF REMEDIES	56
SECTION 905.	PRO RATA APPLICATION OF FUNDS AMONG OWNERS OF A SERIES OF BONDS	58
SECTION 906.	EFFECT OF DISCONTINUANCE OF PROCEEDINGS	60
SECTION 907.	RESTRICTION ON INDIVIDUAL OWNER ACTIONS	60
SECTION 908.	NO REMEDY EXCLUSIVE	60
SECTION 909.	DELAY NOT A WAIVER	60
SECTION 910.	RIGHT TO ENFORCE PAYMENT OF BONDS	60
SECTION 911.	NO CROSS DEFAULT AMONG SERIES	60
SECTION 912.	INDEMNIFICATION	60
SECTION 913.	PROVISIONS RELATING TO BANKRUPTCY OR INSOLVENCY OF LANDOWNER	61

ARTICLE X EXECUTION OF INSTRUMENTS BY OWNERS AND PROOF OF OWNERSHIP OF BONDS

SECTION 1001.	EXECUTION OF INSTRUMENTS BY OWNERS AND PROOF OF OWNERSHIP OF BONDS	63
SECTION 1002.	DEPOSIT OF BONDS	64

ARTICLE XI
SUPPLEMENTAL INDENTURES

SECTION 1101. SUPPLEMENTAL INDENTURES WITHOUT OWNER CONSENT	64
SECTION 1102. SUPPLEMENTAL INDENTURES WITH OWNER CONSENT	65
SECTION 1103. OPINION OF BOND COUNSEL WITH RESPECT TO SUPPLEMENTAL INDENTURE	66
SECTION 1104. SUPPLEMENTAL INDENTURE PART OF INDENTURE	66
SECTION 1105. INSURER OR ISSUER OF A CREDIT FACILITY OR LIQUIDITY FACILITY AS OWNER OF BONDS	67

ARTICLE XII
DEFEASANCE

SECTION 1201. DEFEASANCE AND DISCHARGE OF THE LIEN OF THIS MASTER INDENTURE AND SUPPLEMENTAL INDENTURES.....	68
SECTION 1202. MONEYS HELD IN TRUST	72

ARTICLE XIII
MISCELLANEOUS PROVISIONS

SECTION 1301. EFFECT OF COVENANT	72
SECTION 1302. MANNER OF GIVING NOTICE TO THE DISTRICT AND THE TRUSTEE	73
SECTION 1303. MANNER OF GIVING NOTICE TO THE OWNERS	73
SECTION 1304. SUCCESSIONSHIP OF DISTRICT OFFICERS.....	73
SECTION 1305. INCONSISTENT PROVISIONS	74
SECTION 1306. FURTHER ACTS; COUNTERPARTS	74
SECTION 1307. HEADINGS NOT PART OF INDENTURE	74
SECTION 1308. EFFECT OF PARTIAL INVALIDITY	74
SECTION 1309. ATTORNEYS' FEES	74
SECTION 1310. EFFECTIVE DATE	75

EXHIBIT A – FORM OF REQUISITION

MASTER TRUST INDENTURE

THIS MASTER TRUST INDENTURE is dated as of May 1, 2026, between **HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized and existing under the laws of the State of Florida (the "District"), and **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, as trustee (the "Trustee"), a national banking association and having the authority to exercise corporate trust powers, with its designated corporate trust office located at 500 West Cypress Creek Road, Suite 460, Fort Lauderdale, Florida 33309, Attention: Corporate Trust Department.

WHEREAS, the District is a community development district duly organized and existing under the provisions of Chapter 190, Florida Statutes, as amended from time to time (the "Act"), for the purpose, among other things, of financing and managing the acquisition, construction, installation, maintenance, and operation of the major infrastructure within and without the boundaries of the District; and

WHEREAS, the District has the power and authority under the Act to issue special assessment bonds and revenue bonds and to use the proceeds thereof to finance the cost of acquiring and constructing assessable improvements (as defined in the Act) and, by virtue of Section 190.022 of the Act, to levy and collect special assessments therefor as provided in Chapter 170, Florida Statutes, as amended from time to time, and to levy and collect user charges and fees therefor as provided in Section 190.011, Florida Statutes, as amended from time to time; and

WHEREAS, additionally, the District has the power and authority under the Act to levy and collect Benefit Special Assessments (hereinafter defined) and Operation and Maintenance Assessments (hereinafter defined); and

WHEREAS, the District has found and determined and does hereby find and determine, that acquisition and construction of the Series Projects (hereinafter defined) is and will be necessary and desirable in serving the District's goal of properly managing the acquisition, construction, installation and operation of portions of the infrastructure within and without the boundaries of the District; and

WHEREAS, the execution and delivery of the Bonds (hereinafter defined) and of this Master Indenture (hereinafter defined) have been duly authorized by the Governing Body (hereinafter defined) of the District and all things necessary to make the Bonds, when executed by the District and authenticated by the Trustee, valid and binding legal obligations of the District and to make this Master Indenture a valid and binding agreement and a valid and binding lien on the Trust Estate (hereinafter defined) have been done;

**NOW, THEREFORE, THIS MASTER TRUST INDENTURE
WITNESSETH:**

GRANTING CLAUSES

That the District, in consideration of the premises and acceptance by the Trustee of the trusts hereby created and the purchase and acceptance of the Bonds by the Owners (hereinafter defined), and of the sum of ten dollars (\$10.00), lawful money of the United States of America, to it duly paid by the Trustee at or before the execution and delivery of this Master Indenture, and for other good and valuable consideration, the receipt of which is hereby acknowledged, in order to secure the payment of the principal of, premium, if any, and interest on the Bonds of a Series (hereinafter defined) issued hereunder according to their tenor and effect and to secure the performance and observance by the District of all of the covenants expressed or implied herein, in the Supplemental Indenture (hereinafter defined) authorizing the issuance of such Series of Bonds and in the Bonds of such Series, does hereby assign and grant a security interest in the following (herein called the "Trust Estate") to the Trustee and its successors in trust, and assigns forever, for the securing of the performance of the obligations of the District herein set forth: (a) the Pledged Revenues (hereinafter defined) and Pledged Funds (hereinafter defined); and (b) any and all property of every kind or description which may from time to time hereafter be sold, transferred, conveyed, assigned, hypothecated, endorsed, deposited, pledged, granted or delivered to, or deposited with, the Trustee as security for any Series of Bonds issued pursuant to this Master Indenture by the District or anyone on its behalf or with its consent, or which pursuant to any of the provisions hereof or of the Supplemental Indenture securing such Series of Bonds may come into the possession or control of the Trustee or of a lawfully appointed receiver, as such additional security, and the Trustee is hereby authorized to receive any and all such property as and for security for the payment of such Series of Bonds and the interest and premium, if any, thereon, and to hold and apply all such property subject to the terms hereof, it being expressly understood and agreed that except as otherwise provided herein or in a Supplemental Indenture, the Trust Estate established and held hereunder for Bonds of a Series shall be held separate and in trust solely for the benefit of the Owners of the Bonds of such Series and for no other Series;

TO HAVE AND TO HOLD the Trust Estate, whether now owned or held or hereafter acquired, forever;

IN TRUST NEVERTHELESS, upon the terms and trusts herein set forth (a) for the equal and proportionate benefit and security of all present and future Owners of the Bonds of a Series, without preference of any Bond of such Series over any other Bond of such Series, (b) for enforcement of the payment of the Bonds of a Series, in accordance with their terms and the terms of this Master Indenture and the Supplemental Indenture authorizing the issuance of such Series of Bonds, and

all other sums payable hereunder, under the Supplemental Indenture authorizing such Series of Bonds or on the Bonds of such Series, and (c) for the enforcement of and compliance with the obligations, covenants and conditions of this Master Indenture except as otherwise expressly provided herein, as if all the Bonds at any time Outstanding (hereinafter defined) had been authenticated, executed and delivered simultaneously with the execution and delivery of this Master Indenture, all as herein set forth.

IT IS HEREBY COVENANTED, DECLARED AND AGREED that (a) this Master Indenture creates a continuing lien equally and ratably to secure the payment in full of the principal of, premium, if any, and interest on all Bonds of a Series which may from time to time be Outstanding hereunder, except as otherwise expressly provided herein, (b) the Trust Estate shall immediately be subject to the lien of this pledge and assignment without any physical delivery thereof or further act, (c) the lien of this pledge and assignment shall be a first lien and shall be valid and binding against all parties having any claims of any kind in tort, contract or otherwise against the District, irrespective of whether such parties have notice thereof, and (d) the Bonds of a Series are to be issued, authenticated and delivered, and the Trust Estate is to be held, dealt with, and disposed of by the Trustee, upon and subject to the terms, covenants, conditions, uses, agreements and trusts set forth in this Master Indenture and the Supplemental Indenture authorizing the issuance of such Series of Bonds and the District covenants and agrees with the Trustee, for the equal and proportionate benefit of the respective Owners from time to time of the Bonds of each respective Series, as follows:

ARTICLE I DEFINITIONS

Section 101. Meaning of Words and Terms. The following words and terms used in this Master Indenture shall have the following meanings, unless some other meaning is plainly intended:

"Accountant" shall mean the independent certified public accountant or independent certified public accounting firm retained by the District to perform the duties of the Accountant under this Master Indenture.

"Accountant's Certificate" shall mean an opinion signed by an independent certified public accountant or firm of certified public accountants (which may be the Accountant) from time to time selected by the District.

"Accounts" shall mean all accounts created hereunder or pursuant to a Supplemental Indenture, except the Series Rebate Account within the Rebate Fund.

"Accreted Value" shall mean, as of the date of computation with respect to any Capital Appreciation Bonds, an amount (truncated to three (3) decimal places)

equal to the original principal amount of such Capital Appreciation Bonds at the date of issuance plus the interest accrued on such Capital Appreciation Bonds from the date of original issuance of such Capital Appreciation Bonds to the date of computation, such interest to accrue at the rate of interest per annum of the Capital Appreciation Bonds (or in accordance with a table of compound accreted values set forth in such Capital Appreciation Bonds), compounded semi-annually on each Interest Payment Date; provided, however, that if the date with respect to which any such computation is made is not an Interest Payment Date, the Accreted Value of any Capital Appreciation Bond as of such date shall be the amount determined by compounding the Accreted Value of such Capital Appreciation Bond as of the immediately preceding Interest Payment Date (or the date of original issuance if the date of computation is prior to the first Interest Payment Date succeeding the date of original issuance) at the rate of interest per annum of the Capital Appreciation Bonds for the partial semi-annual compounding period determined by dividing (x) the number of days elapsed (determined on the basis of a 360-day year comprised of twelve (12) thirty (30) day months) from the immediately preceding Interest Payment Date (or the date of original issuance if the date of computation is prior to the first Interest Payment Date succeeding the date of original issuance), by (y) 180. A table of Accreted Values for the Capital Appreciation Bonds shall be incorporated in a Supplemental Indenture executed by the District upon issuance of any Capital Appreciation Bonds.

"Acquisition and Construction Fund" shall mean the fund so designated in, and created pursuant to, Section 502 hereof.

"Act" shall mean Chapter 190, Florida Statutes, as amended from time to time.

"Additional Bonds" shall mean Bonds ranking on a parity with a Series of Bonds issued under a Supplemental Indenture, provided that such Supplemental Indenture allows for the issuance of parity Bonds.

"Amortization Installments" shall mean the moneys required to be deposited in a Series Sinking Fund Account within a Series Debt Service Account within the Debt Service Fund for the purpose of redeeming and paying when due any Term Bonds, the specific amounts and dates of such deposits to be set forth in a Supplemental Indenture.

"Assessments" shall mean all assessments levied and collected by or on behalf of the District pursuant to Section 190.022 of the Act, together with the interest specified by resolution adopted by the Governing Body, the interest specified in Chapter 170, Florida Statutes, as amended from time to time, if any such interest is collected by or on behalf of the Governing Body, and any applicable penalties collected by or on behalf of the District, together with any and all amounts received by the District from the sale of tax certificates or otherwise from the

collection of Delinquent Assessments and which are referred to as such and pledged to a Series of Bonds pursuant to the Supplemental Indenture authorizing the issuance of such Series of Bonds. Assessments shall not include Operation and Maintenance Assessments.

"Authorized Denomination" shall, except as provided in any Supplemental Indenture relating to a Series of Bonds, mean the denomination of \$5,000 or any integral multiple thereof.

"Authorized Officer" shall mean any person authorized by the District in writing directed to the Trustee to perform the act or sign the document in question.

"Beneficial Owners" shall have the meaning given such term by DTC so long as it is the registered Owner through its nominee, Cede & Co., of the Bonds as to which such reference is made to enable such Bonds to be held in book-entry only form, and shall otherwise mean the registered Owner on the registration books of the District maintained by the Bond Registrar.

"Benefit Special Assessments" shall mean benefit special assessments levied and collected in accordance with Section 190.021(2) of the Act, together with any and all amounts received by the District from the sale of tax certificates or otherwise from the collection of Benefit Special Assessments which are not paid in full when due and which are referred to as such and pledged to a Series of Bonds pursuant to the Supplemental Indenture authorizing the issuance of such Series of Bonds.

"Bond Anticipation Notes" shall mean bond anticipation notes issued pursuant to a Supplemental Indenture in anticipation of the sale of an authorized Series of Bonds and in a principal amount not exceeding the principal amount of such anticipated Series of Bonds.

"Bond Counsel" shall mean an attorney or firm of attorneys of nationally recognized standing in the field of law relating to municipal bonds selected by the District.

"Bond Registrar" shall mean the bank or trust company designated as such by Supplemental Indenture with respect to a Series of Bonds for the purpose of maintaining the registration books of the District reflecting the names, addresses, and other identifying information of the Owners of Bonds of such Series.

"Bond Year" shall mean, unless otherwise provided in the Supplemental Indenture authorizing a Series of Bonds, the period commencing on the first day of May in each year and ending on the last day of April of the following year.

"Bonds" shall mean the Outstanding Bonds of all Series.

"Business Day" shall mean any day excluding Saturday, Sunday or any other day on which banks in the cities in which the designated corporate trust office of the Trustee or the Paying Agent are located are authorized or required by law or other governmental action to close and on which the Trustee or Paying Agent, or both, is closed.

"Capital Appreciation Bonds" shall mean Bonds issued under this Master Indenture and any Supplemental Indenture as to which interest is compounded periodically on each of the applicable periodic dates designated for compounding and payable in an amount equal to the then-current Accreted Value only at the maturity or earlier redemption thereof, all as so designated in a Supplemental Indenture of the District providing for the issuance thereof.

"Capitalized Interest" shall mean, with respect to the interest due or to be due on a Series of Bonds prior to, during and for a period not exceeding one year after the completion of the Series Project to be funded by such Series of Bonds, all or part of such interest which will be paid, or is expected to be paid, from the proceeds of such Series of Bonds.

"Chairman" shall mean the Chairman or Vice Chairman of the Governing Body of the District, or his or her designee, or the person succeeding to his or her principal functions.

"Code" shall mean the Internal Revenue Code of 1986, as amended, or any successor provisions thereto and the regulations promulgated thereunder or under the Internal Revenue Code of 1954, as amended, if applicable, or any successor provisions thereto.

"Completion Bonds" shall mean Bonds issued pursuant to a Supplemental Indenture ranking on a parity with the Series of Bonds issued under such Supplemental Indenture, the proceeds of which are to be used to complete the Series Project.

"Connection Fees" shall mean all fees and charges assessed by the District to users for the actual costs of connecting to a utility system of the District.

"Consulting Engineer" shall mean the independent engineer or engineering firm or corporation employed by the District in connection with any Series Project to perform and carry out the duties of the Consulting Engineer under this Master Indenture or any Supplemental Indenture.

"Continuing Disclosure Agreement" shall mean a Continuing Disclosure Agreement, by and among the District, the dissemination agent named therein, and any other "obligated person" under the Rule, in connection with the issuance of one or more Series of Bonds hereunder, pursuant to the requirements of the Rule.

"Cost" or "Costs" as applied to a Series Project, shall include the cost of acquisition and construction thereof and all obligations and expenses relating thereto including, but not limited to, those items of cost which are set forth in Section 403 hereof.

"Credit Facility" or "Liquidity Facility" shall mean a letter of credit, a municipal bond insurance policy, a surety bond or other similar agreement issued by a banking institution or other entity satisfactory to the District and providing for the payment of the principal of, interest on or purchase price of a Series of Bonds or any alternate or substitute Credit Facility or Liquidity Facility if then in effect.

"Current Interest Bonds" shall mean Bonds of a Series the interest on which is payable at least annually.

"Date of Completion" with respect to a Series Project shall mean: (a) the date upon which such Project and all components thereof have been acquired or constructed and are capable of performing the functions for which they were intended, as evidenced by a certificate of the Consulting Engineer filed with the Trustee and the District; or (b) the date on which the District determines, upon the recommendation of or in consultation with the Consulting Engineer, that it cannot complete such Project in a sound and economical manner within a reasonable period of time as evidenced by a certificate of the Consulting Engineer of the District filed with the Trustee and the District; provided that in each case such certificate of the Consulting Engineer shall set forth the amount of all Costs of such Project which has theretofore been incurred, but which on the Date of Completion is or will be unpaid or unreimbursed.

"Debt Service" shall mean collectively the principal (including Amortization Installments), interest, and redemption premium, if any, payable with respect to the Bonds.

"Debt Service Fund" shall mean the fund so designated in, and created pursuant to, Section 502 hereof.

"Delinquent Assessments" shall mean, collectively, any and all installments of any Assessments which are not paid when due, including any applicable grace period under State law or District proceedings.

"Depository" shall mean any bank or trust company duly authorized by law to engage in the banking business and designated by the District as a depository of moneys subject to the provisions of this Master Indenture.

"Direct Billed" shall mean Assessments, Benefit Special Assessments or Operation and Maintenance Assessments, as applicable within the context in which such reference is made, which are billed directly by the District rather than collected on the tax bill using the Uniform Method.

"District" shall mean the Horseshoe Creek Community Development District, a community development district established pursuant to the Act, or any successor thereto which succeeds to the obligations of the District hereunder.

"DTC" shall mean The Depository Trust Company, and its successors and assigns.

"Engineer's Certificate" shall mean a certificate of the Consulting Engineer or of such other engineer or firm of engineers having a favorable reputation for skill and experience in the engineering matters with respect to which such certification is required by this Master Indenture.

"Event of Default" shall mean any of the events described in Section 902 hereof.

"Federal Securities" shall mean, to the extent permitted by law for investment as contemplated in this Master Indenture and any Supplemental Indenture, (a) Government Obligations, (b) any Tax-Exempt Obligations which are fully secured as to principal and interest by an irrevocable pledge of Government Obligations, which Government Obligations are segregated in trust and pledged for the benefit of the holders of the Tax-Exempt Obligations, (c) certificates of ownership of the principal or interest of Government Obligations, which Government Obligations are held in trust, and (d) investment agreements at least one hundred percent (100%) collateralized by obligations described in clauses (a), (b) or (c) above.

"Fiscal Year" shall mean the fiscal year of the District in effect from time to time, which shall initially mean the period commencing on the first day of October of any year and ending on the last day of September of the following year.

"Funds" shall mean all funds, except the Rebate Fund, created pursuant to Section 502 hereof.

"Governing Body" shall mean the Board of Supervisors of the District.

"Government Obligations" shall mean direct obligations of, or obligations the payment of which is unconditionally guaranteed by, the United States of America.

"Indenture" shall mean this Master Indenture, as amended and supplemented from time to time by a Supplemental Indenture or indentures and shall mean when used with respect to a Series of Bonds issued hereunder, this Master Indenture, as amended and supplemented by the Supplemental Indenture relating to such Series of Bonds.

"Insurer" shall mean the issuer of any municipal bond insurance policy insuring the timely payment of the principal of and interest on Bonds or any Series of Bonds.

"Interest Payment Date" shall mean the dates specified in a Supplemental Indenture with respect to a Series of Bonds upon which the principal of and/or interest on Bonds of such Series shall be due and payable in each Bond Year.

"Investment Obligations" shall mean and include, except as otherwise provided in the Supplemental Indenture providing for the authorization of Bond Anticipation Notes or Bonds, any of the following securities, if and to the extent that such securities are legal investments for funds of the District;

(a) Government Obligations;

(b) Bonds, debentures, notes or other evidences of indebtedness issued by any of the following agencies or such other government-sponsored agencies which may presently exist or be hereafter created; provided that, such bonds, debentures, notes or other evidences of indebtedness are fully guaranteed as to both principal and interest by the Government National Mortgage Association (including participation certificates issued by such association); Fannie Mae (including participation certificates issued by such entity); Federal Home Loan Banks; Federal Farm Credit Banks; Tennessee Valley Authority; Federal Home Loan Mortgage Corporation and repurchase agreements secured by such obligations, which funds are rated in the highest categories for such funds by both Moody's and S&P at the time of purchase;

(c) Direct and general obligations of any state of the United States, the payment of the principal of and interest on which the full faith and credit of such state is pledged, if at the time of their purchase such obligations are rated in either of the two highest rating categories without regard to gradations within any such categories by either S&P or Moody's;

(d) Money market deposit accounts, time deposits, and certificates of deposits issued by commercial banks, savings and loan associations or mutual savings banks whose short-term obligations are rated, at the time of purchase, in one of the two highest rating categories, without regard to gradation, by Moody's and S&P;

(e) Bank or broker repurchase agreements fully secured by securities specified in (a) or (b) above, which may include repurchase agreements with the commercial banking department of the Trustee, provided that such securities are deposited with the Trustee, with a Federal Reserve Bank or with a bank or trust company (other than the seller of such securities) having a combined capital and surplus of not less than \$100,000,000;

(f) A promissory note of a bank holding company rated in either of the two highest rating categories without regard to gradations within any such categories by either S&P or Moody's;

(g) Any short-term government fund or any money market fund whose assets consist of (a), (b) and (c) above;

(h) Commercial paper (having maturities of not more than 270 days) rated, at the time of purchase, in one of the two highest rating categories, without regard to gradation, by Moody's and S&P;

(i) Certificates evidencing a direct ownership interest in non-callable Government Obligations or in future interest or principal payments thereon held in a custody account by a custodian satisfactory to the Trustee;

(j) Obligations of any state of the United States of America or any political subdivision, public instrumentality or public authority of any such state which are not subject to redemption prior to the date on which the proceeds attributable to the principal of such obligations are to be used and which are fully secured by and payable solely from non-callable Government Obligations held pursuant to an escrow agreement; and

(k) The Local Government Surplus Funds Trust Fund as described in Section 218.405, Florida Statutes, or the corresponding provisions of subsequent laws.

Under all circumstances, the Trustee shall be entitled to rely on the direction of an Authorized Officer that any investment directed by the District is permitted under the Indenture and is a legal investment for funds of the District.

"Letter of Credit Agreement" shall mean any financing agreement relating to a Credit Facility for so long as such agreement will be in effect.

"Liquidity Agreement" shall mean any financing agreement relating to a Liquidity Facility for so long as such agreement will be in effect.

"Majority Owners" shall mean the Beneficial Owners of more than fifty percent (50%) of the aggregate principal amount of the Bonds of a Series then Outstanding or all of the Bonds then Outstanding, as applicable in the context within which such reference is made.

"Master Indenture" shall mean this Master Trust Indenture, as amended and supplemented from time to time in accordance with the provisions hereof.

"Maturity Amount" shall mean the amount due at maturity with respect to a Capital Appreciation Bond.

"Maximum Annual Debt Service Requirement" shall mean, at any given time of determination, the greatest amount of principal, interest and Amortization Installments coming due in any current or future Bond Year with regard to the Series of Bonds for which such calculation is made; provided, the amount of interest coming due in any Bond Year shall be reduced to the extent moneys derived from the proceeds of Bonds are used to pay interest in such Bond Year.

"Moody's" shall mean Moody's Investors Service, Inc., a corporation organized and existing under the laws of the State of Delaware, its successors and assigns, and, if such corporation is dissolved or liquidated or no longer performs the functions of a securities rating agency, Moody's will be deemed to refer to any other nationally recognized securities rating agency designated by the District by written notice to the Trustee.

"Operation and Maintenance Assessments" shall mean assessments described in Section 190.021(3) or 190.022(1) of the Act, for the maintenance of District facilities or the operations of the District.

"Option Bonds" shall mean Current Interest Bonds, which may be either Serial or Term Bonds, which by their terms may be tendered by and at the option of the Owner for purchase prior to the stated maturity thereof.

"Outstanding" when used with reference to Bonds, shall mean, as of a particular date, all Bonds theretofore authenticated and delivered under this Master Indenture, except:

(a) Bonds theretofore canceled by the Trustee or delivered to the Trustee for cancellation;

(b) Bonds (or portions of Bonds) for the payment or redemption of which moneys, equal to the principal amount or Redemption Price thereof, as the case may be, with interest to the date of maturity or redemption date, shall be held in trust under this Master Indenture or Supplemental Indenture with respect to Bonds of any Series and set aside for such payment or redemption (whether at or prior to the maturity or redemption date), provided that if such Bonds (or portions of Bonds) are to be redeemed, notice of such redemption shall have been given or provision satisfactory to the Trustee shall have been made for the giving of such notice as provided in Article III hereof or in the Supplemental Indenture relating to the Bonds of any Series;

(c) Bonds in lieu of or in substitution for which other Bonds shall have been authenticated and delivered pursuant to this Master Indenture and the Supplemental Indenture with respect to Bonds of a Series unless proof satisfactory to the Trustee is presented that any such Bonds are held by a bona fide purchaser in due course; and

(d) Bonds paid or deemed to have been paid as provided in this Master Indenture or in a Supplemental Indenture with respect to Bonds of a Series, including Bonds with respect to which payment or provision for payment has been made in accordance with Article XII hereof.

In addition, Bonds actually known by the Trustee to be held by or for the District will not be deemed to be Outstanding for the purposes and within the purview of Article IX and Article XI hereof.

"Owner" or "Owners" shall mean the registered owners from time to time of Bonds.

"Paying Agent" shall mean the bank or trust company designated by Supplemental Indenture with respect to a Series of Bonds as the place where Debt Service shall be payable with respect to such Series of Bonds and which accepts the duties of Paying Agent under this Master Indenture and under such Supplemental Indenture.

"Pledged Funds" shall mean all of the Series Pledged Funds.

"Pledged Revenues" shall mean all of the Series Pledged Revenues.

"Prepayments" shall mean any Assessments or Benefit Special Assessments, or portions thereof, which shall be paid to the District prior to the time such amounts become due, including but not limited to "true-up payments" due as part of the Assessments or an applicable agreement. Interest may be required to be paid with a Prepayment, but for purposes of this definition, Prepayments shall not include any interest paid on such Assessments.

"Property Appraiser" shall mean the Property Appraiser of Polk County, Florida, or the person succeeding to such officer's principal functions.

"Rebate Amount" shall mean the amount, if any, required to be rebated to the United States pursuant to Section 148(f) of the Internal Revenue Code of 1986, as amended, and the regulations and rulings thereunder.

"Rebate Analyst" shall mean the person or firm selected by the District to calculate the Rebate Amount, which person or firm shall have recognized expertise in the calculation of the Rebate Amount.

"Rebate Fund" shall mean the fund so designated in, and created pursuant to, Section 502 hereof.

"Record Date" shall mean the fifteenth (15th) day of the calendar month next preceding any Debt Service payment date or, in the case of any proposed redemption of Bonds, the fifth (5th) day next preceding the date of mailing of notice

of such redemption, or if either of the foregoing days is not a Business Day, then the Business Day immediately preceding such day.

"Redemption Price" shall mean the principal of, premium, if any, and interest accrued to the date fixed for redemption of any Bond called for redemption pursuant to the provisions thereof, hereof and of the Supplemental Indenture pursuant to which such Bond is issued.

"Refunding Bonds" shall mean Bonds issued pursuant to provisions of this Master Indenture, the proceeds of which are used to refund one or more Series of Bonds then Outstanding.

"Reserve Fund" shall mean the fund so designated in, and created pursuant to, Section 502 hereof.

"Revenue Fund" shall mean the fund so designated in, and created pursuant to, Section 502 hereof.

"Rule" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"S&P" shall mean S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC, a limited liability company organized and existing under the laws of the State of Delaware, its successors and assigns, and, if such entity is dissolved or liquidated or no longer performs the functions of a securities rating agency, S&P will be deemed to refer to any other nationally recognized securities rating agency designated by the District by written notice to the Trustee.

"Secretary" shall mean the Secretary or any Assistant Secretary to the Governing Body, or his or her designee, or the person succeeding to his or her principal functions.

"Serial Bonds" shall mean Bonds (other than Term Bonds) that mature in annual or semi-annual installments.

"Series" shall mean all of the Bonds authenticated and delivered on original issuance of a stipulated aggregate principal amount in a simultaneous transaction under and pursuant to the same Supplemental Indenture and any Bonds thereafter authenticated and delivered in lieu of or in substitution therefor pursuant to this Master Indenture and such Supplemental Indenture regardless of variations in maturity, interest rate or other provisions; provided, however, two or more Series of Bonds may be issued simultaneously under the same Supplemental Indenture if designated as separate Series of Bonds by the District upon original issuance.

"Series Acquisition and Construction Account" shall mean the account within the Acquisition and Construction Fund with respect to a Series of Bonds so designated in, and created pursuant to, a Supplemental Indenture.

"Series Capitalized Interest Account" shall mean the account within a Series Debt Service Account with respect to a Series of Bonds so designated in, and created pursuant to, a Supplemental Indenture.

"Series Costs of Issuance Account" shall mean the account within the Acquisition and Construction Fund with respect to a Series of Bonds so designated in, and created pursuant to, a Supplemental Indenture.

"Series Debt Service Account" shall mean the account within the Debt Service Fund with respect to a Series of Bonds so designated in, and created pursuant to, a Supplemental Indenture.

"Series Interest Account" shall mean the account within a Series Debt Service Account with respect to a Series of Bonds so designated in, and created pursuant to, a Supplemental Indenture.

"Series Optional Redemption Subaccount" shall mean the subaccount within a Series Redemption Account with respect to a Series of Bonds so designated in, and created pursuant to, a Supplemental Indenture.

"Series Pledged Funds" shall mean all amounts on deposit from time to time in the Funds and Accounts and designated in the Supplemental Indenture relating to such Series of Bonds as pledged to the payment of such Series of Bonds; provided, however, such term shall not include any amounts on deposit in a Series Rebate Account in the Rebate Fund.

"Series Pledged Revenues" shall mean the revenues designated as such by Supplemental Indenture and which shall constitute the security for and source of payment of a Series of Bonds and may consist of Assessments, Benefit Special Assessments, Connection Fees or other user fees or other revenues or combinations thereof imposed or levied by the District in accordance with the Act.

"Series Prepayment Subaccount" shall mean the subaccount within a Series Redemption Account with respect to a Series of Bonds so designated in, and created pursuant to, a Supplemental Indenture.

"Series Principal Account" shall mean the account within a Series Debt Service Account with respect to a Series of Bonds so designated in, and created pursuant to, a Supplemental Indenture.

"Series Project" or ***"Series Projects"*** shall mean the acquisition, construction, equipping and/or improvement of capital projects to be located within

or without the District for the benefit of the District to be financed with all or a part of the proceeds of a Series of Bonds as shall be described in the Supplemental Indenture authorizing such Series of Bonds.

"Series Rebate Account" shall mean the account within the Rebate Fund with respect to a Series of Bonds so designated in, and created pursuant to, a Supplemental Indenture.

"Series Redemption Account" shall mean the account within a Series Debt Service Account with respect to a Series of Bonds so designated in, and created pursuant to, a Supplemental Indenture.

"Series Reserve Account" shall mean the account within the Reserve Fund with respect to a Series of Bonds so designated in, and created pursuant to, a Supplemental Indenture.

"Series Reserve Account Requirement" shall mean the amount of money or other security which may be in the form of a reserve fund insurance policy or other security as may be required by the terms of a Supplemental Indenture to be deposited in or credited to a Series Reserve Account for a Series of Bonds; provided, however, that unless otherwise provided in the Supplemental Indenture relating to a Series of Bonds, as of any date of calculation for a particular Series Reserve Account, the "Series Reserve Account Requirement" shall be an amount equal to the lesser of (a) the Maximum Annual Debt Service Requirement for all Bonds of such Series then Outstanding, (b) 125% of the average annual debt service for all Bonds of such Series then Outstanding, or (c) the aggregate of ten percent (10%) of the proceeds of the Bonds of such Series calculated as of the date of original issuance thereof. In computing the Series Reserve Account Requirement in respect of any Series of Bonds that constitute Variable Rate Bonds, the interest rate on such Bonds shall be assumed to be the greater of (y) 110% of the daily average interest rate on such Variable Rate Bonds during the twelve (12) months ending with the month preceding the date of calculation, or such shorter period of time that such Series of Bonds shall have been Outstanding, or (z) the actual rate of interest borne by such Variable Rate Bonds on such date of calculation; provided, in no event shall the Series Reserve Account Requirement as adjusted on such date of calculation exceed the lesser of the amounts specified in the immediately preceding sentence. In computing the Series Reserve Account Requirement in accordance with clause (c) of this definition in respect of any Capital Appreciation Bonds, the principal amount of such Bonds shall be the original principal amount thereof, not the Accreted Value. A Supplemental Indenture may provide that the Series Reserve Account Requirement for a Series is zero.

"Series Revenue Account" shall mean the account within the Revenue Fund with respect to a Series of Bonds so designated in, and created pursuant to, a Supplemental Indenture.

"Series Sinking Fund Account" shall mean the account within a Series Debt Service Account with respect to a Series of Bonds so designated in, and created pursuant to, a Supplemental Indenture.

"Series Trust Estate" shall mean the Trust Estate for a Series of Bonds established by Supplemental Indenture for such Series of Bonds.

"State" shall mean the State of Florida.

"Subordinate Debt" shall mean indebtedness secured hereby or by any Supplemental Indenture which is by its terms expressly subordinate and inferior hereto both in lien and right of payment.

"Supplemental Indenture" shall mean an indenture supplemental hereto authorizing the issuance of a Series of Bonds hereunder and establishing the terms thereof and the security therefor and shall also mean any indenture supplementary hereto entered into for the purpose of amending the terms and provisions hereof with respect to all Bonds in accordance with Article XI hereof.

"Tax Collector" shall mean the Tax Collector of Polk County, Florida, or the person succeeding to such officer's principal functions.

"Tax-Exempt Bonds" shall mean Bonds of a Series the interest on which, in the opinion of Bond Counsel on the date of original issuance thereof, is excludable from gross income for federal income tax purposes.

"Tax-Exempt Obligations" shall mean any bond, note or other obligation issued by any person, the interest on which is excludable from gross income for federal income tax purposes.

"Tax Regulatory Covenants" shall mean the covenants of the District necessary for the preservation of the excludability of interest thereon from gross income for federal income tax purposes, as such covenants shall be amended from time to time upon written instructions from Bond Counsel.

"Taxable Bonds" shall mean Bonds of a Series which are not Tax-Exempt Bonds.

"Term Bonds" shall mean Bonds that mature on one date and that are subject to mandatory redemption from Amortization Installments or are subject to extraordinary mandatory or mandatory redemption upon receipt of unscheduled Pledged Revenues.

"Time Deposits" shall mean time deposits, certificates of deposit or similar arrangements with any bank or trust company, including the Trustee or an affiliate thereof, which is a member of the Federal Deposit Insurance Corporation and any

federal or State savings and loan association which is a member of the Federal Deposit Insurance Corporation or its successors and which are secured or insured in the manner required by State law.

"Trust Estate" shall have the meaning ascribed to such term in the granting clauses hereof, including, but not limited to, the Pledged Revenues and Pledged Funds.

"Trustee" shall mean U.S. Bank Trust Company, National Association with its designated office in Fort Lauderdale, Florida and any successor trustee appointed or serving pursuant to Article VI hereof.

"Uniform Method" shall mean the uniform method for the levy, collection and enforcement of Assessments afforded by Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, or any successor statutes.

"Variable Rate Bonds" shall mean Current Interest Bonds, which may be either Serial Bonds or Term Bonds, issued with a variable, adjustable, convertible or other similar interest rate which is not fixed in percentage for the entire term thereof at the date of issue, which Bonds may also be Option Bonds.

Section 102. Rules of Construction. Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, the words "Bond," "Owner," "person," "Paying Agent," and "Bond Registrar" shall include the plural as well as the singular number and the word "person" shall mean any individual, corporation, partnership, joint venture, association, joint stock company, trust, unincorporated organization or government or any agency or political subdivision thereof. All references to Florida Statutes or other provisions of State law shall be deemed to include any and all amendments thereto.

ARTICLE II

FORM, EXECUTION, DELIVERY AND DESIGNATION OF BONDS

Section 201. Issuance of Bonds. For the purpose of providing funds for paying all or part of the Cost of a Series Project, Bonds of a Series, without limitation as to aggregate principal amount, may be issued under this Master Indenture subject to the conditions hereinafter provided in Section 207 hereof. Debt Service on each Series of Bonds shall be payable solely from the Pledged Revenues and Pledged Funds pledged to such Series of Bonds in the Supplemental Indenture authorizing the issuance of such Series of Bonds and, as may be provided in such Supplemental Indenture, all of the provisions of this Master Indenture shall be for the benefit and security of the present and future Owners of such Series of Bonds so issued, without preference, priority or distinction, as to lien or otherwise, of any one Bond of such Series over any other Bond of such Series. The District may also issue

from time to time, Additional Bonds, Completion Bonds and Refunding Bonds of a Series under and pursuant to the terms of the Supplemental Indenture authorizing the issuance of such Series of Bonds.

Section 202. Details of Bonds. Bonds of a Series shall be in such denominations, numbered consecutively, shall bear interest from their date until their payment at rates not exceeding the maximum rate permitted by law, shall be dated, shall be stated to mature in such year or years in accordance with the Act, and shall be subject to redemption prior to their respective maturities, subject to the limitations hereinafter provided, as provided for in the Supplemental Indenture authorizing the issuance of such Series of Bonds. Bonds of a Series may be Current Interest Bonds, Variable Rate Bonds, Capital Appreciation Bonds, Option Bonds or any combination thereof and may be secured by a Credit Facility or Liquidity Facility, all as shall be provided in the Supplemental Indenture authorizing the issuance of such Series of Bonds. Bonds of a Series (or a part of a Series) may be in book-entry form at the option of the District as shall be provided in the Supplemental Indenture authorizing the issuance of such Series of Bonds.

Debt Service shall be payable in any coin or currency of the United States of America which, at the date of payment thereof, is legal tender for the payment of public and private debts. Interest shall be paid to the registered Owner of Bonds at the close of business on the Record Date for such interest; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) of Section 902 hereof, the payment of interest and principal or Redemption Price or Amortization Installments pursuant hereto shall be made by the Paying Agent to such person who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the registered Owner of a Bond. Any payment of principal, Maturity Amount or Redemption Price shall be made only upon presentation of the Bond at the designated corporate trust office of the Paying Agent in Fort Lauderdale, Florida; provided, however, that presentation shall not be required if the Bonds are in book-entry only form. Payment of interest shall be made by check or draft (or by wire transfer to the registered Owner if such Owner requests such method of payment by delivery of written notice to the Paying Agent prior to the Record Date for the respective interest payment to such account as shall be specified in such request, but only if the registered Owner owns not less than \$1,000,000 in aggregate principal amount of the Bonds or, if less than such amount, all of the Bonds then Outstanding). Unless otherwise provided in the Supplemental Indenture authorizing a Series of Bonds, interest on a Series of Bonds will be computed on the basis of a 360-day year of twelve 30-day months.

Section 203. Execution and Form of Bonds. The Bonds shall be signed by or bear the facsimile signature of the Chairman, shall be attested and countersigned by the Secretary, and the certificate of authentication appearing on

the face of the Bonds shall be signed by the Trustee; provided, however, that each Bond shall be manually signed by the Chairman and attested by the Secretary. The official seal of the District shall be imprinted or impressed on each Bond. In case any officer whose signature or a facsimile of whose signature appears on any Bond shall cease to be such officer before the delivery of such Bond, such signature or such facsimile shall nevertheless be valid for all purposes the same as if he or she had remained in office until such delivery. Any Bond may bear the facsimile signature of, or may be signed by, such persons as at the actual time of the execution of such Bond shall be proper officers to execute such Bond although at the date of such Bond such persons may not have been such officers. The Bonds, and the provisions for registration and reconversion to be endorsed on such Bonds, shall be substantially in the form set forth in a Supplemental Indenture. The Trustee may appoint one or more authenticating agents.

Section 204. Negotiability, Registration and Transfer of Bonds. The District shall cause books for the registration and for the transfer of the Bonds as provided in this Master Indenture to be kept by the Bond Registrar. All Bonds shall be registered as to both principal and interest. Any Bond may be transferred only upon an assignment duly executed by the registered Owner or his attorney or legal representative in such form as shall be satisfactory to the Bond Registrar, such transfer to be made on such books and endorsed on the Bond by the Bond Registrar. No charge shall be made to any Owner for registration and transfer as hereinabove provided, but any Owner requesting any such registration or transfer shall pay any tax or other governmental charge required to be paid with respect thereto. The Bond Registrar shall not be required to transfer any Bond during the period between the Record Date and the Interest Payment Date next succeeding the Record Date of such Bond, during the period between the Record Date for the mailing of a notice of redemption and the date of such mailing, nor after such Bond has been selected for redemption. The Bonds shall be and have all the qualities and incidents of negotiable instruments under the laws of the State, and each successive Owner, in accepting any of the Bonds, shall be conclusively deemed to have agreed that such Bonds shall be and have all of the qualities and incidents of negotiable instruments under the laws of the State.

Section 205. Ownership of Bonds. The person in whose name any Bond shall be registered shall be deemed the absolute Owner thereof for all purposes, and payment of Debt Service shall be made only to or upon the order of the registered Owner thereof or his attorney or legal representative as herein provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid. The Trustee, the District, the Bond Registrar and the Paying Agent may deem and treat the registered Owner of any Bond as the absolute Owner of such Bond, whether such Bond shall be overdue or not, for the purpose of receiving payment thereof and for all other purposes whatsoever, and neither the Trustee, the District, the Bond Registrar nor the Paying Agent shall be affected by any notice to the contrary.

Section 206. Special Obligations. Each Series of Bonds shall be a special and direct obligation of the District. Neither the Bonds nor the interest and premium, if any, payable thereon shall constitute a general obligation or general indebtedness of the District within the meaning of the Constitution and laws of the State. The Bonds and the interest and premium, if any, payable thereon do not constitute either a pledge of the full faith and credit of the District or a lien upon any property of the District other than as provided herein or in the Supplemental Indenture authorizing the issuance of such Series of Bonds. No Owner or any other person shall ever have the right to compel the exercise of any ad valorem taxing power of the District or any other public authority or governmental body to pay Debt Service or to pay any other amounts required to be paid pursuant to this Master Indenture, any Supplemental Indenture, or the Bonds. Rather, Debt Service and any other amounts required to be paid pursuant to this Master Indenture, any Supplemental Indenture, or the Bonds, shall be payable solely from, and shall be secured solely by, the Series Pledged Revenues and the Series Pledged Funds pledged to such Series of Bonds, all as provided herein and in such Supplemental Indenture.

Section 207. Authorization of Bonds.

(a) There shall be issued from time to time in Series, under and secured by this Master Indenture, Bonds without limitation as to aggregate principal amount for the purposes of:

(i) paying all or part of the Cost of a Series Project or Series Projects or refunding a Series of Bonds or any portion thereof then Outstanding; and

(ii) depositing the Series Reserve Account Requirement to the Series Reserve Account for such Series of Bonds.

(b) Each Series of Bonds, upon initial issuance thereof, shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee of the following:

(i) an executed and attested original or certified copy of this Master Indenture;

(ii) an executed and attested original or certified copy of the Supplemental Indenture fixing the amount of and security for the Series of Bonds authorized to be issued thereby and establishing, among other things, the dates on which, and the amounts in which, such Series of Bonds will mature (provided that the final maturity date of such Series of Bonds shall be not later than permitted by the Act with respect to such Series of Bonds), designating the Paying Agent and Bond Registrar, fixing the Amortization

Installments, if any, for the Term Bonds of such Series, awarding the Series of Bonds, specifying the interest rates or the method for calculating such interest rates with respect to such Series of Bonds, specifying the redemption provisions and prices thereupon, specifying other details of such Series of Bonds, and directing the delivery of such Series of Bonds to or upon the order of the initial purchaser thereof upon payment of the purchase price therefor set forth in such Supplemental Indenture;

(iii) an opinion of counsel for the District substantially to the effect that the signer is of the opinion that this Master Indenture and the Supplemental Indenture relating to such Series of Bonds have been duly and validly authorized in accordance with the terms hereof and of the Act, and have been duly approved and adopted, that the issuance of such Series of Bonds has been duly authorized, that this Master Indenture and the Supplemental Indenture constitute binding obligations of the District, enforceable against the District in accordance with their terms except as enforcement thereof may be affected by bankruptcy and other similar laws relating to creditor's rights generally and subject to equitable principles, whether in a proceeding at law or in equity, and, if such Series of Bonds is secured by all or a portion of the Assessments, that such Assessments so pledged are legal, valid, and binding liens upon the property against which such Assessments are assessed, coequal with the lien of all State, County and municipal ad valorem taxes and superior in dignity to all other liens, titles and claims against said property then existing or thereafter created, until paid; and

(iv) an opinion of Bond Counsel for the District substantially to the effect that the signer is of the opinion that the Bonds of such Series are valid, binding and enforceable obligations of the District and, if such Series of Bonds are Tax-Exempt Bonds, that interest thereon is excludable from gross income of the Owners under the income tax laws of the United States in effect on the date such Series of Bonds are delivered to the initial purchasers.

Execution of a Series of Bonds by the District shall be conclusive evidence of satisfaction of the conditions precedent set forth in this Section 207(b) as to the District and payment to the Trustee of the initial purchase price for a Series of Bonds shall be conclusive evidence of satisfaction of the conditions precedent set forth in this Section 207(b) as to the underwriter of such Series of Bonds.

The Trustee shall be provided with reliance letters with respect to the opinions required in paragraphs (iii) and (iv) above. When the documents mentioned in subsections (i) through (iv) above shall have been received, and when the Bonds of such Series shall have been executed and authenticated as required by this Master Indenture, such Series of Bonds shall be delivered to, or upon the order of, the District, but only upon payment to the Trustee of the purchase price of such

Series of Bonds, together with accrued interest, if any, thereon as set forth in a certificate of delivery and payment executed by the Chairman of the District.

(c) To the extent not set forth in the Supplemental Indenture authorizing the issuance of a Series of Bonds, the proceeds (including accrued interest and any premium) of each Series of Bonds shall be applied as soon as practicable upon delivery thereof to the Trustee as follows:

(i) the amount received as accrued interest on the Bonds, if any, shall be deposited to the credit of the Series Interest Account and Capitalized Interest, if any, shall be deposited to the credit of the Series Capitalized Interest Account;

(ii) an amount equal to the Series Reserve Account Requirement or the initial cost of satisfying the Series Reserve Account Requirement if not satisfied by the deposit of cash, shall be deposited to the credit of the Series Reserve Account; and

(iii) the balance shall be deposited and applied as provided for in the Supplemental Indenture authorizing the issuance of such Series of Bonds.

Section 208. Mutilated, Destroyed or Lost Bonds. If any Bonds become mutilated, destroyed or lost, the District may cause to be executed and delivered a new Bond in substitution therefor upon the cancellation of such mutilated Bond or in lieu of and in substitution for such Bond destroyed or lost, and upon payment by the Owner of the reasonable expenses and charges of the District and the Trustee in connection therewith and, in the case of a Bond destroyed or lost, upon the Owner filing with the Trustee evidence satisfactory to it that such Bond was destroyed or lost and of his or her ownership thereof, and upon furnishing the District and the Trustee with indemnity satisfactory to them.

Section 209. Parity Obligations Under Credit Agreements. As may be provided for or required in any Supplemental Indenture, the District may incur financial obligations under a Letter of Credit Agreement or a Liquidity Agreement payable on parity with respect to the lien on the Trust Estate pledged to a Series of Bonds issued under this Master Indenture and a Supplemental Indenture, without meeting any financial test or requirement set forth in this Master Indenture or the corresponding Supplemental Indenture, but only if the Letter of Credit Agreement or Liquidity Agreement supports a related Series of Bonds then being issued which does meet such tests or requirements.

Section 210. Bond Anticipation Notes. Whenever the District shall authorize the issuance of a Series of Bonds, the District may by resolution authorize the issuance of Bond Anticipation Notes in anticipation of the sale of such authorized Series of Bonds in a principal amount not exceeding the principal amount of such Series of Bonds. The aggregate principal amount of Bonds of such

Series and all other Bonds previously authenticated and delivered to pay the Cost of the Series Project or Series Projects for which the proceeds of the Bond Anticipation Notes will be applied shall not exceed such Cost. The interest on such Bond Anticipation Notes may be payable out of the related Series Interest Account to the extent provided in the resolution of the District authorizing such Bond Anticipation Notes. The principal of and interest on such Bond Anticipation Notes and renewals thereof shall be payable from any moneys of the District available therefor or from the proceeds of the sale of the Series of Bonds in anticipation of which such Bond Anticipation Notes are issued. The proceeds of sale of Bond Anticipation Notes shall be applied to the purposes for which the Bonds anticipated by such Bond Anticipation Notes are authorized and shall be deposited in the appropriate Fund or Account established by the Indenture for such purposes; provided, however, that the resolution or resolutions authorizing such Bond Anticipation Notes may provide for the payment of interest on such Bond Anticipation Notes from the proceeds of sale of such Bond Anticipation Notes and for the deposit in the related Series Capitalized Interest Account. In the event that the District adopts a resolution authorizing the issuance of Bond Anticipation Notes, the District will promptly furnish to the Trustee a copy of such resolution, certified by an Authorized Officer, together with such information with respect to such Bond Anticipation Notes as the Trustee may reasonably request, including, without limitation, information as to the paying agent or agents for such Bond Anticipation Notes. The Trustee shall have no duties or obligations to the holders of such Bond Anticipation Notes unless specifically so authorized by the resolution of the District authorizing the issuance of such Bond Anticipation Notes and unless the Trustee accepts in writing such duties and obligations.

Section 211. Tax Status of Bonds. Any Series of Bonds issued under this Master Indenture may be issued either as Tax-Exempt Bonds or Taxable Bonds. The intended tax status of any Series of Bonds to be issued may be referenced in any Supplemental Indenture authorizing the issuance of such Series of Bonds.

ARTICLE III REDEMPTION OF BONDS

Section 301. Redemption Generally. The Bonds of any Series shall be subject to redemption, either in whole on any date or in part on any Interest Payment Date, and at such times, in the manner and at such prices, as may be provided by the Supplemental Indenture authorizing the issuance of such Series of Bonds. The District shall provide written notice to the Trustee of any optional redemption on or before the forty-fifth (45th) day next preceding the date to be fixed for such optional redemption. Notwithstanding any other provision of this Master Indenture, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events or upon the later deposit of moneys therefor as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

Unless otherwise provided in the Supplemental Indenture relating to a Series of Bonds, if less than all of the Bonds of a Series shall be called for redemption, the particular Bonds of such Series to be redeemed shall be selected by lot in such reasonable manner as the Bond Registrar in its discretion may determine. The portion of any Series of Bonds to be redeemed shall be in an Authorized Denomination and, in selecting the Bonds of such Series to be redeemed, the Bond Registrar shall treat each such Bond as representing that number of Bonds of such Series which is obtained by dividing the principal amount of such Bond by an Authorized Denomination (such amount being hereinafter referred to as the "unit of principal amount").

If it is determined that one or more, but not all, of the units of principal amount represented by any such Bond is to be called for redemption, then upon notice of intention to redeem such unit or units of principal amount as provided below, the registered Owner of such Bond, upon surrender of such Bond to the Paying Agent for payment to such registered Owner of the redemption price of the unit or units of principal amount called for redemption, shall be entitled to receive a new Bond or Bonds of such Series in the aggregate principal amount of the unredeemed balance of the principal amount of such Bond. New Bonds of such Series representing the unredeemed balance of the principal amount shall be issued to the Owner thereof without any charge therefor. If the Owner of any Bond of a denomination greater than the unit of principal amount to be redeemed shall fail to present such Bond to the Paying Agent for payment in exchange as aforesaid, such Bond shall, nevertheless, become due and payable on the date fixed for redemption to the extent of the unit or units of principal amount called for redemption.

Subject to the provisions of Section 506(b) hereof, the District may purchase a Bond or Bonds of a Series in the open market at a price no higher than the highest Redemption Price (including premium) for the Bond to be so purchased with any funds legally available therefor and any such Bonds so purchased shall be credited to the amounts otherwise required to be deposited for the payment of Bonds of such Series as provided in Section 506(b) hereof or as otherwise provided in the Supplemental Indenture relating to such Series of Bonds.

Section 302. Notice of Redemption; Procedure for Selection. The District shall establish each redemption date, other than in the case of a mandatory redemption, in which case the Trustee shall establish the redemption date, and the District or the Trustee, as the case may be, shall notify the Bond Registrar in writing of such redemption date on or before the forty-fifth (45th) day next preceding the date fixed for redemption, which notice shall set forth the terms of the redemption and the aggregate principal amount of Bonds to be redeemed. Except as otherwise provided herein, notice of redemption shall be given by the Bond Registrar not less than thirty (30) nor more than forty-five (45) days prior to the date fixed for redemption by first-class mail, postage prepaid, to any Paying Agent for the Bonds to be redeemed and to the registered Owner of each Bond to be

redeemed, at the address of such registered Owner on the registration books maintained by the Bond Registrar (and, for any Owner of \$1,000,000 or more in principal amount of Bonds, to one additional address if written request therefor is provided to the Bond Registrar prior to the Record Date); and a second notice of redemption shall be sent by registered or certified mail at such address to any Owner who has not submitted his Bond to the Paying Agent for payment on or before the date sixty (60) days following the date fixed for redemption of such Bond, in each case stating: (a) the numbers of the Bonds to be redeemed, by giving the individual certificate number of each Bond to be redeemed (or stating that all Bonds between two stated certificate numbers, both inclusive, are to be redeemed or that all of the Bonds of one or more maturities have been called for redemption); (b) the CUSIP numbers of all Bonds being redeemed; (c) in the case of a partial redemption of Bonds, the principal amount of each Bond being redeemed; (d) the date of issue of each Bond as originally issued and the complete official name of the Bonds including the Series designation; (e) the rate or rates of interest borne by each Bond being redeemed; (f) the maturity date of each Bond being redeemed; (g) the place or places where amounts due upon such redemption will be payable; and (h) the notice date, redemption date, and Redemption Price. The notice shall require that such Bonds be surrendered at the designated corporate trust office of the Paying Agent for redemption at the Redemption Price and shall state that further interest on such Bonds will not accrue from and after the redemption date; provided, however, that such presentation shall not be required while such Bonds are registered in book-entry only format. CUSIP number identification with appropriate dollar amounts for each CUSIP number also shall accompany all redemption payments.

Any required notice or redemption shall also be sent by registered mail, overnight delivery service, telecopy or other secure means, postage prepaid, to any Owner of \$1,000,000 or more in aggregate principal amount of Bonds to be redeemed, to certain municipal registered securities depositories in accordance with the then-current guidelines of the Securities and Exchange Commission, which are known to the Bond Registrar to be holding Bonds thirty-two (32) days prior to the redemption date and to at least two of the national information services that disseminate securities redemption notices in accordance with the then-current guidelines of the Securities and Exchange Commission, when possible, at least thirty (30) days prior to the redemption date; provided that neither failure to send or receive any such notice nor any defect in any notice so mailed shall affect the sufficiency of the proceedings for the redemption of such Bonds.

Failure to give notice by mailing to the Owner of any Bond designated for redemption or to any depository or information service shall not affect the validity of the proceedings for the redemption of any other Bond.

Section 303. Effect of Calling for Redemption. On the date designated for redemption of any Bonds, notice having been filed and mailed in the manner provided above, the Bonds called for redemption shall be due and payable at the

Redemption Price provided for the redemption of such Bonds on such date and, moneys for payment of the Redemption Price being held in a separate account by the Paying Agent in trust for the Owners of the Bonds to be redeemed, interest on the Bonds called for redemption shall cease to be entitled to any benefit under this Master Indenture, and the Owners of such Bonds shall have no rights in respect thereof, except to receive payment of the Redemption Price thereof, and interest, if any, accrued thereon to the redemption date, and such Bonds shall no longer be deemed to be Outstanding.

Section 304. Cancellation. Bonds called for redemption shall be canceled upon the surrender thereof pursuant to the provisions of Section 511 hereof.

ARTICLE IV ACQUISITION AND CONSTRUCTION FUND

Section 401. Acquisition and Construction Fund. There is created and established by Section 502 hereof a fund designated as the "Acquisition and Construction Fund" which shall be held by the Trustee and there shall be deposited to the credit of the Series Acquisition and Construction Accounts the amounts specified in the Supplemental Indenture relating to such Series of Bonds.

Section 402. Payments from Acquisition and Construction Fund. Payments of the Cost of constructing and acquiring a Series Project shall be made from the Acquisition and Construction Fund as herein provided. All such payments shall be subject to the provisions and restrictions set forth in this Article IV and in Article V hereof, and the District covenants that it will not request any sums to be paid from the Acquisition and Construction Fund except in accordance with such provisions and restrictions. Moneys in the Acquisition and Construction Fund shall be disbursed by check, voucher, order, draft, certificate or warrant signed by any one or more officers or employees of the Trustee legally authorized to sign such items or by wire transfer to an account specified by the payee upon satisfaction of the conditions for disbursement set forth in Section 503(b) hereof.

Section 403. Cost of a Series Project. For the purposes of this Master Indenture, the Cost as it pertains to a Series Project shall include, without intending thereby to limit or to restrict or expand any proper definition of such cost under the Act, other applicable provisions of State law, or this Master Indenture, the following:

(a) ***Expenses of Bond Issuance.*** All expenses and fees relating to the issuance of the Bonds, including, but not limited to, initial Credit Facility or Liquidity Facility fees and costs, attorneys' fees, underwriting fees and discounts, the Trustee's acceptance fees and costs, Trustee's counsel fees and costs, rating agency fees, fees of financial advisors, engineer's fees and costs, administrative expenses of the District, the costs of preparing audits and engineering reports, the

costs of preparing reports, surveys, and studies, and the costs of printing the Bonds and preliminary and final disclosure documents.

(b) ***Accrued and Capitalized Interest.*** Any interest accruing on the Bonds from their date through the first Interest Payment Date received from the proceeds of the Bonds (to be deposited into the related Series Interest Account) and Capitalized Interest (to be deposited into the related Series Capitalized Interest Account) as may be authorized or provided for by a Supplemental Indenture related to a Series of Bonds. Notwithstanding the deposit of Capitalized Interest into the related Series Capitalized Interest Account, Capitalized Interest shall also include any amount directed by the District to the Trustee in writing to be withdrawn from the related Series Acquisition and Construction Account and deposited into such Series Capitalized Interest Account, provided that such direction includes a certification that such amount represents earnings on amounts on deposit in the related Series Acquisition and Construction Account and that, after such deposit, the amount on deposit in such Series Acquisition and Construction Account, together with earnings thereon, will be sufficient to pay for the Costs of the related Series Project which are to be funded from such Series Acquisition and Construction Account, other than those Costs that have already been paid from such Series Acquisition and Construction Account, if any.

(c) ***Acquisition Expenses.*** The costs of acquiring, by purchase, donation or condemnation, all of the land, structures, improvements, rights-of-way, franchises, easements, plans and specifications and similar items and other interests in property, whether real or personal, tangible or intangible, which themselves constitute a Series Project or which are necessary or convenient to acquire, install and construct a Series Project and payments, contributions, dedications, taxes, assessments or permit fees or costs and any other exactions required as a condition to receive any government approval or permit necessary to accomplish any District purpose.

(d) ***Construction Expense.*** All costs incurred, including interest charges, for labor and materials, including equipment, machinery and fixtures, by contractors, builders, and materialmen in connection with the acquisition, installation and construction of a Series Project, and including without limitation costs incident to the award of contracts.

(e) ***Other Professional Fees and Miscellaneous Expenses.***

(i) All legal, architectural, engineering, survey, and consulting fees, as well as all financing charges, taxes, insurance premiums, and miscellaneous expenses, not specifically referred to in this Master Indenture that are incurred in connection with the acquisition and construction of a Series Project.

(ii) Expenses of determining the feasibility or practicality of acquisition, construction, installation, or reconstruction of a Series Project.

(iii) Costs of surveys, estimates, plans and specifications.

(iv) Costs of improvements.

(v) Financing charges.

(vi) Creation of initial reserve and debt service funds.

(vii) Working capital.

(viii) Amounts to repay Bond Anticipation Notes or loans made to finance any costs permitted under the Act.

(ix) Costs incurred to enforce remedies against contractors, subcontractors, any provider of labor, material, services or any other person for a default or breach under the corresponding contract, or in connection with any dispute.

(x) Premiums for contract bonds and insurance during construction and costs on account of personal injuries and property damage in the course of construction and insurance against the same.

(xi) Expenses of management and supervision of a Series Project.

(xii) Costs of effecting compliance with any and all governmental permits relating to a Series Project.

(xiii) Payments, contributions, dedications, fair share or concurrency obligations and any other exactions as a condition to receive any government approval or permit necessary to accomplish any District purpose (including but not limited to impact fees, utility connection fees, school concurrency fees, etc.).

(xiv) Any other "cost" or expense as provided by the Act.

(f) **Refinancing Costs.** All costs described in (a) through (e) above or otherwise permitted by the Act associated with refinancing or repaying any loan or other debt obligation of the District.

Section 404. Disposition of Balances in Acquisition and Construction Fund. On the Date of Completion of a Series Project, the balance in the related Series Acquisition and Construction Account not reserved for the payment of any remaining part of the Cost of the Series Project shall be transferred by the Trustee to the credit of the Series Prepayment Subaccount in the Series

Redemption Account, or as otherwise provided in the Supplemental Indenture, and used for the purposes set forth for such Subaccount in the Supplemental Indenture relating to such Series of Bonds.

ARTICLE V

ESTABLISHMENT OF FUNDS AND APPLICATION THEREOF

Section 501. Lien. There is hereby irrevocably pledged for the payment of the Bonds of each Series issued hereunder, subject only to the provisions of this Master Indenture and any Supplemental Indenture permitting the application thereof for the purposes and on the terms and conditions set forth in this Master Indenture and any such Supplemental Indenture with respect to each Series of Bonds, the Trust Estate; provided, however, that unless otherwise specifically provided herein or in a Supplemental Indenture relating to a Series of Bonds with respect to the Series Trust Estate securing such Series of Bonds, the Series Pledged Funds and Series Pledged Revenues securing a Series of Bonds shall secure only such Series of Bonds and shall not secure any other Bonds or other Series of Bonds.

The foregoing pledge shall be valid and binding from and after the date of initial delivery of the Bonds and the proceeds of sale of the Bonds and all the moneys, securities and funds set forth in this Section 501 shall immediately be subject to the lien of the foregoing pledge, which lien is hereby created, without any physical delivery thereof or further act. Such lien shall be valid and binding as against all parties having claims of any kind in tort, contract or otherwise against the District or the Trustee, irrespective of whether such parties have notice thereof. Such lien shall be prior and superior to all other liens now existing or hereafter created.

Section 502. Establishment of Funds. The following Funds are hereby established and shall be held by the Trustee:

(a) Acquisition and Construction Fund, and within such Fund there may be established by Supplemental Indenture authorizing a Series of Bonds a separate Series Acquisition and Construction Account and a separate Series Costs of Issuance Account for each Series of Bonds issued hereunder;

(b) Revenue Fund, and within such Fund there may be established by Supplemental Indenture authorizing a Series of Bonds a separate Series Revenue Account for each Series of Bonds issued hereunder;

(c) Debt Service Fund, and within such Fund there may be established by Supplemental Indenture authorizing a Series of Bonds,

(i) a Series Debt Service Account, and therein a Series Interest Account, a Series Principal Account, a Series Sinking Fund Account and a Series Capitalized Interest Account, and

(ii) a Series Redemption Account and therein a Series Prepayment Subaccount and a Series Optional Redemption Subaccount,

for each such Series of Bonds issued hereunder;

(d) Reserve Fund, and within such Fund there may be established by Supplemental Indenture authorizing a Series of Bonds a separate Series Reserve Account for each such Series of Bonds issued hereunder and any Bonds issued on a parity with any such Series of Bonds hereunder; and

(e) Rebate Fund, and within such Fund there may be established by Supplemental Indenture authorizing a Series of Bonds a separate Series Rebate Account for each such Series of Tax-Exempt Bonds issued hereunder.

Notwithstanding the foregoing, the Supplemental Indenture authorizing any Series of Bonds may establish such other Series Accounts or dispense with the Series Accounts set forth above as shall be deemed advisable by the District in connection with such Series of Bonds.

Section 503. Acquisition and Construction Fund.

(a) ***Deposits.*** The District shall pay to the Trustee, for deposit into the related Series Acquisition and Construction Account in the Acquisition and Construction Fund, as promptly as practicable, the following amounts received by it:

(i) the amount set forth in the Supplemental Indenture relating to such Series of Bonds;

(ii) subject to Section 806 hereof, payments made to the District from the sale, lease or other disposition of the Series Project or any portion thereof;

(iii) the balance of insurance proceeds with respect to the loss or destruction of the Series Project or any portion thereof;

(iv) amounts received from a governmental entity pursuant to an interlocal agreement or other similar agreement between the District and such governmental entity providing for the payment by such governmental entity of a portion of the Costs of a Series Project;

(v) amounts received from impact fee credits and/or utility connection fee credits; and

(vi) such other amounts as may be provided in a Supplemental Indenture.

Amounts in such Series Acquisition and Construction Account shall be applied to the Cost of the Series Project.

(b) ***Disbursements.*** Unless otherwise provided in the Supplemental Indenture authorizing the issuance of such Series of Bonds, payments from a Series Acquisition and Construction Account shall be paid in accordance with the provisions of this subsection (b). Before any such payment shall be made, the District shall file with the Trustee a requisition in the form of Exhibit A attached hereto, signed by an Authorized Officer.

Upon receipt of each such requisition and accompanying certificate, the Trustee shall promptly withdraw from the Series Acquisition and Construction Account and pay to the person, firm or corporation named in such requisition the amount designated in such requisition. The Trustee shall have no duty to investigate either the accuracy or validity of the items delivered pursuant to this Section 503(b) or whether such amount is properly payable hereunder or under the Supplemental Indenture for such Series of Bonds.

(c) ***Inspection.*** All requisitions and certificates received by the Trustee pursuant to this Article V shall be retained in the possession of the Trustee, subject at all reasonable times to the inspection of the District, the Consulting Engineer, the Owner of at least twenty-five percent (25%) in principal amount of any Outstanding Bonds of the related Series, and the agents and representatives thereof.

(d) ***Completion of Series Project.*** On the Date of Completion of a Series Project, the balance in the related Series Acquisition and Construction Account not reserved by the District for the payment of any remaining part of the Cost of acquiring or constructing the Series Project shall be applied in accordance with the provisions of Section 404 hereof. The Trustee shall have no duty to determine whether the Date of Completion has occurred and the Trustee shall not be deemed to have knowledge that the Date of Completion has occurred until the Trustee has received the certificate of the Consulting Engineer establishing such Date of Completion as specified in the definition of Date of Completion in Section 101 hereof.

Section 504. Revenue Fund. The District hereby covenants and agrees that it will assess, impose, establish and collect the Pledged Revenues with respect to each Series of Bonds in amounts and at times sufficient to pay, when due, the principal of, premium, if any, and interest on such Series of Bonds. The District

hereby covenants and agrees to immediately deposit upon receipt all such Pledged Revenues with the Trustee (including Prepayments, which shall be identified as such by the District at the time of deposit with the Trustee), and the Trustee shall immediately deposit all such Pledged Revenues, when received, into the related Series Revenue Account and immediately deposit all Prepayments, when received, into the related Series Prepayment Subaccount in the Series Redemption Account, unless otherwise provided for in the Supplemental Indenture relating to a Series of Bonds.

Section 505. Debt Service Fund.

(a) ***Principal, Maturity Amount, Interest and Amortization Installments.*** Except as otherwise provided in a Supplemental Indenture, on the Business Day preceding each Interest Payment Date on the Bonds, the Trustee shall withdraw from the Series Revenue Account and, from the amount so withdrawn, shall make the following deposits in the following order of priority:

(i) to the related Series Interest Account, an amount which, together with other amounts, if any, then on deposit therein, will equal the amount of interest payable on the Bonds of such Series on such Interest Payment Date;

(ii) to the related Series Principal Account, an amount which, together with other amounts, if any, then on deposit therein, will equal the principal amount, if any, payable with respect to Serial Bonds of such Series on such Interest Payment Date;

(iii) in each Bond Year in which Term Bonds of such Series are subject to mandatory redemption from Amortization Installments, to the related Series Sinking Fund Account, an amount which, together with other amounts, if any, then on deposit therein, will equal the Amortization Installment payable on the Term Bonds of such Series on such Interest Payment Date;

(iv) in each Bond Year in which Capital Appreciation Bonds of such Series mature, to the related Series Principal Account, an amount which, together with other amounts, if any, then on deposit therein, will equal the Maturity Amount payable with respect to the Capital Appreciation Bonds of such Series maturing on such Interest Payment Date;

(v) to the Series Reserve Account, an amount, if any, which, together with other amounts, if any, then on deposit therein, will equal the Series Reserve Account Requirement; and

(vi) to the Series Rebate Account, the Rebate Amount, if any, required to be deposited therein pursuant to the Supplemental Indenture related to a Series of Tax-Exempt Bonds.

Notwithstanding the foregoing, so long as there are moneys on deposit in the related Series Capitalized Interest Account on the date required for any transfer into the Series Interest Account as set forth above, the Trustee shall, prior to making any transfer into the related Series Interest Account from the related Series Revenue Account, transfer to the related Series Interest Account from the related Series Capitalized Interest Account, the lesser of the interest on such Series of Bonds coming due on the next succeeding Interest Payment Date or the amount remaining on deposit in the related Series Capitalized Interest Account.

(b) ***Disposition of Remaining Amounts on Deposit in Series Revenue Account.*** The District shall authorize the withdrawal, from time to time, from the Series Revenue Account an amount sufficient to pay the fees and charges of the Trustee, Bond Registrar, and Paying Agent, when due. Subject to the provisions of Section 604 hereof, if (i) the amount on deposit in the Series Interest Account, Series Principal Account, Series Sinking Fund Account and Series Redemption Account in each Bond Year equals the interest payable on the Bonds of such Series in such Bond Year, the principal amount of all Serial Bonds payable in such Bond Year, the Maturity Amount of all Capital Appreciation Bonds due in such Bond Year and the Amortization Installments required to be paid in such Bond Year, and (ii) any amounts remain in the Series Revenue Account on November 2 of such Bond Year, then such amounts shall, at the written direction of the District, be applied to pay the commissions, fees, costs and any other charges of the Tax Collector and the Property Appraiser or, if such commissions, fees, costs, or other charges have been paid by the District, then to reimburse the District for such payment upon written request of an Authorized Officer. If, after such amounts have been withdrawn, paid and provided for as provided above, any amounts remain in the Series Revenue Account, such amounts shall be disbursed to the District on written request of an Authorized Officer and applied to pay the operating and administrative costs and expenses of the District. After making the payments provided for in this subsection (b), the balance, if any, remaining in the Series Revenue Account shall be retained therein or, at the written direction of an Authorized Officer to the Trustee, transferred into the Series Prepayment Subaccount of the Series Redemption Account. Upon the occurrence and continuance of an Event of Default hereunder, the foregoing transfer to the Series Prepayment Subaccount shall not be made.

(c) ***Series Reserve Account.*** Except as otherwise provided for herein or in a Supplemental Indenture, moneys held for the credit of a Series Reserve Account shall be used for the purpose of paying interest or principal or Amortization Installment or Maturity Amount on the Bonds of the related Series whenever amounts on deposit in the Series Debt Service Account shall be insufficient for such purpose.

(d) ***Series Debt Service Account.*** Moneys held for the credit of a Series Interest Account, Series Principal Account and Series Sinking Fund Account in a Series Debt Service Account shall be withdrawn therefrom by the Trustee and transferred by the Trustee to the Paying Agent in amounts and at times sufficient to pay, when due, the interest on the Bonds of such Series, the principal of Serial Bonds of such Series, the Maturity Amount of Capital Appreciation Bonds of such Series and the Amortization Installments of Term Bonds of such Series, as the case may be.

(e) ***Series Redemption Account.*** Moneys representing Prepayments on deposit in a Series Prepayment Subaccount to the full extent of a multiple of an Authorized Denomination shall, unless otherwise provided in the Supplemental Indenture relating to such Series of Bonds, be used by the Trustee to redeem Bonds of such Series on the earliest date on which such Bonds are permitted to be called without payment of premium by the terms hereof (including extraordinary mandatory redemption) and of the Supplemental Indenture relating to such Series of Bonds. Such redemption shall be made pursuant to the provisions of Article III hereof. The District shall pay all expenses incurred by the Trustee and Paying Agent in connection with such redemption. Moneys other than from Prepayments shall be held and applied in a Series Redemption Account as provided in Section 506(a) hereof.

(f) ***Payment to the District.*** When no Bonds of a Series remain Outstanding, and after all expenses and charges herein and in the related Supplemental Indenture required to be paid have been paid as certified to the Trustee in writing by an Authorized Officer, and after all amounts due and owing to the Trustee have been paid in full, the Trustee shall pay any balance in the Accounts for such Series of Bonds to the District upon the written direction of an Authorized Officer, free and clear of any lien and pledge created by this Master Indenture; provided, however, that if an Event of Default has occurred and is continuing in the payment of the principal or Maturity Amount of, or interest or premium on the Bonds of any other Series, the Trustee shall pay over and apply any such excess pro rata (based upon the ratio of the aggregate principal amount of such Series of Bonds to the aggregate principal amount of all Series of Bonds then Outstanding and for which such an Event of Default has occurred and is continuing) to each other Series of Bonds for which such an Event of Default has occurred and is continuing.

Section 506. Optional Redemption.

(a) ***Excess Amounts in Series Redemption Account.*** The Trustee shall, but only at the written direction of an Authorized Officer on or prior to the forty-fifth (45th) day preceding the date of redemption, call for redemption on each Interest Payment Date on which Bonds are subject to optional redemption, from moneys on deposit in a Series Redemption Account such amount of Authorized

Denominations of Bonds of such Series then subject to optional redemption as, with the redemption premium, if any, will exhaust such amount as nearly as may be practicable. Such redemption shall be made pursuant to the provisions of Article III hereof. The District shall pay all expenses incurred by the Trustee and Paying Agent in connection with such redemption.

(b) ***Purchase of Bonds of a Series.*** The District may purchase Bonds of a Series then Outstanding at any time, whether or not such Bonds shall then be subject to redemption, at the most advantageous price obtainable with reasonable diligence, having regard to maturity, option to redeem, rate and price, such price not to exceed the principal of such Bonds plus the amount of the premium, if any, which would be payable on the next redemption date to the Owners of such Bonds under the provisions of this Master Indenture and the Supplemental Indenture pursuant to which such Series of Bonds was issued if such Bonds were called for redemption on such date. Before making each such purchase, the District shall file with the Trustee a statement in writing directing the Trustee to pay the purchase price of the Bonds of such Series so purchased upon their delivery and cancellation, which statement shall set forth a description of such Bonds, the purchase price to be paid therefor, the name of the seller, and the place of delivery of the Bonds. The Trustee shall pay the interest accrued on such Bonds to the date of delivery thereof from the related Series Interest Account and the principal portion of the purchase price of Serial Bonds from the related Series Principal Account, but no such purchase shall be made after the Record Date in any Bond Year in which Bonds have been called for redemption. To the extent that insufficient moneys are on deposit in a related Series Interest Account to pay the accrued interest portion of the purchase price of any Bonds or in a related Series Principal Account to pay the principal amount of the purchase price of any Serial Bond, the Trustee shall transfer into such Accounts from the related Series Revenue Account sufficient moneys to pay such respective amounts. In the event that there are insufficient moneys on deposit in the related Series Sinking Fund Account with which to pay the principal portion of the purchase price of any Term Bonds, the Trustee may, at the written direction of the District, transfer moneys into such related Series Sinking Fund Account from the related Series Revenue Account to pay the principal amount of such purchase price, but only in an amount no greater than the Amortization Installment related to such Series of Bonds coming due in the current Bond Year calculated after giving effect to any other purchases of Term Bonds during such Bond Year. The Trustee may pay the principal portion of the purchase price of Bonds from the related Series Redemption Account, but only upon delivery of written instructions from an Authorized Officer of the District to the Trustee accompanied by a certificate of an Authorized Officer: (A) stating that sufficient moneys are on deposit in the Series Redemption Account to pay the purchase price of such Bonds; (B) setting forth the amounts and maturities of Bonds of such Series which are to be redeemed from such amounts; and (C) containing cash flows which demonstrate that, after giving effect to the purchase of Bonds in the amounts and maturities set forth in clause (B) above, the Pledged Revenues to be received by the

District in the current and each succeeding Bond Year will be sufficient to pay the principal, Maturity Amount and Amortization Installments of and interest on all Bonds of such Series. The Trustee may pay the principal portion of the purchase price of any Term Bonds from the related Series Sinking Fund Account, but only Term Bonds of a maturity having Amortization Installments in the current Bond Year and in the principal amount no greater than the Amortization Installment related to such Series of Bonds coming due in the current Bond Year (calculated after giving effect to any other purchases of Term Bonds during such Bond Year). The Trustee may pay the principal portion of the purchase price of Term Bonds having maturities different from or in amounts greater than set forth in the preceding sentence from amounts on deposit in the related Series Sinking Fund Account and the Trustee may transfer moneys from the related Series Revenue Account to the related Series Sinking Fund Account for such purpose, but only upon delivery of written instructions from an Authorized Officer to the Trustee accompanied by a certificate of an Authorized Officer: (X) stating that sufficient moneys are on deposit in the Series Sinking Fund Account, after giving effect to any transfers from the related Series Revenue Account, to pay the principal portion of the purchase price of such Term Bonds; (Y) setting forth the amounts and maturities of Term Bonds of such Series which are to be redeemed from such amounts and the Amortization Installments against which the principal amount of such purchases are to be credited; and (Z) containing cash flows which demonstrate that, after giving effect to the purchase of Term Bonds in the amounts and having the maturities and with the credits against Amortization Installments set forth in clause (Y) above and any transfers from the related Series Revenue Account, the Pledged Revenues to be received by the District in the current and in each succeeding Bond Year will be sufficient to pay the principal, Maturity Amount and Amortization Installments of and interest on all Bonds of such Series. If any Bonds are purchased pursuant to this subsection (b), the principal amount of the Bonds so purchased shall be credited as follows:

(i) if the Bonds are to be purchased from amounts on deposit in the Series Prepayment Subaccount of a Series Redemption Account, against the principal coming due or Amortization Installments set forth in the certificate of the Authorized Officer accompanying the direction of the District to effect such purchase; or

(ii) if the Bonds are Term Bonds of a Series, against the Amortization Installments for Bonds of such Series first coming due in the current Bond Year or, if such Term Bonds so purchased are to be credited against Amortization Installments coming due in any succeeding Bond Year, against the Amortization Installments on Term Bonds of such Series maturing on the same date and designated in the certificate of the Authorized Officer accompanying the direction of the District to effect such purchase; or

(iii) against the principal or Maturity Amount of Serial Bonds coming due on the maturity date of such Serial Bonds.

Section 507. Rebate Fund.

(a) ***Creation.*** There is created and established by Section 502 hereof a Rebate Fund, and within the Rebate Fund a Series Rebate Account for each Series of Tax-Exempt Bonds. Moneys deposited and held in the Rebate Fund shall not be subject to the pledge of this Master Indenture.

(b) ***Payment to United States.*** The Trustee shall pay to the District, upon written request of the District, the Rebate Amount required to be paid to the United States at the times, in the manner and as calculated in accordance with the Supplemental Indenture related to a Series of Tax-Exempt Bonds. The Trustee shall have no responsibility for computation of the Rebate Amount and instead the District shall cause the Rebate Amount to be calculated by the Rebate Analyst and shall cause the Rebate Analyst to deliver such computation to the Trustee as provided in the Supplemental Indenture related to a Series of Tax-Exempt Bonds but before the date of any required payment of the Rebate Amount to the Internal Revenue Service. The fees of, and expenses incurred by, the Rebate Analyst in computing the Rebate Amount shall be paid by the District, which amount shall be treated as administrative and operating expenses of the District payable or reimbursable from the Series Revenue Account in accordance with Section 505(b) hereof.

(c) ***Deficiencies.*** If the Trustee does not have on deposit in the Series Rebate Account sufficient amounts to make the payments required by this Section 507, the District shall pay, from any legally available source, the amount of any such deficiency to the United States as provided in paragraph (b) above. The Trustee shall have no duty to pay such deficiency from its own funds.

(d) ***Survival.*** The covenants and agreements of the District in this Section 507 and Section 809, and any additional covenants related to compliance with provisions necessary in order to preserve the exclusion of interest on the Tax-Exempt Bonds of a Series from gross income for federal income tax purposes shall survive the defeasance of the Bonds of such Series in accordance with Article XII hereof.

Section 508. Investment of Funds and Accounts. Unless otherwise provided in the Supplemental Indenture authorizing the issuance of a Series of Bonds, moneys held for the credit of the Accounts for such Series of Bonds shall be invested as hereinafter in this Section 508 provided.

(a) ***Series Acquisition and Construction Account, Series Revenue Account and Series Debt Service Account.*** Moneys held for the credit of a Series Acquisition and Construction Account, a Series Revenue Account, and a Series Debt

Service Account shall, as nearly as may be practicable, be continuously invested and reinvested by the Trustee in Investment Obligations as directed in writing by an Authorized Officer, which Investment Obligations shall mature, or shall be subject to redemption by the holder thereof at the option of such holder, not later than the respective dates, as estimated by an Authorized Officer, when moneys held for the credit of each such Account will be required for the purposes intended.

(b) ***Series Reserve Account.*** Moneys held for the credit of a Series Reserve Account shall be continuously invested and reinvested by the Trustee in Investment Obligations as directed in writing by an Authorized Officer.

(c) ***Investment Obligations as a Part of Funds and Accounts.*** Investment Obligations purchased as an investment of moneys in any Fund or Account shall be deemed at all times to be a part of such Fund or Account, and the interest accruing thereon and profit realized from such investment shall be credited as provided in Section 510 hereof. Any loss resulting from such investment shall be charged to such Fund or Account. The foregoing notwithstanding, for purposes of investment and to the extent permitted by law, amounts on deposit in any Fund or Account may be commingled for purposes of investment, provided adequate care is taken to account for such amounts in accordance with the prior sentence. The Trustee may, upon the written direction of an Authorized Officer, transfer investments within such Funds or Accounts without being required to sell such investments. The Trustee shall sell at the best price obtainable or present for redemption any obligations so purchased whenever it shall be necessary so to do in order to provide moneys to meet any payment or transfer from any such Fund or Account. The Trustee shall not be liable or responsible for any loss resulting from any such investment or for failure to make an investment (except failure to make an investment in accordance with the written direction of an Authorized Officer) or for failure to achieve the maximum possible earnings on investments. The Trustee shall have no obligation to invest funds without written direction from an Authorized Officer.

(d) ***Valuation.*** In computing the value of the assets of any Fund or Account, investments and earnings thereon shall be deemed a part thereof. The Trustee shall value the assets in each of the Funds and Accounts established hereunder as of September 30 of each Fiscal Year, and as soon as practicable after each such valuation date (but no later than ten (10) days after each such valuation date) shall provide the District a report of the status of each Fund and Account as of the valuation date. For the purpose of determining the amount on deposit to the credit of any Fund or Account established hereunder, with the exception of a Series Reserve Account, obligations in which money in such Fund or Account shall have been invested shall be valued at the market value or the amortized cost thereof, whichever is lower, or at the Redemption Price thereof, to the extent that any such obligation is then redeemable at the option of the holder. For the purpose of determining the amount on deposit to the credit of a Series Reserve Account,

obligations in which money in such Account shall have been invested shall be valued at par, if purchased at par, or at amortized cost, if purchased at other than par, plus, in each case, accrued interest. Amortized cost, when used with respect to an obligation purchased at a premium above or a discount below par, means the value as of any given time obtained by dividing the total premium or discount at which such obligation was purchased by the number of days remaining to maturity on such obligation at the date of such purchase and by multiplying the amount thus calculated by the number of days having passed since such purchase; and (i) in the case of an obligation purchased at a premium by deducting the product thus obtained from the purchase price, and (ii) in the case of an obligation purchased at a discount by adding the product thus obtained to the purchase price.

Section 509. Deficiencies and Surpluses in Funds and Accounts. For purposes of this Section 509, (a) a "deficiency" shall mean, in the case of a Series Reserve Account, that the amount on deposit therein is less than the Series Reserve Account Requirement (but only after the Bond Year in which the amount on deposit therein first equals the Series Reserve Account Requirement), and (b) a "surplus" shall mean in the case of a Series Reserve Account, that the amount on deposit therein is in excess of the Series Reserve Account Requirement.

At the time of any withdrawal from a Series Reserve Account that results in a deficiency therein, the Trustee shall promptly notify the District of the amount of any such deficiency and the Trustee shall withdraw the amount of such deficiency from the related Series Revenue Account and, if amounts on deposit therein are insufficient therefor, the District shall pay the amount of such deficiency to the Trustee, for deposit in such Series Reserve Account, from the first legally available sources of the District.

The Trustee, as of the close of business on the last Business Day in each Bond Year, after taking into account all payments and transfers made as of such date, shall compute, in the manner set forth in Section 508(d), the value of the Series Reserve Account and shall promptly notify the District of the amount of any deficiency or surplus as of such date in such Series Reserve Account. The District shall immediately pay the amount of any deficiency to the Trustee, for deposit in the Series Reserve Account, from any legally available sources of the District. The Trustee, as soon as practicable after such computation, shall deposit any surplus, at the direction of an Authorized Officer, to the credit of the Series Revenue Account, or as otherwise provided in the related Supplemental Indenture.

Section 510. Investment Income. Unless otherwise provided in a Supplemental Indenture, earnings on Investments in a Series Acquisition and Construction Account, a Series Interest Account, a Series Capitalized Interest Account and a Series Revenue Account shall be retained, as realized, to the credit of such Account and used for the purpose of such Account. Unless otherwise provided in a Supplemental Indenture, earnings on investments in the Funds and Accounts

other than a Series Reserve Account and other than as set forth above shall be deposited, as realized, to the credit of such Series Revenue Account and used for the purpose of such Account.

Earnings on investments in a Series Reserve Account shall, unless otherwise provided in a Supplemental Indenture, be disposed of as follows:

(a) if there was no deficiency (as defined in Section 509 above) in the Series Reserve Account as of the most recent date on which amounts on deposit in the Series Reserve Account were valued by the Trustee, and if no withdrawals have been made from the Series Reserve Account since such date, then earnings on investments in the Series Reserve Account shall be deposited to the Series Revenue Account; or

(b) if there was a deficiency (as defined in Section 509 above) in the Series Reserve Account as of the most recent date on which amounts on deposit in the Series Reserve Account were valued by the Trustee, or if after such date withdrawals have been made from the Series Reserve Account and have created such a deficiency, then earnings on investments in the Series Reserve Account shall be retained in the Series Reserve Account until the amount on deposit therein equals the Series Reserve Account Requirement and thereafter shall be deposited to the Series Revenue Account.

Section 511. Cancellation of Bonds. All Bonds paid, redeemed or purchased, either at or before maturity, shall be canceled upon the payment, redemption or purchase of such Bonds. All Bonds canceled under any of the provisions of this Master Indenture shall be destroyed by the Paying Agent, which shall upon request of the District execute a certificate in duplicate describing the Bonds so destroyed. One executed certificate shall be filed with the Trustee and the other executed certificate shall be retained by the Paying Agent.

ARTICLE VI CONCERNING THE TRUSTEE

Section 601. Acceptance of Trust. The Trustee accepts and agrees to execute the trusts hereby created, but only upon the additional terms set forth in this Article VI, to all of which the parties hereto and the Owners agree. The Trustee shall have only those duties expressly set forth herein, and no duties shall be implied against the Trustee.

Section 602. No Responsibility for Recitals. The recitals, statements and representations in this Master Indenture, in any Supplemental Indenture or in the Bonds, save only the Trustee's authentication certificate, if any, upon the Bonds, have been made by the District and not by the Trustee, and the Trustee shall be under no responsibility for the correctness thereof.

Section 603. Trustee May Act Through Agents; Answerable Only for Willful Misconduct or Gross Negligence. The Trustee may execute any powers hereunder and perform any duties required of it through attorneys, agents, officers or employees, and shall be entitled to advice of counsel concerning all questions hereunder, and the Trustee shall not be answerable for the default or misconduct of any attorney, agent or employee selected by it with reasonable care. In performance of its duties hereunder, the Trustee may rely on the advice of counsel and shall not be held liable for actions taken in reliance on the advice of counsel. The Trustee shall not be answerable for the exercise of any discretion or power under this Master Indenture or any Supplemental Indenture nor for anything whatsoever in connection with the trust hereunder, except only its own gross negligence or willful misconduct.

Section 604. Compensation and Indemnity. The District shall pay the Trustee reasonable compensation for its services hereunder, and also all its reasonable expenses and disbursements, including the reasonable fees and expenses of Trustee's counsel, and to the extent permitted under State law shall indemnify the Trustee and hold the Trustee harmless against any liabilities which it may incur in the exercise and performance of its powers and duties hereunder except with respect to its own negligence or misconduct. The Trustee shall have no duty in connection with its responsibilities hereunder to advance its own funds nor shall the Trustee have any duty to take any action hereunder without first having received indemnification satisfactory to it. If the District defaults in respect of the foregoing obligations, the Trustee may deduct the amount owing to it from any moneys received or held by the Trustee under this Master Indenture or any Supplemental Indenture other than moneys from a Credit Facility or Liquidity Facility. This Section 604 shall survive termination of this Master Indenture and any Supplemental Indenture, and as to any Trustee, its resignation or removal thereof. As security for the foregoing, the District hereby grants to the Trustee a security interest in and to the amounts on deposit in all Series Funds and Accounts (other than the Rebate Fund) thereby, in effect, granting the Trustee a first charge against these moneys following an Event of Default for its fees and expenses (including legal counsel and default administration costs and expenses), subordinate and inferior to the security interest granted to the Owners of the Bonds from time to time secured thereby, but nevertheless payable in the order of priority as set forth in Section 905(a) upon the occurrence of an Event of Default.

Section 605. No Duty to Renew Insurance. The Trustee shall be under no duty to effect or to renew any insurance policy nor shall it incur any liability for the failure of the District to require or effect or renew insurance or to report or file claims of loss thereunder.

Section 606. Notice of Default; Right to Investigate. The Trustee shall give written notice, as soon as practicable, by first-class mail to registered Owners of Bonds of all defaults of which the Trustee has actual knowledge, unless such

defaults have been remedied (the term "defaults" for purposes of this Section 606 and Section 607 being defined to include the events specified as "Events of Default" in Section 902 hereof, but not including any notice or periods of grace provided for therein) or if the Trustee, based upon the advice of counsel upon which the Trustee is entitled to rely, determines that the giving of such notice is not in the best interests of the Owners of the Bonds. The Trustee will be deemed to have actual knowledge of any payment default under this Master Indenture or under any Supplemental Indenture and after receipt of written notice thereof by a Credit Facility issuer or Liquidity Facility issuer of a default under its respective reimbursement agreement, but shall not be deemed to have actual knowledge of any other default unless notified in writing of such default by the Owners of at least twenty-five percent (25%) in aggregate principal amount of the Bonds then Outstanding and affected by such default. The Trustee may, however, at any time require of the District full information as to the performance of any covenant hereunder; and if information satisfactory to it is not forthcoming, the Trustee may make or cause to be made, at the expense of the District, an investigation into the affairs of the District.

Section 607. Obligation to Act on Default. Before taking any action under this Master Indenture or any Supplemental Indenture in respect of an Event of Default, or any action that would require the Trustee to expend its own funds, the Trustee may require that a satisfactory indemnity bond be furnished for the reimbursement of all expenses to which it may be put and to protect it against all liability, except liability resulting from its own gross negligence or willful misconduct in connection with any such action.

Section 608. Reliance by Trustee. The Trustee may act on any requisition, resolution, notice, telegram, request, consent, waiver, opinion, certificate, statement, affidavit, voucher, bond, or other paper or document or telephone message which it in good faith believes to be genuine and to have been passed, signed or given by the proper persons or to have been prepared and furnished pursuant to any of the provisions of this Master Indenture or any Supplemental Indenture, and the Trustee shall be under no duty to make any investigation as to any statement contained in any such instrument, but may accept the same as conclusive evidence of the accuracy of such statement.

Section 609. Trustee May Deal in Bonds. The Trustee may in good faith buy, sell, own, hold and deal in any of the Bonds and may join in any action which any Owners may be entitled to take with like effect as if the Trustee were not a party to this Master Indenture or any Supplemental Indenture. The Trustee may also engage in or be interested in any financial or other transaction with the District.

Section 610. Construction of Ambiguous Provision. The Trustee may construe any ambiguous or inconsistent provisions of this Master Indenture or any

Supplemental Indenture and any construction by the Trustee shall be binding upon the Owners. The Trustee shall give prompt written notice to the District of any intention to make such construal.

Section 611. Resignation of Trustee. The Trustee may resign and be discharged of the trusts created by this Master Indenture by written resignation filed with the Secretary of the District not less than sixty (60) days before the date when such resignation is to take effect; provided that notice of such resignation shall be sent by first-class mail to each Owner as its name and address appears on the registration books of the District and to any Paying Agent, Bond Registrar, any Credit Facility issuer and any Liquidity Facility issuer, at least sixty (60) days before the resignation is to take effect. Such resignation shall take effect on the day specified in the Trustee's notice of resignation unless a successor Trustee is previously appointed, in which event the resignation shall take effect immediately on the appointment of such successor; provided, however, that notwithstanding the foregoing such resignation shall not take effect until a successor Trustee has been appointed. If a successor Trustee has not been appointed within sixty (60) days after the Trustee has given its notice of resignation, the Trustee may petition any court of competent jurisdiction for the appointment of a temporary successor Trustee to serve as Trustee until a successor Trustee has been duly appointed.

Section 612. Removal of Trustee. Any Trustee hereunder may be removed at any time by an instrument appointing a successor to the Trustee so removed, upon application of the District; provided, however, that if an Event of Default has occurred hereunder and is continuing with respect to a Series of Bonds, then the Trustee hereunder may be removed only by an instrument appointing a successor to the Trustee so removed executed by the Majority Owners of the Series of Bonds as to which such Event of Default exists and filed with the Trustee and the District. No such removal shall be effective until any amounts owed to the Trustee hereunder have been paid in full.

The Trustee may also be removed at any time for any breach of trust or for acting or proceeding in violation of, or for failing to act or proceed in accordance with, any provision of this Master Indenture or any Supplemental Indenture with respect to the duties and obligations of the Trustee, by any court of competent jurisdiction upon the application of the District; provided that no Event of Default has occurred hereunder and is continuing, or upon the application of the Owners of not less than twenty percent (20%) in aggregate principal amount of the Bonds then Outstanding.

Section 613. Appointment of Successor Trustee. If the Trustee or any successor Trustee resigns or is removed or dissolved, or if its property or business is taken under the control of any state or federal court or administrative body, a vacancy shall forthwith exist in the office of the Trustee, and the District shall appoint a successor and shall mail notice of such appointment, including the name

and address of the applicable corporate trust office of the successor Trustee, by first-class mail to each Owner as its name and address appears on the registration books of the District, and to the Paying Agent, Bond Registrar, any Credit Facility issuer and any Liquidity Facility issuer; provided, however, that the District shall not appoint a successor Trustee if an Event of Default has occurred and is continuing, unless the District shall have received the prior written consent, which consent shall not be unreasonably withheld, of the Majority Owners or, if there is a Credit Facility or Liquidity Facility with respect to any Series of Bonds, any Credit Facility issuer and any Liquidity Facility issuer, to the appointment of such successor Trustee. If an Event of Default has occurred hereunder and is continuing and the Trustee or any successor Trustee resigns or is removed or dissolved, or if its property or business is taken under the control of any state or federal court or administrative body, a vacancy shall forthwith exist in the office of the Trustee, and a successor may be appointed by any court of competent jurisdiction upon the application of the Owners of not less than twenty percent (20%) in aggregate principal amount of the Bonds then Outstanding and such successor Trustee shall mail notice of its appointment, including the name and address of the applicable corporate trust office of the successor Trustee, by first-class mail to each Owner as its name and address appears on the Bond Registrar, and to the Paying Agent, Bond Registrar, any Credit Facility issuer and any Liquidity Facility issuer.

Section 614. Qualification of Successor Trustee. A successor Trustee shall be a national bank with trust powers or a bank or trust company with trust powers, having a combined net capital and surplus of at least \$50,000,000.

Section 615. Instruments of Succession. Except as provided in Section 616 hereof, any successor Trustee shall execute, acknowledge and deliver to the District an instrument accepting such appointment hereunder, and thereupon such successor Trustee, without any further act, deed, or conveyance, shall become fully vested with all the estates, properties, rights, powers, trusts, duties and obligations of its predecessor in trust hereunder, with like effect as if originally named Trustee herein, except for the predecessor's rights under Section 604 hereof. After withholding from the funds on hand any amounts owed to itself hereunder, the Trustee ceasing to act hereunder shall pay over to the successor Trustee all moneys held by it hereunder; and the Trustee ceasing to act and the District shall execute and deliver an instrument or instruments transferring to the successor Trustee all the estates, properties, rights, powers and trusts hereunder of the Trustee ceasing to act except for the rights granted under Section 604 hereof. The successor Trustee shall mail notice of its appointment, including the name and address of the applicable corporate trust office of the successor Trustee, by first-class mail to each Owner as its name and address appears on the Bond Registrar, and to the Paying Agent, Bond Registrar, any Credit Facility issuer and any Liquidity Facility issuer.

Section 616. Merger of Trustee. Any corporation, entity or purchaser into which any Trustee hereunder may be merged or with which it may be

consolidated or into which all or substantially all of its corporate trust assets shall be sold or its operations conveyed, or any corporation, entity or purchaser resulting from any merger, consolidation or sale to which any Trustee hereunder shall be a party, shall be the successor Trustee under this Master Indenture, without the execution or filing of any paper or any further act on the part of the parties thereto, anything herein to the contrary notwithstanding; provided, however, that any such successor corporation, entity or purchaser continuing to act as Trustee hereunder shall meet the requirements of Section 614 hereof, and if such corporation, entity or purchaser does not meet the aforesaid requirements, a successor Trustee shall be appointed pursuant to this Article VI.

Section 617. Resignation of Paying Agent or Bond Registrar. The Paying Agent or Bond Registrar may resign and be discharged of the duties created by this Master Indenture by executing an instrument in writing resigning such duties and specifying the date when such resignation shall take effect, and filing the same with the District and the Trustee not less than sixty (60) days before the date specified in such instrument when such resignation shall take effect, and by giving written notice of such resignation mailed not less than sixty (60) days prior to such resignation date to each Owner as its name and address appear on the registration books of the District maintained by the Bond Registrar. Such resignation shall take effect on the date specified in such notice, unless a successor Paying Agent or Bond Registrar is previously appointed in which event such resignation shall take effect immediately upon the appointment of such successor Paying Agent or Bond Registrar. If a successor Paying Agent or Bond Registrar shall not have been appointed within a period of sixty (60) days following the giving of notice, then the Trustee may appoint a successor Paying Agent or Bond Registrar as provided in Section 619 hereof.

Section 618. Removal of Paying Agent or Bond Registrar. The Paying Agent or Bond Registrar may be removed at any time prior to any Event of Default by the District by filing with the Paying Agent or Bond Registrar to be removed and the Trustee, an instrument or instruments in writing executed by an Authorized Officer appointing a successor. Such removal shall be effective thirty (30) days after delivery of the instrument (or such longer period as may be set forth in such instrument); provided, however, that no such removal shall be effective until the successor Paying Agent or Bond Registrar appointed hereunder shall execute, acknowledge and deliver to the District an instrument accepting such appointment hereunder.

Section 619. Appointment of Successor Paying Agent or Bond Registrar. In case at any time the Paying Agent or Bond Registrar shall be removed, or be dissolved, or if its property or affairs shall be taken under the control of any state or federal court or administrative body because of insolvency or bankruptcy, or for any other reason, then a vacancy shall forthwith and ipso facto exist in the office of the Paying Agent or Bond Registrar, as the case may be, and a

successor shall be appointed by the District; and in case at any time the Paying Agent or Bond Registrar shall resign, then a successor shall be appointed by the District. Upon any such appointment, the District shall give written notice of such appointment to the predecessor Paying Agent or Bond Registrar, the successor Paying Agent or Bond Registrar, the Trustee and all Owners. Any new Paying Agent or Bond Registrar so appointed shall immediately and without further act supersede the predecessor Paying Agent or Bond Registrar.

Section 620. Qualifications of Successor Paying Agent or Bond Registrar. Every successor Paying Agent or Bond Registrar shall (a) be a commercial bank or trust company duly organized under the laws of the United States or any state or territory thereof, authorized by law to perform all the duties imposed upon it by this Master Indenture, and capable of meeting its obligations hereunder, and (b) have a combined net capital and surplus of at least \$50,000,000.

Section 621. Acceptance of Duties by Successor Paying Agent or Bond Registrar. Except as provided in Section 622 hereof, any successor Paying Agent or Bond Registrar appointed hereunder shall execute, acknowledge and deliver to the District an instrument accepting such appointment hereunder, and thereupon such successor Paying Agent or Bond Registrar, without any further act, deed or conveyance, shall become duly vested with all the estates property, rights, powers, duties and obligations of its predecessor hereunder, with like effect as if originally named Paying Agent or Bond Registrar herein. Upon request of such Paying Agent or Bond Registrar, such predecessor Paying Agent or Bond Registrar and the District shall execute and deliver an instrument transferring to such successor Paying Agent or Bond Registrar all the estates, property, rights and powers hereunder of such predecessor Paying Agent or Bond Registrar and such predecessor Paying Agent or Bond Registrar shall pay over and deliver to the successor Paying Agent or Bond Registrar all moneys and other assets at the time held by it hereunder.

Section 622. Successor by Merger or Consolidation. Any corporation, entity or purchaser into which any Paying Agent or Bond Registrar hereunder may be merged, converted or sold or with which it may be consolidated or into which substantially all of its corporate trust assets shall be sold or otherwise conveyed, or any corporation, entity or purchaser resulting from any merger, consolidation or sale to which any Paying Agent or Bond Registrar hereunder shall be a party, shall be the successor Paying Agent or Bond Registrar under this Master Indenture without the execution or filing of any paper or any further act on the part of the parties hereto, anything in this Master Indenture to the contrary notwithstanding.

Section 623. Brokerage Statements. The District acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the District the right to receive individual confirmations of security transactions at no additional cost, as they occur, the District specifically

waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the District periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

Section 624. Patriot Act Requirements of the Trustee. To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust, or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

ARTICLE VII

FUNDS CONSTITUTE TRUST FUNDS

Section 701. Trust Funds. Subject to the provisions of Section 604 and Section 905(a) hereof, all amounts on deposit in Funds or Accounts for the benefit of a Series of Bonds shall:

(a) be used only for the purposes and in the manner provided herein and in the Supplemental Indenture relating to such Series of Bonds and, pending such application, be held by the Trustee in trust for the benefit of the Owners of such Series of Bonds;

(b) be irrevocably pledged to the payment of such Series of Bonds, except for amounts on deposit in the Series Rebate Account in the Rebate Fund;

(c) be held and accounted for separate and apart from all other Funds and Accounts, including Accounts of other Series of Bonds, and other funds and accounts of the Trustee and the District;

(d) until applied for the purposes provided herein, be subject to a first lien in favor of the Owners of such Series of Bonds and any parity obligations to issuers of Credit Facilities or Liquidity Facilities with respect to such Series of Bonds, which lien is hereby created, prior and superior to all other liens now existing or hereafter created, and, to a second lien in favor of the Trustee, as security for the reasonable compensation for the services of the Trustee hereunder, and also all its reasonable expenses and disbursements, including the reasonable fees and expenses of Trustee's counsel, subordinate and inferior to the security interest granted to the Owners of such Series of Bonds and any parity obligations to issuers of Credit Facilities or Liquidity Facilities with respect to such Series of Bonds, but nevertheless payable in the order of priority as set forth in Section 905(a) or Section 905(b) hereof upon the occurrence of an Event of Default; and

(e) shall not be subject to lien or attachment by any creditor of the Trustee or any creditor of the District or any other Series of Bonds other than the Owners of such Series of Bonds and the issuers of Credit Facilities or Liquidity Facilities with respect to such Series of Bonds.

ARTICLE VIII COVENANTS AND AGREEMENTS OF THE DISTRICT

Section 801. Payment of Bonds. The District shall duly and punctually pay or cause to be paid, but only from the Series Trust Estate with respect to each Series of Bonds, Debt Service on the dates, at the places, and in the amounts stated herein, in any Supplemental Indenture, and in the Bonds of such Series.

Section 802. Extension of Payment of Bonds. Except as provided in Section 901 hereof, the District shall not directly or indirectly extend the time for payment of the interest on any Bonds. The time for payment of Bonds of any Series shall be the time prescribed in the Supplemental Indenture relating to such Series of Bonds.

Section 803. Further Assurance. At any and all times the District shall, so far as it may be authorized by law, pass, make, do, execute, acknowledge and deliver, all and every such further resolutions, acts, deeds, conveyances, assignments, transfers and assurances as may be necessary or desirable for the better assuring, conveying, granting, assigning and confirming all and singular the rights, moneys, securities and funds hereby pledged or assigned, or intended so to be, or which the District may become bound to pledge or assign after the date of execution of this Master Indenture.

Section 804. Power to Issue Bonds and Create a Lien. The District hereby represents to the Trustee and to the Owners that it is and will be duly authorized under all applicable laws to issue the Bonds of each Series, to execute this Master Indenture, to adopt Supplemental Indentures, and to pledge its moneys, securities and funds in the manner and to the extent provided herein. Except as provided herein, the District hereby represents that such moneys, securities and funds of the District are and will be free and clear of any pledge, lien, charge or encumbrance thereon and all action on the part of the District to that end has been and will be duly and validly taken. The Bonds of each Series, this Master Indenture and any Supplemental Indenture are and will be the valid and legally enforceable obligations of the District, enforceable in accordance with their terms except to the extent that enforcement thereof may be subject to bankruptcy and other similar laws affecting creditors' rights generally. The District shall at all times, to the extent permitted by law, defend, preserve and protect the pledge and lien created by this Master Indenture and all the rights of the Owners hereunder against all claims and demands of all other persons whomsoever.

Section 805. Power to Undertake Series Projects and to Collect Pledged Revenues. The District has or will have upon the date of issuance of each Series of Bonds, and will have so long as any Bonds are Outstanding, good right and lawful power: (a) to undertake the Series Projects, or it will take such action on its part required which it deems reasonable in order to obtain licenses, orders, permits or other authorizations, if any, from any agency or regulatory body having lawful jurisdiction which must be obtained in order to undertake such Series Project; and (b) to fix, levy and collect or cause to be collected any and all Pledged Revenues.

Section 806. Sale of Series Projects. The District covenants that, until such time as there are no Bonds of a Series Outstanding, it will not sell, lease or otherwise dispose of or encumber the related Series Project or any part thereof other than as provided herein. The District may, however, from time to time, sell any machinery, fixtures, apparatus, tools, instruments, or other movable property acquired by the District in connection with a Series Project, or any materials used in connection therewith, if the District shall determine that such articles are no longer needed or are no longer useful in connection with the acquisition, construction, operation or maintenance of a Series Project, and the proceeds thereof may be applied to the replacement of the properties so sold or disposed of and, if not so applied, shall be deposited to the credit of the related Series Acquisition and Construction Account or, after the Date of Completion of the Series Project, shall be applied as provided in the corresponding Supplemental Indenture. The District may from time to time sell or lease such other property forming part of a Series Project which it may determine is not needed or serves no useful purpose in connection with the maintenance and operation of such Series Project, if the Consulting Engineer shall in writing approve such sale or lease, and the proceeds of any such sale shall be disposed of as hereinabove provided for the proceeds of the sale or disposal of movable property. The proceeds of any lease as described above shall be applied as provided in the corresponding Supplemental Indenture.

Notwithstanding the foregoing, the District may: (a) dispose of all or any part of a Series Project, other than a Series Project the revenues to be derived from the operation of which are pledged to a Series of Bonds, by gift or dedication thereof to any unit of local government, or to the State or any agency or instrumentality of either of the foregoing or the United States Government; and/or (b) impose, declare or grant title to or interests in the Series Project or a portion or portions thereof in order to create ingress and egress rights and public and private utility easements as the District may deem necessary or desirable for the development, use and occupancy of the property within the District; and/or (c) impose or declare covenants, conditions and restrictions pertaining to the use, occupancy and operation of the Series Projects.

Section 807. Completion and Maintenance of Series Projects. The District shall complete the acquisition and construction of a Series Project with all practical dispatch and in a sound and economical manner. So long as any Series

Project is owned by the District, the District shall maintain, preserve and keep the same or cause the same to be maintained, preserved and kept, with the appurtenances and every part and parcel thereof, in good repair, working order and condition, and shall from time to time make, or cause to be made, all necessary and proper repairs, replacements and renewals so that at all times the operation thereof may be properly and advantageously conducted.

Section 808. Accounts and Reports.

(a) ***Annual Report.*** The District shall, within thirty (30) days of receipt and approval by the District, so long as any Bonds are Outstanding, deliver to each Requesting Owner (hereinafter defined), and otherwise as provided by law, a copy of its annual audit for the immediately preceding Fiscal Year, accompanied by an Accountant's Certificate, including (i) statements in reasonable detail of its financial condition as of the end of such Fiscal Year and income and expenses for such Fiscal Year, and (ii) statements of all receipts and disbursements of the Pledged Revenues of each Series of Bonds (unless the Pledged Revenues of such Series are remitted directly by the District to the Trustee). The Trustee shall, within ninety (90) days after the close of each Fiscal Year so long as any Bonds are Outstanding, file with the District a summary with respect to each Fund and Account of the deposits thereto and disbursements therefrom during such Fiscal Year and the amounts held therein at the end of such Fiscal Year, or at the option of the Trustee, such summary can be made on a monthly basis. For purposes of the foregoing, the term "Requesting Owner" shall mean the Owner (or Beneficial Owner in the case of Bonds held in book-entry form) of more than \$1,000,000 aggregate principal amount of any Series of Bonds who requests such information in writing to the District.

(b) ***Default Certificate.*** The District shall file with the Trustee, so long as any Bonds are Outstanding, a certificate of an Authorized Officer upon the occurrence of an Event of Default as described in Section 902(h) hereof, such certificate to contain a description of the nature of such Event of Default and actions taken or to be taken to remedy such Event of Default.

(c) ***Inspection.*** The reports, statements and other documents required to be furnished by the District to the Trustee and by the Trustee to the District pursuant to any provisions hereof shall be available for inspection by any Owner of at least twenty-five percent (25%) in principal amount of any Series of Bonds Outstanding at the designated office of the District or the designated office of the Trustee upon the giving of at least five (5) days advance written notice to the District or the Trustee, as the case may be.

(d) ***Reports Pursuant to Uniform Special District Accountability Act of 1989.*** The District covenants and agrees that it will comply with the provisions of Chapter 189, Florida Statutes, the Uniform Special District

Accountability Act of 1989, to the extent applicable to the District, including any reporting requirements contained therein which are applicable to the District. The District may contract with a service provider selected by the District to ensure such compliance.

Section 809. Arbitrage and Other Tax Covenants. The District hereby covenants that it will not take any action, and will not fail to take any action, which action or failure would cause any Tax-Exempt Bonds to become "arbitrage bonds" as defined in Section 148 of the Code. The District further covenants that it will take all such actions after delivery of any Tax-Exempt Bonds as may be required in order for interest on such Tax-Exempt Bonds to remain excludable from gross income (as defined in Section 61 of the Code) of the Owners. Without limiting the generality of the foregoing, the District hereby covenants that it will to the extent not remitted by the Trustee from funds held in the Rebate Account, remit to the United States the Rebate Amount at the time and place required by this Master Indenture, any Supplemental Indenture, and the Tax Regulatory Covenants.

Section 810. Enforcement of Payment of Assessments. The District will assess, levy, collect or cause to be collected and enforce the payment of Assessments, Benefit Special Assessments, and/or any other sources which constitute Pledged Revenues for the payment of any Series of Bonds in the manner prescribed by this Master Indenture, any Supplemental Indenture and all resolutions, ordinances or laws thereunto appertaining at times and in amounts as shall be necessary in order to pay, when due, the principal of and interest on the Series of Bonds to which such Pledged Revenues are pledged, and to pay or cause to be paid the proceeds of such Assessments, Benefit Special Assessments, and/or any other sources as received to the Trustee in accordance with the provisions hereof.

Section 811. Method of Collection of Assessments and Benefit Special Assessments. The District shall levy and collect Assessments and Benefit Special Assessments in accordance with applicable State law.

Section 812. Delinquent Assessments. If the owner of any lot or parcel of land shall be delinquent in the payment of any Assessment or Benefit Special Assessment, pledged to a Series of Bonds, then such Assessment or Benefit Special Assessment shall be enforced in accordance with the provisions of Chapters 170 and/or 197, Florida Statutes, including but not limited to the sale of tax certificates and tax deeds as regards such Delinquent Assessment. In the event the provisions of Chapter 197, Florida Statutes, are inapplicable or unavailable, or in the event that an Assessment or Benefit Special Assessment was directly collected by the District, as permitted by a Supplemental Indenture, then upon the delinquency of any such Assessment or Benefit Special Assessment, the District either on its own behalf, or through the actions of the Trustee may, and shall, if so directed in writing by the Majority Owners of the Bonds of such Series then Outstanding, declare the entire unpaid balance of such Assessment or Benefit Special Assessment, to be in

default and, at its own expense, cause such delinquent property to be foreclosed in the same method now or hereafter provided by law for the foreclosure of mortgages on real estate, or pursuant to the provisions of Chapters 170 and 173, and Section 190.026, Florida Statutes, as amended from time to time, or otherwise as provided by law. The District further covenants to furnish, at its expense, to any Owner of Bonds of the related Series so requesting, sixty (60) days after the due date of each annual installment, a list of all Delinquent Assessments together with a copy of the District's annual audit (if available), and a list of foreclosure actions currently in progress and the current status of such Delinquent Assessments.

Section 813. Deposit of Proceeds from Sale of Tax Certificates. If any tax certificates relating to Delinquent Assessments which are pledged to a Series of Bonds are sold by the Tax Collector pursuant to the provisions of Section 197.432, Florida Statutes, or if any such tax certificates are not sold but are later redeemed, the proceeds of such sale or redemption (to the extent that such proceeds relate to the Delinquent Assessments), less any commission or other charges retained by the Tax Collector, shall, if paid by the Tax Collector to the District, be paid by the District to the Trustee not later than five (5) Business Days following receipt of such proceeds by the District and shall be deposited by the Trustee to the credit of the related Series Revenue Account.

Section 814. Sale of Tax Deed or Foreclosure of Assessment or Benefit Special Assessment Lien. If any property shall be offered for sale for the nonpayment of any Assessment or Benefit Special Assessment, which is pledged to a Series of Bonds, and no person or persons shall purchase such property for an amount less than or equal to the full amount due on the Assessments or Benefit Special Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), the property may then be purchased by the District for an amount equal to the balance due on the Assessments or Benefit Special Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), from any legally available funds of the District and the District shall receive in its corporate name or in the name of a special purpose entity title to the property for the benefit of the Owners of the Series of Bonds to which such Assessments or Benefit Special Assessments were pledged; provided that the Trustee shall have the right, acting at the direction of the Majority Owners of the applicable Series of Bonds secured by such Assessments or Benefit Special Assessments, but shall not be obligated, to direct the District with respect to any action taken pursuant to this paragraph. The District, either through its own actions, or actions caused to be taken through the Trustee, acting at the direction of the Majority Owners of the applicable Series of Bonds secured by such Assessments or Benefit Special Assessments, shall have the power to lease or sell such property, and deposit all of the net proceeds of any such lease or sale into the related Series Revenue Account. Not less than ten (10) days prior to the filing of any foreclosure action as herein provided, the District shall cause written notice thereof to be mailed to any designated agents of the Owners of the related Series of Bonds. Not less than thirty (30) days prior to the proposed sale of any lot or tract of

land acquired by foreclosure by the District, it shall give written notice thereof to such representatives. The District, either through its own actions, or actions caused to be taken through the Trustee, acting at the direction of the Majority Owners of the applicable Series of Bonds secured by such Assessments or Benefit Special Assessments, agrees that it shall be required to take the measures provided by law for the listing for sale of property acquired by it as trustee for the benefit of the Owners of the related Series of Bonds within sixty (60) days after the receipt of the request therefor signed by the Trustee or the Majority Owners of the Bonds of such Series then Outstanding.

Section 815. Other Obligations Payable from Assessments or Benefit Special Assessments. The District will not issue or incur any obligations payable from the proceeds of Assessments or Benefit Special Assessments securing a Series of Bonds nor voluntarily create or cause to be created any debt, lien, pledge, assignment, encumbrance or other charge upon such Assessments or Benefit Special Assessments other than the lien of any Subordinate Debt except for fees, commissions, costs, and other charges payable to the Property Appraiser or to the Tax Collector pursuant to State law.

Section 816. Re-Assessments. If any Assessment or Benefit Special Assessment shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or the District shall be satisfied that any such Assessment or Benefit Special Assessment is so irregular or defective that it cannot be enforced or collected, or if the District shall have omitted to make such Assessment or Benefit Special Assessment when it might have done so, the District shall either: (a) take all necessary steps to cause a new Assessment or Benefit Special Assessment to be made for the whole or any part of such improvement or against any property benefited by such improvement; or (b) in its sole discretion, make up the amount of such Assessment or Benefit Special Assessment from legally available moneys, which moneys shall be deposited into the related Series Revenue Account. In case any such subsequent Assessment or Benefit Special Assessment shall also be annulled, the District shall obtain and make other Assessments or Benefit Special Assessments until a valid Assessment or Benefit Special Assessment shall be made.

Section 817. General. The District shall do and perform, or cause to be done and performed, all acts and things required to be done or performed by or on behalf of the District under law and this Master Indenture, in accordance with the terms of such provisions.

Upon the date of issuance of each Series of Bonds, all conditions, acts and things required by law and this Master Indenture and any Supplemental Indenture to exist, to have happened and to have been performed precedent to and in the issuance of such Series of Bonds shall exist, have happened and have been performed and upon issuance, such Series of Bonds shall be within every debt and other limit prescribed by the laws of the State applicable to the District.

The District shall, from time to time, execute and deliver such further instruments and take such further action as may be required to carry out the purposes of this Master Indenture and any Supplemental Indenture. For so long as any Bonds are Outstanding hereunder, unless otherwise provided by the Act, the District shall maintain its corporate existence as a local unit of special purpose government under the Act and shall provide for or otherwise require all Series Projects, and all parts thereof owned by the District to be (a) continuously operated, repaired, improved and maintained as shall be necessary to perform the functions for which they were intended, and (b) in compliance with all valid and applicable laws, acts, rules, regulations, permits, orders, requirements and directions of any competent public authority.

Section 818. Continuing Disclosure. The District covenants and agrees that it will comply with and carry out all of the provisions of any Continuing Disclosure Agreement; provided, however, that failure of the District to comply with any Continuing Disclosure Agreement shall not be considered an Event of Default hereunder.

ARTICLE IX EVENTS OF DEFAULT AND REMEDIES

Section 901. Extension of Interest Payment. If the time for payment of interest of a Bond of any Series shall be extended, whether or not such extension be by or with the consent of the District, such interest so extended shall not be entitled in case of default hereunder to the benefit or security of this Master Indenture unless the aggregate principal amount of such Bonds then Outstanding and of all accrued interest the time for payment of which shall not have been extended, shall have previously been paid in full.

Section 902. Events of Default. Each of the following events is hereby declared an Event of Default with respect to a Series of Bonds, but no other Series of Bonds unless otherwise provided in the Supplemental Indenture relating to such Series:

(a) Any payment of Debt Service on such Series of Bonds is not made when due;

(b) The District shall for any reason be rendered incapable of fulfilling its obligations hereunder or under the Supplemental Indenture relating to such Series of Bonds;

(c) The District admits in writing its inability to pay its debts generally as they become due, or files a petition in bankruptcy or makes an assignment for the benefit of its creditors or consents to the appointment of a receiver or trustee for itself or for the whole or any part of the related Series Project;

(d) The District is adjudged insolvent by a court of competent jurisdiction, or is adjudged bankrupt on a petition in bankruptcy filed against the District, or an order, judgment or decree be entered by any court of competent jurisdiction appointing, without the consent of the District, a receiver or trustee of the District or of the whole or any part of its property and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within ninety (90) days from the date of entry thereof;

(e) The District shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or any state thereof;

(f) Under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the District's assets or any part thereof, and such custody or control shall not be terminated within ninety (90) days from the date of assumption of such custody or control;

(g) Any portion of the Assessments or Benefit Special Assessments pledged to a Series of Bonds shall have become Delinquent Assessments and, as the result thereof, the Indenture provides for the Trustee to withdraw funds in an amount greater than twenty-five percent (25%) of the amount on deposit in a Series Reserve Account to pay Debt Service on the corresponding Series of Bonds (regardless of whether the Trustee does or does not, per the direction of the Majority Owners, actually withdraw such funds from the Series Reserve Account to pay Debt Service on the corresponding Series of Bonds);

(h) The District shall default in the due and punctual performance of any of the material covenants, conditions, agreements and provisions contained in the Bonds of such Series or in this Master Indenture or in the Supplemental Indenture relating to such Series of Bonds on the part of the District to be performed (other than a default in the payment of Debt Service on the related Series of Bonds when due, which is an Event of Default under subsection (a) above) and such default shall continue for thirty (30) days after written notice specifying such default and requiring the same to be remedied shall have been given to the District by the Trustee or, if the Trustee is unwilling or unable to act, by Owners of not less than ten percent (10%) in aggregate principal amount of the Bonds of such Series then Outstanding and affected by such default; and

(i) More than twenty percent (20%) of the Operation and Maintenance Assessments levied by the District on tax parcels subject to Assessments or Benefit Special Assessments pledged to a Series of Bonds are not paid by the date such are due and payable.

Section 903. Acceleration of Maturities of Bonds of a Series Under Certain Circumstances. Upon the happening and continuance of any Event of

Default specified in clauses (a) through (i) of Section 902 above with respect to a Series of Bonds, the Trustee shall, upon written direction of the Majority Owners of the Bonds of such Series then Outstanding, by a notice in writing to the District, declare the aggregate principal amount of all of the Bonds of such Series then Outstanding (if not then due and payable) to be due and payable immediately and, upon such declaration, the same shall become and be immediately due and payable, anything contained in the Bonds of such Series or in this Master Indenture or in the Supplemental Indenture authorizing such Series of Bonds to the contrary notwithstanding; provided, however, that no such declaration of acceleration shall occur in the case of Bonds of a Series secured by Assessments, except to the extent that the Assessments have been accelerated and are currently due and payable in accordance with applicable law; and provided further, however, that if at any time after the aggregate principal amount of the Bonds of any Series then Outstanding shall have been so declared to be due and payable, and before the entry of final judgment or decree in any suit, action or proceeding instituted on account of such default, or before the completion of the enforcement of any other remedy under this Master Indenture or the related Supplemental Indenture, moneys shall have accumulated in the related Series Revenue Account sufficient to pay the principal of all matured Bonds of such Series and all arrears of interest, if any, upon all Bonds of such Series then Outstanding (except the aggregate principal amount of any Bonds of such Series then Outstanding that is only due because of a declaration under this Section 903, and except for the interest accrued on the Bonds of such Series since the last Interest Payment Date), and all amounts then payable by the District hereunder shall have been paid or a sum sufficient to pay the same shall have been deposited with the Paying Agent, and every other default (other than a default in the payment of the aggregate principal amount of the Bonds of such Series then Outstanding that is due only because of a declaration under this Section 903) shall have been remedied, then the Trustee or, if the Trustee is unable or unwilling to act, the Majority Owners of such Series of Bonds then Outstanding not then due except by virtue of a declaration under this Section 903, may, by written notice to the District, rescind and annul such declaration and its consequences, but no such rescission or annulment shall extend to or affect any subsequent default or impair any right consequent thereon.

Section 904. Enforcement of Remedies. Upon the happening and continuance of any Event of Default specified in Section 902 above with respect to a Series of Bonds, the Trustee may protect and enforce the rights of the Owners of the Bonds of such Series under State law, and under this Master Indenture, the related Supplemental Indenture and the Bonds of such Series, by such proceedings in equity or at law, either for the specific performance of any covenant or agreement contained herein or in aid or execution of any power herein or in the related Supplemental Indenture granted or for the enforcement of any proper legal or equitable remedy, as the Trustee shall deem most effectual to protect and enforce such rights.

The Majority Owners of the Bonds of such Series then Outstanding shall, subject to the requirements of Section 607, have the right, by an instrument or instruments in writing executed and delivered to the Trustee, to direct the method and place of conducting all remedial proceedings by the Trustee hereunder, provided that such directions shall not be in conflict with any rule of law or this Master Indenture and that the Trustee shall have the right to decline to follow any such direction which in the opinion of the Trustee would be unduly prejudicial to the rights of the Owners of such Series of Bonds not parties to such direction or would subject the Trustee to personal liability or expense. Notwithstanding the foregoing, the Trustee shall have the right to select and retain legal counsel of its choosing to represent it in any such proceedings. The Trustee may take any other action which is not inconsistent with any direction under this second paragraph of this Section 904.

No Owner of such Series of Bonds shall have any right to pursue any other remedy under this Master Indenture or such Series of Bonds unless: (a) an Event of Default shall have occurred and is continuing; (b) the Majority Owners of the Bonds of such Series then Outstanding have requested the Trustee, in writing, to exercise the powers granted in the first paragraph of this Section 904 or to pursue such remedy in its or their name or names; (c) the Trustee has been offered indemnity satisfactory to it against costs, expenses and liabilities reasonably anticipated to be incurred; (d) the Trustee has declined to comply with such request, or has failed to do so, within sixty (60) days after its receipt of such written request and offer of indemnity; and (e) no direction inconsistent with such request has been given to the Trustee during such sixty (60) day period by the Majority Owners of the Bonds of such Series then Outstanding. The provisions of the immediately preceding sentence of this Section 904 are conditions precedent to the exercise by any Owner of such Series of Bonds of any remedy hereunder. The exercise of such rights is further subject to the provisions of Sections 907, 909, 910, 912 and the second paragraph of this Section 904. No Owner or Owners of such Series of Bonds shall have any right in any manner whatsoever to enforce any right under this Master Indenture, except in the manner herein provided.

The District covenants and agrees that upon the occurrence and continuance of an Event of Default, it will take such actions to enforce the remedial provisions of the Indenture, the provisions for the collection of Delinquent Assessments, including delinquent Direct Billed Operation and Maintenance Assessments, the provisions for the foreclosure of liens of Delinquent Assessments, including delinquent Direct Billed Operation and Maintenance Assessments, and will take such other appropriate remedial actions as shall be directed by the Trustee acting at the direction of, and on behalf of, the Majority Owners, from time to time, of the Bonds of a Series. Notwithstanding anything to the contrary herein, and unless otherwise directed by the Majority Owners of the Bonds of a Series and allowed pursuant to federal or State law, the District acknowledges and agrees that (y) upon failure of any property owner to pay an installment of Assessments collected

directly by the District when due, that the entire Assessment on the tax parcel as to which such Delinquent Assessment appertains, with interest and penalties thereon, shall immediately become due and payable as provided by applicable law and the District shall promptly, but in any event within 120 days, cause to be brought the necessary legal proceedings for the foreclosure of liens of Delinquent Assessments, including interest and penalties with respect to such tax parcel and (z) the foreclosure proceedings shall be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by law in suits to foreclose mortgages.

Section 905. Pro Rata Application of Funds Among Owners of a Series of Bonds. Anything in this Master Indenture to the contrary notwithstanding, if at any time the moneys in the Series Funds and Accounts shall not be sufficient to pay Debt Service on the related Series of Bonds when due, such moneys together with any moneys then available or thereafter becoming available for such purpose, whether through the exercise of the remedies provided for in this Article IX or otherwise, shall be applied as follows:

(a) Unless the aggregate principal amount of all the Bonds of such Series shall have become due and payable or shall have been declared due and payable pursuant to the provisions of Section 903 hereof, all such moneys shall be applied:

FIRST: to the payment of any then-due fees and expenses of the Trustee, including reasonable counsel fees and expenses, to the extent not otherwise paid;

SECOND: to payment to the persons entitled thereto of all installments of interest then due and payable on the Bonds of such Series, in the order in which such installments become due and payable and, if the amount available shall not be sufficient to pay in full any particular installment, then to the payment ratably, according to the amounts due on such installment, to the persons entitled thereto, without any discrimination or preference except as to any difference in the rates of interest specified in the Bonds of such Series; and

THIRD: to the payment to the persons entitled thereto of the unpaid principal of any of the Bonds of such Series which shall have become due (other than Bonds of such Series called for redemption for the payment of which sufficient moneys are held pursuant to this Master Indenture), in the order of their due dates, with interest upon the Bonds of such Series at the rates specified therein from the dates upon which they become due to their payment date, and, if the amount available shall not be sufficient to pay in full the principal of Bonds of such Series due on any particular date, together with such interest, then to the payment first of such interest, ratably according to the amount of such interest due on such date, and then to the payment of such principal, ratably according to the amount of such principal

due on such date, to the Owners of the Bonds of such Series entitled thereto without any discrimination or preference except as to any difference in the foregoing rates of interest.

(b) If the aggregate principal amount of all the Bonds of a Series shall have become due and payable in accordance with their terms or shall have been declared due and payable pursuant to the provisions of Section 903 hereof, all such moneys shall be applied first to the payment of any fees and expenses of the Trustee, including reasonable counsel fees and expenses, to the extent not otherwise paid, and then the payment of the whole amount of principal and interest then due and unpaid upon the Bonds of such Series, without preference or priority of principal or of interest or of any installment of interest over any other, or of any Bond over any other Bond of such Series, ratably, according to the amounts due respectively for principal and interest, to the persons entitled thereto without any discrimination or preference except as to any difference in the respective rates of interest specified in the Bonds of such Series.

(c) If the principal of all the Bonds of a Series shall have been declared due and payable pursuant to the provisions of Section 903 hereof, and if such declaration shall thereafter have been rescinded and annulled pursuant to the provisions of Section 903 hereof, then, if the aggregate principal amount of all of the Bonds of such Series shall later become due or be declared due and payable pursuant to the provisions of Section 903 hereof, the moneys remaining in and thereafter accruing to the related Series Revenue Fund shall be applied in accordance with subsection (b) above.

The provisions of this Section 905 are in all respects subject to the provisions of Section 901 hereof.

Whenever moneys are to be applied pursuant to this Section 905, such moneys shall be applied by the Trustee at such times as the Trustee in its sole discretion shall determine, having due regard to the amount of such moneys available for application and the likelihood of additional moneys becoming available for such application. The deposit of such moneys with the Paying Agent shall constitute proper application by the Trustee, and the Trustee shall incur no liability whatsoever to any Owner or to any other person for any delay in applying any such funds, so long as the Trustee acts with reasonable diligence, having due regard to the circumstances, and ultimately applies such moneys in accordance with such provisions of this Master Indenture as may be applicable at the time of application. Whenever the Trustee shall exercise such discretion in applying such funds, it shall fix the date upon which such application is to be made and upon such date interest on the amounts of principal to be paid on such date shall cease to accrue. The Trustee shall give such notice as it may deem appropriate of the fixing of any such date and shall not be required to make payment to any Owner until such Bond shall be surrendered to him for appropriate endorsement.

Section 906. Effect of Discontinuance of Proceedings. If any proceeding taken by the Trustee or any Owner on account of any default shall have been discontinued or abandoned for any reason, then the District and the Owner shall be restored to their former positions and rights hereunder, respectively, and all rights and remedies of the Owners shall continue as though no such proceeding had been taken.

Section 907. Restriction on Individual Owner Actions. Except as provided in Section 910 below, no Owner of any Bonds of a Series shall have any right in any manner whatsoever to affect, disturb or prejudice the security of this Master Indenture or any Supplemental Indenture, or to enforce any right hereunder or thereunder except in the manner herein or therein provided, and all proceedings at law or in equity shall be instituted and maintained for the benefit of all Owners of the Bonds of such Series.

Section 908. No Remedy Exclusive. No remedy conferred upon the Trustee or the Owners is intended to be exclusive of any other remedy herein or in any Supplemental Indenture provided, and each such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or thereunder.

Section 909. Delay Not a Waiver. No delay or omission of the Trustee or any Owner to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy given to the Trustee and the Owners may be exercised from time to time and as often as may be deemed expedient.

Section 910. Right to Enforce Payment of Bonds. Nothing in this Article IX shall affect or impair the right of any Owner to enforce the payment of Debt Service on the Bond of which such person is the registered Owner, or the obligation of the District to pay Debt Service to the Owner at the time and place specified in such Bond.

Section 911. No Cross Default Among Series. The occurrence of an Event of Default hereunder or under any Supplemental Indenture with respect to any Series of Bonds shall not constitute an Event of Default with respect to any other Series of Bonds, unless the event giving rise to the Event of Default also constitutes an Event of Default hereunder or under the Supplemental Indenture with respect to such other Series of Bonds.

Section 912. Indemnification. Other than to make proper draws under a Credit Facility, the Trustee shall be under no obligation to institute any suit or to take any remedial proceeding under this Master Indenture or any Supplemental Indenture or to enter any appearance or in any way defend in any suit in which it may be made defendant, or to advance its own money, or to take any steps in the

execution of the trusts hereby created or in the enforcement of any rights and powers hereunder, until it shall be indemnified to its satisfaction against any and all costs and expenses, outlays and counsel fees and other reasonable disbursements, and against all liability. Notwithstanding the foregoing, the indemnification provided by this Section 912 shall not be applicable in cases of the Trustee's gross negligence or willful misconduct.

Section 913. Provisions Relating to Bankruptcy or Insolvency of Landowner.

(a) The provisions of this Section 913 shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any tax parcel, or tax parcels which are in the aggregate, subject to at least five percent (5%) of the Assessments pledged to the Bonds of a Series then Outstanding (an "Insolvent Taxpayer") under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a "Proceeding").

(b) The District acknowledges and agrees that, although the Bonds of a Series were issued by the District, the Owners of the Bonds of a Series are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving an Insolvent Taxpayer:

(i) the District hereby agrees that it shall make a reasonable attempt to timely seek to secure the written consent of the Trustee, acting at the direction of the Majority Owners of the Bonds of a Series then Outstanding, prior to making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Assessments relating to the Bonds of a Series then Outstanding, the Bonds of such Series then Outstanding or any rights of the Trustee under the Indenture (provided, however, the Majority Owners of the Bonds of such Series then Outstanding shall be deemed to have consented to the proposed action if the District does not receive a written response from such Majority Owners, or the Trustee acting at the direction of such Majority Owners, within sixty (60) days following delivery to the Trustee and the Majority Owners of a written request for consent);

(ii) the District hereby agrees that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Assessments relating to the Bonds of a Series then Outstanding, the

Bonds of such Series then Outstanding or any rights of the Trustee under the Indenture that are inconsistent with any written consent received (or deemed received) from the Trustee or the Majority Owners;

(iii) the District hereby agrees that it shall make a reasonable attempt to timely seek the written consent of the Trustee, acting at the direction of the Majority Owners of the Bonds of a Series then Outstanding, prior to filing and voting in any such Proceeding (provided, however, the Majority Owners of the Bonds of such Series then Outstanding shall be deemed to have consented to the proposed action if the District does not receive a written response from the Majority Owners, or the Trustee acting at the direction of such Majority Owners, within sixty (60) days following delivery to the Trustee and the Majority Owners of a written request for consent);

(iv) the Trustee shall have the right, by interpleader or otherwise, to seek or oppose any relief in any such Proceeding that the District, as claimant with respect to the Assessments relating to the Bonds of a Series then Outstanding, would have the right to pursue, and, if the Trustee chooses to exercise any such rights, the District shall not oppose the Trustee in seeking to exercise any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including, without limitation, the right to file and/or prosecute and/or defend any claims and proofs of claims, to vote to accept or reject a plan, to seek dismissal of the Proceeding, to seek stay relief to commence or continue foreclosure or pursue any other available remedies as to the Assessments relating to the Bonds of a Series then Outstanding, to seek substantive consolidation, to seek to shorten the Insolvent Taxpayer's exclusivity periods or to oppose any motion to extend such exclusivity periods, to oppose any motion for use of cash collateral or for authority to obtain financing, to oppose any sale procedures motion or any sale motion, to propose a competing plan of reorganization or liquidation, or to make any election under Section 1111(b) of the Bankruptcy Code; and

(v) the District shall not challenge the validity or amount of any claim submitted in good faith by the Trustee in such Proceeding or any valuations of the lands owned by any Insolvent Taxpayer submitted in good faith by the Trustee in such Proceeding or take any other action in such Proceeding, which is adverse to the Trustee's enforcement of the District's claim and rights with respect to the Assessments relating to the Bonds of a Series then Outstanding or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District agrees that the Trustee shall have the right to (A) file a proof of claim with respect to the Assessments pledged to the Bonds of a Series then Outstanding, (B) deliver to the District a copy thereof, together

with evidence of the filing with the appropriate court or other authority, and (C) defend any objection filed to said proof of claim.

The District acknowledges and agrees that it shall not be a defense to a breach of the foregoing covenants that it has acted on advice of counsel in not complying with the foregoing covenants.

(c) Nothing in this Section 913 shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for Operation and Maintenance Assessments, and the District shall be free to pursue such a claim for Operation and Maintenance Assessments in such manner as it shall deem appropriate in its sole and absolute discretion; provided, however, that such claim shall not seek to reduce the amount or receipt of Assessments. Any actions taken by the District in pursuance of its claim for Operation and Maintenance Assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the Assessments relating to the Bonds of a Series then Outstanding whether such claim is pursued by the District or the Trustee; provided, however, that the District shall not oppose any relief sought by the Trustee under the authority granted to the Trustee in clause (b)(iv) above.

ARTICLE X

EXECUTION OF INSTRUMENTS BY OWNERS AND PROOF OF OWNERSHIP OF BONDS

Section 1001. Execution of Instruments by Owners and Proof of Ownership of Bonds. Any request, direction, consent or other instrument in writing required or permitted by this Master Indenture or any Supplemental Indenture to be signed or executed by Owners may be in any number of concurrent instruments of similar tenor and may be signed or executed by Owners or their attorneys or legal representatives. Proof of the execution of any such instrument shall be sufficient for any purpose of this Master Indenture and shall be conclusive in favor of the District with regard to any action taken by it under such instrument if verified by any officer in any jurisdiction who, by the laws thereof, has power to take affidavits within such jurisdiction, to the effect that such instrument was subscribed and sworn to before him, or by an affidavit of a witness to such execution. Where such execution is on behalf of a person other than an individual such verification or affidavit shall also constitute sufficient proof of the authority of the signer thereof.

Nothing contained in this Article X shall be construed as limiting the Trustee to such proof, it being intended that the Trustee may accept any other evidence of the matters herein stated which it may deem sufficient. Any request or consent of the Owner of any Bond shall bind every future Owner of the same Bond in respect of anything done by the Trustee or the District in pursuance of such request or consent.

Section 1002. Deposit of Bonds. Notwithstanding the foregoing, neither the District nor the Trustee shall be required to recognize any person as an Owner of any Bond or to take any action at his request unless such Bond shall be deposited with the Trustee.

ARTICLE XI SUPPLEMENTAL INDENTURES

Section 1101. Supplemental Indentures Without Owner Consent. The Governing Body from time to time may authorize such indentures supplemental hereto or amendatory hereof as shall not be inconsistent with the terms and provisions hereof (which Supplemental Indenture shall thereafter form a part hereof), without the consent of the Owners, for the following purposes:

(a) to provide for the initial issuance of a Series of Bonds or Refunding Bonds; or

(b) to make any change whatsoever to the terms and provisions of this Master Indenture, but only as such change relates to a Series of Bonds upon the original issuance thereof (or upon the original issuance of Refunding Bonds which defease and discharge the Supplemental Indenture of the Series of Bonds to be refunded) under and pursuant to the terms of the Supplemental Indenture effecting such change; or

(c) to cure any ambiguity or formal defect or omission or to correct any inconsistent provisions in this Master Indenture; or

(d) to grant to the Owners or to the Trustee on behalf of the Owners any additional rights or security that may lawfully be granted; or

(e) to add to the covenants and agreements of the District in this Master Indenture other covenants and agreements thereafter to be observed by the District to the benefit of the Owners of the Bonds then Outstanding; or

(f) to make such changes as may be necessary in order to reflect amendments to Chapters 170, 190, and 197, Florida Statutes, or any other Florida Statutes, so long as, in the opinion of counsel to the District, such changes either: (i) do not have a material adverse effect on the Owners of each Series of Bonds to which such changes relate; or (ii) if such changes do have a material adverse effect, that they nevertheless are required to be made as a result of such amendments; or

(g) to modify the provisions of this Master Indenture or any Supplemental Indenture provided that such modification does not, in the written opinion of Bond Counsel, materially adversely affect the interests of the Owners of Bonds then Outstanding, upon which opinion the Trustee may conclusively rely.

Section 1102. Supplemental Indentures With Owner Consent.

(a) Subject to the provisions contained in this Section 1102, the Majority Owners of Bonds then Outstanding shall have the right, from time to time, anything contained in this Master Indenture to the contrary notwithstanding, to consent to and approve the adoption of such indentures supplemental hereto or amendatory hereof as shall be deemed desirable by the District for the purpose of modifying, altering, amending, adding to or rescinding any of the provisions of this Master Indenture; provided, however, that nothing herein contained shall permit, or be construed as permitting, without the consent of all Owners of Bonds then Outstanding and affected by such supplement or amendment,

- (i) an extension of the maturity of, or an extension of the Interest Payment Date on, any Bond;
- (ii) a reduction in the principal, premium, or interest on any Bond;
- (iii) a preference or priority of any Bond over any other Bond; or
- (iv) a reduction in the aggregate principal amount of the Bonds required for consent to such Supplemental Indenture.

(b) In addition to the foregoing, the Majority Owners of any Series of Bonds then Outstanding shall have the right, from time to time, anything contained in this Master Indenture or in the Supplemental Indenture relating to such Series of Bonds to the contrary notwithstanding, to consent to and approve the adoption of such indentures supplemental to the Supplemental Indenture relating to such Series of Bonds or amendatory thereof, but not hereof, as shall be deemed desirable by the District for the purpose of modifying, altering, amending, adding to or rescinding, in any particular, any of the provisions of such Supplemental Indenture or of any indenture supplemental thereto; provided, however, that nothing herein contained shall permit, or be construed as permitting, without the consent of all Owners of Bonds of such Series then Outstanding and affected by such amendment,

- (i) an extension of the maturity of, or an extension of the Interest Payment Date on, any Bond of such Series;
- (ii) a reduction in the principal, premium, or interest on any Bond of such Series;
- (iii) a preference or priority of any Bond of such Series over any other Bond of such Series; or
- (iv) a reduction in the aggregate principal amount of the Bonds of such Series required for consent to such indenture supplemental to the Supplemental Indenture.

(c) If at any time the District shall determine that it is desirable to approve any Supplemental Indenture or indenture supplemental to a Supplemental Indenture pursuant to this Section 1102, the District shall cause the Trustee to mail, at the expense of the District, notice of the proposed approval to the Owners whose approval is required. Such notice shall be prepared by the District and shall briefly set forth the nature of the proposed Supplemental Indenture or indenture supplemental to a Supplemental Indenture and shall state that copies thereof are on file with the Secretary for inspection by all affected Owners. The District shall not, however, be subject to any liability to any Owner by reason of its failure to cause the notice required by this Section 1102 to be mailed and any such failure shall not affect the validity of such Supplemental Indenture or indenture supplemental to a Supplemental Indenture when consented to and approved as provided in this Section 1102.

(d) Whenever, at any time within one (1) year after the date of the first mailing of such notice, there shall be delivered to the District an instrument or instruments in writing purporting to be executed by the Owners of the requisite principal amount of the Bonds of such Series then Outstanding, which instrument or instruments shall refer to the proposed Supplemental Indenture or indenture supplemental to a Supplemental Indenture described in such notice and shall specifically consent to and approve the execution thereof in substantially the form of the copy thereof referred to in such notice, thereupon, but not otherwise, the Governing Body and the Trustee may approve such Supplemental Indenture and cause it to be executed, in substantially such form, without liability or responsibility to any Owner.

Section 1103. Opinion of Bond Counsel With Respect to Supplemental Indenture. In addition to the other requirements herein set forth with respect to Supplemental Indentures or indentures supplemental to a Supplemental Indenture, no such indenture shall be effective unless and until there shall have been delivered to the Trustee, at the expense of the District, an opinion of Bond Counsel to the effect that such indenture is permitted pursuant to this Master Indenture and that such indenture is the valid and binding obligation of the District enforceable in accordance with its terms, except as the enforceability thereof may be limited by bankruptcy, insolvency or general equitable principles, upon which opinion the Trustee may conclusively rely. In addition, if such indenture relates to a Series of Tax-Exempt Bonds, such opinion shall also state that such indenture will not adversely affect the exclusion from gross income for federal income tax purposes of interest on the related Series of Bonds.

Section 1104. Supplemental Indenture Part of Indenture. Any Supplemental Indenture executed in accordance with this Article XI and approved as to legality by counsel to the District shall thereafter, except as otherwise provided therein, form a part of this Master Indenture. Except as applicable only to Bonds of a Series, all of the terms and conditions contained in any such

Supplemental Indenture amendatory of this Master Indenture shall be part of the terms and conditions hereof. The Trustee is not obligated to execute any amendment that is adverse to the interests of the Trustee.

Section 1105. Insurer or Issuer of a Credit Facility or Liquidity Facility as Owner of Bonds.

(a) As long as a Credit Facility or Liquidity Facility securing all or a portion of the Bonds of a Series then Outstanding is in effect and the issuer thereof is not in default of any of its obligations under such Credit Facility or Liquidity Facility, as the case may be, the issuer of the Credit Facility or Liquidity Facility or the Insurer, to the extent so authorized in the applicable Supplemental Indenture, will be deemed to be the Owner of the Bonds of such Series secured by the Credit Facility or Liquidity Facility:

(i) at all times for the purpose of the execution and delivery of a Supplemental Indenture or of any amendment, change or modification of the Master Indenture or the applicable Supplemental Indenture or the initiation by Owners of any action to be undertaken by the Trustee at the Owner's request, which under the Master Indenture or the applicable Supplemental Indenture requires the written approval or consent of or can be initiated by the Majority Owners of the Bonds of such Series then Outstanding;

(ii) at all times for the purpose of the mailing of any notice to Owners under the Master Indenture or the applicable Supplemental Indenture; and

(iii) following an Event of Default for all other purposes.

(b) Notwithstanding the foregoing, neither an Insurer nor the issuer of a Credit Facility or Liquidity Facility with respect to a Series of Bonds will be deemed to be an Owner of the Bonds of such Series with respect to any such Supplemental Indenture or of any amendment, change or modification of the Master Indenture which would have the effect of permitting:

(i) a change in the terms of redemption or maturity of any Bonds of a Series then Outstanding or of any installment of interest thereon; or

(ii) a reduction in the principal amount or the Redemption Price thereof or in rate of interest thereon; or

(iii) reducing the percentage or otherwise affecting the classes of Bonds the consent of the Owners of which is required to effect any such modification or amendment; or

(iv) creating any preference or priority of any Bond of a Series over any other Bond of such Series.

ARTICLE XII DEFEASANCE

Section 1201. Defeasance and Discharge of the Lien of this Master Indenture and Supplemental Indentures.

(a) If the District pays or causes to be paid, or there shall otherwise be paid, to the Owners of all Bonds, the principal or Redemption Price, if applicable, and interest due or to become due thereon and the obligations under any Letter of Credit Agreement and any Liquidity Agreement, at the times and in the manner stipulated therein and in this Master Indenture and pays or causes to be paid all other moneys owing hereunder and under any Supplemental Indenture (including, without limitation the fees and expenses of the Trustee, including reasonable counsel fees and expenses), then the lien of this Master Indenture and all covenants, agreements and other obligations of the District to the Owners and the issuer of any Credit Facility or Liquidity Facility shall thereupon cease, terminate and become void and be discharged and satisfied. In such event, the Trustee upon the request of the District shall execute and deliver to the District all such instruments as may be desirable to evidence such discharge and satisfaction, and the Trustee and the Paying Agent shall pay over or deliver, as directed by the District, all moneys or securities held by them pursuant to this Master Indenture which are not required for the payment of principal or Redemption Price, if applicable, on Bonds not theretofore surrendered for such payment or redemption or for payment of obligations under any Letter of Credit Agreement and any Liquidity Agreement. If the District pays or causes to be paid, or there shall otherwise be paid, to the Owners of all Bonds then Outstanding or of a particular maturity, of a particular Series or of any part of a particular maturity or Series, the principal or Redemption Price, if applicable, and interest due or to become due thereon, at the times and in the manner stipulated therein and in this Master Indenture, such Bonds shall cease to be entitled to any lien, benefit or security under this Master Indenture, and all covenants, agreements and obligations of the District to the Owners of such Bonds shall thereupon cease, terminate and become void and be discharged and satisfied. Anything to the contrary in this Section 1201 notwithstanding, this Master Indenture shall not be discharged nor shall any Bonds with respect to which moneys or Federal Securities have been deposited in accordance with the provisions of this Section 1201 cease to be entitled to the lien, benefit or security under this Master Indenture, except to the extent that the lien, benefit and security of this Master Indenture and the obligations of the District hereunder shall be limited solely to and such Bonds shall be secured solely by and be payable solely from the moneys or Federal Securities so deposited.

(b) Bonds or interest installments for the payment or redemption of which moneys shall have been set aside and shall be held in trust by the Trustee (through deposit pursuant to this Master Indenture of funds for such payment or redemption or otherwise) at the maturity or redemption date thereof shall be deemed to have been paid within the meaning and with the effect expressed in this Section 1201. All Bonds of any particular maturity or Series then Outstanding shall, prior to the maturity or redemption date thereof, be deemed to have been paid within the meaning and with the effect expressed in subsection (a) of this Section 1201 if:

(i) in case any of such Bonds are to be redeemed on any date prior to their maturity, the District shall have given to the Trustee or the Bond Registrar irrevocable instructions accepted in writing by the Trustee or the Bond Registrar to mail as provided in Article III hereof notice of redemption of such Bonds on such date;

(ii) there shall have been deposited with the Trustee either moneys in an amount which shall be sufficient, or Federal Securities, the principal of and the interest on which when due shall, as demonstrated in an Accountant's Certificate, provide moneys which, together with the moneys, if any, deposited with the Trustee at the same time, shall be sufficient, to pay when due the principal or Redemption Price, if applicable, and interest due and to become due on said Bonds on or prior to the redemption date or maturity date thereof, as the case may be;

(iii) the District shall have given the Trustee or the Bond Registrar in form satisfactory to it irrevocable instructions to mail, postage prepaid, to each registered Owner of Bonds then Outstanding at the address, if any, appearing upon the registration books of the District, a notice to the registered Owners of such Bonds and to the Bond Registrar that the deposit required by (ii) above has been made with the Trustee and that such Bonds are deemed to have been paid in accordance with this Section 1201 and stating such maturity or redemption date upon which moneys are to be available for the payment of the principal or Redemption Price, if applicable, on such Bonds; and

(iv) the District and the Trustee shall have received an opinion of Bond Counsel to the effect that such defeasance is permitted under this Master Indenture and the Supplemental Indenture relating to the Series of Bonds so defeased and that, in the case of Tax-Exempt Bonds, such defeasance will not adversely affect the tax-exempt status of such Series of Bonds.

(c) Neither Federal Securities nor moneys deposited with the Trustee pursuant to this Section 1201 nor principal or interest payments on any such Federal Securities shall be withdrawn or used for any purpose other than, and shall

be held in trust for, the payment of the principal or Redemption Price, if applicable, and interest on such Bonds; provided that any cash received from such principal or interest payments on such Federal Securities deposited with the Trustee:

(i) to the extent such cash shall not be required at any time for such purpose as evidenced by an Accountant's Certificate, and to the extent all obligations under any Letter of Credit Agreement and any Liquidity Agreement are satisfied, as determined by an Insurer or an issuer of any Credit Facility or Liquidity Facility securing the Bonds with respect to which such Federal Securities have been so deposited, shall be paid over upon the direction of the District as received by the Trustee, free and clear of any trust, lien, pledge or assignment securing such Bonds or otherwise existing under this Master Indenture; and

(ii) to the extent such cash shall be required for such purpose at a later date, shall, to the extent practicable, be reinvested in Federal Securities maturing at times and in amounts sufficient to pay when due the principal or Redemption Price, if applicable, and interest to become due on such Bonds, or obligations under any Letter of Credit Agreement and any Liquidity Agreement, on or prior to such redemption date or maturity date thereof, as the case may be, and interest earned from such reinvestments shall be paid over as received by the Trustee to the District, free and clear of any lien, pledge or security interest securing such Bonds or otherwise existing under this Master Indenture.

For the purposes of this provision, Federal Securities means and includes only such securities which shall not be subject to redemption prior to their maturity other than at the option of the holder thereof.

(d) As to any Variable Rate Bonds, whether discharged and satisfied under the provisions of subsection (a) or (b) above, the amount required for the interest thereon shall be calculated at the maximum rate permitted by the terms of the provisions which authorized the issuance of such Variable Rate Bonds; provided, however, that if on any date, as a result of such Variable Rate Bonds having borne interest at less than such maximum rate for any period, the total amount of moneys and Investment Obligations on deposit for the payment of interest on such Variable Rate Bonds is in excess of the total amount which would have been required to be deposited on such date in respect of such Variable Rate Bonds in order to fully discharge and satisfy such Bonds and obligations under any Letter of Credit Agreement and any Liquidity Agreement pursuant to the provisions of this Section 1201, the District may use the amount of such excess free and clear of any trust, lien, security interest, pledge or assignment securing said Variable Rate Bonds or otherwise existing under this Master Indenture, any Letter of Credit Agreement or any Liquidity Agreement.

(e) Notwithstanding any of the provisions of this Master Indenture to the contrary, Option Bonds may only be fully discharged and satisfied either pursuant to subsection (a) above or by depositing in the Series Interest Account, the Series Principal Account, the Series Sinking Fund Account and the Series Redemption Account, or in such other accounts which are irrevocably pledged to the payment of the Option Bonds, as the District may create and establish by Supplemental Indenture, moneys which together with other moneys lawfully available therefor shall be sufficient at the time of such deposit to pay when due the maximum amount of principal of and Redemption Price, if any, and interest on such Option Bonds which could become payable to the Owners of such Bonds upon the exercise of any options provided to the Owners of such Bonds; provided however, that if at the time a deposit is made pursuant to this subsection (e) the options originally exercisable by the Owner of an Option Bond are no longer exercisable, such Bond shall not be considered an Option Bond for purposes of this subsection (e). If any portion of the moneys deposited for the payment of the principal of and Redemption Price, if any, and interest on Option Bonds is not required for such purpose and is not needed to reimburse an Insurer or an issuer of any Credit Facility or Liquidity Facility, for obligations under any Letter of Credit Agreement and any Liquidity Agreement, the District may use the amount of such excess free and clear of any trust, lien, security interest, pledge or assignment securing such Option Bonds or otherwise existing under this Master Indenture, any Letter of Credit Agreement or any Liquidity Agreement.

(f) Anything in this Master Indenture to the contrary notwithstanding, any moneys held by the Trustee or any Paying Agent in trust for the payment and discharge of any of the Bonds which remain unclaimed for two (2) years after the date when such Bonds have become due and payable, either at their stated maturity dates or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for two (2) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Bonds became due and payable, shall at the written request of the District be repaid by the Trustee or Paying Agent to the District, as its absolute property and free from trust, and the Trustee or Paying Agent shall thereupon be released and discharged with respect thereto and the Owners shall look only to the District for the payment of such Bonds; provided, however, that before being required to make any such payment to the District, the Trustee or Paying Agent shall, at the expense of the District, cause to be mailed, postage prepaid, to any Insurer or any issuer of any Credit Facility or Liquidity Facility, and to each registered Owner of Bonds then Outstanding at the address, if any, appearing upon the registration books of the District, a notice that such moneys remain unclaimed and that, after a date named in such notice, which date shall be not less than thirty (30) days after the date of the mailing of such notice, the balance of such moneys then unclaimed shall be returned to the District.

(g) In the event that the principal and Redemption Price, if applicable, and interest due on the Bonds shall be paid by the Insurer pursuant to a municipal bond insurance policy, the assignment and pledge and all covenants, agreements and other obligations of the District to the Owners of such Bonds shall continue to exist and the Insurer shall be subrogated to the rights of such Owners.

(h) Anything in this Master Indenture to the contrary notwithstanding, the provisions of the foregoing subsections (b) through (g) shall apply to the discharge of Bonds of a Series and to the discharge of the lien of any Supplemental Indenture securing such Series of Bonds as though each reference to the "Master Indenture" were a reference to such "Supplemental Indenture" and as though each reference to "Bonds then Outstanding" were a reference to the "Bonds of such Series then Outstanding."

Section 1202. Moneys Held in Trust. All moneys and obligations held by an escrow or paying agent or trustee pursuant to this Section 1202 shall be held in trust and the principal and interest of said obligations when received, and said moneys, shall be applied to the payment, when due, of the principal, interest and premium, if any, of the Bonds to be paid or to be called for redemption.

ARTICLE XIII MISCELLANEOUS PROVISIONS

Section 1301. Effect of Covenant. All covenants, stipulations, obligations and agreements of the District contained in this Master Indenture shall be deemed to be covenants, stipulations, obligations and agreements of the District and of the Governing Body of the District to the full extent authorized or permitted by law and all such covenants, stipulations, obligations and agreements shall bind or inure to the benefit of the successor or successors thereof from time to time and any officer, board, body or commission to whom or to which any power or duty affecting such covenants, stipulations, obligations and agreements shall be transferred by or in accordance with law.

Except as otherwise provided herein, all rights, powers and privileges conferred, and duties and liabilities imposed, upon the District or the Governing Body, by this Master Indenture shall be exercised or performed by the Governing Body, or by such other officers, board, body or commission as may be required by law to exercise such powers or to perform such duties.

No covenant, stipulation, obligation or agreement herein contained shall be deemed to be a covenant, stipulation, obligation or agreement of any member, agent or employee of the Governing Body in his or her individual capacity, and neither the members of the Governing Body nor any official executing the Bonds shall be liable personally on the Bonds or be subject to any personal liability or accountability by reason of the issuance thereof.

Section 1302. Manner of Giving Notice to the District and the Trustee. Any notice, demand, direction, request or other instrument authorized or required by this Master Indenture to be given to or filed with the District or the Governing Body or the Trustee shall be deemed to have been sufficiently given or filed for all purposes of this Master Indenture if and when sent by certified mail, return receipt requested:

To the District, addressed to:

Horseshoe Creek Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801

To the Trustee, addressed to:

U.S. Bank Trust Company, National Association
500 West Cypress Creek Road
Suite 460
Fort Lauderdale, Florida 33309
Attention: Corporate Trust Department

or to such other address as shall be provided to the other party hereto in writing.

All documents received by the District and the Trustee under this Master Indenture shall be retained in their possession, subject at all reasonable times to the inspection of any Owner and the agents and representatives thereof.

Section 1303. Manner of Giving Notice to the Owners. Any notice, demand, direction, request, or other instrument authorized or required by this Master Indenture to be mailed to the Owners shall be deemed to have been sufficiently mailed if mailed by first class mail, postage pre-paid, to the Owners at their addresses as they appear at the time of mailing on the registration books maintained by the Bond Registrar.

Section 1304. Successorship of District Officers. If the offices of Chairman or Secretary shall be abolished or any two or more of such offices shall be merged or consolidated, or in the event of a vacancy in any such office by reason of death, resignation, removal from office or otherwise, or in the event any such officer shall become incapable of performing the duties of his office by reason of sickness, absence from the District or otherwise, all powers conferred and all obligations and duties imposed upon such officer shall be performed by the officer succeeding to the principal functions thereof or by the officer upon whom such powers, obligations and duties shall be imposed by law.

Section 1305. Inconsistent Provisions. All provisions of any resolutions, and parts thereof, which are inconsistent with any of the provisions of this Master Indenture are hereby declared to be inapplicable to this Master Indenture.

Section 1306. Further Acts; Counterparts. The officers and agents of the District are hereby authorized and directed to do all acts and things required of them by the Bonds and this Master Indenture, for the full, punctual and complete performance of all of the terms, covenants, provisions and agreements contained in the Bonds and this Master Indenture.

This Master Indenture and any Supplemental Indenture may be executed in duplicate counterparts each of which shall constitute one and the same agreement.

Section 1307. Headings Not Part of Indenture. Any headings preceding the texts of the several Articles and Sections hereof and any table of contents, marginal notes or footnotes appended to copies hereof shall be solely for convenience of reference and shall not constitute a part of this Master Indenture, nor shall they affect its meaning, construction or effect.

Section 1308. Effect of Partial Invalidity. In case any one or more of the provisions of this Master Indenture or of any Bonds shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Master Indenture or of the Bonds, but this Master Indenture and the Bonds shall be construed and enforced as if such illegal or invalid provision had not been contained therein. The Bonds are issued and this Master Indenture is adopted with the intent that the laws of the State shall govern their construction.

Section 1309. Attorneys' Fees. Any reference herein to the term "attorneys' fees," "counsel fees" or "legal fees" or words of like import shall include but not be limited to fees of legal assistants and paralegals and fees incurred in any and all legal proceedings, including any trial or appellate level proceedings, and any sales tax thereon.

[Remainder of Page Intentionally Left Blank]

Section 1310. Effective Date. This Master Indenture shall be effective as of the date first written above.

(SEAL)

**HORSESHOE CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Chairman/Vice Chairman

ATTEST:

By: _____
Secretary/Assistant Secretary

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,
as Trustee**

By: _____
Vice President

EXHIBIT A

FORM OF REQUISITION

The undersigned, an Authorized Officer of Horseshoe Creek 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 U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of May 1, 2026, as amended and supplemented by the [_____] Supplemental Trust Indenture between the District and the Trustee, dated as of [_____] (collectively, the "Indenture"). All capitalized terms used herein shall have the meaning ascribed to such term in the Indenture.

(A) Requisition Number:

(B) Name of Payee:

(C) Amount Payable:

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state costs of issuance, if applicable):

(E) Fund, Account or subaccount from which disbursement is to be made:

The undersigned hereby certifies that:

☐ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the [_____] Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the [_____] Project and each represents a Cost of the [_____] Project that has not previously been paid out of such Account or subaccount;

OR

☐ this requisition is for costs of issuance payable from the [_____] Costs of Issuance Account that has not previously been paid out of such Account.

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 contractor of the improvements acquired or services rendered (or other equivalent supporting documents) with respect to which disbursement is hereby requested are on file with the District.

**HORSESHOE CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Authorized Officer

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

If this requisition is for a disbursement from other than the [_____] Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the [_____] Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the [_____] Project with respect to which such disbursement is being made, and (c) the report of the Consulting Engineer attached as an Exhibit to the [_____] Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Consulting Engineer

FIRST SUPPLEMENTAL TRUST INDENTURE

BETWEEN

HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT

AND

**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
AS TRUSTEE**

Dated as of May 1, 2026

**[\$[Bond Amount] Capital Improvement Revenue Bonds, Series 2026
(2026 Assessment Area)**

TABLE OF CONTENTS

This Table of Contents is incorporated herein for ease of reference only and shall not be deemed a part of this First Supplemental Trust Indenture.

ARTICLE I DEFINITIONS

Section 101.	Definitions	4

ARTICLE II AUTHORIZATION, ISSUANCE AND PROVISIONS OF SERIES 2026 BONDS

Section 201.	Authorization of Series 2026 Bonds; Book-Entry Only Form	9
Section 202.	Terms	10
Section 203.	Dating; Interest Accrual	10
Section 204.	Denominations	11
Section 205.	Paying Agent	11
Section 206.	Bond Registrar	11
Section 207.	Conditions Precedent to Issuance of Series 2026 Bonds.....	11

ARTICLE III REDEMPTION OF SERIES 2026 BONDS

Section 301.	Bonds Subject to Redemption.....	12

ARTICLE IV DEPOSIT OF SERIES 2026 BOND PROCEEDS AND APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF

Section 401.	Establishment of Accounts	12
Section 402.	Use of Series 2026 Bond Proceeds.....	13
Section 403.	Series 2026 Acquisition and Construction Account; Series 2026 Costs of Issuance Account.....	13
Section 404.	Series 2026 Capitalized Interest Account.....	14
Section 405.	Series 2026 Reserve Account.....	15
Section 406.	Amortization Installments; Selection of Bonds for Redemption	16
Section 407.	Tax Covenants.....	16
Section 408.	Series 2026 Revenue Account; Application of Revenues and Investment Earnings.....	16

ARTICLE V CONCERNING THE TRUSTEE

Section 501.	Acceptance by Trustee	19
Section 502.	Limitation of Trustee's Responsibility	19
Section 503.	Trustee's Duties	19

**ARTICLE VI
ADDITIONAL BONDS**

Section 601.	No Parity Bonds; Limitation on Parity Assessments	19

**ARTICLE VII
MISCELLANEOUS**

Section 701.	Confirmation of Master Indenture.....	20
Section 702.	Continuing Disclosure Agreement	20
Section 703.	Additional Covenant Regarding Assessments.....	20
Section 704.	Collection of Assessments.....	20
Section 705.	Owner Direction and Consent with Respect to Series 2026 Acquisition and Construction Account Upon Occurrence of Event of Default	21
Section 706.	Assignment of District's Rights Under Collateral Assignments	21
Section 707.	Enforcement of True-Up Agreements and Completion Agreements.	22
Section 708.	Payment of Rebate Amount.....	22

Exhibit A – Description of Series 2026 Project

Exhibit B – Form of Series 2026 Bonds

Exhibit C – Form of Requisition for Series 2026 Project

FIRST SUPPLEMENTAL TRUST INDENTURE

THIS FIRST SUPPLEMENTAL TRUST INDENTURE (this "First Supplemental Indenture") is dated as of May 1, 2026, between **HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT** (the "District") and **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, as trustee (the "Trustee"), a national banking association, authorized to accept and execute trusts of the character herein set forth, with its designated corporate trust office located at 500 West Cypress Creek Road, Suite 460, Fort Lauderdale, Florida 33309, Attention: Corporate Trust Department.

WHEREAS, the District entered into a Master Trust Indenture, dated as of May 1, 2026 (the "Master Indenture" and together with this First Supplemental Indenture, the "Indenture"), with the Trustee to secure the issuance of its Horseshoe Creek Community Development District Capital Improvement Revenue Bonds (the "Bonds"), issuable in one or more Series from time to time; and

WHEREAS, pursuant to Resolution No. 2024-28, adopted by the Governing Body of the District on July 17, 2024, the District has authorized the issuance, sale and delivery of not to exceed \$98,070,000 of Bonds, to be issued in one or more Series of Bonds as authorized under the Master Indenture, which Bonds were validated by final judgment of the Tenth Judicial Circuit of Florida, in and for Polk County on September 3, 2025, the appeal period for which expired with no appeal having been taken; and

WHEREAS, the Governing Body of the District duly adopted Resolution No. 2024-26, on July 17, 2024, providing for the acquisition, construction and installation of assessable capital improvements (the "Capital Improvement Program"), providing estimated Costs of the Capital Improvement Program, defining assessable property to be benefited by the Capital Improvement Program, defining the portion of the Costs of the Capital Improvement Program with respect to which Assessments will be imposed and the manner in which such Assessments shall be levied against such benefited property within the District, directing the preparation of an assessment roll, and stating the intent of the District to issue Bonds of the District secured by such Assessments to finance the Costs of the acquisition, construction and installation of the Capital Improvement Program and the Governing Body of the District duly adopted Resolution No. 2024-31, on September 18, 2024, following a public hearing conducted in accordance with the Act, to fix and establish the Assessments and the benefited property; and

WHEREAS, pursuant to Resolution No. 2026-[], adopted by the Governing Body of the District on April [15], 2026, the District has authorized the issuance, sale and delivery of, among other things, its \$[Bond Amount] Horseshoe Creek Community Development District Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) (the "Series 2026 Bonds"), which are issued hereunder as an issue of Bonds under the Master Indenture, and has authorized the

execution and delivery of the Master Indenture and this First Supplemental Indenture to secure the issuance of the Series 2026 Bonds and to set forth the terms of the Series 2026 Bonds; and

WHEREAS, the District will apply the proceeds of the Series 2026 Bonds to (a) finance a portion of the Cost of acquiring, constructing and equipping assessable improvements comprising the Series 2026 Project (hereinafter defined), (b) pay certain costs associated with the issuance of the Series 2026 Bonds, (c) make a deposit into the Series 2026 Reserve Account to be held for the benefit of all of the Series 2026 Bonds, and (d) pay a portion of the interest to become due on the Series 2026 Bonds; and

WHEREAS, the Series 2026 Bonds will be payable from and secured in part by revenues derived from Assessments imposed, levied and collected by the District in accordance with the Series 2026 Assessment Proceedings (hereinafter defined) with respect to property specially benefited by the Series 2026 Project (the "Series 2026 Assessments"); and

WHEREAS, the execution and delivery of the Series 2026 Bonds and of this First Supplemental Indenture have been duly authorized by the Governing Body of the District and all things necessary to make the Series 2026 Bonds, when executed by the District and authenticated by the Trustee, valid and binding legal obligations of the District and to make this First Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the Series 2026 Trust Estate (hereinafter defined) have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS FIRST SUPPLEMENTAL INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the Series 2026 Bonds by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, all Series 2026 Bonds Outstanding from time to time, according to their tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this First Supplemental Indenture and in the Series 2026 Bonds (a) has executed and delivered this First Supplemental Indenture and (b) does hereby, in confirmation of the Master Indenture, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in the trusts established under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the District, in, to and under, subject to the terms and conditions of the Master Indenture and the provisions of the Master Indenture pertaining to the application thereof for or to the

purposes and on the terms set forth in the Master Indenture, the revenues derived by the District from the Series 2026 Assessments (the "Series 2026 Pledged Revenues") and the Funds and Accounts (except for the Series 2026 Rebate Account) established hereby (the "Series 2026 Pledged Funds") which shall constitute the Series Trust Estate securing the Series 2026 Bonds (the "Series 2026 Trust Estate");

TO HAVE AND TO HOLD all the same by the Master Indenture granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in said trust and to it and its assigns forever;

IN TRUST NEVERTHELESS, except as in each such case may otherwise be provided in the Master Indenture, upon the terms and trusts in the Indenture set forth for the equal and proportionate benefit, security and protection of all and singular the present and future Owners of the Series 2026 Bonds issued or to be issued under and secured by this First Supplemental Indenture, without preference, priority or distinction as to lien or otherwise, of any one Series 2026 Bond over any other Series 2026 Bond by reason of priority in their issue, sale or execution;

PROVIDED HOWEVER, that if the District, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the Series 2026 Bonds or any Series 2026 Bond of a particular maturity issued, secured and Outstanding under this First Supplemental Indenture and the interest due or to become due thereon, at the times and in the manner mentioned in the Series 2026 Bonds and this First Supplemental Indenture, according to the true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Master Indenture and this First Supplemental Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions of the Master Indenture and this First Supplemental Indenture, then upon such final payments, this First Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to all Series 2026 Bonds or any Series 2026 Bond of a particular maturity, otherwise this First Supplemental Indenture shall remain in full force and effect;

THIS FIRST SUPPLEMENTAL INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Series 2026 Bonds issued and secured hereunder are to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as expressed in the Master Indenture (except as amended directly or by implication by this First Supplemental Indenture) and this First Supplemental Indenture, and the District has agreed and

covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners, from time to time, of the Series 2026 Bonds, as follows:

ARTICLE I DEFINITIONS

Section 101. Definitions. All terms used herein that are defined in the recitals hereto are used with the same meaning herein unless the context clearly requires otherwise. All terms used herein that are defined in the Master Indenture are used with the same meaning herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (a) expressly given a different meaning herein or (b) the context clearly requires otherwise. In addition, unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

"2026 Assessment Area" shall mean the 347 platted lots within Phases 2A, 2B and 2C of the District, as more fully described in the Engineer's Report and the Assessment Methodology.

"Arbitrage Certificate" shall mean the Certificate as to Arbitrage and Certain Other Tax Matters of the District dated as of [Closing Date].

"Assessment Methodology" shall mean the Master Assessment Methodology, dated July 17, 2024, as supplemented by the Supplemental Assessment Methodology for the 2026 Assessment Area, dated April [___], 2026, each prepared by the Methodology Consultant.

"Beneficial Owners" shall have the meaning given such term by DTC so long as it is the registered Owner through its Nominee, Cede & Co., of the Series 2026 Bonds as to which such reference is made to enable such Series 2026 Bonds to be held in book-entry only form, and shall otherwise mean the registered Owner on the registration books of the District maintained by the Bond Registrar.

"Bond Depository" shall mean the securities depository from time to time under Section 201 hereof, which may be the District.

"Bond Participants" shall mean those broker-dealers, banks and other financial institutions from time to time for which the Bond Depository holds Series 2026 Bonds as securities depository.

"Collateral Assignments" shall mean, collectively, the Collateral Assignment and Assumption of Development and Contract Rights (Series 2026 Bonds – Phase 2A) among the District, TPG and Lennar, dated as of [Closing Date], and the Collateral Assignment and Assumption of Development and Contract

Rights (Series 2026 Bonds – Phases 2B & 2C) between the District and TLC, dated as of [Closing Date].

"Completion Agreements" shall mean, collectively, the Completion Agreement (Series 2026 Bonds – Phase 2A) between the District and Lennar, dated as of [Closing Date], and the Completion Agreement (Series 2026 Bonds – Phases 2B & 2C) between the District and TLC, dated as of [Closing Date].

"Continuing Disclosure Agreement" shall mean the Continuing Disclosure Agreement, by and among the District, TPG, TLC and Governmental Management Services – Central Florida, LLC, as dissemination agent, dated as of [Closing Date].

"Delinquent Assessment Interest" shall mean Series 2026 Assessment Interest deposited by the District with the Trustee on or after May 1 of the year in which such Series 2026 Assessment Interest has, or would have, become delinquent under State law or the Series 2026 Assessment Proceedings applicable thereto.

"Delinquent Assessment Principal" shall mean Series 2026 Assessment Principal deposited by the District with the Trustee on or after May 1 of the year in which such Series 2026 Assessment Principal has, or would have, become delinquent under State law or the Series 2026 Assessment Proceedings applicable thereto.

"Delinquent Assessments" shall mean, collectively, Delinquent Assessment Principal and Delinquent Assessment Interest.

"Engineer's Report" shall mean the Master Engineer's Report, dated July 17, 2024, as supplemented by the First Supplemental Engineer's Report, Phase 2A, 2B and 2C Infrastructure Improvements, dated March 26, 2026, each prepared by G-A-I Consultants, Inc., copies of which are attached hereto as Exhibit A.

"Interest Payment Date" shall mean each May 1 and November 1, commencing November 1, 2026.

"Lennar" shall mean Lennar Homes, LLC, a Florida limited liability company

"Majority Owners" shall mean the Beneficial Owners of more than fifty percent (50%) in principal amount of the Outstanding Series 2026 Bonds.

"Methodology Consultant" shall mean Governmental Management Services – Central Florida, LLC.

"Nominee" shall mean the nominee of the Bond Depository, which may be the Bond Depository, as determined from time to time pursuant to this First Supplemental Indenture.

"Person" shall mean any individual, corporation, partnership, association, joint-stock company, trust, unincorporated organization, governmental body, political subdivision, municipality, municipal authority or any other group or organization of individuals.

"Quarterly Redemption Date" shall mean each February 1, May 1, August 1 and November 1.

"Redemption Date" shall mean a Quarterly Redemption Date in the case of a partial redemption of Outstanding Series 2026 Bonds, or any date in the case of the redemption of all of the Outstanding Series 2026 Bonds.

"Reserve Account Release Conditions #1" shall mean, collectively, that (a) all lots subject to the Series 2026 Assessments have been developed and sold to homebuilders, and (b) there are no Events of Default occurring or continuing under the Indenture with respect to the Series 2026 Bonds. The Consulting Engineer shall provide a written certification to the District and the Trustee certifying that the event in clause (a) has occurred and the District Manager shall provide a written certification to the District and the Trustee affirming clause (b), on which certifications the Trustee may conclusively rely.

"Reserve Account Release Conditions #2" shall mean, collectively, that (a) all of the Reserve Account Release Conditions #1 have been satisfied, (b) all homes within the 2026 Assessment Area have received a certificate of occupancy, (c) all of the principal portion of the Series 2026 Assessments has been assigned to such homes, (d) all Series 2026 Assessments are being collected pursuant to the Uniform Method, and (e) there are no Events of Default occurring or continuing under the Indenture with respect to the Series 2026 Bonds. The District Manager shall provide a written certification to the District and the Trustee certifying that the events in clauses (a) through (d) have occurred and affirming clause (e), on which certifications the Trustee may conclusively rely.

"Series 2026 Assessment Interest" shall mean the interest on the Series 2026 Assessments which is pledged to the Series 2026 Bonds.

"Series 2026 Assessment Principal" shall mean the principal amount of Series 2026 Assessments received by the District which represents a proportionate amount of the principal of and Amortization Installments of the Series 2026 Bonds, other than applicable Delinquent Assessment Principal and Series 2026 Prepayments.

"Series 2026 Assessment Proceedings" shall mean the proceedings of the District with respect to the establishment, levy and collection of the Series 2026 Assessments which include Resolution Nos. 2024-26, 2024-27, 2024-31 and 2026-[], adopted by the Governing Body of the District, and any supplemental

proceedings undertaken by the District with respect to the Series 2026 Assessments and the Assessment Methodology as approved thereby.

"Series 2026 Assessment Revenues" shall mean all revenues derived by the District from the Series 2026 Assessments, including Delinquent Assessments, proceeds from any foreclosure of the lien of Delinquent Assessments and any statutory interest on the Delinquent Assessments collected by the District in excess of the rate of interest on the Series 2026 Bonds.

"Series 2026 Investment Obligations" shall mean and includes any of the following securities, if and to the extent that such securities are legal investments for funds of the District:

(a) Government Obligations that have a maturity of not more than 365 days from the date of acquisition;

(b) Both (i) shares of a diversified open-end management investment company (as defined in the Investment Company Act of 1940) or a regulated investment company (as defined in Section 851(a) of the Code) that is a money market fund that is rated in the highest rating category for such funds by Moody's and S&P at the time of purchase (Aaa-mf and AAAM, respectively), and (ii) shares of money market mutual funds that invest only in Government Obligations;

(c) Money market deposit accounts, time deposits, and certificates of deposits issued by commercial banks, savings and loan associations or mutual savings banks and which bank at the time of purchase has its short-term deposits rated at least "A-1" by S&P or "P-1" by Moody's; and

(d) commercial paper of any entity formed under the laws of the United States of America or any state thereof (having maturities of not more than 270 days) and which commercial paper has a short term rating at the time of purchase of at least "A-1" by S&P and "P-1" by Moody's.

Under all circumstances, the Trustee shall be entitled to conclusively rely that any investment directed in writing by an Authorized Officer of the District is permitted under the Indenture and is a legal investment for funds of the District.

"Series 2026 Prepayment Interest" shall mean the interest on the Series 2026 Prepayments received by the District.

"Series 2026 Prepayments" shall mean the excess amount of Series 2026 Assessment Principal received by the District over the Series 2026 Assessment Principal included within a Series 2026 Assessment appearing on any outstanding and unpaid tax bill or direct collect invoice, whether or not mandated to be prepaid in accordance with the Series 2026 Assessment Proceedings. Anything herein or in the Master Indenture to the contrary notwithstanding, the term Series 2026

Prepayments shall not mean the proceeds of any Refunding Bonds or other borrowing of the District.

"Series 2026 Project" shall mean that portion of the Capital Improvement Program to be financed in part with the proceeds of the Series 2026 Bonds on deposit in the Series 2026 Acquisition and Construction Account, as more particularly described in the Engineer's Report.

"Series 2026 Reserve Account Requirement" shall mean an amount equal to fifty percent (50%) of the Maximum Annual Debt Service Requirement for all Outstanding Series 2026 Bonds, as of the time of any such calculation, until such time as the Reserve Account Release Conditions #1 are met, at which time and thereafter, Series 2026 Reserve Account Requirement shall mean an amount equal to twenty-five percent (25%) of the Maximum Annual Debt Service Requirement for all Outstanding Series 2026 Bonds, as of the time of any such calculation, until such time as the Reserve Account Release Conditions #2 are met, at which time and thereafter, Series 2026 Reserve Account Requirement shall mean an amount equal to ten percent (10%) of the Maximum Annual Debt Service Requirement for all Outstanding Series 2026 Bonds, as of the time of any such calculation. On the date of initial issuance of the Series 2026 Bonds, the Series 2026 Reserve Account Requirement shall be \$[RAR].

"Substantially Absorbed" shall mean the date on which the principal amount of the Series 2026 Assessments equaling at least ninety percent (90%) of the then Outstanding principal amount of the Series 2026 Bonds is levied on tax parcels within the 2026 Assessment Area with respect to which a certificate of occupancy has been issued for a structure thereon, as certified by an Authorized Officer and upon which the Trustee may conclusively rely.

"TLC" shall mean TLC Reedy Isle, LLC, a Florida limited liability company

"TPG" shall mean TPG AG EHC III (LEN) Multi State 5, LLC, a Delaware limited liability company.

"True-Up Agreements" shall mean, collectively, the True-Up Agreement (Series 2026 Bonds – Phase 2A) among the District, TPG and Lennar, dated as of [Closing Date], and the True-Up Agreement (Series 2026 Bonds – Phases 2B & 2C) between the District and TLC, dated as of [Closing Date].

"Underwriter" shall mean MBS Capital Markets, LLC, the underwriter of the Series 2026 Bonds.

[Remainder of Page Intentionally Left Blank]

ARTICLE II AUTHORIZATION, ISSUANCE AND PROVISIONS OF SERIES 2026 BONDS

Section 201. Authorization of Series 2026 Bonds; Book-Entry Only Form. The Series 2026 Bonds are hereby authorized to be issued in one Series in the aggregate principal amount of \$[Bond Amount] for the purposes enumerated in the recitals hereto to be designated "Horseshoe Creek Community Development District Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area)." The Series 2026 Bonds shall be substantially in the form attached hereto as Exhibit B. Each Series 2026 Bond shall bear the designation "2026R" and shall be numbered consecutively from 1 upwards.

The Series 2026 Bonds shall be initially issued in the form of a separate single certificated fully registered Series 2026 Bond for each maturity thereof. Upon initial issuance, the ownership of each such Series 2026 Bond shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, the initial Bond Depository. Except as provided in this Section 201, all of the Outstanding Series 2026 Bonds shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC.

With respect to Series 2026 Bonds registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation to any such Bond Participant or to any indirect Bond Participant. Without limiting the immediately preceding sentence, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation with respect to (a) the accuracy of the records of DTC, Cede & Co., or any Bond Participant with respect to any ownership interest in the Series 2026 Bonds, (b) the delivery to any Bond Participant or any other person other than an Owner, as shown in the registration books kept by the Bond Registrar, of any notice with respect to the Series 2026 Bonds, including any notice of redemption, or (c) the payment to any Bond Participant or any other person, other than an Owner, as shown in the registration books kept by the Bond Registrar, of any amount with respect to principal of, premium, if any, or interest on the Series 2026 Bonds. The District, the Trustee, the Bond Registrar and the Paying Agent shall treat and consider the person in whose name each Series 2026 Bond is registered in the registration books kept by the Bond Registrar as the absolute Owner of such Series 2026 Bond for the purpose of payment of principal, premium and interest with respect to such Series 2026 Bond, for the purpose of giving notices of redemption and other matters with respect to such Series 2026 Bond, for the purpose of registering transfers with respect to such Series 2026 Bond, and for all other purposes whatsoever. The Paying Agent shall pay all principal of, premium, if any, and interest on the Series 2026 Bonds only to or upon the order of the respective Owners, as shown in the registration books kept by the Bond Registrar,

or their respective attorneys duly authorized in writing, as provided herein and all such payments shall be valid and effective to fully satisfy and discharge the District's obligations with respect to payment of principal of, premium, if any, and interest on the Series 2026 Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the registration books kept by the Bond Registrar, shall receive a certificated Series 2026 Bond evidencing the obligation of the District to make payments of principal, premium, if any, and interest pursuant to the provisions hereof. Upon delivery by DTC to the District of written notice to the effect that DTC has determined to substitute a new Nominee in place of Cede & Co., and subject to the provisions herein with respect to Record Dates, the words "Cede & Co." in this First Supplemental Indenture shall refer to such new Nominee of DTC, and upon receipt of such a notice the District shall promptly deliver a copy of the same to the Trustee, the Bond Registrar and the Paying Agent.

Upon receipt by the Trustee or the District of written notice from DTC (a) confirming that DTC has received written notice from the District to the effect that a continuation of the requirement that all of the Outstanding Series 2026 Bonds be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, is not in the best interest of the Beneficial Owners of the Series 2026 Bonds, or (b) to the effect that DTC is unable or unwilling to discharge its responsibilities and no substitute Bond Depository willing to undertake the functions of DTC hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, the Series 2026 Bonds shall no longer be restricted to being registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, but may be registered in whatever name or names Owners transferring or exchanging the Series 2026 Bonds shall designate, in accordance with the provisions hereof.

Section 202. Terms. The Series 2026 Bonds shall be issued as ☐ (☐) Term Bonds, shall be dated as of the date of their issuance and delivery to the initial purchasers thereof, shall bear interest at the fixed interest rates per annum and shall mature in the amounts and on the dates set forth below:

<u>Number</u>	<u>Principal Amount</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>CUSIP</u>

Section 203. Dating; Interest Accrual. Each Series 2026 Bond shall be dated [Closing Date]. Each Series 2026 Bond shall also bear its date of authentication. Each Series 2026 Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication (a) is an Interest Payment Date to which interest on such Series 2026 Bond has been paid, in which event such Series 2026 Bond shall bear interest from its date of authentication, or (b) is prior to

the first Interest Payment Date for the Series 2026 Bonds, in which event such Series 2026 Bond shall bear interest from its date. Interest on the Series 2026 Bonds shall be due and payable on each May 1 and November 1, commencing November 1, 2026, and shall be computed on the basis of a 360-day year comprised of twelve (12) thirty (30) day months.

Section 204. Denominations. The Series 2026 Bonds shall be issued in Authorized Denominations; provided, however, that the Series 2026 Bonds shall be delivered to the initial purchasers thereof only in aggregate principal amounts of \$100,000 or integral multiples of Authorized Denominations in excess of \$100,000.

Section 205. Paying Agent. The District appoints the Trustee as Paying Agent for the Series 2026 Bonds.

Section 206. Bond Registrar. The District appoints the Trustee as Bond Registrar for the Series 2026 Bonds.

Section 207. Conditions Precedent to Issuance of Series 2026 Bonds. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Series 2026 Bonds, all the Series 2026 Bonds shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee of:

- (a) certified copies of the Series 2026 Assessment Proceedings;
- (b) executed copies of the Master Indenture and this First Supplemental Indenture;
- (c) a customary Bond Counsel opinion;
- (d) the District Counsel opinion required by the Master Indenture;
- (e) a certificate of an Authorized Officer to the effect that, upon the authentication and delivery of the Series 2026 Bonds, the District will not be in default in the performance of the terms and provisions of the Master Indenture or this First Supplemental Indenture;
- (f) an Engineer's Certificate and a copy of the Engineer's Report, which sets forth the estimated Costs of the Series 2026 Project;
- (g) a certificate of the Methodology Consultant addressing the validity of the Series 2026 Assessments;
- (h) a certified copy of the final judgment of validation in respect of the Bonds together with a certificate of no appeal; and

(i) executed Collateral Assignments, Completion Agreements and True-Up Agreements.

Payment to the Trustee of the net proceeds of the Series 2026 Bonds in the amount of \$[NP] shall conclusively evidence that the foregoing conditions precedent have been met to the satisfaction of the District and the Underwriter.

ARTICLE III REDEMPTION OF SERIES 2026 BONDS

Section 301. Bonds Subject to Redemption. The Series 2026 Bonds are subject to redemption prior to maturity as provided in the form thereof attached hereto as Exhibit B. Interest on Series 2026 Bonds which are called for redemption shall be paid on the date of redemption from the Series 2026 Interest Account or from the Series 2026 Revenue Account to the extent moneys in the Series 2026 Interest Account are insufficient for such purpose. Moneys in the Series 2026 Optional Redemption Subaccount shall be applied in accordance with Section 506 of the Master Indenture to the optional redemption of Series 2026 Bonds.

ARTICLE IV DEPOSIT OF SERIES 2026 BOND PROCEEDS AND APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF

Section 401. Establishment of Accounts. There are hereby established, as needed, the following Accounts:

(a) within the Acquisition and Construction Fund held by the Trustee, a Series 2026 Acquisition and Construction Account and a Series 2026 Costs of Issuance Account;

(b) within the Debt Service Fund held by the Trustee: (i) a Series 2026 Debt Service Account and therein a Series 2026 Sinking Fund Account, a Series 2026 Interest Account and a Series 2026 Capitalized Interest Account; and (ii) a Series 2026 Redemption Account and therein a Series 2026 Prepayment Subaccount and a Series 2026 Optional Redemption Subaccount;

(c) within the Reserve Fund held by the Trustee, a Series 2026 Reserve Account, which shall be held for the benefit of all of the Series 2026 Bonds, without distinction as to Series 2026 Bonds and without privilege or priority of one Series 2026 Bond over another;

(d) within the Revenue Fund held by the Trustee, a Series 2026 Revenue Account; and

(e) within the Rebate Fund held by the Trustee, a Series 2026 Rebate Account.

Section 402. Use of Series 2026 Bond Proceeds. The net proceeds of sale of the Series 2026 Bonds in the amount of \$[NP] (consisting of \$[Bond Amount].00 principal amount of Series 2026 Bonds [less/plus] [net] original issue [discount/premium] in the amount of \$[OID/OIP] and less an underwriter's discount in the amount of \$[UD]), shall as soon as practicable upon the delivery thereof to the Trustee by the District pursuant to Section 207 of the Master Indenture, be applied as follows:

(a) \$[RAR], representing the Series 2026 Reserve Account Requirement at the time of issuance of the Series 2026 Bonds, shall be deposited to the credit of the Series 2026 Reserve Account;

(b) \$[COI], representing the costs of issuance relating to the Series 2026 Bonds, shall be deposited to the credit of the Series 2026 Costs of Issuance Account;

(c) \$[CAPI], representing Capitalized Interest on the Series 2026 Bonds through and including November 1, 2026, shall be deposited to the credit of the Series 2026 Capitalized Interest Account; and

(d) \$[CD] shall be deposited to the credit of the Series 2026 Acquisition and Construction Account.

Section 403. Series 2026 Acquisition and Construction Account; Series 2026 Costs of Issuance Account. (a) Amounts on deposit in the Series 2026 Acquisition and Construction Account shall be applied to pay Costs of the Series 2026 Project upon compliance with the requisition provisions set forth in Section 503(b) of the Master Indenture and on the form attached hereto as Exhibit C. The Trustee shall have no duty to verify that any requested disbursement from the Series 2026 Acquisition and Construction Account is for a Cost of the Series 2026 Project. The Consulting Engineer shall establish a Date of Completion for the Series 2026 Project, and any balance remaining in the Series 2026 Acquisition and Construction Account after such Date of Completion (taking into account the moneys then on deposit therein to pay any accrued but unpaid Costs of the Series 2026 Project which are required to be reserved in the Series 2026 Acquisition and Construction Account in accordance with the certificate of the Consulting Engineer delivered to the District and the Trustee establishing such Date of Completion), shall be transferred to the Series 2026 Prepayment Subaccount and applied to the extraordinary mandatory redemption of the Series 2026 Bonds in accordance with Section 301 hereof and in the manner prescribed in the form of Series 2026 Bond attached hereto as Exhibit B. Notwithstanding the foregoing, the District shall not

establish a Date of Completion until after both the Reserve Account Release Conditions #1 and the Reserve Account Release Conditions #2 have been satisfied and moneys have been transferred from the Series 2026 Reserve Account to the Series 2026 Acquisition and Construction Account as a result of such satisfaction pursuant to Section 405 hereof. Such amounts deposited into the Series 2026 Acquisition and Construction Account as a result of the satisfaction of the Reserve Account Release Conditions#1 and Reserve Account Release Conditions #2 shall be paid to the Person or Persons designated in a requisition in the form attached hereto as Exhibit C, upon compliance with the requisition provisions set forth in this section, to cover any requisitions submitted pursuant to this Section 403(a) which remain unpaid ("Unpaid Requisitions"), in full or in part, in chronological order (oldest to newest) based on the date such requisitions were submitted by the District to the Trustee. Any requisition submitted in compliance with the prior sentence shall be executed by the District and the Consulting Engineer. Such payment is authorized notwithstanding that the Date of Completion might have been declared provided such Costs of the Series 2026 Project were not previously paid from moneys initially deposited in the Series 2026 Acquisition and Construction Account. In the event that there are no Unpaid Requisitions to pay, such excess moneys transferred from the Series 2026 Reserve Account to the Series 2026 Acquisition and Construction Account shall be deposited into the Series 2026 Prepayment Subaccount upon direction to the Trustee by the District. At such time as there are no amounts on deposit in the Series 2026 Acquisition and Construction Account, such Account shall be closed.

(b) The amount deposited in the Series 2026 Costs of Issuance Account shall, at the written direction of an Authorized Officer to the Trustee, be used to pay the costs of issuance relating to the Series 2026 Bonds. On the date of issuance of the Series 2026 Bonds, costs of issuance shall be paid pursuant to the instructions in the closing memorandum prepared by the Underwriter and signed by an Authorized Officer. On the earlier to occur of (i) the written direction of an Authorized Officer or (ii) six (6) months from the date of issuance of the Series 2026 Bonds, any amounts deposited in the Series 2026 Costs of Issuance Account for which the Trustee has not received a requisition to pay such costs shall be transferred over and deposited into the Series 2026 Acquisition and Construction Account and used for the purposes permitted therefor. Any deficiency in the amount allocated to pay the costs of issuance relating to the Series 2026 Bonds shall be paid from excess moneys on deposit in the Series 2026 Revenue Account pursuant to Section 408(d) FOURTH hereof. When such deficiency has been satisfied and no moneys remain therein, the Series 2026 Costs of Issuance Account shall be closed.

Section 404. Series 2026 Capitalized Interest Account. Amounts on deposit in the Series 2026 Capitalized Interest Account shall, until and including November 1, 2026, be transferred into the Series 2026 Interest Account and applied to the payment of interest first coming due on the Series 2026 Bonds in accordance with Section 408(d) hereof, and thereafter transferred into the Series 2026

Acquisition and Construction Account, whereupon the Series 2026 Capitalized Interest Account shall be closed.

Section 405. Series 2026 Reserve Account. The Series 2026 Reserve Account shall be funded and maintained at all times in an amount equal to the Series 2026 Reserve Account Requirement. Except as otherwise provided herein or in the Master Indenture, amounts on deposit in the Series 2026 Reserve Account shall be used only for the purpose of making payments into the Series 2026 Interest Account and the Series 2026 Sinking Fund Account to pay Debt Service on the Series 2026 Bonds, when due, without distinction as to Series 2026 Bonds and without privilege or priority of one Series 2026 Bond over another, to the extent the moneys on deposit in such Accounts available therefor are insufficient and for no other purpose. The Series 2026 Reserve Account shall consist only of cash and Series 2026 Investment Obligations.

Anything herein or in the Master Indenture to the contrary notwithstanding, on the forty-fifth (45th) day preceding each Quarterly Redemption Date (or, if such forty-fifth (45th) day is not a Business Day, on the Business Day preceding such forty-fifth (45th) day), an Authorized Officer of the District shall recalculate the Series 2026 Reserve Account Requirement and shall direct the Trustee in writing to transfer any excess on deposit in the Series 2026 Reserve Account (a) resulting from Prepayments of Series 2026 Assessments into the Series 2026 Prepayment Subaccount and applied as a credit against the Prepayment otherwise required to be made by the owner of such lot or parcel subject to such Prepayment and thereafter applied to the extraordinary mandatory redemption of the Series 2026 Bonds, (b) resulting from a reduction of the Series 2026 Reserve Account Requirement as the result of either the Reserve Account Release Conditions #1 or the Reserve Account Release Conditions #2 being met into the Series 2026 Acquisition and Construction Account and used for the purposes of such Account, or (c) resulting from investment earnings as provided in Section 408(f) herein. The Trustee is hereby authorized to make such transfers and has no duty to verify such calculations.

On the earliest date on which there is on deposit in the Series 2026 Reserve Account sufficient moneys, after taking into account other moneys available therefor, to pay and redeem all of the Outstanding Series 2026 Bonds, together with accrued interest and redemption premium, if any, on such Series 2026 Bonds to the earliest Redemption Date permitted therein and herein, then the Trustee shall transfer the amount on deposit in the Series 2026 Reserve Account into the Series 2026 Prepayment Subaccount to pay and redeem all of the Outstanding Series 2026 Bonds on the earliest Redemption Date permitted for redemption therein and herein.

Anything herein or in the Master Indenture to the contrary notwithstanding, amounts on deposit in the Series 2026 Reserve Account shall, upon the occurrence

and continuance of an Event of Default, be subject to a first charge by the Trustee for its fees and expenses, including fees and expenses of collection of Delinquent Assessments.

Section 406. Amortization Installments; Selection of Bonds for Redemption. (a) The Amortization Installments established for the Series 2026 Bonds shall be as set forth in the form of Series 2026 Bonds attached hereto.

(b) Upon any redemption of Series 2026 Bonds (other than Series 2026 Bonds redeemed in accordance with scheduled Amortization Installments and other than Series 2026 Bonds redeemed at the direction of the District accompanied by a cash flow certificate as required by Section 506(b) of the Master Indenture), the Trustee shall cause Series 2026 Bonds to be redeemed in such amounts and having such maturities so as to result in Amortization Installments recalculated, which recalculation shall be performed by the District, in such manner as shall amortize all the Outstanding Series 2026 Bonds of all of the maturities in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining terms of all of the Series 2026 Bonds.

Section 407. Tax Covenants. The District shall comply with the Arbitrage Certificate, including but not limited to the Tax Regulatory Covenants set forth as an exhibit to the Arbitrage Certificate, as amended and supplemented from time to time in accordance with their terms.

Section 408. Series 2026 Revenue Account; Application of Revenues and Investment Earnings. (a) The Trustee is hereby authorized and directed to deposit any and all amounts required to be deposited in the Series 2026 Revenue Account by this Section 408 or by any other provision of the Master Indenture or this First Supplemental Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. The Series 2026 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee.

(b) The Trustee shall deposit into the Series 2026 Revenue Account (i) Series 2026 Assessment Revenues other than Series 2026 Prepayments (which Series 2026 Prepayments shall be identified by the District to the Trustee as such in writing upon deposit, upon which certification the Trustee may conclusively rely, and which shall be deposited into the Series 2026 Prepayment Subaccount), (ii) Series 2026 Prepayment Interest, and (iii) any other revenues required by other provisions of the Indenture to be deposited into the Series 2026 Revenue Account.

(c) On the forty-fifth (45th) day preceding each Quarterly Redemption Date (or if such forty-fifth (45th) day is not a Business Day, on the Business Day preceding such forty-fifth (45th) day), the Trustee shall determine the amount on

deposit in the Series 2026 Prepayment Subaccount and, if the balance therein is greater than zero, shall, upon written direction from the District, transfer from the Series 2026 Revenue Account for deposit into the Series 2026 Prepayment Subaccount an amount sufficient to increase the amount on deposit therein to the nearest integral multiple of \$5,000 (provided that there are sufficient funds remaining in the Series 2026 Revenue Account to pay Debt Service coming due on the Series 2026 Bonds on the next succeeding Interest Payment Date), and shall thereupon give notice and cause the extraordinary mandatory redemption of the Series 2026 Bonds on the next succeeding Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in the Series 2026 Prepayment Subaccount in accordance with the provisions for extraordinary mandatory redemption of the Series 2026 Bonds set forth in the form of Series 2026 Bonds attached hereto, Section 301 hereof, and Article III of the Master Indenture.

(d) On May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall first transfer from the Series 2026 Capitalized Interest Account to the Series 2026 Interest Account the lesser of (i) the amount of interest coming due on the Series 2026 Bonds on such May 1 or November 1, less the amount already on deposit in the Series 2026 Interest Account, or (ii) the amount remaining in the Series 2026 Capitalized Interest Account. Following the foregoing transfer, on such May 1 or November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall then transfer amounts on deposit in the Series 2026 Revenue Account to the Accounts designated below in the following amounts and in the following order of priority:

FIRST, to the Series 2026 Interest Account, the amount, if any, equal to the difference between the amount of interest payable on all Series 2026 Bonds then Outstanding on such May 1 or November 1, and (i) the amount transferred from the Series 2026 Capitalized Interest Account in accordance with this Section 408(d), if any, and (ii) the amount already on deposit in the Series 2026 Interest Account not previously credited;

SECOND, on May 1, 20[___], and on each May 1 thereafter, to the Series 2026 Sinking Fund Account, the amount, if any, equal to the difference between the Amortization Installments of all Series 2026 Bonds subject to mandatory sinking fund redemption on such May 1 and the amount already on deposit in the Series 2026 Sinking Fund Account not previously credited;

THIRD, to the Series 2026 Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Series 2026 Reserve Account Requirement with respect to the Series 2026 Bonds; and

FOURTH, the balance shall first be deposited into the Series 2026 Costs of Issuance Account to fund any deficiencies in the amount allocated to pay the costs of

issuance relating to the Series 2026 Bonds, and then the balance shall be retained in the Series 2026 Revenue Account.

On each November 2 (or if such November 2 is not a Business Day, on the next Business Day thereafter), any amount on deposit in the Series 2026 Revenue Account on such November 2 in excess of amounts previously deposited by the District in order to pay Debt Service on the Series 2026 Bonds in the then current Fiscal Year shall be paid over to the District at the written direction of an Authorized Officer of the District and used for any lawful purpose of the District; provided however, that on the date of such proposed transfer (a) the amount on deposit in the Series 2026 Reserve Account shall be equal to the Series 2026 Reserve Account Requirement, (b) there are no fees or expenses of the Trustee due, and (c) the Trustee shall not have actual knowledge (as described in Section 606 of the Master Indenture) of an Event of Default under the Master Indenture or hereunder relating to any of the Series 2026 Bonds.

(e) On any date required by the Arbitrage Certificate, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the Series 2026 Revenue Account to the Series 2026 Rebate Account the amount due and owing to the United States, which amount shall be paid to the United States when due in accordance with such Arbitrage Certificate.

(f) Anything herein or in the Master Indenture to the contrary notwithstanding, moneys on deposit in all of the Funds and Accounts held as security for the Series 2026 Bonds shall be invested only in Series 2026 Investment Obligations. Earnings on investments in the Series 2026 Acquisition and Construction Account, the Series 2026 Interest Account and the Series 2026 Capitalized Interest Account shall be retained, as realized, in such Accounts and used for the purposes of such Accounts. Earnings on investments in the Funds and Accounts other than the Series 2026 Reserve Account, and other than as set forth above, shall be deposited, as realized, to the credit of the Series 2026 Revenue Account and used for the purpose of such Account.

Earnings on investments in the Series 2026 Reserve Account shall be disposed of as follows:

(i) if there was no deficiency (as defined in Section 509 of the Master Indenture) in the Series 2026 Reserve Account as of the most recent date on which amounts on deposit in the Series 2026 Reserve Account were valued by the Trustee, and if no withdrawals have been made from the Series 2026 Reserve Account since such date which have created a deficiency, then earnings on investments in the Series 2026 Reserve Account shall be deposited into the Series 2026 Capitalized Interest Account through November 1, 2026, and thereafter shall be deposited into the Series 2026 Revenue Account and used for the purpose of such Account; or

(ii) if there was a deficiency (as defined in Section 509 of the Master Indenture) in the Series 2026 Reserve Account as of the most recent date on which amounts on deposit in the Series 2026 Reserve Account were valued by the Trustee, or if after such date withdrawals have been made from the Series 2026 Reserve Account and have created such a deficiency, then earnings on investments in the Series 2026 Reserve Account shall be retained in the Series 2026 Reserve Account until the amount on deposit therein is equal to the Series 2026 Reserve Account Requirement, and then earnings on investments in the Series 2026 Reserve Account shall be deposited into the Series 2026 Capitalized Interest Account through November 1, 2026, and thereafter shall be deposited into the Series 2026 Revenue Account and used for the purpose of such Account.

The foregoing determination and disbursement shall be made prior to any recalculation and transfer of excess amounts on deposit in the Series 2026 Reserve Account made pursuant to Section 405 hereof.

ARTICLE V CONCERNING THE TRUSTEE

Section 501. Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this First Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth herein and in the Master Indenture.

Section 502. Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this First Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

Section 503. Trustee's Duties. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article VI thereof.

ARTICLE VI ADDITIONAL BONDS

Section 601. No Parity Bonds; Limitation on Parity Assessments. Other than Refunding Bonds issued to refund the then Outstanding Series 2026 Bonds, the issuance of which results in net present value Debt Service savings, the District shall not, while any Series 2026 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the Series 2026 Trust Estate. The District further covenants and agrees that so long as the Series 2026 Assessments have not

been Substantially Absorbed, it will not impose Assessments for capital projects on any lands subject to the Series 2026 Assessments without the written consent of the Majority Owners. Notwithstanding the immediately preceding sentence, the District may impose Assessments on property subject to the Series 2026 Assessments which are necessary for health, safety or welfare reasons, or to remediate a natural disaster, or to effect repairs to or replacement of property, facilities or equipment of the District without the consent of the Majority Owners.

ARTICLE VII MISCELLANEOUS

Section 701. Confirmation of Master Indenture. As supplemented by this First Supplemental Indenture, the Master Indenture is in all respects ratified and confirmed, and this First Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to this First Supplemental Indenture and to the Series 2026 Bonds issued hereunder.

Section 702. Continuing Disclosure Agreement. Contemporaneously with the execution and delivery hereof, the District has executed and delivered the Continuing Disclosure Agreement in order to comply with the requirements of Rule 15c2-12 promulgated under the Securities Exchange Act of 1934, as amended. The District covenants and agrees to comply with the provisions of the Continuing Disclosure Agreement. However, as set forth therein, failure to so comply shall not constitute an Event of Default hereunder, but instead shall be enforceable as provided in the Continuing Disclosure Agreement.

Section 703. Additional Covenant Regarding Assessments. In addition to, and not in limitation of, the covenants contained elsewhere in this First Supplemental Indenture and in the Master Indenture, the District covenants to comply with the terms of the Series 2026 Assessment Proceedings heretofore adopted with respect to the Series 2026 Assessments, including the Assessment Methodology, and to levy the Series 2026 Assessments and collect any required true-up payments set forth in the Assessment Methodology in such manner as will generate funds sufficient to pay the principal of and interest on the Series 2026 Bonds, when due.

Section 704. Collection of Assessments. (a) Anything herein or in the Master Indenture to the contrary notwithstanding, when permitted by law, Series 2026 Assessments levied on platted lots and pledged hereunder to secure the Series 2026 Bonds shall be collected pursuant to the Uniform Method, and Series 2026 Assessments levied on unplatted lands and pledged hereunder to secure the Series

2026 Bonds shall be collected directly by the District pursuant to the Act and Chapters 170 and 197, Florida Statutes, and not pursuant to the Uniform Method, in each case unless the District determines that it is in its best interest not to collect the Series 2026 Assessments pursuant to such method. The election to collect and enforce Series 2026 Assessments in any year pursuant to any one method shall not, to the extent permitted by law, preclude the District from electing to collect and enforce the Series 2026 Assessments pursuant to any other method permitted by law in any subsequent year. Notwithstanding the foregoing, upon the occurrence and continuance of an Event of Default, the collection of Series 2026 Assessments shall be in the manner directed by the Majority Owners or as directed by the Trustee acting at the direction of the Majority Owners.

(b) A proportionate amount of Series 2026 Assessments that are collected directly by the District and not via the Uniform Method shall be due and payable by each landowner no later than thirty (30) days prior to each respective Interest Payment Date; provided, however, that such Series 2026 Assessments shall not be deemed Delinquent Assessments unless and until such Series 2026 Assessments are not paid by the applicable Interest Payment Date with respect to which they have been billed.

Section 705. Owner Direction and Consent with Respect to Series 2026 Acquisition and Construction Account Upon Occurrence of Event of Default. In accordance with the provisions of the Indenture, the Series 2026 Bonds are payable solely from the Series 2026 Pledged Revenues and the Series 2026 Pledged Funds held by the Trustee under the Indenture for such purpose. Anything in the Indenture to the contrary notwithstanding, the District hereby acknowledges that (a) the Series 2026 Pledged Funds include, without limitation, all amounts on deposit in the Series 2026 Acquisition and Construction Account then held by the Trustee, (b) upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the Series 2026 Pledged Funds may not be used by the District (whether to pay Costs of the Series 2026 Project or otherwise) without the written consent of the Majority Owners, except to the extent that prior to the occurrence of the Event of Default the District had incurred a binding obligation with third parties for work on the Series 2026 Project and payment is for such work, and (c) upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the Series 2026 Pledged Funds may be used by the Trustee, at the direction or with the approval of the Majority Owners, to pay the reasonable costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The District shall not enter into any binding agreement with respect to the Series 2026 Project that will cause the expenditure of additional funds from the Series 2026 Trust Estate after the occurrence and during the continuance of an Event of Default unless authorized in writing by the Majority Owners.

Section 706. Assignment of District's Rights Under Collateral Assignments. Subject to the terms of the Collateral Assignments, the District

hereby assigns its rights under the Collateral Assignments to the Trustee for the benefit of the Owners, from time to time, of the Series 2026 Bonds. The Trustee shall not be deemed to have accepted any obligation under the Collateral Assignments by virtue of such assignment.

Section 707. Enforcement of True-Up Agreements and Completion Agreements. The District, either through its own actions, or actions caused to be taken through the Trustee, covenants that it shall strictly enforce all of the provisions of the True-Up Agreements and the Completion Agreements and, upon the occurrence and continuance of a default under any or all of such Agreements, the District covenants and agrees that the Trustee, at the direction of the Majority Owners, may, subject to the provisions of Section 912 of the Master Indenture, act on behalf of and in the District's stead to enforce the provisions of such Agreements and to pursue all available remedies under applicable law or in equity. Anything herein or in the Master Indenture to the contrary notwithstanding, failure of the District to enforce, or permit the Trustee to enforce in its stead, all of the provisions of the True-Up Agreements and the Completion Agreements upon demand of the Majority Owners, or the Trustee at the direction of the Majority Owners, shall constitute an Event of Default under the Indenture, provided, however, that the District shall have a reasonable opportunity to cure.

Section 708. Payment of Rebate Amount. Anything herein or in the Master Indenture to the contrary notwithstanding, the District shall cause a Rebate Analyst to determine the Rebate Amount, if any, at the times and in the manner provided in the Tax Regulatory Covenants attached as an exhibit to the Arbitrage Certificate. If a Rebate Amount shall be due, the District shall deliver to the Trustee the written direction of an Authorized Officer to pay from the Series 2026 Rebate Account, or from any other available funds as shall be provided in such written direction, the Rebate Amount to the District for remittance to the Internal Revenue Service. The Trustee may conclusively rely on such written direction and shall have no responsibility for the calculation or payment of the Rebate Amount, if any. Notwithstanding Section 507(b) of the Master Indenture, the District shall not be required to provide the report of the Rebate Analyst to the Trustee.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Horseshoe Creek Community Development District has caused this First Supplemental Indenture to be signed in its name and on its behalf by its Chairperson, and its official seal to be hereunto affixed and attested by its Secretary, thereunto duly authorized, and to evidence its acceptance of the trusts hereby created, the Trustee has caused this First Supplemental Indenture to be signed in its name and on its behalf by its duly authorized Vice President.

(SEAL)

**HORSESHOE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary

By:_____
Chairperson, Board of Supervisors

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,
as Trustee**

By:_____
Vice President

EXHIBIT A

DESCRIPTION OF SERIES 2026 PROJECT

[See Report of Consulting Engineer Attached Hereto]

EXHIBIT B

FORM OF SERIES 2026 BONDS

No. 2026R-

\$[]

**UNITED STATES OF AMERICA
STATE OF FLORIDA
HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BOND, SERIES 2026
(2026 ASSESSMENT AREA)**

Interest Rate	Maturity Date	Dated Date	CUSIP
%	May 1, 20[]	[Closing Date]	

Registered Owner: CEDE & CO.

Principal Amount:

HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT, a community development district duly established and existing pursuant to Chapter 190, Florida Statutes (the "District"), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Bond shall have been called for redemption in whole or in part and payment of the Redemption Price (as defined in the Indenture hereinafter mentioned) shall have been duly made or provided for, the principal amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the most recent Interest Payment Date to which interest has been paid or provided for or, if no interest has been paid, from the Dated Date shown above on May 1 and November 1 of each year (each, an "Interest Payment Date"), commencing on November 1, 2026, until payment of said principal sum has been made or provided for, at the rate per annum set forth above. Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture hereinafter mentioned), then all amounts due on such Interest Payment Date shall be payable on the first Business Day succeeding such Interest Payment Date, but shall be deemed paid on such Interest Payment Date. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture (hereinafter defined), be paid to the registered Owner hereof at the close of business on the regular Record Date for such interest, which shall be the fifteenth (15th) day of the calendar month preceding such Interest Payment Date or, if such day is not a Business Day, on the Business Day immediately preceding such day; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) of Section 902 of the Master Indenture (hereinafter defined), the payment of interest and principal or

Redemption Price or Amortization Installments shall be made by the Paying Agent (hereinafter defined) to such person who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the registered Owner of this Bond. Any payment of principal, Amortization Installment or Redemption Price shall be made only upon presentation hereof at the designated corporate trust office of U.S. Bank Trust Company, National Association, located in Fort Lauderdale, Florida, or any alternate or successor paying agent (collectively, the "Paying Agent"), unless the Bonds are held in the book-entry system in which case presentation shall not be required. Payment of interest shall be made by check or draft (or by wire transfer to the registered Owner set forth above if such Owner requests such method of payment in writing on or prior to the regular Record Date for the respective interest payment to such account as shall be specified in such request, but only if the registered Owner set forth above owns not less than \$1,000,000 in aggregate principal amount of the Series 2026 Bonds, as defined below). Interest on this Bond will be computed on the basis of a 360-day year comprised of twelve (12) thirty (30) day months. During any period that this Bond is registered in the name of Cede & Co., as Nominee of DTC, the provisions of the Supplemental Indenture (hereinafter defined) relating to the book-entry only system shall apply, including the payment provisions thereof. Capitalized terms used herein and not otherwise defined shall have the same meaning as set forth in the hereinafter defined Indenture.

This Bond is one of a duly authorized issue of Bonds of the District designated "Horseshoe Creek Community Development District Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area)" in the aggregate principal amount of \$[Bond Amount] (the "Series 2026 Bonds") issued under a Master Trust Indenture, dated as of May 1, 2026 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), as supplemented by a First Supplemental Trust Indenture, dated as of May 1, 2026 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture"), between the District and the Trustee. The Series 2026 Bonds together with any other Bonds issued under and governed by the terms of the Master Indenture are hereinafter collectively referred to as the "Bonds." The District will apply the proceeds of the Series 2026 Bonds to (a) finance a portion of the Cost of acquiring, constructing and equipping assessable improvements comprising the Series 2026 Project, (b) pay certain costs associated with the issuance of the Series 2026 Bonds, (c) make a deposit into the Series 2026 Reserve Account to be held for the benefit of all of the Series 2026 Bonds, and (d) pay a portion of the interest to become due on the Series 2026 Bonds.

NEITHER THIS BOND NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THIS BOND AND THE SERIES

OF WHICH IT IS A PART AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON AND THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE TERMS HEREOF. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE TERMS HEREOF SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE SERIES 2026 PLEDGED REVENUES AND THE SERIES 2026 PLEDGED FUNDS PLEDGED TO THE SERIES 2026 BONDS, ALL AS PROVIDED HEREIN AND IN THE INDENTURE.

This Bond is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the corporate trust office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of Series 2026 Bonds issued under the Indenture, the collection and disposition of revenues and the funds charged with and pledged to the payment of the principal, Amortization Installments and Redemption Price of, and the interest on, the Series 2026 Bonds, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of Series 2026 Assessments, the terms and conditions under which the Series 2026 Bonds are or may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the Owners of the Series 2026 Bonds and, by the acceptance of this Bond, the Owner hereof assents to all of the provisions of the Indenture. The Series 2026 Bonds are equally and ratably secured by the Series 2026 Trust Estate, without preference or priority of one Series 2026 Bond over another. The Supplemental Indenture does not authorize the issuance of any additional Bonds ranking on parity with the Series 2026 Bonds as to the lien and pledge of the Series 2026 Trust Estate except, under certain circumstances, Refunding Bonds, and the Supplemental Indenture contains provisions limiting the imposition of capital Assessments on property subject to the Series 2026 Assessments.

The Series 2026 Bonds are issuable only as registered bonds without coupons in current interest form in denominations of \$5,000 or any integral multiple thereof (an "Authorized Denomination"); provided, however, that the Series 2026 Bonds shall be delivered to the initial purchasers thereof only in aggregate principal amounts of \$100,000 or integral multiples of Authorized Denominations in excess of \$100,000. This Bond is transferable by the registered Owner hereof or his duly

authorized attorney at the designated corporate trust office of the Trustee in Fort Lauderdale, Florida, as Bond Registrar (the "Bond Registrar"), upon surrender of this Bond, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Bond Registrar, subject to such reasonable regulations as the District or the Bond Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Bond or Bonds, in the same aggregate principal amount as the Bond or Bonds transferred, will be issued to the transferee. At the corporate trust office of the Bond Registrar in Fort Lauderdale, Florida, in the manner and subject to the limitations and conditions provided in the Master Indenture and without cost, except for any tax or other governmental charge, Bonds may be exchanged for an equal aggregate principal amount of Bonds of the same maturity, of Authorized Denominations and bearing interest at the same rate or rates.

The Series 2026 Bonds are subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after May 1, 20[___], at the Redemption Price of the principal amount of the Series 2026 Bonds or portions thereof to be redeemed together with accrued interest to the date of redemption.

The Series 2026 Bond maturing May 1, 20[___], is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment

* Maturity

The Series 2026 Bond maturing May 1, 20[___], is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>May 1 of the Year</u>	<u>Amortization Installment</u>	<u>May 1 of the Year</u>	<u>Amortization Installment</u>

* Maturity

The Series 2026 Bond maturing May 1, 20[___], is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>May 1 of the Year</u>	<u>Amortization Installment</u>	<u>May 1 of the Year</u>	<u>Amortization Installment</u>

* Maturity

As more particularly set forth in the Indenture, any Series 2026 Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Series 2026 Bonds. Amortization Installments are also subject to recalculation, as provided in the Supplemental Indenture, as the result of the redemption of Series 2026 Bonds other than from scheduled Amortization Installments so as to reamortize the remaining Outstanding principal balance of the Series 2026 Bonds as set forth in the Supplemental Indenture.

The Series 2026 Bonds are subject to extraordinary mandatory redemption prior to maturity in whole or in part on any Redemption Date at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the Redemption Date, if and to the extent that any one or more of the following shall have occurred:

(a) on or after the Date of Completion of the Series 2026 Project, by application of moneys transferred from the Series 2026 Acquisition and Construction Account to the Series 2026 Prepayment Subaccount as provided for in the Indenture; or

(b) from amounts, including Series 2026 Prepayments, required by the Indenture to be deposited into the Series 2026 Prepayment Subaccount; or

(c) from amounts transferred from the Series 2026 Reserve Account to the Series 2026 Prepayment Subaccount resulting from a reduction in the Series 2026 Reserve Account Requirement as provided for in the Indenture; or

(d) on the date on which the amount on deposit in the Series 2026 Reserve Account, together with other moneys available therefor, is sufficient to pay and redeem all of the Series 2026 Bonds then Outstanding, including accrued interest thereon.

If less than all of the Series 2026 Bonds shall be called for redemption, the particular Series 2026 Bonds or portions of Series 2026 Bonds to be redeemed shall be selected by lot by the Bond Registrar as provided in the Indenture, or as provided or directed by DTC.

Notice of each redemption of Series 2026 Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than forty-five (45) days prior to the date of redemption to each registered Owner of Series 2026 Bonds to be redeemed at the address of such registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2026 Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2026 Bonds or such portions thereof on such date, interest on such Series 2026 Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2026 Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2026 Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Bond Registrar to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

Pursuant to the Indenture, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events or upon the later deposit of moneys therefor as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

The Owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute an action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

In certain events, on the conditions, in the manner and with the effect set forth in the Indenture, the principal of all the Series 2026 Bonds then Outstanding under the Indenture may become and may be declared due and payable before the stated maturities thereof, with the interest accrued thereon.

Modifications or alterations of the Master Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Master Indenture.

Any moneys held by the Trustee or any Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for two (2) years after the date when such Bond has become due and payable, either at its stated maturity date or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for two (2) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Bond became due and payable, shall be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee cash or Federal Securities sufficient to pay the principal or Redemption Price of any Series 2026 Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of the Series 2026 Bonds as to the Series 2026 Trust Estate shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This Bond is issued with the intent that the laws of the State of Florida shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Bond and the execution of the Indenture, have happened, exist and have been performed as so required. This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Horseshoe Creek Community Development District has caused this Bond to bear the signature of the Chairperson of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

Attest:

**HORSESHOE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____
Chairperson, Board of Supervisors

(SEAL)

CERTIFICATE OF VALIDATION

This Bond is one of a Series of Bonds which were validated by judgment of the Tenth Judicial Circuit of Florida, in and for Polk County rendered on September 3, 2025.

Chairperson, Board of Supervisors,
Horseshoe Creek
Community Development District

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the Series designated herein, described in the within-mentioned Indenture.

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,**
as Trustee

Date of Authentication:

[Closing Date]

By: _____
Vice President

[FORM OF ABBREVIATIONS]

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common

TEN ENT as tenants by the entireties

JT TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____ under
Uniform Transfers to Minors Act _____ (Cust.) _____ (Minor)
(State)

Additional abbreviations may also be used though not in the above list.

[FORM OF ASSIGNMENT]

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney to transfer the said Bond on the books of the District, with full power of substitution in the premises.

Dated:

Social Security Number or Employer:

Identification Number of Transferee:

Signature guaranteed:

NOTICE: Signature(s) must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program.

NOTICE: The assignor's signature to this Assignment must correspond with the name as it appears on the face of the within Bond in every particular without alteration or any change whatsoever.

EXHIBIT C

FORM OF REQUISITION FOR SERIES 2026 PROJECT

The undersigned, an Authorized Officer of Horseshoe Creek 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 U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of May 1, 2026 (the "Master Indenture"), as supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of May 1, 2026 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number:

(B) Name of Payee:

(C) Amount Payable:

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state costs of issuance, if applicable):

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

The undersigned hereby certifies that:

☐ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2026 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2026 Project and each represents a Cost of the Series 2026 Project that has not previously been paid out of such Account;

OR

☐ this requisition is for costs of issuance payable from the Series 2026 Costs of Issuance Account that has not previously been paid out of such Account.

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 services rendered with respect to which disbursement is hereby requested are on file with the District.

**HORSESHOE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Authorized Officer
Requisition No.: _____

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

If this requisition is for a disbursement from other than the Series 2026 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2026 Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the Series 2026 Project with respect to which such disbursement is being made, and (c) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Consulting Engineer
Requisition No.: _____

EXHIBIT C

NEW ISSUE - BOOK-ENTRY ONLY

NOT RATED

In the opinion of Nabors, Giblin & Nickerson, P.A., Tampa, Florida, Bond Counsel, under existing statutes, regulations, rulings and court decisions and subject to the conditions described herein under "TAX MATTERS," interest on the Series 2026 Bonds is (a) excludable from gross income of the owners thereof for federal income tax purposes, except as otherwise described herein under the caption "TAX MATTERS" and (b) not an item of tax preference for purposes of the federal alternative minimum tax; provided, however, with respect to certain corporations, interest on the Series 2026 Bonds is taken into account in determining the annual adjusted financial statement income for the purpose of computing the alternative minimum tax imposed on such corporations. See "TAX MATTERS" herein for a general discussion of Bond Counsel's opinion and other tax considerations.

**HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT
(Davenport, Florida)**

\$_____ * Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area)

Dated: Date of delivery

Due: May 1, as shown below

The \$_____ * Horseshoe Creek Community Development District Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) (the "Series 2026 Bonds") are being issued by the Horseshoe Creek Community Development District (the "District") pursuant to a Master Trust Indenture dated as of May 1, 2026 (the "Master Indenture") between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), as supplemented by a First Supplemental Trust Indenture dated as of May 1, 2026 (the "First Supplemental Indenture," and, together with the Master Indenture, the "Indenture"), between the District and the Trustee. The Series 2026 Bonds are being issued only in fully registered form, in denominations of \$5,000 or any integral multiple thereof; provided, however, that the Series 2026 Bonds shall be delivered to the initial purchasers thereof only in aggregate principal amounts of \$100,000 or integral multiples of \$5,000 in excess of \$100,000. The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), the Florida Constitution, and other applicable provisions of law and Ordinance No. 1274 of the City Commission of the City of Davenport, Florida (the "City"), enacted and effective on June 3, 2024.

The Series 2026 Bonds are payable from and secured by the Series 2026 Trust Estate, which includes the Series 2026 Pledged Revenues and the Series 2026 Pledged Funds. The Series 2026 Pledged Revenues consist of the revenues derived by the District from non-ad valorem special assessments levied for Debt Service on the Series 2026 Bonds against the lands in the District that are subject to assessment as a result of the Series 2026 Project (as defined herein). The Series 2026 Pledged Funds consist of the Funds and Accounts (except for the Series 2026 Rebate Account) established by the Indenture. See "SECURITY FOR AND SOURCE OF PAYMENT OF SERIES 2026 BONDS."

The Series 2026 Bonds, when issued, will be registered in the name of Cede & Co., as the Owner and Nominee for The Depository Trust Company ("DTC"). Purchases of beneficial interests in the Series 2026 Bonds will be made in book-entry only form. Accordingly, principal of and interest on the Series 2026 Bonds will be paid from the sources described herein by the Trustee directly to Cede & Co. as the Nominee of DTC and the registered Owner thereof. Disbursements of such payments to the Direct Participants (as defined herein) is the responsibility of DTC and disbursements of such payments to the Beneficial Owners is the responsibility of

Direct Participants and the Indirect Participants (as defined herein), as more fully described herein. Any purchaser as a Beneficial Owner of a Series 2026 Bond must maintain an account with a broker or dealer who is, or acts through, a Direct Participant to receive payment of the principal of and interest on such Series 2026 Bond. See “DESCRIPTION OF THE SERIES 2026 BONDS - Book-Entry Only System” herein. The Series 2026 Bonds will bear interest at the fixed rates set forth herein, calculated on the basis of a 360-day year comprised of twelve (12) thirty (30) day months. Interest on the Series 2026 Bonds is payable semi-annually on each May 1 and November 1, commencing November 1, 2026.

Some or all of the Series 2026 Bonds are subject to optional, mandatory and extraordinary mandatory redemption at the times, in the amounts and at the redemption prices as more fully described herein.

The Series 2026 Bonds are being issued to: (i) finance a portion of the Cost of acquiring, constructing and equipping assessable improvements comprising the Series 2026 Project, as more particularly described herein; (ii) pay certain costs associated with the issuance of the Series 2026 Bonds; (iii) make a deposit into the Series 2026 Reserve Account to be held for the benefit of all of the Series 2026 Bonds; and (iv) pay a portion of the interest to become due on the Series 2026 Bonds.

NEITHER THE SERIES 2026 BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THE SERIES 2026 BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2026 BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2026 BONDS SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE SERIES 2026 PLEDGED REVENUES AND THE SERIES 2026 PLEDGED FUNDS, AS PROVIDED IN THE SERIES 2026 BONDS AND IN THE INDENTURE.

THE SERIES 2026 BONDS INVOLVE A DEGREE OF RISK (SEE “BONDOWNERS’ RISKS” HEREIN) AND ARE NOT SUITABLE FOR ALL INVESTORS. PURSUANT TO APPLICABLE STATE LAW, THE UNDERWRITER IS LIMITING THIS INITIAL OFFERING OF THE SERIES 2026 BONDS TO ACCREDITED INVESTORS WITHIN THE MEANING OF THE RULES OF THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES. THE LIMITATION ON THE INITIAL OFFERING TO ACCREDITED INVESTORS DOES NOT DENOTE RESTRICTIONS ON TRANSFERS IN ANY SECONDARY MARKET FOR THE SERIES 2026 BONDS. THE SERIES 2026 BONDS ARE NOT RATED OR CREDIT ENHANCED AND NO APPLICATION HAS BEEN MADE FOR A RATING OR CREDIT ENHANCEMENT WITH RESPECT TO THE SERIES 2026 BONDS NOR IS THERE ANY REASON TO BELIEVE THAT THE DISTRICT WOULD HAVE BEEN SUCCESSFUL IN OBTAINING EITHER CREDIT ENHANCEMENT FOR THE SERIES 2026 BONDS OR A RATING FOR THE SERIES 2026 BONDS HAD APPLICATION BEEN MADE. POTENTIAL INVESTORS ARE SOLELY RESPONSIBLE FOR EVALUATING THE MERITS AND RISKS OF AN INVESTMENT IN THE

SERIES 2026 BONDS. SEE "SUITABILITY FOR INVESTMENT" AND "BONDOWNERS' RISKS" HEREIN.

This cover page contains information for quick reference only. It is not a summary of the Series 2026 Bonds. Investors must read this entire Limited Offering Memorandum to obtain information essential to the making of an informed investment decision.

AMOUNTS, INTEREST RATES, MATURITIES, YIELDS, PRICES AND INITIAL CUSIP NUMBERS[†]

\$ _____ % Series 2026 Term Bond Due May 1, 20__ - Yield: ____% - Price: ____ - CUSIP No. _____[†]
\$ _____ % Series 2026 Term Bond Due May 1, 20__ - Yield: ____% - Price: ____ - CUSIP No. _____[†]
\$ _____ % Series 2026 Term Bond Due May 1, 20__ - Yield: ____% - Price: ____ - CUSIP No. _____[†]

The Series 2026 Bonds are offered for delivery when, as and if issued by the District and accepted by MBS Capital Markets, LLC, the Underwriter, subject to prior sale, withdrawal or modification of the offer without notice and the receipt of the opinion of Nabors, Giblin & Nickerson, P.A., Tampa, Florida, Bond Counsel, as to the validity of the Series 2026 Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Kutak Rock LLP, Tallahassee, Florida, for the Developer by its counsel, Greenberg Traurig, West Palm Beach, Florida, for TPG by its counsel, Lewis, Longman & Walker, P.A., West Palm Beach, Florida, for the Master Landowner by its in-house counsel, for the Trustee by its counsel, Aponte & Associates Law Firm, P.L.L.C., Orlando, Florida, and for the Underwriter by its counsel, Bryant Miller Olive P.A., Orlando, Florida. It is expected that the Series 2026 Bonds will be available for delivery through the facilities of The Depository Trust Company on or about _____, 2026.

MBS CAPITAL MARKETS, LLC

Dated: _____, 2026

* Preliminary, subject to change.

[†] The District is not responsible for the use of CUSIP numbers, nor is any representation made as to their correctness. They are included solely for the convenience of the readers of this Limited Offering Memorandum.

RED HERRING LANGUAGE:

This Preliminary Limited Offering Memorandum and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Limited Offering Memorandum constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of the Series 2026 Bonds in any jurisdiction in which such an offer, solicitation or sale would be unlawful prior to registration, qualification or exemption under the securities laws of such jurisdiction. The District has deemed this Preliminary Limited Offering Memorandum “final,” except for certain permitted omissions, within the contemplation of Rule 15c2-12 promulgated by the Securities and Exchange Commission.

HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS

Anthony Iorio[†], Chair
Doug Beasley[†], Vice Chair
Jason Lonas[†], Assistant Secretary
Tom Franklin, Assistant Secretary
Rocky Owen, Assistant Secretary

DISTRICT MANAGER

Governmental Management Services – Central Florida, LLC
Orlando, Florida

METHODOLOGY CONSULTANT

Governmental Management Services – Central Florida, LLC
Orlando, Florida

DISTRICT COUNSEL

Kutak Rock LLP
Tallahassee, Florida

CONSULTING ENGINEER

GAI Consultants, Inc.
Orlando, Florida

BOND COUNSEL

Nabors, Giblin & Nickerson, P.A.
Tampa, Florida

COUNSEL TO THE UNDERWRITER

Bryant Miller Olive P.A.
Orlando, Florida

[†] Affiliates of the Master Landowner (hereinafter defined) or related entities.

REGARDING USE OF THIS LIMITED OFFERING MEMORANDUM

No dealer, broker, salesman or other person has been authorized by the District, the City of Davenport, Florida, Polk County, Florida, the State of Florida or the Underwriter to give any information or to make any representations other than those contained in this Limited Offering Memorandum, and, if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Limited Offering Memorandum does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Series 2026 Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the District, the District Manager, the Developer and TPG, with respect to the Phase 2A Project (hereafter defined), the Master Landowner with respect to the Phase 2B-C Project (hereafter defined), the Consulting Engineer, the Methodology Consultant and other sources that are believed by the Underwriter to be reliable. The District, the District Manager, the Developer, TPG, the Master Landowner, the Consulting Engineer and the Methodology Consultant will, at closing, deliver certificates certifying that certain of the information each supplied does not contain any untrue statement of a material fact or omit to state a material fact required to be stated herein or necessary to make the statements herein, in light of the circumstances under which they were made, not misleading. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Limited Offering Memorandum nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change with respect to the matters described herein since the date hereof.

The information set forth herein has been obtained from public documents, records and other sources, including the District, the Developer, TPG and the Master Landowner, which are believed to be reliable, but it is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation of, the Underwriter. The Underwriter has provided the following sentence for inclusion in this Limited Offering Memorandum. The Underwriter has reviewed the information in this Limited Offering Memorandum in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

Statements contained herein that are not purely historical, are forward-looking statements, including statements regarding the District's, the Developer's, TPG's and the Master Landowner's expectations, hopes, intentions, or strategies regarding the future. Readers should not place undue reliance on forward-looking statements. All forward-looking statements included herein are based on information available on the date hereof, and neither the District, the Developer, TPG nor the Master Landowner assumes any obligation to update any such forward-looking statements, except as provided under the caption "CONTINUING DISCLOSURE" herein. Such forward-looking statements are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions

and estimates and possible changes or developments in social, economic, business, industry, market, legal, and regulatory circumstances and conditions and actions taken or omitted to be taken by third parties. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic, competitive, and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond the control of the District, the Developer, TPG and the Master Landowner. Actual results could differ materially from those discussed in such forward-looking statements and, therefore, there can be no assurance that the forward-looking statements included herein will prove to be accurate.

THE UNDERWRITER IS LIMITING THIS OFFERING TO ACCREDITED INVESTORS WITHIN THE MEANING OF THE RULES OF THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES. HOWEVER, THE LIMITATION ON THE INITIAL OFFERING TO ACCREDITED INVESTORS DOES NOT DENOTE RESTRICTIONS ON TRANSFERS IN ANY SECONDARY MARKET FOR THE SERIES 2026 BONDS.

THE SERIES 2026 BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933, AS AMENDED, NOR HAS THE INDENTURE BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, AS AMENDED, IN RELIANCE UPON CERTAIN EXEMPTIONS SET FORTH IN SUCH ACTS. THE REGISTRATION, QUALIFICATION OR EXEMPTION OF THE SERIES 2026 BONDS IN ACCORDANCE WITH THE APPLICABLE SECURITIES LAW PROVISIONS OF ANY JURISDICTIONS WHEREIN THESE SECURITIES HAVE BEEN OR WILL BE REGISTERED, QUALIFIED OR EXEMPTED SHOULD NOT BE REGARDED AS A RECOMMENDATION THEREOF BY SUCH JURISDICTIONS. NEITHER THE DISTRICT, THE CITY OF DAVENPORT, FLORIDA, POLK COUNTY, FLORIDA, THE STATE OF FLORIDA NOR ANY OTHER POLITICAL SUBDIVISION OR AGENCY THEREOF HAS GUARANTEED OR PASSED UPON THE MERITS OF THE SERIES 2026 BONDS OR UPON THE PROBABILITY OF ANY EARNINGS THEREON. OTHER THAN THE DISTRICT, NEITHER THE CITY OF DAVENPORT, FLORIDA, POLK COUNTY, FLORIDA, THE STATE OF FLORIDA, NOR ANY OTHER POLITICAL SUBDIVISION THEREOF HAS PASSED UPON THE ACCURACY OR ADEQUACY OF THIS LIMITED OFFERING MEMORANDUM.

THE ORDER AND PLACEMENT OF MATERIALS IN THIS LIMITED OFFERING MEMORANDUM, INCLUDING THE APPENDICES, ARE NOT TO BE DEEMED A DETERMINATION OF RELEVANCE, MATERIALITY OR IMPORTANCE, AND THIS LIMITED OFFERING MEMORANDUM, INCLUDING THE APPENDICES, MUST BE CONSIDERED IN ITS ENTIRETY. THE CAPTIONS AND HEADINGS IN THIS LIMITED OFFERING MEMORANDUM ARE FOR CONVENIENCE OF REFERENCE ONLY AND IN NO WAY DEFINE, LIMIT OR DESCRIBE THE SCOPE OR INTENT, OR AFFECT THE MEANING OR CONSTRUCTION, OF ANY PROVISIONS OR SECTIONS IN THIS LIMITED OFFERING MEMORANDUM.

THIS LIMITED OFFERING MEMORANDUM IS BEING PROVIDED TO PROSPECTIVE PURCHASERS IN ELECTRONIC FORMAT ON THE FOLLOWING WEBSITES: WWW.MUNIOS.COM AND WWW.EMMA.MSRB.ORG. THIS LIMITED OFFERING MEMORANDUM MAY BE RELIED UPON ONLY AS PRINTED IN ITS ENTIRETY DIRECTLY FROM EITHER OF SUCH WEBSITES.

REFERENCES TO WEBSITE ADDRESSES PRESENTED HEREIN, INCLUDING THE DISTRICT'S WEBSITE OR ANY OTHER WEBSITE CONTAINING INFORMATION ABOUT THE DISTRICT, THE DEVELOPMENT, THE DEVELOPER, TPG OR THE MASTER LANDOWNER, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY BE IN THE FORM OF A HYPERLINK SOLELY FOR THE READER'S CONVENIENCE. UNLESS SPECIFIED OTHERWISE, SUCH WEBSITES AND THE INFORMATION OR LINKS CONTAINED THEREIN ARE NOT INCORPORATED INTO, AND ARE NOT PART OF, THIS LIMITED OFFERING MEMORANDUM FOR ANY PURPOSE INCLUDING FOR PURPOSES OF RULE 15C2-12 PROMULGATED BY THE SECURITIES AND EXCHANGE COMMISSION.

This Limited Offering Memorandum is not, and shall not be deemed to constitute, an offer to sell, or the solicitation of an offer to buy real estate, which may only be made pursuant to offering documents satisfying applicable federal and state laws relating to the offer and sale of real estate.

THIS PRELIMINARY LIMITED OFFERING MEMORANDUM IS IN A FORM DEEMED FINAL BY THE DISTRICT, TPG AND THE MASTER LANDOWNER FOR PURPOSES OF RULE 15C2-12 ISSUED UNDER THE SECURITIES EXCHANGE ACT OF 1934, AS AMENDED, EXCEPT FOR CERTAIN INFORMATION PERMITTED TO BE OMITTED PURSUANT TO RULE 15C2-12(B)(1).

TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION	1
SUITABILITY FOR INVESTMENT.....	5
THE DISTRICT	6
General	6
Legal Powers and Authority	6
Board of Supervisors	7
District Manager and Other Consultants	8
No Existing Indebtedness	8
THE CAPITAL IMPROVEMENT PROGRAM AND SERIES 2026 PROJECT.....	9
ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS.....	11
THE DEVELOPMENT	12
Overview	12
Zoning and Permitting.....	13
Environmental.....	15
Utilities	15
Residential Land Use and Development Plan.....	15
Residential Land Sale/Contract Activity	15
Development Status	17
Product Offerings	17
Model Home/Sales Activity	18
Projected Absorption.....	18
Recreational Amenities	19
Schools.....	19
Marketing.....	19
Fees and Assessments	19
Competition	20
THE MASTER LANDOWNER	21
The Orosz Family.....	21
Emerson.....	22
TPG AND THE DEVELOPER.....	23
TPG	23
The Developer	23
DESCRIPTION OF THE SERIES 2026 BONDS	24
General Description.....	24
Redemption Provisions for Series 2026 Bonds	25
Notice and Effect of Redemption	26
Book-Entry Only System	27
SECURITY FOR AND SOURCE OF PAYMENT OF SERIES 2026 BONDS	31
General	31
Funds and Accounts.....	31
Series 2026 Acquisition and Construction Account.....	32

Series 2026 Reserve Account and Series 2026 Reserve Account Requirement	32
Flow of Funds.....	34
Investments.....	36
Agreements for Assignment of Development Rights	37
Completion Agreements.....	37
True-Up Agreements.....	38
Enforcement of True-Up Agreements and Completion Agreements	38
Owner Direction and Consent with Respect to Series 2026 Acquisition and Construction Account Upon Occurrence of Event of Default.....	38
Collection of Series 2026 Assessments.....	39
Covenants with Regard to Enforcement and Collection of Delinquent Assessments.....	39
Foreclosure of Assessment Lien	40
Additional Covenants Regarding Series 2026 Assessments.....	41
No Parity Bonds; Limitation on Parity Assessments.....	41
Events of Default.....	41
Provisions Relating to Bankruptcy or Insolvency of Landowner.....	42
Re-Assessment.....	44
ENFORCEMENT OF ASSESSMENT COLLECTIONS	45
General	45
Direct Billing & Foreclosure Procedure.....	46
Uniform Method Procedure.....	46
ESTIMATED SOURCES AND USES OF BOND PROCEEDS.....	51
DEBT SERVICE REQUIREMENTS	52
BONDOWNERS' RISKS.....	53
Limited Pledge	53
Bankruptcy and Related Risks.....	53
Delay and Discretion Regarding Remedies	54
Limitation on Funds Available to Exercise Remedies.....	54
Determination of Land Value upon Default.....	54
Landowner Challenge of Assessed Valuation.....	55
Failure to Comply with Assessment Proceedings	55
Other Taxes	55
Inadequacy of Reserve Account	56
Economic Conditions	56
Concentration of Land Ownership in 2026 Assessment Area	57
Undeveloped Land	57
Change in Development Plans.....	57
Bulk Sale of Land in 2026 Assessment Area	57
Completion of Series 2026 Project and CIP.....	58
Regulatory and Environmental Risks.....	59
District May Not be Able to Obtain Permits.....	59
Cybersecurity	60
Infectious Viruses and/or Diseases.....	60

Damage to District from Natural Disasters	60
Limited Secondary Market	61
Interest Rate Risk; No Rate Adjustment for Taxability	61
IRS Audit and Examination Risk	61
Florida Village Center CDD TAM	62
Legislative Proposals and State Tax Reform	63
Loss of Exemption from Securities Registration	64
Performance of District Professionals	64
Mortgage Default and FDIC	64
TAX MATTERS	64
Opinion of Bond Counsel	64
Internal Revenue Code of 1986	65
Collateral Tax Consequences	65
Florida Taxes	66
Other Tax Matters	66
Original Issue Discount	67
Bond Premium	67
DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS	68
NO RATING OR CREDIT ENHANCEMENT	68
VALIDATION	68
LITIGATION	68
The District	68
TPG	68
The Developer	69
The Master Landowner	69
CONTINUING DISCLOSURE	69
UNDERWRITING	70
LEGAL MATTERS	70
AGREEMENT BY THE STATE	71
NO FINANCIAL STATEMENTS	71
EXPERTS AND CONSULTANTS	72
CONTINGENT AND OTHER FEES	72
MISCELLANEOUS	72
 APPENDIX A –	ENGINEER’S REPORT
APPENDIX B –	ASSESSMENT REPORTS
APPENDIX C –	FORMS OF THE MASTER INDENTURE AND FIRST SUPPLEMENTAL INDENTURE
APPENDIX D –	FORM OF OPINION OF BOND COUNSEL
APPENDIX E –	FORM OF CONTINUING DISCLOSURE AGREEMENT

LIMITED OFFERING MEMORANDUM

relating to

HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT (City of Davenport, Florida)

\$_____ * Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area)

INTRODUCTION

The purpose of this Limited Offering Memorandum, including the cover page and appendices hereto, is to set forth certain information concerning the Horseshoe Creek Community Development District (the “District”), in connection with the offering and issuance by the District of its Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) (the “Series 2026 Bonds”). The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), the Florida Constitution, and other applicable provisions of law and Ordinance No. 1274 (the “Ordinance”) of the City Commission of the City of Davenport, Florida (the “City”), enacted and effective on June 3, 2024. The Series 2026 Bonds are being issued pursuant to the Act and a Master Trust Indenture dated as of May 1, 2026 (the “Master Indenture”) between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), as supplemented by a First Supplemental Trust Indenture dated as of May 1, 2026 (the “First Supplemental Indenture,” and, together with the Master Indenture, the “Indenture”), between the District and the Trustee, and resolutions of the District authorizing the issuance of the Series 2026 Bonds. All capitalized terms used in this Limited Offering Memorandum that are defined in the Indenture and not defined herein shall have the respective meanings set forth in the forms of the Master Indenture and First Supplemental Indenture, both of which appear as composite APPENDIX C attached hereto. The information contained in this Introduction is part of this Limited Offering Memorandum and is subject in all respects to the more complete information contained in or incorporated into this Limited Offering Memorandum. This Introduction should not be considered a complete statement of the facts material to making an investment decision. This Limited Offering Memorandum speaks only as of its date and the information contained herein is subject to change.

THE SERIES 2026 BONDS ARE NOT RATED OR CREDIT ENHANCED, AND ARE NOT A SUITABLE INVESTMENT FOR ALL INVESTORS (SEE “SUITABILITY FOR INVESTMENT” AND “BONDOWNERS’ RISKS” HEREIN).

PROSPECTIVE INVESTORS MAY REQUEST SUCH ADDITIONAL INFORMATION AS DESCRIBED HEREIN UNDER THE CAPTION “SUITABILITY FOR INVESTMENT.” THEREFORE, PROSPECTIVE INVESTORS SHOULD RELY UPON THE INFORMATION

* Preliminary, subject to change.

APPEARING IN THIS LIMITED OFFERING MEMORANDUM WITHIN THE CONTEXT OF THE AVAILABILITY OF SUCH ADDITIONAL INFORMATION AND THE SOURCES THEREOF.

The District was established for the purposes, among other things, of financing and managing the planning, acquisition, construction, installation, maintenance and operation of the infrastructure necessary for development known as [Reedy Isles], as hereafter described under the caption “THE DEVELOPMENT” (the “Development”).

The Development is currently planned to include 1,310 residential units, including 191 townhomes and 1,119 single-family homes. Phases 2A (“Phase 2A”), Phase 2B (“Phase 2B”) and Phase 2C (“Phase 2C”) of the Development (the “Series 2026 Assessment Area”) are planned to include 347 residential units. As indicated herein, TPG AG EHC II (LEN) Multi State 5, LLC, a Delaware limited liability company (“TPG”) is the landowner of the lands within Phase 2A (excluding three (3) model home holdback lots owned by the Master Landowner (hereafter defined). Lennar Homes, LLC, a Florida limited liability company (the “Developer”), will serve as development manager of Phase 2A, consisting of 160 lots, with the intent to be the primary homebuilder therein. TLC Reedy Isle, LLC, a Florida limited liability company (the “Master Landowner”) is the landowner of the lands within Phases 2B and 2C, planned to include 187 lots, and the Developer is developing Phases 2B and 2C on behalf of and subject to reimbursement from the Master Landowner.

The Act authorizes the District to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and wastewater management, bridges or culverts, district roads, street lights and other basic infrastructure projects within or without the boundaries of the District, as provided in the Act.

Consistent with the requirements of the Indenture and the Act, the Series 2026 Bonds are being issued for the primary purpose of financing a portion of the Costs of planning, acquiring, constructing and/or equipping assessable improvements comprising the Series 2026 Project, as more fully described herein, paying certain Costs associated with the issuance of the Series 2026 Bonds, making a deposit into the Series 2026 Reserve Account to be held for the benefit of all of the Series 2026 Bonds and paying a portion of the interest to become due on the Series 2026 Bonds.

The Series 2026 Assessments will initially be allocated to the lands within the Series 2026 Assessment Area on a gross equal acreage basis and are ultimately intended to be allocated to the planned 347 residential units within Phase 2A, Phase 2B and Phase 2C. The Series 2026 Assessments represent an allocation of a portion of the Costs of the Series 2026 Project (hereinafter defined), including bond financing costs, to the 2026 Assessment Area in accordance with the assessment methodology set forth in the Assessment Reports (hereinafter defined) attached hereto as composite APPENDIX B, as prepared by the District’s Methodology Consultant Governmental Management Services – Central Florida, LLC, Orlando, Florida.

“Assessments” is defined in the Master Indenture to mean all assessments levied and collected by or on behalf of the District pursuant to Section 190.022 of the Act, together with the interest specified by resolution adopted by the Governing Body, the interest specified in Chapter 170, Florida Statutes, as amended from time to time, if any such interest is collected by or on behalf of the Governing Body, and any applicable penalties collected by or on behalf of the District, together with any and all amounts received by the District from the sale of tax certificates or otherwise from the collection of Delinquent Assessments and which are referred to as such and pledged to a Series of Bonds pursuant to the Supplemental Indenture authorizing the issuance of such Series of Bonds.

“Delinquent Assessments” is defined in the First Supplemental Indenture to mean, collectively, any Series 2026 Assessment Principal and Series 2026 Assessment Interest which are deposited by the District with the Trustee on or after May 1 of the year in which such Series 2026 Assessment Principal and Series 2026 Assessment Interest has, or would have, become delinquent under State law or the Series 2026 Assessment Proceedings applicable thereto.

The District covenants and agrees in the Indenture that other than Refunding Bonds issued to refund the then Outstanding Series 2026 Bonds, the issuance of which results in net present value Debt Service savings, the District shall not, while any Series 2026 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the Series 2026 Trust Estate. The District further covenants and agrees in the Indenture that so long as the Series 2026 Assessments have not been Substantially Absorbed, it will not impose Assessments for capital projects on any lands subject to the Series 2026 Assessments without the written consent of the Majority Owners. Notwithstanding the immediately preceding sentence, the District may impose Assessments on property subject to the Series 2026 Assessments which are necessary for health, safety or welfare reasons, or to remediate a natural disaster, or to effect repairs to or replacement of property, facilities or equipment of the District without the consent of the Majority Owners.

“Substantially Absorbed” is defined in the First Supplemental Indenture to mean the date on which the principal amount of the Series 2026 Assessments equaling at least ninety percent (90%) of the then Outstanding principal amount of the Series 2026 Bonds is levied on tax parcels within the 2026 Assessment Area with respect to which a certificate of occupancy has been issued for a structure thereon, as certified by an Authorized Officer and upon which the Trustee may conclusively rely.

There follows in this Limited Offering Memorandum a brief description of the District, the CIP (hereinafter defined, of which the Series 2026 Project is a part) and the Series 2026 Project and the components thereof, the Development, the Series 2026 Assessment Area, the Developer, TPG and the Master Landowner, together with summaries of the terms of the Indenture, the Series 2026 Bonds and certain provisions of the Act. All references herein to the Indenture and the Act are qualified in their entirety by reference to such documents and statutes and all references to the Series 2026 Bonds are qualified by reference to the definitive form thereof and the information with respect thereto contained in the Indenture. Forms of the Master Indenture and First Supplemental Indenture are attached hereto as composite APPENDIX C. The

information herein under the captions "THE DEVELOPMENT," "TPG AND THE DEVELOPER" and "THE MASTER LANDOWNER" has been furnished by the Developer, TPG and/or the Master Landowner, as applicable, and has been included herein without independent investigation by the District or District Counsel, the Underwriter or its counsel, or Bond Counsel, and the District and the Underwriter make no representation or warranty concerning the accuracy or completeness of such information. The Developer, TPG and Master Landowner make no representation or warranty as to the accuracy or completeness of information contained herein which has been furnished by any other party to the transactions contemplated hereby.

[Remainder of page intentionally left blank]

SUITABILITY FOR INVESTMENT

While the Series 2026 Bonds are not subject to registration under the Securities Act of 1933, as amended (the “Securities Act”), the Underwriter has determined that the Series 2026 Bonds are not suitable for investment by persons other than, and, as required by Chapter 189, Florida Statutes, will offer the Series 2026 Bonds only to, “accredited investors,” within the meaning of Chapter 517, Florida Statutes, and the rules promulgated thereunder (“Accredited Investors”). However, the limitation of the initial offering to Accredited Investors does not denote restrictions on transfers in any secondary market for the Series 2026 Bonds. Prospective investors in the Series 2026 Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Series 2026 Bonds and should have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment.

Investment in the Series 2026 Bonds poses certain economic risks. No dealer, broker, salesman or other person has been authorized by the District or the Underwriter to give any information or make any representations, other than those contained in this Limited Offering Memorandum. Additional information will be made available to each prospective investor, and the opportunity to ask questions of the staff of the District, as such prospective investor deems necessary in order to make an informed decision with respect to the purchase of the Series 2026 Bonds. Prospective investors are encouraged to request such additional information and ask such questions. Such requests should be directed to:

Brett Sealy
MBS Capital Markets, LLC
152 Lincoln Avenue
Winter Park, Florida 32789
Phone: (407) 808-0685

[Remainder of page intentionally left blank]

THE DISTRICT

General

The District was established by Ordinance No. 1274 of the City Commission of the City of Davenport, Florida (as previously defined, the “City”), enacted and effective on June 3, 2024 (as previously defined, the “Ordinance”), under the provisions of the Act. The District encompasses approximately 490 acres of land in the City within Polk County, Florida (the “County”).

Legal Powers and Authority

The District is an independent unit of special-purpose, local government created pursuant to, and established in accordance with, the Act. The Act was enacted in 1980 to provide a uniform method for the establishment of independent districts to manage and finance basic community development services, including capital infrastructure required for community developments throughout the State of Florida (the “State”). The Act provides legal authority for community development districts (such as the District) to finance the acquisition, construction, operation and maintenance of the major infrastructure for community development pursuant to its general law charter.

Among other provisions, the Act gives the District’s Board of Supervisors the authority to, among other things, (a) finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities, and basic infrastructure for, among other things: (i) water management and control for lands within the District and to connect any of such facilities with roads and bridges; (ii) water supply, sewer and waste-water management, reclamation and reuse systems or any combination thereof and to construct and operate connecting intercept or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system; (iii) District roads equal to or exceeding the specifications of the county in which such District roads are located and street lights, landscaping, hardscaping and undergrounding of electric utility lines; (iv) any other project, facility, or service required by a development approval, interlocal agreement, zoning condition, or permit issued by a governmental authority with jurisdiction in the District; and (v) with the consent of the local general-purpose government within the jurisdiction of which the power is to be exercised, parks and facilities for indoor and outdoor recreational uses, and security; (b) borrow money and issue bonds of the District; (c) impose and foreclose special assessment liens as provided in the Act; and (d) exercise all other powers, necessary, convenient, incidental or proper in connection with any of the powers or duties of the District stated in the Act.

The Act does not empower the District to adopt and enforce any land use plans or zoning ordinances and the Act does not empower the District to grant building permits. These functions are to be performed by general-purpose local governments having jurisdiction over the lands within the District.

The Act exempts all property owned by the District from levy and sale by virtue of an execution and from judgment liens.

Board of Supervisors

The Act provides that a five-member Board of Supervisors (the "Board") serves as the governing body of the District. Members of the Board (the "Supervisors") must be residents of the State and citizens of the United States. Initially, Supervisors were appointed by the Ordinance. The Act provides that, at a meeting of the landowners held within ninety (90) days of establishment of the District, Supervisors must be elected by the landowners with the two Supervisors receiving the highest number of votes to serve for four years and the remaining Supervisors to serve for a two-year term. Ownership of land within the District entitles the owner to one vote per acre (with fractions thereof rounded upward to the nearest whole number). A Supervisor serves until expiration of his or her term and until his or her successor is chosen and qualified. If, during a term of office, a vacancy occurs, the remaining Supervisors may fill the vacancy by an appointment of an interim Supervisor for the remainder of the unexpired term.

At the initial election held within ninety (90) days after formation of the District, the landowners in the District elected two Supervisors to four-year terms and three Supervisors to two-year terms. Thereafter, the elections take place every two years, with the first such election being held on the first Tuesday in November, and subsequent elections being held on a date in November established by the Board. Upon the later of six years after the initial appointment of Supervisors and the year when the District next attains at least 250 qualified electors, Supervisors whose terms are expiring will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is a registered voter who is at least eighteen years of age, a resident of the District and the State and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two Supervisors must be qualified electors and be elected by qualified electors, each elected to four-year terms. The seat of the remaining Supervisor whose term is expiring at such election shall be filled by a Supervisor who is elected by the landowners for a four-year term and who is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and must be elected by qualified electors to serve staggered four-year terms.

Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, prior to the exercise of such power, it shall call an election at which all Supervisors shall be elected by qualified electors in the District. Elections subsequent to such decision shall be held in a manner such that the Supervisors will serve four-year terms with staggered expiration dates in the manner set forth in the Act.

The Act provides that it shall not be an impermissible conflict of interest under State law governing public officials for a Supervisor to be a stockholder, officer or employee of a landowner or of any entity affiliated with a landowner.

The current members of the Board and the expiration of the term of each member are set forth below:

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Anthony Iorio ⁺	Chairperson	November, 2028
Doug Beasley ⁺	Vice Chairperson	November, 2028
Jason Lonas ⁺	Assistant Secretary	November, 2026
Tom Franklin	Assistant Secretary	November, 2026
Rocky Owen	Assistant Secretary	November, 2026

⁺ Affiliates of the Master Landowner or related entities.

A majority of the members of the Board constitutes a quorum for the purposes of conducting its business and exercising its powers and for all other purposes. Action taken by the District shall be upon a vote of a majority of the members present unless general law or a rule of the District requires a greater number. All meetings of the Board are open to the public under Florida's open meeting or "Sunshine" law.

District Manager and Other Consultants

The chief administrative official of the District is the District Manager (as hereinafter defined). The Act provides that a District Manager has charge and supervision of the works of the District and is responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of the Act, for maintaining and operating the equipment owned by the District, and for performing such other duties as may be prescribed by the Board.

The District has retained Governmental Management Services – Central Florida, LLC, Orlando, Florida (the "District Manager"), to serve as its District Manager. The District Manager's office is located at 219 E. Livingston Street, Orlando, Florida 32801, telephone number (407) 841-5524.

The Act further authorizes the Board to hire such employees and agents as it deems necessary. Thus, the District has employed the services of Nabors, Giblin & Nickerson, P.A., Tampa, Florida, as Bond Counsel; GAI Consultants, Inc., Orlando, Florida, as Consulting Engineer; and Kutak Rock LLP, Tallahassee, Florida, as District Counsel. The Board has also retained Governmental Management Services – Central Florida, LLC, Orlando, Florida, to serve as Methodology Consultant and to prepare the Assessment Reports and to serve as Dissemination Agent for the Series 2026 Bonds.

No Existing Indebtedness

The District has not previously issued any other bonds or indebtedness.

THE CAPITAL IMPROVEMENT PROGRAM AND SERIES 2026 PROJECT

GAI Consultants, Inc. (the “Consulting Engineer”), has prepared the Master Engineer’s Report dated July 17, 2024 (the “Master Engineer’s Report”), describing the scope and estimated cost of the District’s capital improvement program (“CIP”), as supplemented with detailed information concerning the Series 2026 Project by the First Supplemental Engineer’s Report - Phase 2A, 2B and 2C dated March 26, 2026 (the “Supplemental Engineer’s Report” and, together with the Master Engineer’s Report, the “Engineer’s Reports”). The information in this section relating to the CIP and the Series 2026 Project is qualified in its entirety by reference to such Engineer’s Reports which are attached hereto as composite APPENDIX A and which should be read in their entirety.

The District’s CIP is estimated to cost approximately \$66.856 million and includes roadways (onsite and offsite), stormwater management facilities, water and wastewater facilities, electrical undergrounding, landscaping, hardscaping, irrigation, contingency and associated professional fees. The CIP is intended to be constructed in four (4) phases, with sub-phases therein, which correspond with the development phases of the Development.

The Series 2026 Project is a portion of the CIP and is comprised of the CIP allocable to Phase 2A (the “Phase 2A Project”) and Phases 2B and 2C (the “Phase 2B-C Project” and, together with the Phase 2A Project, the “Series 2026 Project”) in an estimated amount of approximately \$18.767 million. A summary of the estimated costs of the Series 2026 Project is set forth in the table below.

Infrastructure Description	Series 2026 Project		Total
	Phase 2A Est. Costs	Phase 2B-C Est. Costs	
Master Utilities			
Sanitary Sewer System	\$ 1,858,895	\$ 885,440	\$ 2,744,335
Water Distribution System	842,950	895,850	1,738,800
Master Stormwater Management System			
Pond and Roadway Earthwork	1,782,080	1,758,786	3,540,866
On and Offsite Storm Conveyance System	2,490,370	1,486,805	3,977,175
Electrical Service Systems (Underground)	752,543	317,526	1,070,069
Off-Site Utilities	825,425	--	825,425
On-Site Roadway Improvements	1,573,404	1,735,848	3,309,252
Off-Site Roadway Improvements	395,950	--	395,950
Landscaping, Hardscaping and Irrigation	379,187	224,353	603,540
Professional Services	239,031	322,426	561,457
Contingency (15%)	--	--	--
TOTAL	<u>\$11,139,835</u>	<u>\$7,627,034</u>	<u>\$18,766,869</u>

Proceeds of the Series 2026 Bonds in the amount of approximately \$6.9 million will be used to fund the acquisition of completed portions of the Series 2026 Project. As of March 20, 2026, the Developer estimates that it had expended approximately \$9.0 million in development-related expenditures on the Phase 2A Project. The remainder of the Phase 2A Project not funded with proceeds of the Series 2026 Bonds is anticipated to be funded with equity from the Developer. Further, as of March 20, 2026, the Master Landowner estimates it had expended approximately \$6.0 million in development-related expenditures allocable to the Series Phase 2B-C Project. The Master Landowner will fund the remainder of the Phase 2B-C Project not funded with proceeds of the Series 2026 Bonds. In connection with the issuance of the Series 2026 Bonds, the Developer and the Master Landowner will each enter into a Completion Agreement with the District whereby the Developer will agree to complete, or cause to be completed, the Phase 2A Project not funded with proceeds of the Series 2026 Bonds and the Master Landowner will agree to complete, or cause to be completed, the Phase 2B-C Project not funded with proceeds of the Series 2026 Bonds. The District cannot make any representation that either the Developer or the Master Landowner will have sufficient funds to complete their respective portions of the Series 2026 Project. See “SECURITY FOR AND SOURCE OF PAYMENT OF SERIES 2025 BONDS – Completion Agreements” and “BONDOWNERS’ RISKS – Completion of Series 2026 Project and CIP” herein.

The status of construction and permitting for the Series 2026 Project is outlined in the Engineer’s Reports attached hereto as composite APPENDIX A. The Consulting Engineer has indicated that all permits necessary to construct the Series 2026 Project have either been obtained or are expected to be obtained in the ordinary course. In addition to the Engineer’s Reports, please refer to “THE DEVELOPMENT – Zoning and Permitting” herein for a more detailed description of the entitlement, zoning and permitting status of the Development.

[Remainder of page intentionally left blank]

ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS

The District has adopted the Master Assessment Methodology dated July 17, 2024 (the “Master Assessment Report”) and the Preliminary Supplemental Assessment Methodology for the 2026 Assessment Area dated April 15, 2026 (the “Supplemental Assessment Report” and, together with the Master Assessment Report, the “Assessment Reports”), both of which are attached hereto as composite APPENDIX B. The Master Assessment Report provides for a methodology to allocate the total costs and benefits derived from the CIP to the lands within the District and the Supplemental Assessment Report applies the methodology set out in the Master Assessment Report to the Series 2026 Project and the Series 2026 Assessments levied in connection with the Series 2026 Bonds.

The Series 2026 Assessments securing the Series 2026 Bonds will initially be allocated on an equal assessment per gross acre basis on the approximately 155 acres of land within the 2026 Assessment Area, which is planned to include 347 residential units in Phases 2A through 2C. As the assessable parcels of land within the 2026 Assessment Area are developed and platted, the Series 2026 Assessments will then be allocated to each of the platted units by product type based on targeted annual assessment levels as more particularly set forth in the Supplemental Assessment Report. In order to achieve the aforementioned targeted levels under the Supplemental Assessment Report, the Developer will contribute an estimated [\$X] of CIP infrastructure to the District and the Master Landowner will contribute an estimated [\$X] of CIP infrastructure to the District. The Series 2026 Assessments are ultimately expected to be allocated on a per unit basis to the 347 residential units planned within the 2026 Assessment Area. The table below illustrates the estimated per unit principal and annual Series 2026 Assessments.

Product Type	Units	Est. Series 2026 Bonds Principal Per Unit	Series 2026 Bonds Gross Annual Debt Service Per Unit*
Single-Family 50'	347	\$22,392	\$1,750
	347		

* Includes gross-up of 7% for collection fees and early payment discounts imposed by the County.

[Remainder of page intentionally left blank]

THE DEVELOPMENT

The information concerning Phase 2A appearing under the captions “THE DEVELOPMENT” and “TPG AND THE DEVELOPER” has been furnished by the Developer and TPG and the information concerning Phase 2B and Phase 2C appearing under the captions “THE DEVELOPMENT” and “THE MASTER LANDOWNER” has been furnished by the Master Landowner for inclusion in this Limited Offering Memorandum as a means for prospective Bondholders to understand the anticipated development plan and risks associated with the 2026 Assessment Area and the provision of infrastructure to the real property within the District. Although believed to be reliable, such information has not been independently verified by the District or its counsel, the Underwriter or its counsel, or Bond Counsel, and no person other than the Developer, TPG or the Master Landowner, as applicable, subject to certain qualifications and limitations, makes any representation or warranty as to the accuracy or completeness of such information. At the time of the issuance of the Series 2026 Bonds, the Developer will represent in writing that the information herein under the captions “THE DEVELOPMENT” (solely as it relates to the Developer and Phase 2A), “TPG AND THE DEVELOPER” (solely as it relates to the Developer),” and “LITIGATION – The Developer” does not contain any untrue statement of a material fact and does not omit to state any material fact necessary in order to make the statements made herein, in light of the circumstances under which they are made, not misleading. At the time of the issuance of the Series 2026 Bonds, TPG will represent in writing that the information herein under the captions “THE DEVELOPMENT” (solely as it relates to TPG and Phase 2A) “TPG AND THE DEVELOPER” (solely as it relates to TPG),” “LITIGATION – TPG,” and “CONTINUING DISCLOSURE” (solely as it relates to TPG) does not contain any untrue statement of a material fact and does not omit to state any material fact necessary in order to make the statements made herein, in light of the circumstances under which they are made, not misleading. Further, at the time of the issuance of the Series 2026 Bonds, the Master Landowner will represent in writing that the information regarding Phase 2B and Phase 2C and the Master Landowner under the captions “THE DEVELOPMENT,” “THE MASTER LANDOWNER,” “LITIGATION – The Master Landowner,” and “CONTINUING DISCLOSURE” (solely as it relates to the Master Landowner) does not contain any untrue statement of a material fact and does not omit to state any material fact necessary in order to make the statements made herein, in light of the circumstances under which they are made, not misleading.

The Master Landowner and TPG’s obligation to pay the Series 2026 Assessments is limited solely to their respective obligations as landowners, just as any other landowner within the District. The Master Landowner and TPG are not guarantors of payment on any property within the District and the recourse for the Master Landowner’s and TPG’s failure to pay or otherwise comply with their obligations to the District is limited to their respective ownership interests in the lands subject to the Series 2026 Assessments.

Overview

Reedy Isles (the “Development”) consists of approximately 490 acres and is located within the City of Davenport (as previously defined, the “City”) in Polk County, Florida (as previously

defined, the “County”). The boundaries of the Development and the District are co-terminus. The main entrances into the Development are located along Horseshoe Creek Road, which extends approximately two (2) miles east from U.S. Highway 17-92 and bifurcates the neighborhood north and south. The Orlando International Airport and downtown Orlando are located approximately thirty-six (36) miles and thirty-eight (38) miles northeast of the Development, respectively. In addition, theme parks and attractions, including Walt Disney World and Universal Studios Orlando, are located approximately eighteen (18) and thirty (30) miles northeast of the Development, respectively.

A number of recreational, retail and dining options are located within close proximity to the Development. Lake Marion and the nearby Lake Marion Creek Management Area provide fishing, boating, wildlife viewing and an extensive network of nearby trails for hiking and biking. Retail and dining opportunities are located along U.S. Highway 27 at points north and south as well as at Posner Village situated approximately nine (9) miles north at the intersection of Interstate 4 and U.S. Highway 27. Big box retailers such as Walmart Supercenter and Lowe’s Home Improvement are located approximately six (6) miles southeast of the Development along U.S. Highway 27 in Haines City. Additionally, medical facilities and a hospital are located within six (6) miles of the Development.

The Development is currently planned to include 1,310 residential units, including 191 townhomes and 1,119 single-family homes. Lands within the 2026 Assessment Area are planned to include 347 residential units which represent Phase 2A through 2C of the Development. As indicated herein, TPG AG EHC II (LEN) Multi State 5, LLC, a Delaware limited liability company (as previously defined, “TPG”) has acquired the lands within Phase 2A (excluding three (3) model home holdback lots) from the Master Landowner. Lennar Homes, LLC, a Florida limited liability company (as previously defined, the “Developer”), pursuant to a construction agreement with TPG, will serve as development manager of Phase 2A, consisting of 160 lots, with the intent to be the primary homebuilder therein. Further, the Developer is developing Phases 2B and 2C, planned to include 187 lots, on behalf of and subject to reimbursements from the Master Landowner. The Master Landowner is expected to deliver finished lots to Trinity Family Builders, its homebuilding affiliate.

Zoning and Permitting

Zoning

In September 2022 the approximately 490 acres constituting the Development received zoning approval from the City as a planned unit development pursuant to Ordinance No. 1086 (the “PUD Ordinance”). Such PUD Ordinance provides for the development of up to 1,311 dwelling units comprising a mix of townhome lots and single-family fifty-foot (50’) lots. The PUD Ordinance sets forth various development conditions pertaining to the matters discussed below, among others, certain of which are further memorialized in separate agreements as noted below.

Utility Agreement – The utility agreement between the Master Landowner and the City sets forth the requirement to install and construct off-site and on-site utility improvements as a provision of water and wastewater services for all 1,310 units planned within the Development. Among the requirements for the Development is the construction and installation of a force main and potable water main along Horseshoe Creek Road, extending east from Wilton Place to the entrance of the Development. Pursuant to the utility agreement, the Master Landowner will pay to design, permit and construct the utility improvements. The City has agreed to reimburse the Master Landowner for the costs of the potable water main upon completion of such utility improvements. Further, the Master Landowner is required to install three (3) electrical conduits and associated junction boxes within the Development, which such fiber facilities are subject to reimbursement by the City.

Proportionate Fair Share Agreement, Horseshoe Creek Bridge – As part of the required improvements set forth in the infrastructure improvement and proportionate share agreement, the Master Landowner is required to fund the design and construction of the replacement of the Horseshoe Creek Bridge located along Horseshoe Creek Road adjacent east of the Development's main entrance from a one-lane timber bridge to a two (2) lane bridge. Transportation impact fee credits will be provided by the County for the costs of such transportation improvements in amount not to exceed \$1.07 million, less than the Master Landowner's proportionate share contribution of \$395,997.65 for its cost share of the bridge improvement. To date, the Master Landowner has submitted construction plans to the County for such bridge improvement.

Proportionate Fair Share Agreement, Transportation Improvements – The proportionate share agreement requires proportionate share payments to be paid to the County to address the mitigation of transportation impacts of the Development. The total amount of proportionate share payments for the required roadway improvements totals approximately \$157,814. The County will issue impact fee credits equal to \$139,423. The Master Landowner has made such proportionate share payments.

Permits

Certain permits and approvals for the 2026 Assessment Area have been obtained, including those issued by the Southwest Florida Water Management District and the Florida Department of Environmental Protection. Further, an U.S. Army Corps of Engineers ("USACE") permit has been issued for wetland mitigation within the 2026 Assessment Area. Upon issuance of the Series 2026 Bonds, the Consulting Engineer will certify that any permits and approvals necessary for the development of the 2026 Assessment Area that have not previously been obtained are expected to be obtained in the ordinary course of business. As described herein, all 347 lots in Phases 2A through 2C are substantially complete and are in the process of receiving final plat approval which is anticipated to be obtained in the second quarter of 2026.

Environmental

In February 2024, an affiliate of the Master Landowner commissioned a Phase I Environmental Site Assessment from Ecological Consulting Solutions, Inc. for the approximately 490 acres constituting the Development which identified no evidence of on-site or off-site environmentally recognized conditions.

Utilities

The City is providing water and wastewater services to the Development and will also provide underground electrical power to the Development. Cable and internet service is being provided by [Hotwire].

Residential Land Use and Development Plan

As previously stated herein, the development plan for the Development provides for a total of 1,310 townhome and single-family units in multiple phases. The 2026 Assessment Area is comprised of the lands in Phase 2A though 2C of the Development planned for 347 single-family residential units. A summary of the unit mix and phasing is provided below, which is subject to change.

<u>Lot Size</u>	<u>2026 Assessment Area</u>			<u>Total</u>
	<u>Phase 2A</u>	<u>Phase 2B</u>	<u>Phase 2C</u>	
Single-Family – 50’	<u>160</u>	<u>160</u>	<u>27</u>	<u>347</u>
TOTAL	160	160	27	347

Residential Land Sale/Contract Activity

The acreage constituting the Development was acquired by the Master Landowner in a series of transactions beginning in December 2023 for an aggregate purchase price of approximately \$23.9 million, of which approximately \$17.59 million was effectuated with cash and the remaining \$6.3 million was effectuated with a promissory note and a promissory money mortgage applicable to certain parcels secured in favor of the seller thereof. The promissory note and a promissory mortgage applicable to the lands within the 2026 Assessment Area have been paid in full and released of record and no portion of such lands remains subject to any such promissory note or mortgage.

Subsequent to such acquisition, the Master Landowner sold the acreage constituting Phase 2A, excluding three (3) holdback lots retained by the Master Landowner for model homes, on an undeveloped basis to TPG AG EHC II (LEN) Multi State 5, LLC, a Delaware limited liability company (as previously defined, “TPG”). As discussed below, TPG has entered into an option agreement with the Developer whereby the Developer has the option to purchase 157 of the 160 lots in Phase 2A of the 2026 Assessment Area, with the intent to be the primary homebuilder therein. Further, it is anticipated the Master Landowner will enter into a purchase and sale

agreement with Trinity Family Builders, its homebuilding affiliate, for the takedown of all 187 finished lots in Phases 2B and 2C.

The narrative below provides a summary of the residential land sale and contract activity specific to the 2026 Assessment Area.

Phase 2A

In March 2024, the Master Landowner entered into a purchase and sale agreement with the Developer for the sale of the acreage constituting Phase 2A, excluding three (3) holdback lots retained by the Master Landowner for model homes (the “Phase 2A PSA”). In June 2025, the Developer assigned its rights to acquire such acreage on an undeveloped basis to TPG and TPG simultaneously acquired such acreage constituting Phase 2A at an aggregate purchase price of \$5.014 million in cash, which purchase price was subject to a development credit for certain development costs pertaining to Phase 2A.

As referenced herein, TPG has entered into a construction agreement (the “Construction Agreement”) with the Developer to develop certain infrastructure within Phase 2A of the 2026 Assessment Area to provide TPG the ability to sell finished lots to the Developer for home construction thereon. Pursuant to the Construction Agreement, TPG will reimburse the Developer for development-related expenditures incurred related to Phase 2A up to a contracted budget amount and if development-related expenditures exceed the budgeted amounts defined therein, the Developer will be required to pay such cost overruns.

Further, TPG has entered into an option agreement with the Developer for the purchase of 157 of the 160 lots within Phase 2A (the “Option Agreement”). The Option Agreement sets forth a takedown schedule (the “Takedown Schedule”). The first lot takedown is anticipated to occur in July 2026, and then monthly thereafter, with final lot closings scheduled in August 2028. The estimated lot price for the single-family fifty-foot (50') lots is \$107,431, subject to adjustments as set forth in the Option Agreement. Further, as a consideration of the Option Agreement, the Developer provided a non-refundable option fee in the approximate amount of \$1.87 million. In addition, the Developer has the right to, upon written notice, (a) acquire all unpurchased residential lots in one single take and (b) terminate the Option Agreement at any time.

Pursuant to the Phase 2A PSA, the Master Landowner is responsible for the costs to develop and construct the amenity center in the Development. The Master Landowner is required to commence construction of the amenity center within twelve (12) months following the closing of the sale of a completed single family home to a homebuyer in Phase 2A. Construction of the amenity center is required to be completed within eighteen (18) months of commencement of construction of the amenity center. Construction of the amenity center is anticipated to commence in the fourth quarter of 2026 with completion anticipated by the fourth quarter of 2027. See “–Recreational Amenities” herein.

As previously stated, the Developer is nearing completion of the development of Phase 2A. As of March 20, 2026, the Developer estimates that it had expended approximately \$9.0

million in development related expenditures pertaining to Phase 2A of the 2026 Assessment Area. Proceeds of the Series 2026 Bonds in the approximate amount of \$6.9 million will be used to fund the acquisition of completed portions of the Series 2026 Project. Further, pursuant to the Acquisition Agreement between the District and the Developer (the “Acquisition Agreement”), the Developer has certain rights to payment from proceeds of the Series 2026 Bonds for completed Series 2026 Project infrastructure conveyed to the District and will assign its right to reimbursement for completed infrastructure pertaining to Phase 2A from proceeds of the Series 2026 Bonds to the Master Landowner.

Phase 2B and Phase 2C

[Pursuant to the Phase 2A PSA, the Developer has entered into a development agreement to develop Phases 2B and 2C of the 2026 Assessment Area on behalf of and subject to reimbursements from the Master Landowner. It is anticipated that the Master Landowner will enter into a lot purchase agreement with Trinity Family Builders, its homebuilding affiliate, for the purchase of all 187 single-family lots within Phases 2B and 2C. To the extent effectuated, the lot purchase agreement will provide for Trinity Family Builder’s purchase of finished lots in Phases 2B and 2C in a series of takedowns, which shall occur upon substantial completion of all development-related work pertaining to each takedown. The first lot takedowns are anticipated to occur in the third quarter of 2026, with periodic takedowns scheduled thereafter and final lot closings scheduled to occur in second quarter of 2030. Further, the anticipated base lot purchase price for each fifty-foot (50’) lot is \$100,000. The Master Landowner and Trinity Family Builders are in the process of finalizing a contract memorializing these terms. Notwithstanding the foregoing, such contract terms may change and/or the Master Landowner may elect to sell some or all of such lots to one or more other builders.]

Development Status

Development activities in the 2026 Assessment Area commenced in May 2025. Development of all 347 lots within Phase 2A through 2C of the 2026 Assessment Area are substantially complete and are in the process of receiving final plat approval which is anticipated to be obtained in the second quarter of 2026. In addition, the primary entrance to the Development situated at Horseshoe Creek Road has been constructed, providing access to the community and to the 2026 Assessment Area.

As of March 20, 2026, the Developer estimates that it had expended approximately \$9.0 million in development-related expenditures on the Phase 2A Project. Further, as of March 20, 2026, the Master Landowner estimates it had expended approximately \$6.0 million in development-related expenditures allocable to the Series Phase 2B-C Project.

Product Offerings

The Developer and Trinity Family Builders are currently intended to be the sole homebuilders for homes in the 2026 Assessment Area. As previously discussed under the heading “Residential Land Sale/Contract Activity” above, it is anticipated that the Developer will

construct 157 homes in Phase 2A and Trinity Family Builders will construct 187 homes across Phases 2B and 2C of the 2026 Assessment Area. In addition, it is expected that Trinity Family Builders will construct its model homes in Phase 2A.

The information in the below table illustrates the current estimated base pricing and square footage for the residential units in the 2026 Assessment Area, which information is subject to change.

Product Type	Estimated Square Footage	Estimated Base Pricing
<i>Phase 2A (Lennar Homes)</i>		
Single-Family – 50'	[X – X]	[\$X– \$X]
<i>Phase 2B-C (Trinity Family Builders)</i>		
Single-Family – 50'	1,643 – 3,230	\$350,000 – \$475,000

Model Home/Sales Activity

It is currently anticipated that the Developer and Trinity Family Builders will each construct two (2) model homes in the 2026 Assessment Area. All model homes will be located in Phase 2A of the Development. Construction of the model homes along with an on-site sales center commenced in the first quarter of 2026 with completion anticipated in the second quarter of 2026. Home sales and home construction activities are anticipated to commence in the third quarter of 2026 with home closings anticipated to commence in the first quarter of 2027.

Projected Absorption

As previously indicated, home sales and home construction activities in the 2026 Assessment Area are anticipated to commence in the third quarter of 2026. The following table sets forth the anticipated pace of home closings in the 2026 Assessment Area, which is subject to change.

Product Type	2027	2028	2029	2030	Total
<i>Phase 2A (Lennar Homes)</i>					
Single-Family – 50'	X	X	X	X	160
<i>Phase 2B-C (Trinity Family Builders)</i>					
Single-Family – 50'	34	42	48	63	187
Total	X	X	X	X	347

The aforementioned projections are based upon estimates and assumptions that are inherently uncertain, though considered reasonable, and are subject to significant business, economic and competitive uncertainties and contingencies, all of which are difficult to predict. As a result, there can be no assurance that such projections will occur or be realized in the time frames anticipated. See “BONDOWNERS’ RISKS” herein.

Recreational Amenities

The Development is planned to include recreational facilities to serve its residents. Such recreational facilities in Phase 2A are planned to include a pool with a community center, a fitness center, dog park, tot lot and a mail kiosk. Construction of the recreational facilities is scheduled to commence in the fourth quarter of 2026, with completion anticipated to occur in the fourth quarter of 2027. The estimated cost for such recreational facilities is approximately \$2.6 million which will be funded by the Master Landowner. The Development is further planned to include additional amenities in future phases of the Development.

Schools

Based upon current school districting, school-age children residing in the Development will attend Davenport Elementary School, Shelley S. Boone Middle School and Ridge Community High School, which each received a “C” rating from the Florida Department of Education for 2025. However, future capacity limitations or redistricting could result in a change to which school children residing in Development would attend.

Marketing

It is anticipated that the Developer and Trinity Family Builders will undertake their own marketing efforts to market the homes in the 2026 Assessment Area. In addition to using various strategies, outlets and media, it is anticipated that the homebuilders will each construct two (2) model homes along with an on-site sales center within Phase 2A of the 2026 Assessment Area.

Fees and Assessments

Each homeowner in the 2026 Assessment Area will be required to pay annual taxes, assessments, and fees on an ongoing basis as a result of their ownership of property within the District, including ad valorem property taxes, the Series 2026 Assessments levied by the District in connection with Series 2026 Bonds, homeowners’ association fees, and administrative, operation and maintenance assessments levied by the District, all as described in more detail below.

Property Taxes. The current millage rate for the area in which the District is located is 19.3717. Assuming a home with a taxable value of \$400,000, the annual property tax would be approximately \$7,748.

Homeowners’ Association Fees. All homeowners will be subject to annual master homeowners’ association (“HOA”) fees for architectural review, deed restriction enforcement and maintenance of any HOA-owned facilities. The current estimated annual HOA fee for the single-family homes in the 2026 Assessment Area is \$1,092.

District Special Assessments. Homeowners in the 2026 Assessment Area will be subject to the Series 2026 Assessments levied in connection with the Series 2026 Bonds. In addition, all

homeowners in the District will be subject to annual operation and maintenance assessments levied by the District which are derived from the District’s annual budget and are subject to change each year. The table below illustrates the aforementioned estimated annual assessments that will be levied in the 2026 Assessment Area by the District for each respective product type.

Product Type	Units	Est. Series 2026 Bonds Gross Annual Debt Service Per Unit*	Est. FY 2026 O&M Assessment Per Unit
Single-Family – 50’	347	\$1,750	\$325
	347		

* Includes gross-up of 7% for collection fees and early payment discounts imposed by the County.

Competition

Competition for the 2026 Assessment Area is expected to primarily come from communities within its sub-market including those to the north, south and west of the 2026 Assessment Area, which include the Deer Run at Crosswinds, Horse Creek at Crosswinds, Hartford Terrace, Lawson Dunes and Geneva Landings communities.

This section does not purport to summarize all of the existing or planned communities in the area of the 2026 Assessment Area, but rather to provide a description of those that may pose primary competition to the homes to be constructed in the 2026 Assessment Area.

[Remainder of page intentionally left blank]

THE MASTER LANDOWNER

Prior to the sale of the acreage constituting Phase 2A of the 2026 Assessment Area as described in “THE DEVELOPMENT – Residential Land Sale/Contract Activity,” the TLC Reedy Isle, LLC, a Florida limited liability company (as previously defined, the “Master Landowner”) was the landowner of the acreage constituting the Development. Following the referenced sale, the Master Landowner continues to be the landowner of the remaining lands within the Development.

The Master Landowner is a special purpose entity for which its primary asset is its interests in the lands comprising the Development. The members of the Master Landowner are Trinity Land Company, LLC (50%), a Florida limited liability company, and Edge Creek, LLC (50%), a Florida limited liability company. Trinity Land Company, LLC is the manager of the Master Landowner and is wholly owned, either directly or indirectly, by members of the Orosz family. Edge Creek, LLC is an equity partner in the Master Landowner and is a subsidiary of Emerson Investments International, Inc. (“EIII”). EIII is owned by Emerson International, Inc. and Dean Investments International, Inc., both of which are Florida corporations.

The Orosz family and Emerson (defined below) entered into a strategic relationship in 2011 and since then entities that are part of this strategic relationship have acquired and/or developed in excess of 5,000 residential units in twenty (20) communities, with sales to many homebuilders operating in the Orlando market. Such communities include, without limitation, Hanover Lakes (Osceola Chain of Lakes CDD), Trinity Lakes (Lake Emma CDD) and Eagletail Landings (Lake Harris CDD).

The Orosz Family

In 2007, the Orosz family, which includes William (Bill) Orosz and his three sons, Stephen, Andrew and Matthew, established Hanover Capital Partners, LLC and Hanover Land Company, LLC and subsequently in 2022, Trinity Land Company, LLC (collectively referred herein as “Hanover”), to pursue real estate investment opportunities, with a particular emphasis on industrial and residential acquisition and development. Hanover also acquires office and industrial income properties for its own investment account. Currently, the company has residential land development operations and commercial real estate holdings in the six (6) county Central Florida market and in western North Carolina. The company has become one of the largest residential merchant land developers in Central Florida. Hanover is currently developing and/or controls more than 5,000 residential lots and actively markets to both public and large private builders. The firm is also an active investor in commercial real estate as well as in a large-scale resort community in North Carolina.

As illustrated in the table below, the principals of Hanover have a rich heritage of real estate experience in Central Florida dating back to 1980. Since that time, the management team has developed more than 10,000 residential lots and built more than 25,000 homes across four (4) homebuilding companies they started, and certain of which they subsequently sold. Further, with

their extensive legacy in the homebuilding industry as the backdrop, Hanover proudly unveiled Trinity Family Builders in 2024.

<u>Orosz Builder Entity</u>	<u>Year Started</u>	<u>Year Sold</u>	<u>Acquiring Builder Entity</u>
Cambridge Homes	1991	2005	K. Hovnanian
Royal Oak Homes	2010	2014	A.V. Homes*
Hanover Family Builders	2017	2021	Landsea Homes
Trinity Family Builders	2024	--	--

* Subsequently acquired by Taylor Morrison.

Additional information on Hanover can be found by visiting Hanover's website at www.hanovercap.com.

Emerson

Emerson Investments International, Inc., Emerson International, Inc. and Dean Investments International, Inc. (collectively, "Emerson") is a private, full-service real estate development company established in 1982 that has developed thousands of residential units and actively owns and manages over one (1) million square feet of commercial and retail assets throughout Central Florida. Emerson is recognized as a leader in all aspects of real estate development and management services, including office, multi-family and residential.

The parent company of Emerson is the Emerson Group ("EG") which is based in the United Kingdom. EG was established by Peter Emerson Jones in 1959 and is recognized as one of the United Kingdom's foremost development companies. EG currently holds over \$1 billion in assets and its many projects include residential projects, timeshares, soccer stadiums, shopping centers, malls and resorts worldwide. EG also owns and manages over eight (8) million square feet of commercial properties.

In addition to Emerson, EG's subsidiaries include Orbit Development and Jones Homes. Orbit Development is one of the largest private commercial property developers and investment management companies in the United Kingdom providing high-quality office space for more than forty (40) years. Jones Homes is the residential homebuilding subsidiary of EG that currently builds approximately 500 homes per year in the United Kingdom. In the United States, subsidiaries of JCH Holdings, LLC ("JCHH") constructs homes in the Central Florida communities that Emerson and others are actively developing. Two (2) notable large-scale Central Florida communities that Emerson has or is currently developing include Eagle Creek (~3,000 units) situated adjacent to Lake Nona in Orange County and Twin Lakes (~2,000 units) in Osceola County for which it established the Live Oak Lake CDD.

Additional information on Emerson can be found by visiting Emerson's website at www.emerson-us.com and www.emerson.co.uk.

TPG AND THE DEVELOPER

TPG

The landowner of the lands in Phase 2A of the 2026 Assessment Area (excluding three (3) model home holdback lots retained by the Master Landowner) is TPG AG EHC II (LEN) Multi State 5, LLC, a Delaware limited liability company (as previously defined, “TPG”). TPG is a special purpose entity whose primary assets are various properties subject to option agreements. TPG is wholly owned and managed by [AG EHC II SPV 5, L.P.], a Delaware limited partnership, whose general partner is [AG EHC II SPV 5 GP, LLC], a Delaware limited liability company (“TPG AG GP”). TPG AG GP is managed by TPG Angelo, Gordon & Co., L.P. (“Angelo Gordon”).

Angelo Gordon was acquired by TPG Inc., a Delaware corporation, in November 2023. TPG Inc., founded in 1992, is a leading global alternative assessment management firm with \$286 billion in assets under management as of September 30, 2025. The firm has offices in Fort Worth, New York, Amsterdam, Beijing, Chicago, Dubai, Frankfurt, Guangdong, Hong Kong, London, Los Angeles, Luxembourg, Melbourne, Miami, Milan, Mumbai, San Francisco, Seoul, Shanghai, Singapore, Tokyo and Washington.

TPG Inc. stock trades on Nasdaq under the symbol TPG. TPG Inc. is subject to the informational requirements of the Securities and Exchange Commission Act of 1934, as amended (the “Exchange Act”), and in accordance therewith files reports, proxy statements, and other information with the SEC. The file number for TPG Inc. is 001-41222. Such reports, proxy statements, and other information are available at the SEC’s website at www.sec.gov. All documents subsequently filed by TPG Inc. pursuant to the requirements of the Exchange Act after the date of this Limited Offering Memorandum will be available for inspection in the same manner as described above.

The Developer

As discussed in more detail under the heading “THE DEVELOPMENT – Residential Land Sale/Contract Activity,” in conjunction with the acquisition of Phase 2A of the 2026 Assessment Area (excluding the three (3) model home holdback lots), TPG entered into the Construction Agreement with the Developer to develop certain infrastructure within Phase 2A to provide TPG the ability to sell finished lots to the Developer for home construction thereon. Further, the Developer has also entered into a development agreement, pursuant to the Phase 2A PSA, to develop Phases 2B and 2C of the of the 2026 Assessment Area on behalf of and subject to reimbursements from the Master Landowner.

Lennar Homes is a wholly owned subsidiary of Lennar Corporation, a Delaware corporation (“Lennar”). Lennar, founded in 1954, is one of the nation’s leading builders of quality homes for all generations, building affordable, first-time, move-up and retirement homes. Lennar trades on the New York Stock Exchange under the symbol LEN. Lennar is subject to the informational requirements of the Exchange Act and in accordance therewith files reports, proxy statements, and other information with the SEC. The file number for Lennar is 1-11749. Such

reports, proxy statements, and other information are available at the SEC's website at www.sec.gov. All documents subsequently filed by Lennar pursuant to the requirements of the Exchange Act after the date of this Limited Offering Memorandum will be available for inspection in the same manner as described above.

DESCRIPTION OF THE SERIES 2026 BONDS

General Description

The Series 2026 Bonds are issuable only as registered bonds without coupons in current interest form in denominations of \$5,000 or any integral multiple thereof (an "Authorized Denomination"); provided, however, that the Series 2026 Bonds shall be delivered to the initial purchasers thereof only in aggregate principal amounts of \$100,000 or integral multiples of Authorized Denominations in excess of \$100,000.

The Series 2026 Bonds will be dated as of their date of issuance and will bear interest payable on each May 1 and November 1, commencing November 1, 2026 (each, an "Interest Payment Date"), which interest shall be computed on the basis of a 360-day year comprised of twelve (12) thirty (30) day months. The Series 2026 Bonds will mature on such dates, in such amounts and at such rates as set forth on the cover page of this Limited Offering Memorandum.

Interest on each Series 2026 Bond will be payable on each Interest Payment Date in any coin or currency of the United States of America which, at the date of payment thereof, is legal tender for the payment of public and private debts. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture, be paid to the registered Owner at the close of business on the regular Record Date for such interest, which shall be the fifteenth (15th) day of the calendar month preceding such Interest Payment Date or, if such day is not a Business Day, on the Business Day immediately preceding such day; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) of Section 902 of the Master Indenture, the payment of interest and principal or Redemption Price or Amortization Installments shall be made by the Paying Agent (hereinafter defined) to such person who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the registered Owner of any Series 2026 Bond. Any payment of principal, Amortization Installment or Redemption Price shall be made only upon presentation at the designated corporate trust office of U.S. Bank Trust Company, National Association, located in Ft. Lauderdale, Florida, or any alternate or successor paying agent (collectively, the "Paying Agent"), unless the Series 2026 Bonds are held in the book entry system in which case presentation shall not be required. Payment of interest shall be made by check or draft (or by wire transfer to the registered Owner if such Owner requests such method of payment in writing on or prior to the regular Record Date for the respective interest payment to such account as shall be specified in such request, but only if the registered Owner owns not less than \$1,000,000 in aggregate principal amount of the Series 2026 Bonds). During any period that a

Series 2026 Bond is registered in the name of Cede & Co., as Nominee of The Depository Trust Company (“DTC”), the provisions of the First Supplemental Indenture relating to the book-entry only system shall apply, including the payment provisions thereof.

The Series 2026 Bonds will initially be registered in the name of Cede & Co. as Nominee for DTC, which will act initially as securities depository for the Series 2026 Bonds and, so long as the Series 2026 Bonds are held in book-entry-only form, Cede & Co. will be considered the registered Owner for all purposes hereof. See “-Book-Entry Only System” below for more information about DTC and its book-entry only system.

Redemption Provisions for Series 2026 Bonds

Optional Redemption. The Series 2026 Bonds are subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after May 1, 20[___], at the Redemption Price of the principal amount of the Series 2026 Bonds or portions thereof to be redeemed together with accrued interest to the date of redemption.

Mandatory Redemption in Part. The Series 2026 Bond maturing May 1, 20[___], is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2026 Sinking Fund Account established under the First Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u>	<u>Amortization Installment</u>	<u>Year</u>	<u>Amortization Installment</u>
	\$		\$
		*	

*Maturity

The Series 2026 Bond maturing May 1, 20[___], is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2026 Sinking Fund Account established under the First Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u>	<u>Amortization Installment</u>	<u>Year</u>	<u>Amortization Installment</u>
	\$		\$
		*	

*Maturity

As more particularly set forth in the Indenture, any Series 2026 Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Series 2026 Bonds. Amortization Installments are also subject to recalculation, as provided in the First Supplemental Indenture, as the result of the redemption of Series 2026 Bonds other than from scheduled Amortization Installments so as to reamortize the remaining Outstanding principal balance of the Series 2026 Bonds as set forth in the First Supplemental Indenture.

Extraordinary Mandatory Redemption in Whole or in Part. The Series 2026 Bonds are subject to extraordinary mandatory redemption prior to maturity in whole or in part on any Redemption Date at the Redemption Price of one hundred percent (100%) of the principal amount thereof, without premium, together with accrued interest to the Redemption Date, if and to the extent that any one or more of the following shall have occurred:

(a) on or after the Date of Completion of the Series 2026 Project, by application of moneys transferred from the Series 2026 Acquisition and Construction Account to the Series 2026 Prepayment Subaccount as provided for in the Indenture; or

(b) from amounts, including Series 2026 Prepayments, required by the Indenture to be deposited into the Series 2026 Prepayment Subaccount; or

(c) from amounts transferred from the Series 2026 Reserve Account to the Series 2026 Prepayment Subaccount resulting from a reduction in the Series 2026 Reserve Account Requirement as provided for in the Indenture; or

(d) on the date on which the amount on deposit in the Series 2026 Reserve Account, together with other moneys available therefor, is sufficient to pay and redeem all of the Series 2026 Bonds then Outstanding, including accrued interest thereon.

If less than all of the Series 2026 Bonds shall be called for redemption, the particular Series 2026 Bonds or portions of Series 2026 Bonds to be redeemed shall be selected by lot by the Bond Registrar as provided in the Indenture, or as provided or directed by DTC.

Notice and Effect of Redemption

Notice of each redemption of Series 2026 Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than forty-five (45) days prior to the date of redemption to each registered Owner of Series 2026 Bonds to be redeemed at the address of such registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2026 Bonds or such portions thereof so called for redemption shall become and be due and

payable at the Redemption Price provided for the redemption of such Series 2026 Bonds or such portions thereof on such date, interest on such Series 2026 Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2026 Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2026 Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Bond Registrar to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

Pursuant to the Indenture, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events or upon the later deposit of moneys therefore as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

Book-Entry Only System

THE FOLLOWING INFORMATION CONCERNING DTC AND DTC'S BOOK-ENTRY ONLY SYSTEM HAS BEEN OBTAINED FROM SOURCES THAT THE DISTRICT BELIEVES TO BE RELIABLE, BUT THE DISTRICT TAKES NO RESPONSIBILITY FOR THE ACCURACY THEREOF.

SO LONG AS CEDE & CO. IS THE REGISTERED OWNER OF THE SERIES 2026 BONDS, AS NOMINEE OF DTC, CERTAIN REFERENCES IN THIS LIMITED OFFERING MEMORANDUM TO THE SERIES 2026 BONDHOLDERS OR REGISTERED OWNERS OF THE SERIES 2026 BONDS SHALL MEAN CEDE & CO. AND SHALL NOT MEAN THE BENEFICIAL OWNERS OF THE SERIES 2026 BONDS. THE DESCRIPTION WHICH FOLLOWS OF THE PROCEDURES AND RECORD KEEPING WITH RESPECT TO BENEFICIAL OWNERSHIP INTERESTS IN THE SERIES 2026 BONDS, PAYMENT OF INTEREST AND PRINCIPAL ON THE SERIES 2026 BONDS TO DIRECT PARTICIPANTS (AS HEREINAFTER DEFINED) OR BENEFICIAL OWNERS OF THE SERIES 2026 BONDS, CONFIRMATION AND TRANSFER OF BENEFICIAL OWNERSHIP INTERESTS IN THE SERIES 2026 BONDS, AND OTHER RELATED TRANSACTIONS BY AND BETWEEN DTC, THE DIRECT PARTICIPANTS AND BENEFICIAL OWNERS OF THE SERIES 2026 BONDS IS BASED SOLELY ON INFORMATION FURNISHED BY DTC. ACCORDINGLY, THE DISTRICT NEITHER MAKES NOR CAN MAKE ANY REPRESENTATIONS CONCERNING THESE MATTERS.

DTC will act as securities depository for the Series 2026 Bonds. The Series 2026 Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Series 2026 Bond certificate will be issued for each maturity of the Series 2026

Bonds as set forth in the cover of this Limited Offering Memorandum, each in the aggregate principal amount of such maturity and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). The Direct Participants and the Indirect Participants are collectively referred to herein as the "DTC Participants." DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its DTC Participants are on file with the SEC. More information about DTC can be found at www.dtcc.com.

Purchases of Series 2026 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2026 Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2026 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2026 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2026 Bonds, except in the event that use of the book-entry system for the Series 2026 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2026 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Series 2026 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do

not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2026 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2026 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2026 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2026 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the security documents. For example, Beneficial Owners of Series 2026 Bonds may wish to ascertain that the nominee holding the Series 2026 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Series 2026 Bonds within a series or maturity of a series are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such series or maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Series 2026 Bonds unless authorized by a Direct Participant in accordance with DTC's MMI procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2026 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions and dividend payments on the Series 2026 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the paying agent, on the payment date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal, premium, if any, and interest on the Series 2026 Bonds, as applicable, to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District and/or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Series 2026 Bonds at any time by giving reasonable notice to the District or the Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, the Series 2026 Bond certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, the Series 2026 Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but the District takes no responsibility for the accuracy thereof.

NEITHER THE DISTRICT NOR THE TRUSTEE WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO THE DTC PARTICIPANTS OR THE PERSONS FOR WHOM THEY ACT AS NOMINEE WITH RESPECT TO THE PAYMENTS TO OR THE PROVIDING OF NOTICE FOR THE DTC PARTICIPANTS OR THE BENEFICIAL OWNERS OF THE SERIES 2026 BONDS. THE DISTRICT CANNOT AND DOES NOT GIVE ANY ASSURANCES THAT DTC, THE DTC PARTICIPANTS OR OTHERS WILL DISTRIBUTE PAYMENTS OF PRINCIPAL OF OR INTEREST ON THE SERIES 2026 BONDS PAID TO DTC OR ITS NOMINEE, AS THE REGISTERED OWNER, OR PROVIDE ANY NOTICES TO THE BENEFICIAL OWNERS OR THAT THEY WILL DO SO ON A TIMELY BASIS, OR THAT DTC WILL ACT IN THE MANNER DESCRIBED IN THIS LIMITED OFFERING MEMORANDUM.

[Remainder of page intentionally left blank]

SECURITY FOR AND SOURCE OF PAYMENT OF SERIES 2026 BONDS

General

The Series 2026 Bonds are payable solely from and secured solely by the revenues derived by the District from the Series 2026 Assessments and amounts in the Funds and Accounts (except for the Series 2026 Rebate Account) established by the Indenture. Series 2026 Assessments will be allocated as described under "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS" herein. The Series 2026 Assessments will secure the Series 2026 Bonds, the proceeds of which will be used to pay for a portion of the Costs of the Series 2026 Project. The Series 2026 Assessments will be levied on the 2026 Assessment Area in accordance with the Assessment Reports attached hereto as composite APPENDIX B.

NEITHER THE SERIES 2026 BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF THE STATE. THE SERIES 2026 BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2026 BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2026 BONDS SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE SERIES 2026 PLEDGED REVENUES AND THE SERIES 2026 PLEDGED FUNDS, AS PROVIDED IN THE SERIES 2026 BONDS AND IN THE INDENTURE.

Funds and Accounts

The Indenture establishes with the Trustee the following Funds and Accounts: (a) within the Acquisition and Construction Fund, (i) a Series 2026 Acquisition and Construction Account and (ii) a Series 2026 Costs of Issuance Account; (b) within the Debt Service Fund, (i) a Series 2026 Debt Service Account and therein a Series 2026 Sinking Fund Account, a Series 2026 Interest Account and a Series 2026 Capitalized Interest Account; and (ii) a Series 2026 Redemption Account and therein a Series 2026 Prepayment Subaccount and a Series 2026 Optional Redemption Subaccount; (c) within the Reserve Fund, a Series 2026 Reserve Account, which shall be held for the benefit of all of the Series 2026 Bonds, without distinction as to Series 2026 Bonds and without privilege or priority of one Series 2026 Bond over another; (d) within the Revenue Fund, a Series 2026 Revenue Account; and (e) within the Rebate Fund, a Series 2026 Rebate Account.

Series 2026 Acquisition and Construction Account

Amounts on deposit in the Series 2026 Acquisition and Construction Account shall be applied to pay Costs of the Series 2026 Project upon compliance with the requisition provisions set forth in the Indenture. The Trustee shall have no duty to verify that any requested disbursement from the Series 2026 Acquisition and Construction Account is for a Cost of the Series 2026 Project. The Consulting Engineer shall establish a Date of Completion for the Series 2026 Project, and any balance remaining in the Series 2026 Acquisition and Construction Account after such Date of Completion (taking into account the moneys then on deposit therein to pay any accrued but unpaid Costs of the Series 2026 Project which are required to be reserved in the Series 2026 Acquisition and Construction Account in accordance with the certificate of the Consulting Engineer delivered to the District and the Trustee establishing such Date of Completion), shall be transferred to the Series 2026 Prepayment Subaccount and applied to the extraordinary mandatory redemption of the Series 2026 Bonds in accordance with the Indenture and the Series 2026 Bonds. Notwithstanding the foregoing, the Indenture provides that the District shall not establish a Date of Completion until after the Reserve Account Release Conditions have been satisfied and moneys have been transferred from the Series 2026 Reserve Account to the Series 2026 Acquisition and Construction Account as a result of such satisfaction pursuant to the First Supplemental Indenture. Such amounts deposited into the Series 2026 Acquisition and Construction Account as a result of the satisfaction of the Reserve Account Release Conditions shall be paid to the Person or Persons designated in a requisition in the form attached to the First Supplemental Indenture, upon compliance with the requisition provisions set forth in this section, to cover any requisitions submitted pursuant to Section 403(a) of the First Supplemental Indenture which remain unpaid ("Unpaid Requisitions"), in full or in part, in chronological order (oldest to newest) based on the date such requisitions were submitted by the District to the Trustee. Any requisition submitted in compliance with the prior sentence shall be executed by the District and the Consulting Engineer. Such payment is authorized notwithstanding that the Date of Completion might have been declared provided such Costs of the Series 2026 Project were not previously paid from moneys initially deposited in the Series 2026 Acquisition and Construction Account. In the event that there are no Unpaid Requisitions to pay, such excess moneys transferred from the Series 2026 Reserve Account to the Series 2026 Acquisition and Construction Account shall be deposited into the Series 2026 Prepayment Subaccount upon direction to the Trustee by the District. At such time as there are no amounts on deposit in the Series 2026 Acquisition and Construction Account, such Account shall be closed.

Series 2026 Reserve Account and Series 2026 Reserve Account Requirement

The Series 2026 Reserve Account Requirement is an amount equal to fifty percent (50%) of the Maximum Annual Debt Service Requirement for all Outstanding Series 2026 Bonds, as of the time of any such calculation, until such time as the Reserve Account Release Conditions #1 are met, at which time and thereafter, the Series 2026 Reserve Account Requirement is an amount equal to twenty-five percent (25%) of the Maximum Annual Debt Service Requirement for all Outstanding Series 2026 Bonds, as of the time of any such calculations, until such time as the Reserve Account Release Conditions #2 are met, at which time and thereafter, the Series 2026

Reserve Account Requirement shall mean an amount equal to ten percent (10%) of the Maximum Annual Debt Service Requirement for all Outstanding Series 2026 Bonds, as of the time of any such calculations. On the date of initial issuance of the Series 2026 Bonds, the Series 2026 Reserve Account Requirement shall be \$[_____].

“Reserve Account Release Conditions #1” shall mean, collectively, that (a) all lots subject to the Series 2026 Assessments have been developed and sold to homebuilders, and (b) there are no Events of Default occurring or continuing under the Indenture with respect to the Series 2026 Bonds. The Consulting Engineer shall provide a written certification to the District and the Trustee certifying that the event in clause (a) has occurred and the District Manager shall provide a written certification to the District and the Trustee affirming clause (b), on which certifications the Trustee may conclusively rely.

“Reserve Account Release Conditions #2” shall mean, collectively, that (a) all of the Reserve Account Release Conditions #1 have been satisfied, (b) all homes within the 2026 Assessment Area have received a certificate of occupancy, (c) all of the principal portion of the Series 2026 Assessments has been assigned to such homes, (d) all Series 2026 Assessments are being collected pursuant to the Uniform Method, and (e) there are no Events of Default occurring or continuing under the Indenture with respect to the Series 2026 Bonds. The District Manager shall provide a written certification to the District and the Trustee certifying that the events in clauses (a) through (d) have occurred and affirming clause (e), on which certifications the Trustee may conclusively rely.

The Series 2026 Reserve Account shall be funded and maintained at all times in an amount equal to the Series 2026 Reserve Account Requirement. Except as otherwise provided in the Indenture, amounts on deposit in the Series 2026 Reserve Account shall be used only for the purpose of making payments into the Series 2026 Interest Account and the Series 2026 Sinking Fund Account to pay Debt Service on the Series 2026 Bonds, when due, without distinction as to Series 2026 Bonds and without privilege or priority of one Series 2026 Bond over another, to the extent the moneys on deposit in such Accounts available therefor are insufficient and for no other purpose. The Series 2026 Reserve Account shall consist only of cash and Series 2026 Investment Obligations.

Anything in the Indenture to the contrary notwithstanding, on the forty-fifth (45th) day preceding each Quarterly Redemption Date (or, if such forty-fifth (45th) day is not a Business Day, on the Business Day preceding such forty-fifth (45th) day), an Authorized Officer of the District shall recalculate the Series 2026 Reserve Account Requirement and shall direct the Trustee in writing to transfer any excess on deposit in the Series 2026 Reserve Account (a) resulting from Prepayments of Series 2026 Assessments into the Series 2026 Prepayment Subaccount and applied as a credit against the Prepayment otherwise required to be made by the owner of such lot or parcel subject to such Prepayment and thereafter applied to the extraordinary mandatory redemption of the Series 2026 Bonds, (b) resulting from a reduction of the Series 2026 Reserve Account Requirement as the result of either the Reserve Account Release Conditions #1 or the Reserve Account Release Conditions #2 being met into the Series 2026 Acquisition and

Construction Account and used for the purposes of such Account, or (c) resulting from investment earnings as provided in Section 408(f) of the First Supplemental Indenture. The Trustee is authorized under the First Supplemental Indenture to make such transfers and has no duty to verify such calculations.

On the earliest date on which there is on deposit in the Series 2026 Reserve Account sufficient moneys, after taking into account other moneys available therefor, to pay and redeem all of the Outstanding Series 2026 Bonds, together with accrued interest and redemption premium, if any, on such Series 2026 Bonds to the earliest Redemption Date permitted therein and in the Indenture, then the Trustee shall transfer the amount on deposit in the Series 2026 Reserve Account into the Series 2026 Prepayment Subaccount to pay and redeem all of the Outstanding Series 2026 Bonds on the earliest Redemption Date permitted for redemption therein and in the Indenture.

Anything in the Indenture to the contrary notwithstanding, amounts on deposit in the Series 2026 Reserve Account shall, upon the occurrence and continuance of an Event of Default, be subject to a first charge by the Trustee for its fees and expenses, including fees and expenses of collection of Delinquent Assessments.

Flow of Funds

(a) The First Supplemental Indenture authorizes and directs the Trustee to deposit any and all amounts required to be deposited in the Series 2026 Revenue Account by the Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. The Series 2026 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee.

(b) The Trustee shall deposit into the Series 2026 Revenue Account (i) Series 2026 Assessment Revenues other than Series 2026 Prepayments (which Series 2026 Prepayments shall be identified by the District to the Trustee as such in writing upon deposit, upon which certification the Trustee may conclusively rely, and which shall be deposited into the Series 2026 Prepayment Subaccount), (ii) Series 2026 Prepayment Interest, and (iii) any other revenues required by other provisions of the Indenture to be deposited into the Series 2026 Revenue Account.

(c) On the forty-fifth (45th) day preceding each Quarterly Redemption Date (or if such forty-fifth (45th) day is not a Business Day, on the Business Day preceding such forty-fifth (45th) day), the Trustee shall determine the amount on deposit in the Series 2026 Prepayment Subaccount, and, if the balance therein is greater than zero, shall, upon written direction from the District, transfer from the Series 2026 Revenue Account for deposit into the Series 2026 Prepayment Subaccount an amount sufficient to increase the amount on deposit therein to the nearest integral multiple of \$5,000 (provided that there are sufficient funds remaining in the Series 2026 Revenue Account to pay Debt Service coming due on the Series 2026 Bonds on the next

succeeding Interest Payment Date), and shall thereupon give notice and cause the extraordinary mandatory redemption of the Series 2026 Bonds on the next succeeding Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in the Series 2026 Prepayment Subaccount in accordance with the provisions for extraordinary mandatory redemption of the Series 2026 Bonds set forth in the form of Series 2026 Bonds attached to the First Supplemental Indenture and in accordance with the provisions of the Indenture.

(d) On May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall first transfer from the Series 2026 Capitalized Interest Account to the Series 2026 Interest Account the lesser of (x) the amount of interest coming due on the Series 2026 Bonds on such May 1 or November 1, less the amount already on deposit in the Series 2026 Interest Account, or (y) the amount remaining in the Series 2026 Capitalized Interest Account. Following the foregoing transfer, on such May 1 or November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall then transfer amounts on deposit in the Series 2026 Revenue Account to the Accounts designated below in the following amounts and in the following order of priority:

FIRST, to the Series 2026 Interest Account, the amount, if any, equal to the difference between the amount of interest payable on all Series 2026 Bonds then Outstanding on such May 1 or November 1, and (i) the amount transferred from the Series 2026 Capitalized Interest Account in accordance with Section 408(d) of the First Supplemental Indenture and (ii) the amount already on deposit in the Series 2026 Interest Account not previously credited;

SECOND, on May 1, 20[__], and on each May 1 thereafter, to the Series 2026 Sinking Fund Account, the amount, if any, equal to the difference between the Amortization Installments of all Series 2026 Bonds subject to mandatory sinking fund redemption on such May 1 and the amount already on deposit in the Series 2026 Sinking Fund Account not previously credited;

THIRD, to the Series 2026 Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Series 2026 Reserve Account Requirement with respect to the Series 2026 Bonds; and

FOURTH, the balance shall first be deposited into the Series 2026 Costs of Issuance Account to fund any deficiencies in the amount allocated to pay the costs of issuance relating to the Series 2026 Bonds, and then the balance shall be retained in the Series 2026 Revenue Account.

On each November 2 (or if such November 2 is not a Business Day, on the next Business Day thereafter), any amount on deposit in the Series 2026 Revenue Account on such November 2 in excess of amounts previously deposited by the District in order to pay Debt Service on the Series 2026 Bonds in the then current Fiscal Year shall be paid over to the District at the written direction of an Authorized Officer of the District and used for any lawful purpose of the District; provided however, that on the date of such proposed transfer (a) the amount on deposit in the Series 2026 Reserve Account shall be equal to the Series 2026 Reserve Account Requirement, (b)

there are no fees or expenses of the Trustee due, and (c) the Trustee shall not have actual knowledge (as described in Section 606 of the Master Indenture) of an Event of Default under the Indenture relating to any of the Series 2026 Bonds.

(e) On any date required by the Arbitrage Certificate, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the Series 2026 Revenue Account to the Series 2026 Rebate Account the amount due and owing to the United States, which amount shall be paid to the United States when due in accordance with such Arbitrage Certificate.

Investments

Anything in the Indenture to the contrary notwithstanding, moneys on deposit in all of the Funds and Accounts held as security for the Series 2026 Bonds shall be invested only in Series 2026 Investment Obligations. Earnings on investments in the Series 2026 Acquisition and Construction Account, the Series 2026 Interest Account and the Series 2026 Capitalized Interest Account shall be retained, as realized, in such Accounts and used for the purposes of such Accounts. Earnings on investments in the Funds and Accounts other than the Series 2026 Reserve Account, and other than as set forth in the preceding sentence, shall be deposited, as realized, to the credit of the Series 2026 Revenue Account and used for the purpose of such Account.

Earnings on investments in the Series 2026 Reserve Account shall be disposed of as follows:

(i) if there was no deficiency (as defined in Section 509 of the Master Indenture) in the Series 2026 Reserve Account as of the most recent date on which amounts on deposit in the Series 2026 Reserve Account were valued by the Trustee, and if no withdrawals have been made from the Series 2026 Reserve Account since such date which have created a deficiency, then earnings on investments in the Series 2026 Reserve Account shall be deposited into the Series 2026 Capitalized Interest Account through November 1, 2026, and thereafter shall be deposited into the Series 2026 Revenue Account and used for the purpose of such Account; or

(ii) if there was a deficiency (as defined in Section 509 of the Master Indenture) in the Series 2026 Reserve Account as of the most recent date on which amounts on deposit in the Series 2026 Reserve Account were valued by the Trustee, or if after such date withdrawals have been made from the Series 2026 Reserve Account and have created such a deficiency, then earnings on investments in the Series 2026 Reserve Account shall be retained in the Series 2026 Reserve Account until the amount on deposit therein is equal to the Series 2026 Reserve Account Requirement, and then earnings on investments in the Series 2026 Reserve Account shall be deposited into the Series 2026 Capitalized Interest Account through November 1, 2026, and thereafter shall be deposited into the Series 2026 Revenue Account and used for the purpose of such Account.

The foregoing determination and disbursement shall be made prior to any recalculation and transfer of excess amounts on deposit in the Series 2026 Reserve Account made pursuant to Section 405 of the First Supplemental Indenture.

Agreements for Assignment of Development Rights

Contemporaneously with the issuance of the Series 2026 Bonds, the Developer and TPG, with respect to Phase 2A, and the Master Landowner, with respect to Phase 2B and Phase 2C, each will enter into a Collateral Assignment and Assumption of Development and Contract Rights with the District (each an “Assignment Agreement” and collectively, the “Assignment Agreements”) for the benefit of the District. The following description of the Assignment Agreements is qualified in its entirety by reference to the applicable Assignment Agreement. Pursuant to the applicable Assignment Agreement, the Developer, TPG and the Master Landowner will each collaterally assign to the District, to the extent assignable and to the extent solely owned and controlled by TPG, the Developer or the Master Landowner, as applicable, all of their respective development rights and contract rights relating to the Phase 2A Project of the Phase 2B-C Project and the development of the respective portions of the 2026 Assessment Area (the “Development and Contract Rights”) as security for TPG’s and the Master Landowner’s payment and performance and discharge of their respective obligations to pay the Series 2026 Assessments levied against the applicable portion of the 2026 Assessment Area when due. The applicable assignment contained in the Assignment Agreements will become effective and absolute upon the failure of TPG to pay the Series 2026 Assessments levied on the Phase 2A lands within the 2026 Assessment Area owned by TPG or upon the failure of the Master Landowner to pay the Series 2026 Assessments levied on the Phase 2B and Phase 2C lands within the 2026 Assessment Area owned by the Master Landowner. The Development and Contract Rights specifically exclude any such portion of the Development and Contract Rights which have been previously assigned, transferred, or otherwise conveyed to an end-user or homebuilder unaffiliated with the Developer, TPG or the Master Landowner, as applicable, resulting from the sale of certain lands within the 2026 Assessment Area in the ordinary course of business, the City, the County, the District, any applicable homeowners’ association or other governing entity or association for the benefit of the Series 2026 Project. Pursuant to the Indenture, but subject to the terms of the Assignment Agreements, the District assigns its rights under the Assignment Agreements to the Trustee for the benefit of the Owners, from time to time, of the Series 2026 Bonds.

Completion Agreements

In connection with the issuance of the Series 2026 Bonds, the District will enter into agreements (the “Completion Agreements”) with each of the Master Landowner and the Developer pursuant to which the Master Landowner will agree to complete, or provide funds to complete, the Phase 2B-C Project, and the Developer will agree to complete, or provide funds to complete, the Phase 2A Project, each to the extent that proceeds of the Series 2026 Bonds and any additional Series of Bonds subsequently issued by the District for such projects (which determination to issue such additional Series of Bonds shall be in the District’s sole discretion), are insufficient therefor. Remedies for a default under the Completion Agreements include damages and/or specific performance.

True-Up Agreements

In connection with the issuance of the Series 2026 Bonds, the District will enter into separate agreements (collectively, the “True Up Agreements”) with TPG and the Developer with respect to Phase 2A and with the Master Landowner with respect to Phase 2B and Phase 2C, pursuant to which TPG and the Master Landowner agree to timely pay all Series 2026 Assessments on lands owned thereby and subject to the Series 2026 Assessments and to pay, when requested by the District, true-up payments in the event that debt levels remaining on unplatted lands in the respective Phase of the 2026 Assessment Area increase above the maximum debt levels set forth in the Assessment Reports, all pursuant to the Assessment Reports or any update thereto.

Enforcement of True-Up Agreements and Completion Agreements

The District, either through its own actions, or actions caused to be taken through the Trustee, covenants that it shall strictly enforce all of the provisions of the True-Up Agreements and the Completion Agreements, and, upon the occurrence and continuance of a default under any or all of such Agreements, the District covenants and agrees that the Trustee, at the direction of the Majority Owners shall act on behalf of and in the District’s stead to enforce the provisions of such Agreements and to pursue all available remedies under applicable law or in equity. Anything in the Indenture to the contrary notwithstanding, failure of the District to enforce, or permit the Trustee to enforce in its stead, all of the provisions of the True-Up Agreements and the Completion Agreements upon demand of the Majority Owners, or the Trustee at the direction of the Majority Owners, shall constitute an Event of Default under the Indenture, provided, however, that the District shall have a reasonable opportunity to cure.

Owner Direction and Consent with Respect to Series 2026 Acquisition and Construction Account Upon Occurrence of Event of Default

In accordance with the provisions of the Indenture, the Series 2026 Bonds are payable solely from the Series 2026 Pledged Revenues and the Series 2026 Pledged Funds held by the Trustee under the Indenture for such purpose. Anything in the Indenture to the contrary notwithstanding, the District acknowledges in the First Supplemental Indenture that (a) the Series 2026 Pledged Funds include, without limitation, all amounts on deposit in the Series 2026 Acquisition and Construction Account then held by the Trustee, (b) upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the Series 2026 Pledged Funds may not be used by the District (whether to pay Costs of the Series 2026 Project or otherwise) without the written consent of the Majority Owners, except to the extent that prior to the occurrence of the Event of Default the District had incurred a binding obligation with third parties for work on the Series 2026 Project and payment is for such work, and (c) upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the Series 2026 Pledged Funds may be used by the Trustee, at the direction or with the approval of the Majority Owners, to pay the reasonable costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The District shall not enter into any binding agreement with respect to the Series 2026 Project that will

cause the expenditure of additional funds from the Series 2026 Trust Estate after the occurrence and during the continuance of an Event of Default unless authorized in writing by the Majority Owners.

Collection of Series 2026 Assessments

The Indenture provides, notwithstanding anything contrary therein, that when permitted by law, Series 2026 Assessments levied on platted residential lots and pledged to secure the Series 2026 Bonds shall be collected pursuant to the Uniform Method, and Series 2026 Assessments levied on the remaining lands and pledged to secure the Series 2026 Bonds shall be collected directly by the District pursuant to the Act and Chapters 170 and 197, Florida Statutes, and not pursuant to the Uniform Method, in each case unless the District determines that it is in its best interest not to collect the Series 2026 Assessments pursuant to such method.

A proportionate amount of Series 2026 Assessments that are collected directly by the District and not via the Uniform Method shall be due and payable by each landowner no later than thirty (30) days prior to each respective Interest Payment Date; provided, however, that such Series 2026 Assessments shall not be deemed Delinquent Assessments unless and until such Series 2026 Assessments are not paid by the applicable Interest Payment Date with respect to which they have been billed.

Covenants with Regard to Enforcement and Collection of Delinquent Assessments

The District covenants and agrees in the Indenture that upon the occurrence and continuance of an Event of Default, it will take such actions to enforce the remedial provisions of the Indenture, the provisions for the collection of Delinquent Assessments, including delinquent Direct Billed Operation and Maintenance Assessments, the provisions for the foreclosure of liens of Delinquent Assessments, including delinquent Direct Billed Operation and Maintenance Assessments, and will take such other appropriate remedial actions as shall be directed by the Trustee acting at the direction of, and on behalf of, the Majority Owners, from time to time, of the Series 2026 Bonds. Notwithstanding anything to the contrary in the Indenture, and unless otherwise directed by the Majority Owners of the Series 2026 Bonds and allowed pursuant to federal or State law, the District acknowledges and agrees in the Indenture that (i) upon failure of any property owner to pay an installment of Series 2026 Assessments collected directly by the District when due, that the entire Series 2026 Assessment on the tax parcel as to which such Delinquent Assessment appertains, with interest and penalties thereon, shall immediately become due and payable as provided by applicable law and the District shall promptly, but in any event within one hundred twenty (120) days, cause to be brought the necessary legal proceedings for the foreclosure of liens of Delinquent Assessments, including interest and penalties with respect to such tax parcel and (ii) the foreclosure proceedings shall be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by law in suits to foreclose mortgages.

The District covenants in the Indenture that if the owner of any lot or parcel of land shall be delinquent in the payment of any Series 2026 Assessment, then such Series 2026 Assessment shall be enforced in accordance with the provisions of Chapters 170 and/or 197, Florida Statutes, including but not limited to the sale of tax certificates and tax deeds as regards such Delinquent Assessment. In the event the provisions of Chapter 197, Florida Statutes, are inapplicable or unavailable, or in the event that a Series 2026 Assessment was directly collected by the District, as permitted by the First Supplemental Indenture, then upon the delinquency of any such Series 2026 Assessment, the District either on its own behalf, or through the actions of the Trustee may, and shall, if so directed in writing by the Majority Owners of the Series 2026 Bonds then Outstanding, declare the entire unpaid balance of such Series 2026 Assessment, to be in default and, at its own expense, cause such delinquent property to be foreclosed in the same method now or hereafter provided by law for the foreclosure of mortgages on real estate, or pursuant to the provisions of Chapters 170 and 173, and Section 190.026, Florida Statutes, as amended from time to time, or otherwise as provided by law. The District further covenants in the Indenture to furnish, at its expense, to any Owner of Series 2026 Bonds so requesting, sixty (60) days after the due date of each annual installment, a list of all Delinquent Assessments together with a copy of the District's annual audit (if available), and a list of foreclosure actions currently in progress and the current status of such Delinquent Assessments.

If any tax certificates relating to Delinquent Assessments which are pledged to the Series 2026 Bonds are sold by the Polk County Tax Collector (the "Tax Collector") pursuant to the provisions of Section 197.432, Florida Statutes, or if any such tax certificates are not sold but are later redeemed, the proceeds of such sale or redemption (to the extent that such proceeds relate to the Delinquent Assessments), less any commission or other charges retained by the Tax Collector, shall, if paid by the Tax Collector to the District, be paid by the District to the Trustee not later than five (5) Business Days following receipt of such proceeds by the District and shall be deposited by the Trustee to the credit of the Series 2026 Revenue Account.

Foreclosure of Assessment Lien

The Indenture provides that if any property shall be offered for sale for the nonpayment of any Series 2026 Assessments and no person or persons shall purchase such property for an amount equal to the full amount due on the Series 2026 Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), the property may then be purchased by the District for an amount equal to the balance due on the Series 2026 Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), from any legally available funds of the District and the District shall receive, in its corporate name or in the name of a special purpose entity, title to the property for the benefit of the Owners of the Series 2026 Bonds; provided that the Trustee shall have the right acting at the direction of the Majority Owners, but shall not be obligated, to direct the District with respect to any action taken pursuant to the First Supplemental Indenture. The District, either through its own actions or actions caused to be taken through the Trustee, acting at the direction of the Majority Owners of the Series 2026 Bonds shall have the power to lease or sell such property, and deposit all of the net proceeds of any such lease or sale into the Series 2026 Revenue Account. The District, either through its own actions or actions caused to be taken

through the Trustee acting at the direction of the Majority Owners of the Series 2026 Bonds agrees that it shall be required to take the measures provided by law for the listing for sale of property acquired by it as trustee for the benefit of the Owners of the Series 2026 Bonds within sixty (60) days after the receipt of the request therefor signed by the Trustee or the Majority Owners.

Additional Covenants Regarding Series 2026 Assessments

In the Indenture, the District covenants to comply with the terms of the Series 2026 Assessment Proceedings with respect to the Series 2026 Assessments, including the Assessment Reports, and to levy the Series 2026 Assessments and collect any required true-up payments set forth in the Assessment Reports, in such manner as will generate funds sufficient to pay the principal of and interest on the Series 2026 Bonds, when due.

No Parity Bonds; Limitation on Parity Assessments

The District covenants and agrees in the First Supplemental Indenture that other than Refunding Bonds issued to refund the then Outstanding Series 2026 Bonds, the issuance of which results in net present value Debt Service savings, the District shall not, while any Series 2026 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the Series 2026 Trust Estate. The District further covenants and agrees that so long as the Series 2026 Assessments have not been Substantially Absorbed, it will not impose Assessments for capital projects on any lands subject to the Series 2026 Assessments without the written consent of the Majority Owners. Notwithstanding the immediately preceding sentence, the District may impose Assessments on property subject to the Series 2026 Assessments which are necessary for health, safety or welfare reasons, or to remediate a natural disaster, or to effect repairs to or replacement of property, facilities or equipment of the District without the consent of the Majority Owners.

“Substantially Absorbed” is defined in the First Supplemental Indenture to mean the date on which the principal amount of the Series 2026 Assessments equaling at least ninety percent (90%) of the then Outstanding principal amount of the Series 2026 Bonds is levied on tax parcels within the 2026 Assessment Area with respect to which a certificate of occupancy has been issued for a structure thereon as certified by an Authorized Officer and upon which the Trustee may conclusively rely.

Events of Default

Each of the following events is an Event of Default with respect to the Series 2026 Bonds:

- (a) Any payment of Debt Service on the Series 2026 Bonds is not made when due;
- (b) The District shall for any reason be rendered incapable of fulfilling its obligations under the Indenture;
- (c) The District admits in writing its inability to pay its debts generally as they become due, or files a petition in bankruptcy or makes an assignment for the benefit of its creditors or

consents to the appointment of a receiver or trustee for itself or for the whole or any part of the Series 2026 Project;

(d) The District is adjudged insolvent by a court of competent jurisdiction, or is adjudged bankrupt on a petition in bankruptcy filed against the District, or an order, judgment or decree be entered by any court of competent jurisdiction appointing, without the consent of the District, a receiver or trustee of the District or of the whole or any part of its property and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within ninety (90) days from the date of entry thereof;

(e) The District shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or any state thereof;

(f) Under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the District's assets or any part thereof, and such custody or control shall not be terminated within ninety (90) days from the date of assumption of such custody or control;

(g) Any portion of the Series 2026 Assessments pledged to the Series 2026 Bonds shall have become Delinquent Assessments and, as the result thereof, the Indenture provides for the Trustee to withdraw funds in an amount greater than twenty-five percent (25%) of the amount on deposit in the Series 2026 Reserve Account to pay Debt Service on the Series 2026 Bonds (regardless of whether the Trustee does or does not, per the direction of the Majority Owners of the Series 2026 Bonds, actually withdraw such funds from the Series 2026 Reserve Account to pay Debt Service on the Series 2026 Bonds);

(h) The District shall default in the due and punctual performance of any of the material covenants, conditions, agreements and provisions contained in the Series 2026 Bonds or in the Indenture on the part of the District to be performed (other than a default in the payment of Debt Service on the Series 2026 Bonds when due, which is an Event of Default under subsection (a) above) and such default shall continue for thirty (30) days after written notice specifying such default and requiring the same to be remedied shall have been given to the District by the Trustee or, if the Trustee is unwilling or unable to act, by Owners of not less than ten percent (10%) in aggregate principal amount of the Series 2026 Bonds then Outstanding and affected by such default; and

(i) More than twenty percent (20%) of the Operation and Maintenance Assessments levied by the District on tax parcels subject to Series 2026 Assessments are not paid by the date such are due and payable.

Provisions Relating to Bankruptcy or Insolvency of Landowner

(a) The provisions of this section of the Indenture shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other

action by or against any owner of any tax parcel, or tax parcels which are in the aggregate, subject to at least five percent (5%) of the Series 2026 Assessments pledged to the Series 2026 Bonds then Outstanding (an “Insolvent Taxpayer”) under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a “Proceeding”).

(b) The District acknowledges and agrees in the Indenture that, although the Series 2026 Bonds were issued by the District, the Owners of the Series 2026 Bonds are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving an Insolvent Taxpayer:

(i) the District agrees in the Indenture that it shall make a reasonable attempt to timely seek to secure the written consent of the Trustee, acting at the direction of the Majority Owners of the Series 2026 Bonds then Outstanding, prior to making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Series 2026 Assessments, the Series 2026 Bonds then Outstanding or any rights of the Trustee under the Indenture (provided, however, the Majority Owners shall be deemed to have consented to the proposed action if the District does not receive a written response from such Majority Owners, or the Trustee acting at the direction of such Majority Owners within sixty (60) days following delivery to the Trustee and the Majority Owners of a written request for consent);

(ii) the District agrees in the Indenture that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Series 2026 Assessments, the Series 2026 Bonds then Outstanding or any rights of the Trustee under the Indenture that are inconsistent with any written consent received (or deemed received) from the Trustee or the Majority Owners;

(iii) the District agrees in the Indenture that it shall make a reasonable attempt to timely seek the written consent of the Trustee, acting at the direction of the Majority Owners of the Series 2026 Bonds, prior to filing and voting in any such Proceeding (provided, however, the Majority Owners shall be deemed to have consented to the proposed action if the District does not receive a written response from the Majority Owners or the Trustee, acting at the direction of such Majority Owners, within sixty (60) days following delivery to the Trustee and the Majority Owners of a written request for consent);

(iv) the Trustee shall have the right, by interpleader or otherwise, to seek or oppose any relief in any such Proceeding that the District, as claimant with respect to the Series 2026 Assessments would have the right to pursue, and, if the Trustee chooses to exercise any such rights, the District shall not oppose the Trustee in seeking to exercise any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent

Taxpayer, including without limitation, the right to file and/or prosecute and/or defend any claims and proofs of claims, to vote to accept or reject a plan, to seek dismissal of the Proceeding, to seek stay relief to commence or continue foreclosure or pursue any other available remedies as to the Series 2026 Assessments, to seek substantive consolidation, to seek to shorten the Insolvent Taxpayer's exclusivity periods or to oppose any motion to extend such exclusivity periods, to oppose any motion for use of cash collateral or for authority to obtain financing, to oppose any sale procedures motion or any sale motion, to propose a competing plan of reorganization or liquidation, or to make any election under Section 1111(b) of the Bankruptcy Code; and

(v) the District shall not challenge the validity or amount of any claim submitted in good faith by the Trustee in such Proceeding or any valuations of the lands owned by any Insolvent Taxpayer submitted in good faith by the Trustee in such Proceeding or take any other action in such Proceeding, which is adverse to the Trustee's enforcement of the District's claim and rights with respect to the Series 2026 Assessments or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District agrees that the Trustee shall have the right to (A) file a proof of claim with respect to the Series 2026 Assessments pledged to the Series 2026 Bonds then Outstanding, (B) deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (C) defend any objection filed to said proof of claim.

The District acknowledges and agrees in the Indenture that it shall not be a defense to a breach of the foregoing covenants that it has acted on advice of counsel in not complying with the foregoing covenants.

(c) Nothing in Section 913 of the Master Indenture shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for Operation and Maintenance Assessments, and the District shall be free to pursue such a claim for Operation and Maintenance Assessments in such manner as it shall deem appropriate in its sole and absolute discretion; provided, however, that such claim shall not seek to reduce the amount or receipt of Series 2026 Assessments. Any actions taken by the District in pursuance of its claim for Operation and Maintenance Assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the Series 2026 Assessments whether such claim is pursued by the District or the Trustee; provided, however, that the District shall not oppose any relief sought by the Trustee under the authority granted to the Trustee in paragraph (b)(iv) above.

Re-Assessment

If any Series 2026 Assessment shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or the District shall be satisfied that any such Series 2026 Assessment is so irregular or defective that it cannot be enforced or collected, or if the District shall have omitted to make such Series 2026 Assessment when it might have done so, the District shall either: (i) take all necessary steps to cause a new Series 2026 Assessment to be made for the whole or any part of such improvement or against any property benefited by such improvement;

or (ii) in its sole discretion, make up the amount of such Series 2026 Assessment from legally available moneys, which moneys shall be deposited into the Series 2026 Revenue Account. In case any such subsequent Series 2026 Assessment shall also be annulled, the District shall obtain and make other Series 2026 Assessments until a valid Series 2026 Assessment shall be made.

ENFORCEMENT OF ASSESSMENT COLLECTIONS

General

The primary source of payment for the Series 2026 Bonds is the collection of the Series 2026 Assessments (“Special Assessments”) imposed on certain lands in the District specially benefited by the Series 2026 Project pursuant to the Series 2026 Assessment Proceedings. See “ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS” herein and “APPENDIX B – ASSESSMENT REPORTS.”

The imposition, levy, and collection of Special Assessments must be done in compliance with the provisions of Florida law. Failure by the District, the Polk County Tax Collector (as previously defined, the “Tax Collector”) or the Polk County Property Appraiser (“Property Appraiser”) to comply with such requirements could result in delay in the collection of, or the complete inability to collect, Special Assessments during any year. Such delays in the collection of Special Assessments, or complete inability to collect any of the Special Assessments, would have a material adverse effect on the ability of the District to make full or punctual payment of the debt service requirements on the Series 2026 Bonds. See “BONDOWNERS’ RISKS” herein. To the extent that landowners fail to pay the Special Assessments, delay payments, or are unable to pay the same, the successful pursuance of collection procedures available to the District is essential to continued payment of principal of and interest on the Series 2026 Bonds.

For the Special Assessments to be valid, the Special Assessments must meet two requirements: (1) the benefit from the Series 2026 Project to the lands subject to the Special Assessments must exceed or equal the amount of the Special Assessments, and (2) the Special Assessments must be fairly and reasonably allocated across all such benefited properties. The Certificate of the Methodology Consultant to be delivered at closing will certify that these requirements have been met with respect to the Special Assessments. In the event that the Special Assessments are levied based on the assumptions that future contributions will be made, or that future assessments may be levied to secure future bond issuances, the Special Assessments may need to be reallocated in the event such contributions are not made and/or future assessments and bonds are not levied and issued.

Pursuant to the Act, and the Series 2026 Assessment Proceedings, the District may collect the Special Assessments through a variety of methods. See “BONDOWNERS’ RISKS” herein. Initially, and for undeveloped properties, the District will directly issue annual bills to landowners requiring payment of the Special Assessments, and will enforce that bill through foreclosure proceedings. See “ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS” herein and “APPENDIX B” hereto. For platted lands, the Special Assessments

will be added to the County tax roll and collected pursuant to the Uniform Method. The following is a description of certain statutory provisions relating to each of these collection methods. Such description is not intended to be exhaustive and is qualified in its entirety by reference to such statutes.

Direct Billing & Foreclosure Procedure

As noted above, and pursuant to Chapters 170 and 190 of the Florida Statutes, the District may directly levy, collect and enforce the Special Assessments. In this context, Section 170.10, Florida Statutes provides that upon the failure of any property owner to timely pay all or any part of its annual installment of principal and/or interest of a special assessment due, including the Special Assessments, the whole assessment, with the interest and penalties thereon, shall immediately become due and payable and subject to foreclosure. Generally stated, the governing body of the entity levying the special assessment, in this case the District, may foreclose by commencing a foreclosure proceeding in the same manner as the foreclosure of a real estate mortgage, or, alternatively, by commencing an action under Chapter 173, Florida Statutes, which relates to foreclosure of municipal tax and special assessment liens. Such proceedings are in rem, meaning that the action would be brought against the land, and not against the landowner. In light of the one year tolling period required before the District may commence a foreclosure action under Chapter 173, Florida Statutes, it is likely the District would commence an action to foreclose in the same manner as the foreclosure of a real estate mortgage rather than proceeding under Chapter 173, Florida Statutes.

Enforcement of the obligation to pay Special Assessments and the ability to foreclose the lien of such Special Assessments upon the failure to pay such Special Assessments may not be readily available or may be limited because enforcement is dependent upon judicial action which is often subject to discretion and delay. Additionally, there is no guarantee that there will be demand for any foreclosed lands sufficient to repay the Special Assessments. See "BONDOWNERS' RISKS" herein.

Uniform Method Procedure

Subject to certain conditions, and for developed lands (as described above), the District may alternatively elect to collect the Special Assessments using the Uniform Method. The Uniform Method of collection is available only in the event the District complies with statutory and regulatory requirements and enters into agreements with the Tax Collector and Property Appraiser providing for the Special Assessments to be levied and then collected in this manner.

If the Uniform Method of collection is used, the Special Assessments will be collected together with County, school, special district, and other ad valorem taxes and non-ad valorem assessments (together, "Taxes and Assessments"), all of which will appear on the tax bill (also referred to as a "tax notice") issued to each landowner in the District. The statutes relating to enforcement of Taxes and Assessments provide that such Taxes and Assessments become due and payable on November 1 of the year when assessed, or as soon thereafter as the certified tax

roll is received by the Tax Collector, and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such Taxes and Assessments – including the Special Assessments – are to be billed, and landowners in the District are required to pay, all Taxes and Assessments without preference in payment of any particular increment of the tax bill, such as the increment owing for the Special Assessments. In other words, any partial prepayment by a landowner must be distributed in equal proportion to all taxing districts and levying authorities.

All Taxes and Assessments are payable at one time, except for partial payment schedules as may be provided by Florida law such as Sections 197.374 and 197.222, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed in equal proportion to all taxing districts and levying authorities applicable to that account. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full. Therefore, in the event the Special Assessments are to be collected pursuant to the Uniform Method, any failure to pay any one line item, would cause the Special Assessments to not be collected to that extent, which could have a significant adverse effect on the ability of the District to make full or punctual payment of the Debt Service requirements on the Series 2026 Bonds.

Under the Uniform Method, if the Special Assessments are paid during November when due or during the following three (3) months, the taxpayer is granted a variable discount equal to four percent (4%) in November and decreasing one percentage point per month to one percent (1%) in February. No discount is given for payment in March or later. All unpaid Taxes and Assessments become delinquent on April 1 of the year following assessment.

The Tax Collector is required to collect the Taxes and Assessments on the tax bill prior to April 1 and, after that date, to institute statutory procedures upon delinquency to collect such Taxes and Assessments through the sale of “tax certificates,” as discussed below. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process. Neither the District nor the Underwriter can give any assurance to the holders of the Series 2026 Bonds (1) that the past experience of the Tax Collector with regard to tax and special assessment delinquencies is applicable in any way to the Special Assessments, (2) that future landowners and taxpayers in the District will pay such Special Assessments, (3) that a market may exist in the future for tax certificates in the event of sale of such certificates for taxable units within the District, and (4) that the eventual sale of tax certificates for real property within the District, if any, will be for an amount sufficient to pay amounts due under the Series 2026 Assessment Proceedings to discharge the lien of the Special Assessments and all other liens that are coequal therewith.

Collection of delinquent Special Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of “tax certificates” and remittance of the proceeds of such sale to the District for payment of the Special Assessments due. Prior to the sale of tax certificates, the landowner may bring current the delinquent Taxes and Assessments and cancel the tax certificate process by paying the total amount of delinquent Taxes and Assessments plus all applicable interest, costs and charges. If the landowner does not act, the Tax Collector is

required to attempt to sell tax certificates by public bid to the person who pays the delinquent Taxes and Assessments owing, and any applicable interest, costs and charges, and who accepts the lowest interest rate per annum to be borne by the certificates (but not more than eighteen percent (18%)).

If there are no bidders, the tax certificate is issued to the County. The County is to hold, but not pay for, the tax certificate with respect to the property, bearing interest at the maximum legal rate of interest, which is currently eighteen percent (18%). The Tax Collector does not collect any money if tax certificates are issued, or struck off, to the County. The County may sell such certificates to the public at any time after issuance, but before a tax deed application is made, at the face amount thereof plus interest at the rate of not more than eighteen percent (18%) per annum, costs and charges. Proceeds from the sale of tax certificates are required to be used to pay Taxes and Assessments (including the Special Assessments), interest, costs and charges on the real property described in the certificate.

Any tax certificate in the hands of a person other than the County may be redeemed and canceled, in whole or in part (under certain circumstances), at any time before a tax deed is issued (unless full payment for a tax deed is made to the clerk of court, including documentary stamps and recording fees), at a price equal to the face amount of the certificate or portion thereof together with all interest, costs, and charges due. Regardless of the interest rate actually borne by the certificates, persons redeeming tax certificates must pay a minimum interest rate of five percent (5%), unless the rate borne by the certificates is zero percent (0%). The proceeds of such a redemption are paid to the Tax Collector who transmits to the holder of the tax certificate such proceeds less service charges, and the certificate is canceled. Redemption of tax certificates held by the County is effected by purchase of such certificates from the County, as described above.

For any holder other than the County, a tax certificate expires seven years after the date of issuance, if a tax deed has not been applied for, and no other administrative or legal proceeding, including a bankruptcy, has existed of record. After an initial period ending two years from April 1 of the year of issuance of a certificate, during which period actions against the land are held in abeyance to allow for sales and redemptions of tax certificates, and before the expiration of seven years from the date of issuance, the holder of a certificate may apply for a tax deed to the subject land. The applicant is required to pay to the Tax Collector at the time of application all amounts required to redeem or purchase all other outstanding tax certificates covering the land, plus interest, any omitted taxes or delinquent taxes and interest, and current taxes, if due (as well as any costs of resale, if applicable). If the County holds a tax certificate on property valued at \$5,000 or more and has not succeeded in selling it, the County must apply for a tax deed two years after April 1 of the year of issuance of the certificate or as soon thereafter as is reasonable. The County pays costs and fees to the Tax Collector but not any amount to redeem any other outstanding certificates covering the land. Thereafter, the property is advertised for public sale.

In any such public sale conducted by the Clerk of the Circuit Court, the private holder of the tax certificate who is seeking a tax deed for non-homestead property is deemed to submit a

minimum bid equal to the amount required to redeem the tax certificate, charges for the cost of sale, including costs incurred for the service of notice required by statute, redemption of other tax certificates on the land, and all other costs to the applicant for the tax deed, plus interest thereon. In the case of homestead property, the minimum bid is also deemed to include, in addition to the amount of money required for the minimum bid on non-homestead property, an amount equal to one-half of the latest assessed value of the homestead. If there are no higher bids, the holder receives title to the land, and the amounts paid for the certificate and in applying for a tax deed are credited toward the purchase price. The holder is also responsible for payment of any amounts included in the bid not already paid, including but not limited to, documentary stamp tax, recording fees, and, if property is homestead property, the moneys to cover the one-half value of the homestead. If there are other bids, the holder may enter the bidding. The highest bidder is awarded title to the land. The portion of proceeds of such sale needed to redeem the tax certificate, together with all subsequent unpaid taxes plus the costs and expenses of the application for deed, with interest on the total of such sums, are forwarded to the holder thereof or credited to such holder if such holder is the successful bidder. Excess proceeds are distributed first to satisfy governmental liens against the land and then to the former title holder of the property (less service charges), lienholder of record, mortgagees of record, vendees of recorded contracts for deeds, and other lienholders and any other person to whom the land was last assessed on the tax roll for the year in which the land was assessed, all as their interest may appear.

Except for certain governmental liens, certain easements, and certain restrictive covenants and restrictions, no right, interest, restriction or other covenant survives the issuance of a tax deed. Thus, for example, outstanding mortgages on property subject to a tax deed would be extinguished.

If there are no bidders at the public sale, the clerk shall enter the land on a list entitled "lands available for taxes" and shall immediately notify the County Commission that the property is available. At any time within ninety (90) days from the date the property is placed on the list, the County may purchase the land for the opening bid, or may waive its rights to purchase the property. Thereafter, and without further notice or advertising, any person, the County or any other governmental unit may purchase the land by paying the amount of the opening bid. Ad valorem taxes and non-ad valorem assessments accruing after the date of public sale do not require repetition of the bidding process but are added to the minimum bid. Three (3) years from the date the land was offered for public sale, unsold lands escheat to the County in which they are located, free and clear. All tax certificates, accrued taxes, and liens of any nature against the property are canceled and a tax deed is executed vesting title in the governing board of such County.

There can be no guarantee that the Uniform Method will result in the payment of Special Assessments. For example, the demand for tax certificates is dependent upon various factors, which include the rate of interest that can be earned by ownership of such certificates and the underlying value of the land that is the subject of such certificates and which may be subject to sale at the demand of the certificate holder. Therefore, the underlying market value of the property within the District may affect the demand for certificates and the successful collection

of the Special Assessments, which are the primary source of payment of the Series 2026 Bonds. Additionally, legal proceedings under federal bankruptcy law brought by or against a landowner who has not yet paid his or her property taxes or assessments would likely result in a delay in the sale of tax certificates. See “BONDOWNERS’ RISKS” herein.

[Remainder of page intentionally left blank]

ESTIMATED SOURCES AND USES OF BOND PROCEEDS

Sources:

Par Amount of Series 2026 Bonds	\$
[Less/Plus] [Net] Original Issue [Discount/Premium]	
Total Sources	<u>\$</u>

Uses:

Deposit to Series 2026 Acquisition and Construction Account	\$
Deposit to Series 2026 Reserve Account	
Deposit to Series 2026 Costs of Issuance Account	
Deposit to Series 2026 Capitalized Interest Account*	
Underwriter's Discount	
Total Uses	<u>\$</u>

[Remainder of page intentionally left blank]

* To be used to pay interest coming due on the Series 2026 Bonds through November 1, 2026.

DEBT SERVICE REQUIREMENTS

The following table sets forth the scheduled debt service on the Series 2026 Bonds:

Period Ending November <u>1</u>	<u>Principal</u>	<u>Interest</u>	Total Debt <u>Service</u>
TOTAL	<u>\$</u>	<u>\$</u>	<u>\$</u>

BONDOWNERS' RISKS

There are certain risks inherent in an investment in bonds secured by special assessments issued by a public authority or governmental body in the State. Certain of such risks are associated with the Series 2026 Bonds offered hereby and are set forth below. This section does not purport to summarize all risks that may be associated with purchasing or owning the Series 2026 Bonds and prospective purchasers are advised to read this Limited Offering Memorandum, including all appendices hereto, in its entirety to identify investment considerations relating to the Series 2026 Bonds. Prospective investors in the Series 2026 Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Series 2026 Bonds and have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment.

Limited Pledge

The principal security for the payment of the principal of and interest on the Series 2026 Bonds is the timely collection of the Series 2026 Assessments. Recourse for the failure of any landowner to pay the Series 2026 Assessments, or otherwise fail to comply with its obligations, is limited to the collection proceedings against the land, which proceedings differ depending on whether the Series 2026 Assessments are being collected pursuant to the Uniform Method or directly by the District. The Series 2026 Assessments do not constitute a personal indebtedness of the landowners but are secured only by a lien on the land in the 2026 Assessment Area. The District has not granted, and may not grant under State law, a mortgage or security interest on any land subject to the Series 2026 Assessments. Furthermore, the District has not pledged the revenues, if any, from the operation of any portion of the Series 2026 Project as security for, or a source of payment of, the Series 2026 Bonds. Neither TPG nor the Master Landowner is a guarantor of payment of any Series 2026 Assessments and the recourse for TPG's or the Master Landowner's failure to pay the Series 2026 Assessments on any land owned by each of them in the 2026 Assessment Area, like any landowner, is limited to the collection proceedings against such land. Several mortgage lenders have in the past raised legal challenges to the primacy of liens similar to those of the Series 2026 Assessments in relation to the liens of mortgages burdening the same real property. There can be no assurance that mortgage lenders will not challenge the priority of the lien status of the Series 2026 Assessments in the event that actions are taken to foreclose on any property in the 2026 Assessment Area.

Bankruptcy and Related Risks

The various legal opinions to be delivered concurrently with the delivery of the Series 2026 Bonds (including Bond Counsel's approving opinion) will be qualified as to the enforceability of the various legal instruments by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery. Under existing constitutional and statutory law and judicial decisions, in the event of the institution of bankruptcy or similar proceedings with respect to any landowner,

including TPG and the Master Landowner, if applicable, the remedies specified by federal, State and local law and in the Indenture and the Series 2026 Bonds, including, without limitation, enforcement of the obligation to pay the Series 2026 Assessments, may not be readily available or may be limited. Bankruptcy can also affect the ability of (1) any landowner being able to pay the Series 2026 Assessments, (2) the Tax Collector being able to sell tax certificates related to land owned by a landowner in bankruptcy, to the extent the Uniform Method is being utilized for collecting the Series 2026 Assessments, and (3) the inability of the District to foreclose the lien of the Series 2026 Assessments not being collected by the Uniform Method. Any such adverse effect, either partially or fully, on the ability to enforce such remedies, could have a material adverse effect on the District's ability to make the full or punctual payment of Debt Service on the Series 2026 Bonds.

Delay and Discretion Regarding Remedies

The remedies available to the owners of the Series 2026 Bonds are in many respects dependent upon judicial actions which are often subject to discretion and delay. In addition to legal delays that could result from bankruptcy, the ability of the District to enforce collection of Delinquent Assessments will be dependent upon various factors, including the delay inherent in any judicial proceeding and the value of the land which is the subject of such proceedings and which may be subject to sale. In addition, if the District commences a foreclosure action against a landowner for nonpayment of Series 2026 Assessments, such landowner might raise affirmative defenses to such foreclosure action, which affirmative defenses could result in delays in completing the foreclosure action.

Limitation on Funds Available to Exercise Remedies

In the event of a default by a landowner in payment of Series 2026 Assessments, if the Series 2026 Assessments are not collected under the Uniform Method, a foreclosure may be commenced to collect the delinquent Series 2026 Assessments. It is possible that there will not be sufficient funds to pay for the foreclosure and/or that funds on deposit under the Indenture may be used to pay such costs. Under the Code (hereinafter defined), there are limitations on the amount of the Series 2026 Bond proceeds that can be used for such purposes. As a result, there may be insufficient funds for the exercise of remedies.

Determination of Land Value upon Default

To the extent that any portion of the Series 2026 Assessments are being collected by the Uniform Method, the ability of the Tax Collector to sell tax certificates, and to the extent that any portion of the Series 2026 Assessments are not being collected by the Uniform Method, the ability of the District to sell land upon foreclosure, both will be dependent upon various factors, including the interest rate which can be earned by ownership of such certificates and the value of the land which is the subject of such certificates and which may be subject to sale at the demand of the certificate holder after two years. The determination of the benefits to be received by the benefited land within the District as a result of implementation and development of the Series

2026 Project is not indicative of the realizable or market value of the land, which value may actually be higher or lower than the assessment of benefits. In other words, the value of the land could potentially be ultimately less than the debt secured by the Series 2026 Assessments associated with it. To the extent that the realizable or market value of the land is lower than the assessment of benefits, the ability of the Tax Collector to sell tax certificates relating to such land, or the District to sell such land upon foreclosure, may be adversely affected. Such adverse effect could render the District unable to collect Delinquent Assessments, if any, and could negatively impact the ability of the District to make the full or punctual payment of Debt Service on the Series 2026 Bonds.

Landowner Challenge of Assessed Valuation

State law provides both administrative and judicial procedures whereby a taxpayer may contest the assessed valuation of his or her property determined by the Property Appraiser. If the individual property owner believes that his or her property has not been appraised at just value, the owner may (i) request an informal conference with the Property Appraiser to resolve the issue, (ii) file a petition with the clerk of the county value adjustment board, or (iii) appeal to the Circuit Court within sixty (60) days of the certification for collection of the tax roll or within sixty (60) days of the issuance of a final decision by the value adjustment board. A petitioner before the value adjustment board who challenges the assessed value of property must pay all non-ad valorem assessments and make a partial payment of at least 75% of the ad valorem taxes, less any applicable discount, before the taxes become delinquent. Before any judicial action to contest a tax assessment may be brought, the taxpayer shall pay to the tax collector not less than the amount of the tax which the taxpayer admits in good faith to be owing. During any such proceeding, all procedures for the collection of the unpaid taxes are suspended until the petition or suit is resolved. This could result in a delay in the collection of the Series 2026 Assessments which could have a material adverse effect upon the ability of the District to make full or punctual payment of the Debt Service on the Series 2026 Bonds.

Failure to Comply with Assessment Proceedings

The District is required to comply with statutory procedures in levying the Series 2026 Assessments. Failure of the District to follow these procedures could result in the Series 2026 Assessments not being levied or potential future challenges to such levy.

Other Taxes

The willingness and/or ability of a landowner within the 2026 Assessment Area to pay the Series 2026 Assessments could be affected by the existence of other taxes and assessments imposed upon the property. Public entities whose boundaries overlap those of the District, such as a county, a school board, a municipality and other special districts, could, without the consent of the owners of the land within the 2026 Assessment Area, impose additional taxes or assessments on the property within the 2026 Assessment Area. County, municipal, school and special district taxes and assessments, including the Series 2026 Assessments, and voter-approved

ad valorem taxes levied to pay principal of and interest on bonds, are payable at the same time when collected under the Uniform Method, except for partial payment schedules as may be provided by Sections 197.374 and 197.222, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed in equal proportion to all taxing districts and levying authorities applicable to that account. If a taxpayer does not make complete payment, the taxpayer cannot designate specific line items on the tax bill as deemed paid in full. Therefore, any failure by a landowner to pay any one line item, whether or not it is the Series 2026 Assessments, would result in such landowner's assessments to not be collected to that extent, which could have a significant adverse impact on the District's ability to make full or punctual payment of Debt Service on the Series 2026 Bonds.

The District may also impose additional assessments which could encumber the property burdened by the Series 2026 Assessments. The District anticipates imposing operation and maintenance assessments encumbering the same property encumbered by the Series 2026 Assessments. In addition, lands within the District may also be subject to assessments by property and homeowner associations.

Inadequacy of Reserve Account

Some of the risk factors described herein, if materialized, could result in a delay in the collection of the Series 2026 Assessments or a failure to collect the Series 2026 Assessments, but may not affect the timely payment of Debt Service on the Series 2026 Bonds because of the Series 2026 Reserve Account established by the District for the Series 2026 Bonds. However, the ability of the District to fund deficiencies caused by delinquent or delayed Series 2026 Assessments is dependent upon the amount, duration and frequency of such deficiencies or delays. If the District has difficulty in collecting the Series 2026 Assessments, the Series 2026 Reserve Account could be rapidly depleted and the ability of the District to pay Debt Service could be materially adversely affected. Owners should note that although the Indenture contains the Series 2026 Reserve Account Requirement for the Series 2026 Reserve Account, and a corresponding obligation on the part of the District to replenish the Series 2026 Reserve Account to the Series 2026 Reserve Account Requirement, the District does not have a designated revenue source for replenishing the Series 2026 Reserve Account. Moreover, the District will not be permitted to re-assess real property then burdened by the Series 2026 Assessments in order to provide for the replenishment of the Series 2026 Reserve Account.

Moneys on deposit in the Series 2026 Reserve Account may only be invested in certain obligations permitted under the Indenture. Fluctuations in interest rates and other market factors could affect the amount of moneys available in the Series 2026 Reserve Account to make up deficiencies or delays in collection of Series 2026 Assessments.

Economic Conditions

The proposed development of the 2026 Assessment Area may be affected by changes in general economic conditions, fluctuations in the real estate market and other factors beyond the

control of the landowners or the District. Although the 2026 Assessment Area is anticipated to be developed as described herein, there can be no assurance that such development will occur or be realized in the manner currently anticipated.

Concentration of Land Ownership in 2026 Assessment Area

Until further development and lot sales take place in the 2026 Assessment Area, payment of the Series 2026 Assessments is substantially dependent upon their timely payment by TPG or the Master Landowner, as applicable. At closing of the sale of the Series 2026 Bonds it is expected that all of the lands within the 2026 Assessment Area will be owned either directly or indirectly by TPG or the Master Landowner, as applicable to Phase 2A, 2B and 2C. In the event of the institution of bankruptcy or similar proceedings with respect to TPG or the Master Landowner or any other subsequent significant owner of property within the 2026 Assessment Area, delays could most likely occur in the payment of Debt Service on the Series 2026 Bonds. Such bankruptcy could negatively impact the ability of: (i) TPG, the Master Landowner or any other landowner being able to pay the Series 2026 Assessments; (ii) the Tax Collector to sell tax certificates in relation to such property with respect to the Series 2026 Assessments being collected pursuant to the Uniform Method; and (iii) the District to foreclose the lien of any Series 2026 Assessments not being collected pursuant to the Uniform Method. The Series 2026 Assessments levied on unplatted lands will be collected directly by the District and not via the Uniform Method unless the Board determines that such method of collection is not in the best interest of the District or unless, in an Event of Default, the Majority Owners direct the District as to the collection method for the Series 2026 Assessments, so long as such method complies with State law.

Undeveloped Land

The 2026 Assessment Area is not fully developed. The ultimate successful development of the 2026 Assessment Area and the remainder of the District depends on several factors discussed herein. There is no assurance that TPG, the Master Landowner (each through the Developer) and any other subsequent landowners will be successful in developing part or all of the undeveloped acreage.

Change in Development Plans

TPG (through the Developer) and the Master Landowner have the right to modify or change plans for development of their respective property within the 2026 Assessment Area from time to time including, without limitation, land use changes, changes in the overall land and phasing plans, and changes to the type, mix, size and number of units to be developed, and the Developer or Master Landowner may seek in the future, in accordance with, and subject to the provisions of the Act, to contract or expand the boundaries of the District.

Bulk Sale of Land in 2026 Assessment Area

TPG, the Master Landowner or any other subsequent landowner may make bulk sales of all or a portion of the lands owned by it within the 2026 Assessment Area at any time. Bulk sale

agreements may be canceled or amended without the consent of the District or any other party. Such changes could affect the purchase price of, delivery timing and/or development of lots within the 2026 Assessment Area that is otherwise described herein. See “THE DEVELOPMENT – Residential Land Sale/Contract Activity” herein.

Completion of Series 2026 Project and CIP

The Series 2026 Bond proceeds will not be sufficient to finance the completion of the Series 2026 Project or the CIP. The Phase 2A Project not funded with proceeds of the Series 2026 Bonds is expected to be completed by or funded with contributions from the Developer. The Phase 2B-C Project not funded with proceeds of the Series 2026 Bonds is expected to be completed by or funded with contributions from the Master Landowner. There can be no assurance that the Developer or the Master Landowner will be able to pay for the cost of any of these improvements. Upon issuance of the Series 2026 Bonds, the Developer will enter into a Completion Agreement with respect to any portions of the Phase 2A Project not funded with the proceeds of the Series 2026 Bonds and the Master Landowner will enter into a Completion Agreement with respect to any portions of the Phase 2B-C Project not funded with the proceeds of the Series 2026 Bonds. Additionally, upon issuance of the Series 2026 Bonds, the Developer, TPG and the Master Landowner will also each execute and deliver to the District a Collateral Assignment and Assumption of Development and Contract Rights, pursuant to which the Developer and TPG, with respect to Phase 2A, and the Master Landowner with respect to Phase 2B and Phase 2C, will collaterally assign to the District, to the extent assignable and to the extent that they are solely owned or controlled by TPG or Master Landowner, as applicable, all of its respective development rights relating to the Series 2026 Project and the 2026 Assessment Area as security for TPG’s or the Master Landowner’s, as applicable, payment and performance and discharge of its obligation to pay the Series 2026 Assessments. Notwithstanding the foregoing, there can be no assurance that the District will have sufficient moneys on hand and/or the necessary development rights to complete the Series 2026 Project. See “SECURITY FOR AND SOURCE OF PAYMENT OF SERIES 2026 BONDS – Completion Agreements” and “SECURITY FOR AND SOURCE OF PAYMENT OF SERIES 2026 BONDS – Agreements for Assignment of Development Rights” herein.

Undeveloped or partially developed land is inherently less valuable than developed land and provides less security to the owners of the Series 2026 Bonds should it be necessary to institute proceedings due to the nonpayment of the Series 2026 Assessments. Failure to complete or substantial delays in the completion of the Series 2026 Project or the CIP due to litigation or other causes may reduce the value of the lands in the District and increase the length of time during which Series 2026 Assessments will be payable from undeveloped property and may affect the willingness and ability of the landowners to pay the Series 2026 Assessments when due and likewise the ability of the District to make full or punctual payment of Debt Service on the Series 2026 Bonds.

Pursuant to the Indenture, the District will covenant and agree that so long as the Series 2026 Assessments have not been Substantially Absorbed, it will not impose Assessments for

capital projects on any lands subject to the Series 2026 Assessments without the written consent of the Majority Owners. Such covenant shall not prohibit the District from issuing refunding bonds or other Bonds secured by Assessments to finance any other capital project that is necessary, as determined by the District, for health, safety, or welfare reasons or to remediate any natural disaster, or to effect repairs to or replacement of property, facilities or equipment of the District without the consent of the Majority Owners.

Regulatory and Environmental Risks

The Development is subject to comprehensive federal, State and local regulations and future changes to such regulations. Approval is required from various public agencies in connection with, among other things, the design, nature and extent of planned improvements, both public and private, and construction of the infrastructure in accordance with applicable zoning, land use and environmental regulations. Although all such approvals required to date have been received and any further approvals are anticipated to be received as needed, failure to obtain any such approvals in a timely manner could delay or adversely affect the completion of the development of the 2026 Assessment Area or other District lands.

The value of the land within the District, the ability to complete the Series 2026 Project or CIP, or to develop the Development and the likelihood of timely payment of Debt Service on the Series 2026 Bonds could be affected by environmental factors with respect to the lands in the District, such as contamination by hazardous materials. No assurance can be given that unknown hazardous materials, protected animals or vegetative species, etc., do not currently exist or may not develop in the future whether originating within the District or from surrounding property, and what effect such may have on the development of the 2026 Assessment Area or other District lands. The District has not performed, nor has the District requested that there be performed on its behalf, any independent assessment of the environmental conditions within the District.

District May Not be Able to Obtain Permits

In connection with a foreclosure of the lien of the assessments prior to completion of a development, the Circuit Court in and for Lake County, Florida concluded that a community development district had no right, title or interest in any permits and approvals owned by the owner of the parcels so foreclosed. As discussed above, the District will enter into Assignment Agreements with TPG, the Developer and the Master Landowner upon issuance of the Series 2026 Bonds in which TPG, the Developer and the Master Landowner, as applicable, collaterally assign to the District all of their respective development rights and contract rights relating to the Series 2026 Project and the 2026 Assessment Area. Notwithstanding the foregoing, in the event that the District forecloses on the property subject to the lien of the Series 2026 Assessments, to enforce payment thereof, the District may not have the right, title or interest in the permits and approvals owned by TPG, the Developer or the Master Landowner and failure to obtain any such permits or approvals in a timely manner could delay or adversely affect the completion of the Series 2026 Project and the 2026 Assessment Area.

Cybersecurity

The District relies on a technological environment to conduct its operations. The District, its agents and other third parties the District does business with or otherwise relies upon are subject to cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to such parties' digital systems for the purposes of misappropriating assets or information or causing operational disruption and damage. No assurance can be given that any such attack(s) will not materially impact the operations or finances of the District, which could impact the timely payment of Debt Service on the Series 2026 Bonds.

Infectious Viruses and/or Diseases

A novel coronavirus outbreak first identified in 2019 as causing coronavirus disease 2019 ("COVID-19") was characterized by the World Health Organization on March 11, 2020, as a pandemic. Responses to COVID-19 varied at the local, state and national levels. In reaction to the pandemic declaration a variety of federal agencies, along with state and local governments, implemented efforts designed to limit the spread of COVID-19. Since the pandemic declaration, COVID-19 has negatively affected travel, commerce, and financial markets globally, including supply chain, inflation, and labor shortage issues, and could continue to have a lingering negative affect on economic growth and financial markets worldwide, including within the State. Although the World Health Organization no longer considers COVID-19 to be a global public health emergency, how long the foregoing negative impacts will last cannot be determined at this time; however, these negative impacts could reduce property values, slow or cease development and sales within the 2026 Assessment Area and/or otherwise have a negative financial impact on the Development, the Developer or TPG, the Master Landowner or subsequent landowners. While the foregoing describes certain risks related to the recent outbreak of COVID-19, the same risks may be associated with any contagious epidemic, pandemic or disease.

Damage to District from Natural Disasters

The value of the lands subject to the Series 2026 Assessments could be adversely affected by flooding or wind damage caused by hurricanes, tropical storms, or other catastrophic events. In addition to potential damage or destruction to any existing development or construction in or near the District, such catastrophic events could potentially render the 2026 Assessment Area or other District lands unable to support the development and construction of the Series 2026 Project or the CIP. The occurrence of any such events could materially adversely affect the District's ability to collect Series 2026 Assessments and pay Debt Service on the Series 2026 Bonds. The Series 2026 Bonds are not insured and the District's casualty insurance policies do not insure against losses incurred on private lands within its boundaries.

Limited Secondary Market

The Series 2026 Bonds may not constitute a liquid investment, and there is no assurance that a liquid secondary market will exist for the Series 2026 Bonds in the event an owner thereof determines to solicit purchasers of the Series 2026 Bonds. Even if a liquid secondary market exists, there can be no assurance as to the price for which the Series 2026 Bonds may be sold. Such price may be lower than that paid by the current owner of the Series 2026 Bonds, depending on the progress of the Series 2026 Project and the Development, existing market conditions and other factors.

Interest Rate Risk; No Rate Adjustment for Taxability

The interest rates borne by the Series 2026 Bonds are, in general, higher than interest rates borne by other bonds of political subdivisions that do not involve the same degree of risk as investment in the Series 2026 Bonds. These higher interest rates are intended to compensate investors in the Series 2026 Bonds for the risk inherent in the purchase of the Series 2026 Bonds. However, such higher interest rates, in and of themselves, increase the amount of Series 2026 Assessments that the District must levy in order to provide for payment of Debt Service on the Series 2026 Bonds, and, in turn, may increase the burden of landowners within the District, thereby possibly increasing the likelihood of non-payment or delinquency in payment of such Series 2026 Assessments.

The Indenture does not contain an adjustment of the interest rates on the Series 2026 Bonds in the event of a determination of taxability of the interest thereon. Such a change could occur as a result of the District's failure to comply with tax covenants contained in the Indenture or the Arbitrage Certificate signed by the District upon issuance of the Series 2026 Bonds or due to a change in the United States income tax laws. Should interest on the Series 2026 Bonds become includable in gross income for federal income tax purposes, owners of the Series 2026 Bonds will be required to pay income taxes on the interest received on such Series 2026 Bonds and related penalties. Because the interest rate on such Series 2026 Bonds will not be adequate to compensate owners of the Series 2026 Bonds for the income taxes due on such interest, the value of the Series 2026 Bonds may decline. Prospective purchasers of the Series 2026 Bonds should evaluate whether they can own the Series 2026 Bonds in the event that the interest on the Series 2026 Bonds becomes taxable and/or the District is ever determined to not be a political subdivision for purposes of the Code and/or Securities Act.

IRS Audit and Examination Risk

The Internal Revenue Service (the "IRS") routinely examines bonds issued by state and local governments, including bonds issued by community development districts. There is no assurance that an audit by the IRS of the Series 2026 Bonds will not be commenced. The District has no reason to believe that any such audit will be commenced, or that any such audit, if commenced, would result in a conclusion of noncompliance with any applicable State or federal law. Owners of the Series 2026 Bonds are advised that, if the IRS does audit the Series 2026 Bonds,

under its current procedures, at least during the early stages of an audit, the IRS will treat the District as the taxpayer, and the owners of the Series 2026 Bonds may have limited rights to participate in such procedure.* The commencement of such an audit could adversely affect the market value and liquidity of the Series 2026 Bonds until the audit is concluded, regardless of the ultimate outcome. In addition, in the event of an adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2026 Bonds, it is unlikely the District will have available revenues to enable it to contest such determination or enter into a voluntary financial settlement with the IRS. An adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2026 Bonds may adversely impact any secondary market for the Series 2026 Bonds, and, if a secondary market exists, will likely adversely impact the price for which the Series 2026 Bonds may be sold.

It has been reported that the IRS has closed audits of other community development districts in the State with no change to such districts' bonds' tax exempt status, but has advised such districts that such districts must have public electors within the timeframe established by applicable State law or their bonds may be determined to be taxable retroactive to the date of issuance. Pursuant to the Act, general elections are not held until the later of six years from the date of establishment of the community development district or the time at which there are at least 250 qualified electors in the district. The District was formed with the intent that it will contain a sufficient number of residents to allow for a transition to control by a general electorate. Currently, all of the members of the Board of the District were elected by the landowners and none were elected by qualified electors.

Florida Village Center CDD TAM

In 2016, the IRS concluded its lengthy examination of certain issues of bonds (for purposes of this paragraph, the "Audited Bonds") issued by Village Center Community Development District (the "Village Center CDD"). During the course of the audit of the Audited Bonds, Village Center CDD received a ruling dated May 30, 2013, in the form of a non-precedential technical advice memorandum ("TAM") concluding that Village Center CDD is not a political subdivision for purposes of Section 103(a) of the Code because Village Center CDD was organized and operated to perpetuate private control and avoid indefinitely responsibility to an electorate, either directly or through another elected state or local government body. Such a conclusion could lead to the further conclusion that the interest on the Audited Bonds was not excludable from gross income of the owners of such bonds for federal income tax purposes. Village Center CDD received a second TAM dated June 17, 2015, which granted relief to Village Center CDD from retroactive application of the IRS's conclusion regarding its failure to qualify as a political subdivision. Prior to the conclusion of the audits, the Audited Bonds were all refunded with taxable bonds. The audit of the Audited Bonds that were issued for utility improvements were closed without change to the tax exempt status of those Audited Bonds on April 25, 2016, and the audit of the remainder of the Audited Bonds (which funded recreational amenity acquisitions

* Owners of the Series 2025 Bonds are advised to consult with their own tax advisors regarding their rights (if any) with respect to such audit.

from entities related to the principal landowner in the Village Center CDD) was closed on July 14, 2016, without the IRS making a final determination that the interest on the Audited Bonds in question was required to be included in gross income. However, the IRS letter to the Village Center CDD with respect to this second set of Audited Bonds noted that the Agency found that the Village Center CDD was not a “proper issuer of tax-exempt bonds” and that those Audited Bonds were private-activity bonds that did not fall in any of the categories that qualify for tax-exemption. Although the TAMs and the letters to the Village Center CDD from the IRS referred to above are addressed to, and binding only on, the IRS and Village Center CDD in connection with the Audited Bonds, they reflect the audit position of the IRS, and there can be no assurance that the IRS would not commence additional audits of bonds issued by other community development districts raising issues similar to the issues raised in the case of the Audited Bonds based on the analysis set forth in the first TAM or on the related concerns addressed in the July 14, 2016 letter to the Village Center CDD.

Legislative Proposals and State Tax Reform

During recent years, legislative proposals have been introduced in Congress, and in some cases enacted, that altered certain federal tax consequences resulting from the ownership of obligations that are similar to the Series 2026 Bonds. In some cases, these proposals have contained provisions that altered these consequences on a retroactive basis. Such alteration of federal tax consequences may have affected the market value of obligations similar to the Series 2026 Bonds. From time to time, legislative proposals are pending which could have an effect on both the federal tax consequences resulting from ownership of the Series 2026 Bonds and their market value. No assurance can be given that legislative proposals will not be enacted that would apply to, or have an adverse effect upon, the Series 2026 Bonds. In addition, the IRS may, in the future, issue rulings that have the effect of changing the interpretation of existing tax laws. For example, in connection with federal deficit reduction, job creation and tax law reform efforts, proposals have been made and others are likely to be made that could significantly reduce the benefit of, or otherwise affect, the exclusion from gross income of interest on obligations like the Series 2026 Bonds. There can be no assurance that any such legislation or proposal will be enacted, and if enacted, what form it may take. The introduction or enactment of any such legislative proposals may affect, perhaps significantly, the market price for, or marketability of the Series 2026 Bonds.

With respect to State tax reform, it is impossible to predict what new proposals may be presented regarding ad valorem tax reform and/or community development districts during upcoming legislative sessions, whether such new proposals or any previous proposals regarding the same will be adopted by the Florida Senate and House of Representatives and signed by the Governor of the State, and, if adopted, the form thereof. It is impossible to predict with certainty the impact that any pending or future legislation will or may have on the security for the Series 2026 Bonds.

Loss of Exemption from Securities Registration

Since the Series 2026 Bonds have not been, and will not be, registered under the Securities Act, or any state securities laws, because of the exemption for political subdivisions and regardless of any potential IRS determination that the District is not a political subdivision for purposes of the Code, it is possible that federal or state regulatory authorities could independently determine that the District is not a political subdivision for purposes of the federal and state securities laws. Accordingly, the District and purchasers of the Series 2026 Bonds may not be able to rely on the exemption from registration relating to securities issued by political subdivisions. In that event, the owners of the Series 2026 Bonds would need to ensure that subsequent transfers of the Series 2026 Bonds are made pursuant to a transaction that is not subject to the registration requirements of the Securities Act.

Performance of District Professionals

The District has represented to the Underwriter that it has selected its District Manager, District Counsel, Consulting Engineer, Methodology Consultant, Trustee and other professionals with the appropriate due diligence and care. While the foregoing professionals have each represented that they have the respective requisite experience to accurately and timely perform the duties assigned to them in such roles, the District does not guarantee the performance of such professionals.

Mortgage Default and FDIC

In the event a bank forecloses on a property in the 2026 Assessment Area because of a default on a mortgage with respect thereto and then the bank itself fails, the Federal Deposit Insurance Corporation (the “FDIC”), as receiver, will then become the fee owner of such property. In such event, the FDIC will not, pursuant to its own rules and regulations, likely be liable to pay the Series 2026 Assessments. In addition, the District would be required to obtain the consent of the FDIC prior to commencing a foreclosure action on such property for failure to pay Series 2026 Assessments.

The risks described under this “BONDOWNERS’ RISKS” section does not purport to summarize all risks that may be associated with purchasing or owning the Series 2026 Bonds and prospective purchasers are advised to read this Limited Offering Memorandum in its entirety, and to ask questions of representatives of the District to obtain a more complete description of investment considerations relating to the Series 2026 Bonds.

TAX MATTERS

Opinion of Bond Counsel

In the opinion of Bond Counsel, the form of which is included as APPENDIX D hereto, the interest on the Series 2026 Bonds is excludable from gross income of the owners thereof for

federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax under existing statutes, regulations, rulings and court decisions; provided, however, with respect to certain corporations, interest on the Series 2026 Bonds is taken into account in determining the annual adjusted financial statement income for the purpose of computing the alternative minimum tax imposed on such corporations. Failure by the District to comply subsequent to the issuance of the Series 2026 Bonds with certain requirements of the Internal Revenue Code of 1986, as amended (the “Code”), including but not limited to requirements regarding the use, expenditure and investment of Series 2026 Bond proceeds and the timely payment of certain investment earnings to the Treasury of the United States, may cause interest on the Series 2026 Bonds to become includable in gross income for federal income tax purposes retroactive to their date of issuance. The District has covenanted to comply with all provisions of the Code necessary to, among other things, maintain the exclusion from gross income of interest on the Series 2026 Bonds for purposes of federal income taxation. In rendering its opinion, Bond Counsel has assumed continuing compliance with such covenants.

Internal Revenue Code of 1986

The Code contains a number of provisions that apply to the Series 2026 Bonds, including, among other things, restrictions relating to the use or investment of the proceeds of the Series 2026 Bonds and the payment of certain arbitrage earnings in excess of the “yield” on the Series 2026 Bonds to the Treasury of the United States. Noncompliance with such provisions may result in interest on the Series 2026 Bonds being included in gross income for federal income tax purposes retroactive to their date of issuance.

Collateral Tax Consequences

Except as described above, Bond Counsel will express no opinion regarding the federal income tax consequences resulting from the ownership of, receipt or accrual of interest on, or disposition of, the Series 2026 Bonds. Prospective purchasers of the Series 2026 Bonds should be aware that the ownership of the Series 2026 Bonds may result in other collateral federal tax consequences. For example, ownership of the Series 2026 Bonds may result in collateral tax consequences to various types of corporations relating to (1) denial of interest deduction to purchase or carry such Series 2026 Bonds, (2) the branch profits tax, and (3) the inclusion of interest on the Series 2026 Bonds in passive income for certain Subchapter S corporations. In addition, the interest on the Series 2026 Bonds may be included in gross income by recipients of certain Social Security and Railroad Retirement benefits.

PURCHASE, OWNERSHIP, SALE OR DISPOSITION OF THE SERIES 2026 BONDS AND THE RECEIPT OR ACCRUAL OF THE INTEREST THEREON MAY HAVE ADVERSE FEDERAL TAX CONSEQUENCES FOR CERTAIN INDIVIDUAL AND CORPORATE BONDHOLDERS, INCLUDING, BUT NOT LIMITED TO, THE CONSEQUENCES REFERRED TO ABOVE. PROSPECTIVE SERIES 2026 BONDHOLDERS SHOULD CONSULT WITH THEIR TAX ADVISORS FOR INFORMATION IN THAT REGARD.

Florida Taxes

In the opinion of Bond Counsel, the Series 2026 Bonds and interest thereon are exempt from taxation under the laws of the State of Florida, except as to estate taxes and taxes imposed by Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations, as defined in said Chapter 220.

Other Tax Matters

Interest on the Series 2026 Bonds may be subject to state or local income taxation under applicable state or local laws in other jurisdictions. Purchasers of the Series 2026 Bonds should consult their tax advisors as to the income tax status of interest on the Series 2026 Bonds in their particular state or local jurisdictions.

The Inflation Reduction Act, H.R. 5376 (the “IRA”), was passed by both houses of the U.S. Congress and was signed by the President on August 16, 2022. As enacted, the IRA includes a 15 percent alternative minimum tax to be imposed on the “adjusted financial statement income”, as defined in the IRA, of certain corporations. Interest on the Series 2026 Bonds will be included in the “adjusted financial statement income” of such corporations for purposes of computing the corporate alternative minimum tax. Prospective purchasers that could be subject to this minimum tax should consult with their own tax advisors regarding the potential tax consequences of owning the Series 2026 Bonds.

During recent years, legislative proposals have been introduced in Congress, and in some cases enacted, that altered certain federal tax consequences resulting from the ownership of obligations that are similar to the Series 2026 Bonds. In some cases these proposals have contained provisions that altered these consequences on a retroactive basis. Such alterations of federal tax consequences may have affected the market value of obligations similar to the Series 2026 Bonds. From time to time, legislative proposals are pending which could have an effect on both the federal tax consequences resulting from ownership of the Series 2026 Bonds and their market value. No assurance can be given that additional legislative proposals will not be introduced or enacted that would or might apply to, or have an adverse effect upon, the Series 2026 Bonds.

On February 23, 2016, the Internal Revenue Service issued a notice of proposed rulemaking (the “Proposed Regulations”) and notice of public hearing containing proposed regulations that provided guidance regarding the definition of political subdivision for purposes of the rules for tax-exempt bonds, including determinations of entities that are valid issuers of tax-exempt bonds. On October 4, 2017, the Treasury Department (“Treasury”) announced that it would withdraw the proposed regulations, stating that, “while Treasury and the IRS continue to study the legal issues relating to political subdivisions, Treasury and the IRS currently believe that these proposed regulations should be withdrawn in their entirety, and plan to publish a withdrawal of the proposed regulations shortly in the Federal Register. Treasury and the IRS may propose more targeted guidance in the future after further study of the relevant legal issues.” The

Proposed Regulations were officially withdrawn on October 20, 2017. See also “BONDOWNERS’ RISKS” herein.

Original Issue Discount

Certain of the Series 2026 Bonds (the “Discount Bonds”) may be offered and sold to the public at an original issue discount, which is the excess of the principal amount of the Discount Bonds over the initial offering price to the public, excluding bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers, at which price a substantial amount of the Discount Bonds of the same maturity was sold. Original issue discount represents interest which is excluded from gross income for federal income tax purposes to the same extent as interest on the Discount Bonds. Original issue discount will accrue over the term of a Discount Bond at a constant interest rate compounded semi-annually. An initial purchaser who acquires a Discount Bond at the initial offering price thereof to the public will be treated as receiving an amount of interest excludable from gross income for federal income tax purposes equal to the original issue discount accruing during the period such purchaser holds such Discount Bond and will increase its adjusted basis in such Discount Bond by the amount of such accruing discount for purposes of determining taxable gain or loss on the sale or other disposition of such Discount Bond. The federal income tax consequences of the purchase, ownership and prepayment, sale or other disposition of Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those above. Owners of Discount Bonds should consult their own tax advisors with respect to the precise determination for federal income tax purposes of interest accrued upon sale, prepayment or other disposition of such Discount Bonds and with respect to the state and local tax consequences of owning and disposing of such Discount Bonds.

Bond Premium

Certain of the Series 2026 Bonds (the “Premium Bonds”) may be offered and sold to the public at a price in excess of the principal amount of such Premium Bond, which excess constitutes to an initial purchaser amortizable bond premium which is not deductible from gross income for federal income tax purposes. The amount of amortizable bond premium for a taxable year is determined actuarially on a constant interest rate basis over the term of the Premium Bonds which term ends on the earlier of the maturity or call date for each Premium Bond which minimizes the yield on said Premium Bonds to the purchaser. For purposes of determining gain or loss on the sale or other disposition of a Premium Bond, an initial purchaser who acquires such obligation in the initial offering to the public at the initial offering price is required to decrease such purchaser’s adjusted basis in such Premium Bond annually by the amount of amortizable bond premium for the taxable year. The amortization of bond premium may be taken into account as a reduction in the amount of tax-exempt income for purposes of determining various other tax consequences of owning such Premium Bonds. The federal income tax consequences of the purchase, ownership and sale or other disposition of Premium Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those described above. Owners of the Premium Bonds are advised that they should

consult with their own advisors with respect to the state and local tax consequences of owning such Premium Bonds.

DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS

Section 517.051, Florida Statutes, and the regulations promulgated thereunder requires that the District make a full and fair disclosure of any bonds or other debt obligations that it has issued or guaranteed and that are or have been in default as to principal or interest at any time after December 31, 1975. The District has issued no bonds prior to the issuance of the Series 2026 Bonds.

NO RATING OR CREDIT ENHANCEMENT

The Series 2026 Bonds are neither rated nor credit enhanced. No application for a rating or credit enhancement with respect to the Series 2026 Bonds was made.

VALIDATION

The Bonds issued pursuant to the terms of the Master Indenture, which includes the Series 2026 Bonds, were validated by a Final Judgment of the Circuit Court of the Tenth Judicial Circuit of the State of Florida, in and for Polk County, Florida, rendered on _____, 20__ (the “Final Judgment”). The appeal period with respect to the Final Judgment expired with no appeal having been taken.

LITIGATION

The District

There is no litigation of any nature now pending or, to the knowledge of the District threatened, seeking to restrain or enjoin the issuance, sale, execution or delivery of the Series 2026 Bonds, or in any way contesting or affecting (i) the validity of the Series 2026 Bonds, or any proceedings of the District taken with respect to the issuance or sale thereof, (ii) the pledge or application of any moneys or security provided for the payment of the Series 2026 Bonds, (iii) the existence or powers of the District, or (iv) the validity of the Series 2026 Assessment Proceedings.

TPG

In connection with the issuance of the Series 2026 Bonds, TPG will represent to the District that there is no litigation of any nature now pending or, to the knowledge of TPG, threatened, which could reasonably be expected to have a material and adverse effect upon the ability of TPG to pay the Series 2026 Assessments imposed against the land within Phase 2A owned by TPG or

materially and adversely affect the ability of TPG to perform its various obligations described in this Limited Offering Memorandum.

The Developer

In connection with the issuance of the Series 2026 Bonds, the Developer will represent to the District that there is no litigation of any nature now pending or, to the knowledge of the Developer, threatened, which could reasonably be expected to have a material and adverse effect upon the ability of the Developer to complete the Series 2026 Project as described herein, or materially and adversely affect the ability of the Developer to perform its various obligations described in this Limited Offering Memorandum.

The Master Landowner

In connection with the issuance of the Series 2026 Bonds, the Master Landowner will represent to the District that there is no litigation of any nature now pending or, to the knowledge of the Master Landowner, threatened, which could reasonably be expected to have a material and adverse effect upon the ability of the Master Landowner to complete the Phase 2B-C Project as described herein, materially and adversely affect the ability of the Master Landowner to pay the Series 2026 Assessments imposed against the land within Phase 2A, Phase 2B and 2C owned by the Master Landowner or materially and adversely affect the ability of the Master Landowner to perform its various obligations described in this Limited Offering Memorandum.

CONTINUING DISCLOSURE

In order to comply with the continuing disclosure requirements of Rule 15c2-12(b)(5) of the SEC (the “SEC Rule”), the District, TPG, the Master Landowner and Governmental Management Services – Central Florida, LLC, as dissemination agent (the “Dissemination Agent”) will enter into a Continuing Disclosure Agreement (the “Disclosure Agreement”), the form of which is attached hereto as APPENDIX E. Pursuant to the Disclosure Agreement, the District has covenanted for the benefit of the Beneficial Owners to provide to the Dissemination Agent certain financial information and operating data relating to the District and the Series 2026 Bonds in each year (the “District Annual Report”), and to provide notices of the occurrence of certain enumerated material events. Such covenant by the District shall only apply so long as the Series 2026 Bonds remain Outstanding under the Indenture.

Pursuant to the Disclosure Agreement, TPG and the Master Landowner have covenanted for the benefit of the Beneficial Owners to provide to the District and the Dissemination Agent certain financial information and operating data relating to Phase 2A, Phase 2B and Phase 2C of the 2026 Assessment Area, as applicable, in each year (each an “Obligated Person Report”). Such covenants by TPG and the Master Landowner will apply only until the earlier to occur of (x) the payment and redemption of the Series 2026 Bonds, or (y) the date on which TPG or the Master Landowner, as applicable, owns less than ten percent (10%) of the real property encumbered by the Series 2026 Assessments that secure the Series 2026 Bonds; provided, however, that if TPG or

the Master Landowner sells, assigns, or transfers ownership of property subject to the Series 2026 Assessments, each has covenanted in the Disclosure Agreement to require the transferee to comply with TPG's or the Master Landowner's, as applicable, disclosure obligations to the extent that any successor in interest becomes an Obligated Person thereunder.

The District Annual Report and each Obligated Person Report (together, the "Disclosure Reports") will be filed by the Dissemination Agent with the Municipal Securities Rulemaking Board's Electronic Municipal Markets Access ("EMMA") repository described in the form of the Disclosure Agreement attached hereto as APPENDIX E. The notices of material events will also be filed by the Dissemination Agent with EMMA. The specific nature of the information to be contained in the Disclosure Reports and the notices of material events are described in APPENDIX E. The Disclosure Agreement will be executed by the District, TPG, the Master Landowner and the Dissemination Agent at the time of issuance of the Series 2026 Bonds. The foregoing covenants have been made in order to assist the Underwriter in complying with the SEC Rule.

With respect to the Series 2026 Bonds, no parties other than the District, TPG and the Master Landowner are obligated to provide, nor are expected to provide, any continuing disclosure information with respect to the SEC Rule. None of the District, TPG nor the Master Landowner has previously entered into a continuing disclosure undertaking.

UNDERWRITING

The Underwriter will agree, pursuant to a contract to be entered into with the District, subject to certain conditions, to purchase the Series 2026 Bonds from the District at a purchase price of \$_____ (which is the par amount of the Series 2026 Bonds of \$_____, [less/plus] [net] original issue [discount/premium] in the amount of \$_____ and less an Underwriter's discount in the amount of \$_____). See "ESTIMATED SOURCES AND USES OF BOND PROCEEDS" herein. The Underwriter's obligations are subject to certain conditions precedent and the Underwriter will be obligated to purchase all the Series 2026 Bonds if any Series 2026 Bonds are purchased.

The Underwriter intends to offer the Series 2026 Bonds to Accredited Investors at the offering prices set forth on the cover page of this Limited Offering Memorandum, which may subsequently change without prior notice. The Underwriter may offer and sell the Series 2026 Bonds to certain dealers (including dealers depositing the Series 2026 Bonds into investment trusts) at prices lower than the initial offering prices and such initial offering prices may be changed from time to time by the Underwriter.

LEGAL MATTERS

The Series 2026 Bonds are offered for delivery when, as and if issued by the District and accepted by the Underwriter, subject to prior sale, withdrawal or modification of the offer without

notice and the receipt of the opinion of Nabors, Giblin & Nickerson, P.A., Tampa, Florida, Bond Counsel, the form of which is attached hereto as APPENDIX D, as to the validity of the Series 2026 Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Kutak Rock LLP, Tallahassee, Florida, for the Developer by its counsel, Greenberg Traurig, West Palm Beach, Florida, for TPG by its counsel, Lewis, Longman & Walker, P.A., West Palm Beach, Florida, for the Master Landowner by its in-house counsel, for the Trustee by its counsel, Aponte & Associates Law Firm, P.L.L.C., Orlando, Florida, and for the Underwriter by its counsel, Bryant Miller Olive P.A., Orlando, Florida.

The legal opinions of Bond Counsel to be delivered concurrently with the issuance of the Series 2026 Bonds are based on existing law, which is subject to change. Such opinions are further based on factual representations made to Bond Counsel as of the date of such opinions. Bond Counsel assumes no duty to update or supplement its opinions to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond Counsel's opinions are not a guarantee of a particular result and are not binding on the IRS or the courts; rather, such opinions represent Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinions.

AGREEMENT BY THE STATE

Under the Act, the State pledges to the holders of any bonds issued thereunder, including the Series 2026 Bonds, that it will not limit or alter the rights of the issuer of such bonds to own, acquire, construct, reconstruct, improve, maintain, operate or furnish the projects subject to the Act or to levy and collect taxes, assessments, rentals, rates, fees, and other charges provided for in the Act and to fulfill the terms of any agreement made with the holders of such bonds and that it will not in any way impair the rights or remedies of such holders.

NO FINANCIAL STATEMENTS

To date, the District has not met the requirements necessary under State law to prepare audited financial statements. However, the District has covenanted in the form of Disclosure Agreement set forth in APPENDIX E attached hereto to provide its annual audited financial statements to certain information repositories as described in APPENDIX E, commencing with the audit for the District fiscal year ending **[September 30, 2026]**. The Series 2026 Bonds are not general obligation bonds of the District and are payable solely from the Series 2026 Trust Estate. See "CONTINUING DISCLOSURE" herein.

EXPERTS AND CONSULTANTS

The references herein to the Consulting Engineer have been approved by said firm. The Engineer's Report prepared by such firm relating to the CIP and the Series 2026 Project, has been included as APPENDIX A attached hereto in reliance upon such firm as an expert in engineering. References to and excerpts herein from such Engineer's Report do not purport to be adequate summaries of such Engineer's Report or the CIP and the Series 2026 Project or complete in all respects. Such Engineer's Report is an integral part of this Limited Offering Memorandum and should be read in its entirety for complete information with respect to the subjects discussed therein.

The references herein to the Methodology Consultant have been approved by said firm. The Assessment Reports prepared by such firm relating to the issuance of the Series 2026 Bonds have been included as composite APPENDIX B attached hereto in reliance upon such firm as an expert in developing assessment methodologies. References to and excerpts herein from such Assessment Reports do not purport to be adequate summaries of such Assessment Reports or complete in all respects. Such Assessment Reports are an integral part of this Limited Offering Memorandum and should be read in their entirety for complete information with respect to the subjects discussed therein. Governmental Management Services – Central Florida, LLC, has not been engaged to provide advice regarding the structuring or pricing of the Series 2026 Bonds.

CONTINGENT AND OTHER FEES

The District has retained Bond Counsel, District Counsel, the Methodology Consultant, the Underwriter (who has retained Underwriter's Counsel) and the Trustee (who has retained Trustee's Counsel), with respect to the authorization, sale, execution and delivery of the Series 2026 Bonds. Payment of the fees of such professionals, except for the payment of fees to District Counsel and the Methodology Consultant, are each contingent upon the issuance of the Series 2026 Bonds.

MISCELLANEOUS

Any statements made in this Limited Offering Memorandum involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Neither this Limited Offering Memorandum nor any statement that may have been made verbally or in writing is to be construed as a contract with the Owners of the Series 2026 Bonds.

The information contained in this Limited Offering Memorandum has been compiled from official and other sources deemed to be reliable, and is believed to be correct as of the date of this Limited Offering Memorandum, but is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation by, the Underwriter. The Underwriter listed on the cover page hereof has reviewed the information in this Limited Offering Memorandum in

accordance with and as part of its responsibility to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Limited Offering Memorandum nor any sale made hereunder is to create, under any circumstances, any implication that there has been no change in the affairs of the District from the date hereof. However, certain parties to the transaction, including the District, will, on the closing date of the Series 2026 Bonds, deliver certificates to the effect that nothing has come to their attention that would lead them to believe that applicable portions of this Limited Offering Memorandum contain an untrue statement of a material fact or omit to state a material fact that should be included herein for the purpose for which this Limited Offering Memorandum is intended to be used, or that is necessary to make the statements contained herein, in light of the circumstances under which they were made, not misleading and to the effect that from the date of this Limited Offering Memorandum to the date of closing of the Series 2026 Bonds that there has been no material adverse change in the information provided.

[Remainder of page intentionally left blank]

This Limited Offering Memorandum is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, as a whole or in part, for any other purpose. The appendices hereof are integral parts of this Limited Offering Memorandum and must be read in their entirety together with all of the foregoing statements.

**HORSESHOE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Chair, Board of Supervisors

APPENDIX A

ENGINEER'S REPORT

APPENDIX B

ASSESSMENT REPORTS

APPENDIX C

FORMS OF THE MASTER INDENTURE AND FIRST SUPPLEMENTAL INDENTURE

APPENDIX D

FORM OF OPINION OF BOND COUNSEL

APPENDIX E

FORM OF CONTINUING DISCLOSURE AGREEMENT

EXHIBIT D

CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (this “Disclosure Agreement”) dated ____ __, 2026, is executed and delivered by the **HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT** (the “Issuer”), **TPG AG EHC III (LEN) MULTI STATE 5, LLC**, a Delaware limited liability company and its successors and assigns (“TPG”), **TLC REEDY ISLE, LLC**, a Florida limited liability company and its successors and assigns (the “Master Landowner”) and **GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC**, as Dissemination Agent (the “Dissemination Agent”) in connection with the issuance by the Issuer of its \$_____ aggregate principal amount of Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) (the “Series 2026 Bonds”). The Series 2026 Bonds are being issued pursuant to a Master Trust Indenture dated as of May 1, 2026 (the “Master Indenture”), by and between the Issuer and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), as amended and supplemented from time to time, and as particularly supplemented by a First Supplemental Trust Indenture by and between the Issuer and the Trustee, dated as of May 1, 2026 (the “First Supplemental Indenture” and, together with the Master Indenture, the “Indenture”). The Issuer, TPG, the Master Landowner and the Dissemination Agent covenant and agree as follows:

1. Purpose of this Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Issuer, TPG, the Master Landowner, and the Dissemination Agent for the benefit of the Beneficial Owners of the Series 2026 Bonds and to assist the Participating Underwriter in complying with the continuing disclosure requirements of Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission (the “SEC”) pursuant to the Securities Exchange Act of 1934, as amended from time to time (the “Rule”).

The provisions of this Disclosure Agreement are supplemental and in addition to the provisions of the Indenture with respect to reports, filings and notifications provided for therein, and do not in any way relieve the Issuer, the Trustee or any other person of any covenant, agreement or obligation under the Indenture (or remove any of the benefits thereof) nor shall anything herein prohibit the Issuer, the Trustee or any other person from making any reports, filings or notifications required by the Indenture or any applicable law.

2. Definitions. In addition to the definitions set forth in the Indenture and the Limited Offering Memorandum (as hereinafter defined), which apply to any capitalized term used in this Disclosure Agreement unless otherwise defined herein, the following capitalized terms shall have the following meanings:

“**Annual Report**” shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

“**Assessments**” shall mean the non-ad valorem special assessments pledged to the payment of the Series 2026 Bonds pursuant to the Indenture.

“Beneficial Owner” shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Series 2026 Bonds (including persons holding Series 2026 Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Series 2026 Bonds for federal income tax purposes.

“Business Day” shall mean any day other than a Saturday, Sunday or a day on which the Trustee is required, or authorized or not prohibited by law (including executive orders), to close and is closed, or on any day on which the New York Stock Exchange is closed.

“County Tax Collector” shall mean the Lake County Tax Collector.

“Dissemination Agent” shall mean, initially, Governmental Management Services – Central Florida, LLC, acting in its capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the Issuer and which has filed with the Issuer and Trustee a written acceptance of such designation.

“District Manager” shall mean Governmental Management Services – Central Florida, LLC, or a successor District Manager.

“Event of Bankruptcy” shall be considered to have occurred when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Obligated Person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Obligated Person.

“Fiscal Year” shall mean the period commencing on October 1 and ending on September 30 of the next succeeding year, or such other period of time provided by applicable law.

“Issuer Disclosure Representative” shall mean the District Manager of the Issuer or his/her/its designee, or such other officer or employee as the Issuer shall designate in writing to the Trustee and the Dissemination Agent from time to time.

“Limited Offering Memorandum” shall mean the final offering document relating to the Series 2026 Bonds.

“Listed Events” shall mean any of the events listed in Section 9(a) of this Disclosure Agreement.

“Master Landowner Report” shall mean any Master Landowner Report provided by the Master Landowner, its successors or assigns, pursuant to, and as described in, Sections 7 and 8 of this Disclosure Agreement.

“Obligated Person” shall mean any person and its successors and assigns, who is either generally or through an enterprise, fund, or account of such person committed by contract or other arrangement to support payment of all or part (ten percent (10%) or more) of the obligations on the Series 2026 Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities). For purposes of this Disclosure Agreement, the Issuer and any landowner responsible for the payment of ten percent (10%) or more of the Assessments are Obligated Persons.

“Participating Underwriter” shall mean the original underwriter of the Series 2026 Bonds required to comply with the Rule in connection with offering of the Series 2026 Bonds.

“Phase 2A,” “Phase 2B,” and “Phase 2C” shall each have the meaning ascribed thereto in the Limited Offering Memorandum.

“Repository” shall mean each entity authorized and approved by the SEC from time to time to act as a repository for purposes of complying with the Rule. The Repositories currently approved by the SEC may be found by visiting the SEC’s website at “<http://www.sec.gov/info/municipal/nrmsir.htm>.” As of the date hereof, the Repository recognized by the SEC for such purpose is the Municipal Securities Rulemaking Board, which currently accepts continuing disclosure submissions through its Electronic Municipal Market Access (“EMMA”) web portal at <http://emma.msrb.org>.

“State” shall mean the State of Florida.

“TPG Report” shall mean any TPG Report provided by TPG, its successors or assigns, pursuant to, and as described in, Sections 5 and 6 of this Disclosure Agreement.

3. Provision of Annual Reports.

(a) The Issuer shall, or shall cause the Dissemination Agent to, by April 1 of the calendar year following the end of each Fiscal Year of the Issuer (the “Annual Filing Date”), beginning April 1, 2027, with respect to the Annual Report for the Issuer’s Fiscal Year ending September 30, 2026, provide to any Repository in electronic format as prescribed by such Repository an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Agreement; provided, however, that the Issuer shall file its audited financial statements within the time period provided in the next succeeding sentence. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Agreement; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Report and later than the date required above, but in no event later than the date required to be filed with the State pursuant to applicable State law (currently within nine (9) months of the end of the Issuer’s Fiscal Year), for the filing of the Annual Report if they are not available by that date. If the Issuer’s Fiscal Year changes, the Issuer shall give notice of such change in the same manner as for a Listed Event under Section 9(a). **[Add obligation to file 2025 audited financial statements if audit is not ready for attachment to PLOM]**

(b) If on the fifteenth (15th) day prior to each Annual Filing Date the Dissemination Agent has not received a copy of the Annual Report, the Dissemination Agent shall contact the Issuer Disclosure Representative in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the Annual Report pursuant to Section 3(a) above. Upon such reminder and no later than the Annual Filing Date, the Issuer Disclosure Representative, shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Report in accordance with Section 3(a) above, or (ii) instruct the Dissemination Agent in writing that the Issuer will not be able to file the Annual Report within the time required under this Disclosure Agreement, state the anticipated date by which the Annual Report for such year will be provided and instruct the Dissemination Agent that a Listed Event as described in Section 9(a)(17) has occurred and, pursuant to and as further provided in Section 9, to immediately send a notice to any Repository in electronic format as required by such Repository in substantially the form attached as Exhibit A hereto.

(c) The Dissemination Agent shall:

(i) determine each year prior to the date for providing the Annual Report the name, address and filing requirements of any Repository; and

(ii) within five (5) Business Days of filing the Annual Report, file a notice with the Issuer certifying that the Annual Report has been provided pursuant to this Disclosure Agreement, stating the date(s) it was provided and listing any Repository to which it was provided.

4. Content of Issuer's Annual Report.

(a) The Issuer's Annual Report shall contain or incorporate by reference the following, which includes an update of the financial and operating data of the Issuer to the extent presented in the Limited Offering Memorandum. All information in the Annual Report shall be presented for the immediately preceding Fiscal Year unless otherwise stated:

(i) The amount of Assessments levied.

(ii) The amount of Assessments collected from property owners.

(iii) If available, the amount of Assessment delinquencies greater than 150 days, and, in the event that such delinquencies amount to more than ten percent (10%) of the amount of Assessments due in any year, a list of delinquent property owners with respect to Assessments billed and collected directly by the Issuer and with respect to Assessments collected by the County Tax Collector, unless such information is not available from the County Tax Collector.

(iv) The amount of tax certificates sold for lands subject to the Assessments, if any, and the balance, if any, remaining for sale.

(v) All fund balances in all Funds and Accounts for the Series 2026 Bonds. Upon request, the Issuer shall provide any Beneficial Owners and the Dissemination Agent with this information more frequently than annually and, in such case, shall provide such information within thirty (30) days of the written request of the Beneficial Owners.

(vi) The total amount of Series 2026 Bonds Outstanding.

(vii) The amount of principal and interest due on the Series 2026 Bonds.

(viii) The most recent audited financial statements of the Issuer which shall be prepared in accordance with governmental accounting standards promulgated by the Government Accounting Standards Board.

(ix) Any amendment or waiver of the provisions hereof as described in Section 13 hereof.

(b) To the extent any of the items set forth in subsections (i) through (vii) above are included in the audited financial statements referred to in subsection (viii) above, they do not have to be separately set forth.

(c) The Issuer represents and warrants that it will supply, in a timely fashion, any information available to the Issuer and reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The Issuer acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be provided by the Issuer and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the Issuer or others as thereafter disseminated by the Dissemination Agent.

The information provided under this Section 4 may be included by specific reference to documents, including official statements of debt issues of the Issuer or related public entities, which are available to the public on EMMA (or any successor Repository's website) or filed with the SEC. The Issuer shall clearly identify each such other document so incorporated by reference.

The Issuer reserves the right to modify from time to time the specific types of information provided in its Annual Report or the format of the presentation of such information, to the extent necessary or appropriate in the judgment of the Issuer; provided that the Issuer agrees that any such modification will be done in a manner consistent with the Rule.

5. Provision of TPG Report.

(a) TPG shall, or shall cause the Dissemination Agent to, for the quarter ending: (i) March 31, each May 1; (ii) June 30, each August 1; (iii) September 30, each November 1; and (iv) December 31, each February 1 of the following year (the “TPG Quarterly Filing Date”), beginning with the quarter ending September 30, 2026, provide to any Repository in electronic format as prescribed by such Repository a TPG Report which is consistent with the requirements of Section 6(b) of this Disclosure Agreement.

(b) If on the fifteenth (15th) day prior to each TPG Quarterly Filing Date the Dissemination Agent has not received a copy of the TPG Report due on such TPG Quarterly Filing Date, the Dissemination Agent shall contact TPG in writing (which may be by e-mail) to remind TPG of its undertaking to provide the TPG Report pursuant to this Section 5. Upon such reminder and no later than the TPG Quarterly Filing Date, TPG shall either (i) provide the Dissemination Agent with an electronic copy of the TPG Report in accordance with Section 5(a) above, or (ii) instruct the Dissemination Agent in writing that TPG will not be able to file the TPG Report within the time required under this Disclosure Agreement and state the anticipated date by which such TPG Report will be provided.

(c) If the Dissemination Agent has not received a TPG Report that contains the information in Section 6(b) of this Disclosure Agreement by 12:00 noon on the first Business Day following each TPG Quarterly Filing Date, a Listed Event described in Section 9(a)(17) shall have occurred and the Issuer and TPG hereby direct the Dissemination Agent to send a notice to each Repository in substantially the form attached as Exhibit A hereto, with a copy to the Issuer, pursuant to and as further provided in Section 9.

(d) The Dissemination Agent shall:

(i) determine prior to each TPG Quarterly Filing Date the name and address of each Repository; and

(ii) promptly upon fulfilling its obligations under subsection (a) above, file a notice with TPG and the Issuer stating that the TPG Report has been provided pursuant to this Disclosure Agreement and stating the date(s) it was provided.

6. Content of TPG Report.

(a) TPG, so long as it is an Obligated Person for purposes of this Disclosure Agreement, shall file, or cause to be filed by the Dissemination Agent, a TPG Report no later than the TPG Quarterly Filing Date. At such time as TPG is no longer an Obligated Person, TPG will no longer be obligated to prepare any quarterly TPG Report pursuant to this Disclosure Agreement; provided, however, if TPG was an Obligated Person at any time during a quarter, TPG shall report for the remainder of that quarter indicating in such report the date that TPG ceased being an Obligated Person.

(b) Each quarterly TPG Report shall contain an update of the following information with respect to such Obligated Person and Phase 2A:

(i) As it relates to Phase 2A, an update of the product mix table included in the subsection “THE DEVELOPMENT – Residential Land Use and Development Plan” of the Limited Offering Memorandum;

(ii) A description of the infrastructure improvements necessary to complete the Series 2026 Project related to Phase 2A that have been completed and that are currently under construction;

(iii) The number of assessable units within Phase 2A subject to Assessments that have closed with retail end users;

(iv) The number of assessable units within Phase 2A subject to Assessments that are under contract with retail end users;

(v) If applicable, the number of lots in Phase 2A subject to Assessments that are under contract with builders, together with the name of each builder;

(vi) If applicable, the number of lots in Phase 2A subject to Assessments that have closed with builders, together with the name of each builder;

(vii) The estimated date of complete build-out of assessable units subject to Assessments in Phase 2A;

(viii) Whether TPG has made any bulk sale of the land subject to Assessments within Phase 2A;

(ix) Materially adverse changes or determinations to permits/approvals/entitlements for Phase 2A which necessitate changes to TPG’s land-use or other plans for Phase 2A;

(x) Updated plan of finance (i.e., change in status of any credit enhancement, issuance of additional bonds to complete project, draw on credit line of TPG, additional mortgage debt, etc.); and

(xi) Any event that would have a material adverse impact on the implementation of the development of Phase 2A as described in the Limited Offering Memorandum or on TPG’s ability to undertake the development of Phase 2A as described in the Limited Offering Memorandum.

(c) Any of the items listed in subsection (b) above may be incorporated by reference from other documents which have been submitted to each of the Repository or the SEC. TPG shall clearly identify each such other document so incorporated by reference.

(d) If TPG sells, assigns or otherwise transfers ownership of real property in Phase 2A to a third party, which will in turn be an Obligated Person for purposes of this Disclosure Agreement as a result thereof (for purposes of this paragraph, a “Transfer”), TPG hereby agrees to require such third party (i) to execute and deliver at the time of the Transfer an assignment in the form attached hereto as Exhibit B (the “Assignment”) and (ii) to comply with the disclosure obligations of TPG hereunder for so long as such third party is an Obligated Person hereunder, to the same extent as if such third party were a party to this Disclosure Agreement. TPG shall promptly notify the Issuer and the Dissemination Agent in writing of the Transfer. For purposes of Sections 5, 6, 9 and 11 hereof, the term “TPG” shall be deemed to include TPG and any third party that becomes an Obligated Person hereunder as a result of a Transfer. In the event that TPG remains an Obligated Person hereunder following any Transfer, nothing herein shall be construed to relieve TPG from its obligations hereunder. TPG will provide a copy of any Assignment to the Dissemination Agent for filing on EMMA.

7. Provision of Master Landowner Report.

(a) The Master Landowner shall, or shall cause the Dissemination Agent to, for the quarter ending: (i) March 31, each May 1; (ii) June 30, each August 1; (iii) September 30, each November 1; and (iv) December 31, each February 1 of the following year (the “Master Landowner Quarterly Filing Date”), beginning with the quarter ending September 30, 2026, provide to any Repository in electronic format as prescribed by such Repository a Master Landowner Report which is consistent with the requirements of Section 8(b) of this Disclosure Agreement.

(b) If on the fifteenth (15th) day prior to each Master Landowner Quarterly Filing Date the Dissemination Agent has not received a copy of the Master Landowner Report due on such Master Landowner Quarterly Filing Date, the Dissemination Agent shall contact the Master Landowner in writing (which may be by e-mail) to remind the Master Landowner of its undertaking to provide the Master Landowner Report pursuant to this Section 7. Upon such reminder and no later than the Master Landowner Quarterly Filing Date, the Master Landowner shall either (i) provide the Dissemination Agent with an electronic copy of the Master Landowner Report in accordance with Section 7(a) above, or (ii) instruct the Dissemination Agent in writing that the Master Landowner will not be able to file the Master Landowner Report within the time required under this Disclosure Agreement and state the anticipated date by which such Master Landowner Report will be provided.

(c) If the Dissemination Agent has not received a Master Landowner Report that contains the information in Section 8(b) of this Disclosure Agreement by 12:00 noon on the first Business Day following each Master Landowner Quarterly Filing Date, a Listed Event described in Section 9(a)(17) shall have occurred and the Issuer and the Master Landowner hereby direct the Dissemination Agent to send a notice to each Repository in substantially the form attached as Exhibit A hereto, with a copy to the Issuer, pursuant to and as further provided in Section 9.

(d) The Dissemination Agent shall:

(i) determine prior to each Master Landowner Quarterly Filing Date and the name and address of each Repository; and

(ii) promptly upon fulfilling its obligations under subsection (a) above, file a notice with the Master Landowner and the Issuer stating that the Master Landowner Report has been provided pursuant to this Disclosure Agreement and stating the date(s) it was provided.

8. Content of Master Landowner Report.

(a) The Master Landowner, so long as it is an Obligated Person for purposes of this Disclosure Agreement, shall file, or cause to be filed by the Dissemination Agent, a Master Landowner Report no later than the Master Landowner Quarterly Filing Date. At such time as the Master Landowner is no longer an Obligated Person, the Master Landowner will no longer be obligated to prepare any quarterly Master Landowner Report pursuant to this Disclosure Agreement; provided, however, if the Master Landowner was an Obligated Person at any time during a quarter, the Master Landowner shall report for the remainder of that quarter indicating in such report the date that the Master Landowner ceased being an Obligated Person.

(b) Each quarterly Master Landowner Report shall contain an update of the following information with respect to such Obligated Person and Phase 2B and Phase 2C:

(i) As it relates to Phase 2B and Phase 2C, an update of the product mix table included in the subsections “THE DEVELOPMENT – Residential Land Use and Development Plan” of the Limited Offering Memorandum;

(ii) A description of the infrastructure improvements necessary to complete the Series 2026 Project related to Phase 2B and Phase 2C that have been completed and that are currently under construction;

(iii) The number of assessable units within Phase 2B and Phase 2C subject to Assessments that have closed with retail end users;

(iv) The number of assessable units within Phase 2B and Phase 2C subject to Assessments that are under contract with retail end users;

(v) If applicable, the number of lots in Phase 2B and Phase 2C subject to Assessments that are under contract with builders, together with the name of each builder;

(vi) If applicable, the number of lots in Phase 2B and Phase 2C subject to Assessments that have closed with builders, together with the name of each builder;

(vii) The estimated date of complete build-out of assessable units subject to Assessments in Phase 2B and Phase 2C;

(viii) Whether the Master Landowner has made any bulk sale of the land subject to Assessments within Phase 2B and Phase 2C;

(ix) Materially adverse changes or determinations to permits/approvals/entitlements for Phase 2B and Phase 2C which necessitate changes to the Master Landowner's land-use or other plans for Phase 2B and Phase 2C;

(x) Updated plan of finance (i.e., change in status of any credit enhancement, issuance of additional bonds to complete project, draw on credit line of the Master Landowner, additional mortgage debt, etc.); and

(xi) Any event that would have a material adverse impact on the implementation of the development of Phase 2B and Phase 2C as described in the Limited Offering Memorandum or on the Master Landowner's ability to undertake the development of Phase 2B and Phase 2C as described in the Limited Offering Memorandum.

(c) Any of the items listed in subsection (b) above may be incorporated by reference from other documents which have been submitted to each of the Repository or the SEC. The Master Landowner shall clearly identify each such other document so incorporated by reference.

(d) If the Master Landowner sells, assigns or otherwise transfers ownership of real property in Phase 2B and Phase 2C to a third party, which will in turn be an Obligated Person for purposes of this Disclosure Agreement as a result thereof (for purposes of this paragraph, a "Transfer"), the Master Landowner hereby agrees to (i) execute and deliver at the time of the Transfer an assignment in the form attached hereto as Exhibit B (the "Assignment") and (ii) require such third party to comply with the disclosure obligations of the Master Landowner hereunder for so long as such third party is an Obligated Person hereunder, to the same extent as if such third party were a party to this Disclosure Agreement. The Master Landowner shall promptly notify the Issuer and the Dissemination Agent in writing of the Transfer. For purposes of Sections 7, 8, 9 and 11 hereof, the term "Master Landowner" shall be deemed to include the Master Landowner and any third party that becomes an Obligated Person hereunder as a result of a Transfer. In the event that the Master Landowner remains an Obligated Person hereunder following any Transfer, nothing herein shall be construed to relieve the Master Landowner from its obligations hereunder. Master Landowner will provide a copy of any Assignment to the Dissemination Agent for filing on EMMA.

9. Reporting of Listed Events.

(a) Pursuant to the provisions of this Section 9, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Series 2026 Bonds (to the extent they pertain to the Issuer as an Obligated Person for subsections 10, 12, 13, 15, 16, 17 and 18), TPG shall give, or cause to be given, notice of the occurrence of numbers 10, 12, 13, 15, 16, 17 and 18 of the following events as they pertain to TPG and Phase 2A (and the Issuer shall not be responsible therefor), and the Master Landowner shall give, or cause to be given, notice of the occurrence of numbers 10, 12, 13, 15, 16, 17 and 18 of the following events as they pertain to the Master Landowner and Phase 2B and Phase 2C (and the Issuer shall not be responsible therefor) to the Dissemination Agent in writing in sufficient time in order to allow the Dissemination Agent to file notice of the occurrence of such Listed Event in a timely manner not in excess of ten (10) Business Days after the occurrence of the event, with the exception of the event described in number 17 below, which notice shall be given in a timely manner:

1. principal and interest payment delinquencies;
2. non-payment related defaults, if material;
3. unscheduled draws on debt service reserves reflecting financial difficulties;
4. unscheduled draws on credit enhancements reflecting financial difficulties;
5. substitution of credit or liquidity providers, or their failure to perform;
6. adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax status of the Series 2026 Bonds, or other material events affecting the tax status of the Series 2026 Bonds;
7. modifications to rights of the holders of the Series 2026 Bonds, if material;
8. bond calls, if material, and tender offers;
9. defeasances;
10. release, substitution, or sale of property securing repayment of the Series 2026 Bonds, if material (sale of individual lots by developers or homeowners to end users shall not be material for purposes of this Disclosure Agreement);
11. ratings changes;

12. an Event of Bankruptcy or similar event of an Obligated Person;
13. the consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. appointment of a successor or additional trustee or the change of name of a trustee, if material;
15. incurrence of a financial obligation (as defined by the Rule) of the Issuer or an Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Issuer or an Obligated Person, any of which affect security holders of the Series 2026 Bonds, if material;
16. default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the Issuer or an Obligated Person, any of which reflect financial difficulties;
17. notice of any failure on the part of the Issuer to meet the requirements of Section 3 hereof, of TPG to meet the requirements of Section 5 hereof, or of the Master Landowner to meet the requirements of Section 7 hereof; and
18. the termination of TPG's and/or the Master Landowner's obligations under this Disclosure Agreement prior to the final maturity of the Series 2026 Bonds, pursuant to Section 11 hereof.

(b) The notice required to be given in paragraph 9(a) above shall be filed with any Repository, in electronic format as prescribed by such Repository.

10. Identifying Information. In accordance with the Rule, all disclosure filings submitted pursuant to this Disclosure Agreement to any Repository must be accompanied by identifying information as prescribed by the Repository. Such information may include, but shall not be limited to:

- (a) the category of information being provided;
- (b) the period covered by any annual financial information, financial statement or other financial information or operation data;

- (c) the issues or specific securities to which such documents are related (including CUSIPs, issuer name, state, issue description/securities name, dated date, maturity date, and/or coupon rate);
- (d) the name of any Obligated Person other than the Issuer;
- (e) the name and date of the document being submitted; and
- (f) contact information for the submitter.

11. Termination of Disclosure Agreement. The Issuer's obligations and TPG's and the Master Landowner's obligations under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Series 2026 Bonds, so long as there is no remaining liability of the Issuer, or if the Rule is repealed or no longer in effect. Furthermore, TPG's and the Master Landowner's obligations shall terminate at such time as TPG or the Master Landowner, as applicable, is no longer an Obligated Person. If any such termination of TPG's or the Master Landowner's obligation occurs prior to the final maturity of the Series 2026 Bonds, TPG and/or the Master Landowner, as applicable, shall give notice of such termination in the same manner as for a Listed Event under Section 9 hereof.

12. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent. The initial Dissemination Agent shall be Governmental Management Services – Central Florida, LLC. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the Issuer or any Obligated Person pursuant to this Disclosure Agreement. The Dissemination Agent may terminate its role as Dissemination Agent upon delivery of sixty (60) days' prior written notice to the Issuer and each Obligated Person. The Issuer may terminate its agreement with the Dissemination Agent at any time upon delivery of sixty (60) days' written notice to the Dissemination Agent and each Obligated Person.

13. Amendment. Notwithstanding any other provision of this Disclosure Agreement, the Issuer, TPG, the Master Landowner and the Dissemination Agent (if the Dissemination Agent is not the Issuer) may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) The amendment may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the Issuer, TPG and/or the Master Landowner, or the type of business conducted;

(b) The undertaking, as amended, would have complied with the requirements of the Rule at the time of the primary offering of the Series 2026 Bonds, after taking

into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment does not materially impair the interests of the holders, as determined either (i) by parties unaffiliated with the Issuer (such as the Trustee or Bond Counsel), or (ii) by the approving vote of bondholders pursuant to the terms of the Indenture at the time of the amendment.

Notwithstanding the foregoing, the Issuer, TPG, the Master Landowner and the Dissemination Agent shall have the right to adopt amendments to this Disclosure Agreement necessary to comply with modifications to and interpretations of the provisions of the Rule as announced by the SEC from time to time.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer, TPG and the Master Landowner shall describe such amendment in its next Annual Report, TPG Report, or Master Landowner Report, as applicable, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer, TPG, or the Master Landowner, as applicable. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements of the Issuer, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 9(b), and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Notwithstanding anything to the contrary herein requiring consent of TPG and/or the Master Landowner, the Issuer may amend this Disclosure Agreement without the consent of TPG and/or the Master Landowner with respect to any provision hereof that does not affect TPG or the Master Landowner, as applicable.

14. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer, TPG, or the Master Landowner from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report, TPG Report or Master Landowner Report or notice of occurrence of Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer, TPG or the Master Landowner chooses to include any information in any Annual Report, TPG Report or Master Landowner Report, respectively, or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer, TPG or the Master Landowner shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report, TPG Report or Master Landowner Report, as applicable, or notice of occurrence of a Listed Event.

15. Default. In the event of a failure of the Issuer, TPG, the Master Landowner, the Issuer Disclosure Representative or a Dissemination Agent to comply with any provision of this Disclosure Agreement, the Trustee may (and, at the request of any Participating Underwriter or the Owners of more than 50% of the aggregate principal amount of Outstanding Series 2026 Bonds and receipt of indemnity satisfactory to the Trustee, shall), or any Beneficial Owner of a Series 2026 Bond may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer, TPG, the Master Landowner, the Issuer Disclosure Representative or a Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Agreement. No default hereunder shall be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer, TPG, the Master Landowner, the Issuer Disclosure Representative or a Dissemination Agent, to comply with this Disclosure Agreement shall be an action to compel performance.

16. Duties of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement.

17. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, TPG, the Master Landowner, the Dissemination Agent, the Trustee, the Participating Underwriter and Beneficial Owners of the Series 2026 Bonds, and shall create no rights in any other person or entity.

18. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

19. Governing Law. This Disclosure Agreement shall be governed by the laws of the State and federal law.

20. Trustee Cooperation. The Issuer represents that the Dissemination Agent is a bona fide agent of the Issuer and directs the Trustee to deliver to the Dissemination Agent at the expense of the Issuer, any information or reports that are in the possession of and readily available to the Trustee that the Dissemination Agent requests that the Issuer has a right to request from the Trustee (inclusive of balances, payments, etc.).

[End of document – signatures to follow]

IN WITNESS WHEREOF, the undersigned has executed this Disclosure Agreement as of the date and year set forth above.

**HORSESHOE CREEK COMMUNITY
DEVELOPMENT DISTRICT**, as Issuer

CONSENTED TO AND AGREED TO BY:

Anthony Iorio, Chair, Board of Supervisors

**GOVERNMENTAL MANAGEMENT
SERVICES – CENTRAL FLORIDA, LLC**, and its
successors and assigns, as Issuer Disclosure
Representative

George Flint, Vice President

**JOINED BY U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION**, as Trustee for
purposes of Sections 15, 17 and 20 only

**GOVERNMENTAL MANAGEMENT
SERVICES – CENTRAL FLORIDA, LLC**, as
Dissemination Agent

Scott Schuhle, Vice President

George Flint, Vice President

TPG AG EHC III (LEN) MULTI STATE 5, LLC,
a Delaware limited liability company,
as TPG

TLC REEDY ISLE, LLC, a Florida limited
liability company, as Master Landowner

Name: _____
Title: _____

Name: _____
Title: _____

EXHIBIT A

**NOTICE TO REPOSITORIES
OF FAILURE TO FILE ANNUAL REPORT/[ISSUER][TPG][MASTER LANDOWNER]
REPORT**

Name of Issuer: Horseshoe Creek Community Development District

Name of Bond Issue: \$_____ Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area)

Date of Issuance: ____ __, 2026

Obligated Person: [Horseshoe Creek Community Development District]
[TPG AG EHC III (LEN) MULTI STATE 5, LLC]
[TLC Reedy Isle, LLC]

CUSIPS: [To come]

NOTICE IS HEREBY GIVEN that [the] [Issuer] [TPG] [Master Landowner] has not provided an [Annual Report] [TPG Report] [Master Landowner Report] with respect to the above-named Series 2026 Bonds as required by [Section 3] [Section 5] [Section 7] of the Continuing Disclosure Agreement dated ____ __, 2026, among the Issuer, TPG, the Master Landowner and the Dissemination Agent named therein. [The] [Issuer] [TPG] [Master Landowner] has advised the undersigned that it anticipates that the [Annual Report] [TPG Report] [Master Landowner Report] will be filed by _____, 20__.

Dated: _____, _____, Dissemination Agent

cc: [Issuer] [TPG] [Master Landowner]

EXHIBIT B

FORM OF ASSIGNMENT TO TRANSFEREE OBLIGATED PARTY

Name of Issuer: Horseshoe Creek Community Development District

Obligated Persons: [Issuer] [TPG] [Master Landowner]

Name of Bond Issue: \$_____ Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area)

Date of Issuance: _____, 2026

CUSIP:

Date of Transfer: _____, 20__

All capitalized terms used herein shall have the meanings given in the Continuing Disclosure Agreement, dated _____ with respect to the Bonds (the "Continuing Disclosure Agreement").

The Landowner (or other Obligated Party) (the "Assignor") has made a Transfer, as of the Date of Transfer above, of real property within [Phase 2A][Phase 2B or 2C] (the "Transferred Property") to _____ (the "Transferee") and, as a result of such Transfer, the Transferee has become an Obligated Party for purposes of the Continuing Disclosure Agreement. The Assignor hereby assigns its obligations under the Continuing Disclosure Agreement with respect to the Transferred Property to the Transferee and the Assignor is relieved of its obligations under the Continuing Disclosure Agreement with regard to the Transferred Property, other than any period of time prior to the Transfer Date for which reporting has not been completed.

The undersigned Transferee hereby acknowledges and accepts the assignment of, and its reporting obligations under, Section 5 of the Continuing Disclosure Agreement with respect to the Transferred Property.

_____, Assignee

By: _____

Its: _____

_____, Transferee

By: _____

Its: _____

EXHIBIT E

EXHIBIT F

SECTION D

**ACQUISITION AGREEMENT
(SERIES 2026 BONDS – PHASE 2A)**

THIS ACQUISITION AGREEMENT (SERIES 2026 BONDS – PHASE 2A) (“Agreement”) is made and entered into by the following parties, and to be effective as of _____, 2026 (**“Effective Date”**):

HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located entirely within the City of Davenport, Florida (**“District”**); and

LENNAR HOMES, LLC, a Florida limited liability company, developer of a portion of lands located within the boundaries of the District, whose address is 5505 Waterford District Drive, Miami, Florida 33126 (the **“Phase 2A Developer,”** together with the District, the **“Parties”** and individually, **“Party”**).

RECITALS

WHEREAS, the District was established by Ordinance No. 1274, adopted by the City Commission of the City of Davenport, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including but not limited to onsite and offsite stormwater management facilities, water and sanitary sewer systems, onsite and offsite roadway improvements, undergrounding of electrical, landscape, hardscape, and irrigation improvements, conservation/mitigation, and other infrastructure; and

WHEREAS, the Phase 2A Developer is the developer of certain lands within the boundaries of the District known as Phase 2A (**“Phase 2A”** or **“Development”**), which together with those certain lands in the District known as Phase 2B and 2C shall be known as the **“2026 Assessment Area,”** and

WHEREAS, the District presently intends to finance a portion of the planning, design, acquisition, construction, and/or installation of infrastructure improvements, facilities, and services comprising the District’s capital improvement plan for the 2026 Assessment Area (**“Series 2026 Project”**)¹ as detailed in the *First Supplemental Engineer’s Report Phase 2A, 2B and 2C Infrastructure Improvements*, dated March 26, 2026 (**“Engineer’s Report”**), and attached to this Agreement as **Exhibit A**, which include the Series 2026 Project improvements relating to Phase 2A (**“District Improvements”**); and

WHEREAS, the anticipated costs of the District Improvements are identified in the Engineer’s Report (**“Project Costs”**); and

WHEREAS, the District does not have sufficient monies on hand to allow the District to contract directly for the preparation of the necessary surveys, reports, drawings, plans, permits, specifications, and related third-party development documents which would allow the timely commencement and completion of construction of the District Improvements (**“Work Product”**); and

¹ Note, the Series 2026 Project includes those capital infrastructure improvements relating to both Phase 2A and Phase 2B and 2C. The Series 2026 Project improvements relating to Phase 2B and 2C, which are also described in the Engineer’s Report and necessary for the development of the 2026 Assessment Area, are not included in the District Improvements that are subject to this Agreement. Instead, Series 2026 Project improvements relating to Phase 2B and 2C will be subject to a separate acquisition agreement by and between the District and TLC Reedy Isle, LLC.

WHEREAS, the District will not have sufficient monies to proceed with either the preparation of the Work Product or the commencement of construction of the District Improvements described in **Exhibit A** until such time as the District has closed on the sale of its proposed Capital Improvement Revenue Bonds, in one or more series ("**Bonds**"), the proceeds of which will be utilized as payment for the Work Product and the District Improvements contemplated by this Agreement; and

WHEREAS, in order to avoid a delay in the commencement of the construction of the District Improvements, which delay would also delay the Phase 2A Developer from implementing its planned development program, the Phase 2A Developer will advance, fund, commence, and complete and/or cause third parties to commence and complete certain work to enable the District to expeditiously provide the infrastructure; and

WHEREAS, as of each Acquisition Date (as hereinafter defined), the Phase 2A Developer desires to convey, or assign as applicable, to the extent permitted, and the District desires to acquire, or take assignment of as applicable, the Work Product, the District Improvements, and the real property sufficient to allow the District to own, operate, maintain, construct, or install the District Improvements described in **Exhibit A**, if any such conveyances are appropriate ("**Real Property**"), upon the terms and conditions contained herein; and

WHEREAS, the District and the Phase 2A Developer are entering into this Agreement to ensure the timely provision of the District Improvements and completion of the Development.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Phase 2A Developer agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. ACQUISITION DATE. The Parties agree to cooperate and use good faith and best efforts to undertake and complete the acquisition process contemplated by this Agreement on such date or dates as the Parties may jointly agree upon (each an "**Acquisition Date**"), but all must be no later than the end of a reasonable time period for acquisition considering the type of Work Product, Real Property and District Improvements to be conveyed, or such other time period required to maintain the tax-exempt status of the Bonds as determined by an opinion of the District's bond counsel. The Parties agree that separate or multiple Acquisition Dates may be established for any portion of the acquisitions contemplated by this Agreement.

3. ASSIGNMENT OF CONTRACTS. The District may accept the assignment of certain contracts ("**Construction Contracts**"). Such acceptance is predicated upon meeting the District's requirements, including but not limited to: (i) each contractor providing a bond in the form and manner required by Section 255.05, F.S., or the Phase 2A Developer providing adequate alternative security in compliance with Section 255.05, F.S., if required, (ii) receipt by the District of a release from each general contractor acknowledging each assignment and the validity thereof, acknowledging the furnishing of the bond or other security required by Section 255.05, F.S., if any, and waiving any and all claims against the District arising as a result of or connected with such assignment of Construction Contracts. The Phase 2A Developer hereby indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions which may be brought against or imposed upon the District by any

contractors, subcontractors, sub-subcontractors, materialmen, and others providing labor or services in conjunction with each such contract and including claims by members of the public, in each case only as such claims relate to the period of time prior to the District's acceptance of the assignment of Construction Contracts.

4. ACQUISITION OF WORK PRODUCT. Subject to any applicable legal requirements (e.g., but not limited to, those laws governing the use of proceeds from tax exempt bonds), the availability of proceeds from the Bonds, and the requirements of this Agreement, the District agrees to pay the actual reasonable cost incurred by the Phase 2A Developer in preparation of the Work Product in accordance with the provisions of this Agreement. The Phase 2A Developer shall provide copies of any and all invoices, bills, receipts, or other evidence of costs incurred by the Phase 2A Developer for the Work Product acquired with proceeds from the Bonds. The District Engineer shall review all evidence of cost and shall certify to the District's Board of Supervisors ("**Board**") the total actual amount of cost, which in the District Engineer's sole opinion, is reasonable for the Work Product. The District Engineer's opinion as to cost shall be set forth in an Engineer's Certificate which shall accompany the requisition for the funds from the District's trustee for the Bonds ("**Trustee**"). In the event that the Phase 2A Developer disputes the District Engineer's opinion as to cost, the District and the Phase 2A Developer agree to use good faith efforts to resolve such dispute. If the Parties are unable to resolve any such dispute, the Parties agree to jointly select a third-party engineer whose decision as to any such dispute shall be binding upon the Parties. Such a decision by a third-party engineer shall be set forth in an Engineer's Affidavit which shall accompany the requisition for Bond funds from the Trustee. The foregoing engineering review and certification process shall hereinafter be referred to as the "**Review Process**." The Parties acknowledge that the Work Product is being acquired for use by the District in connection with the construction of the District Improvements.

- A. The Phase 2A Developer agrees to convey to the District any and all of its right, title and interest in the Work Product (except as otherwise provided for in this Agreement) upon payment of the sums determined to be reasonable by the District Engineer, or a third-party engineer selected pursuant to this Section, or prior to payment of such as provided for herein, and approved by the Board pursuant to and as set forth in this Agreement.
- B. Except as otherwise provided for in this Agreement, the Phase 2A Developer agrees to release, or assign as applicable, to the District all transferrable right, title, and interest which the Phase 2A Developer may have in and to the above described Work Product, as well as all common law, statutory, and other reserved rights of Phase 2A Developer in and to the Work Product, including any and all copyrights in the Work Product and extensions and renewals thereof under United States law and throughout the world, and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums, and media, now known or hereinafter devised if owned by the Phase 2A Developer. To the extent determined necessary by the District, the Phase 2A Developer shall use good faith efforts to obtain all releases from any professional providing services in connection with the Work Product acquired with the proceeds of the Bonds to enable the District to use and rely upon the Work Product. Such releases may include, but are not limited to, any architectural, engineering, or other professional services.
- C. Notwithstanding anything to the contrary contained herein: (i) the Phase 2A

Developer's conveyance or assignment of the Work Product is made without representation or warranty whatsoever, and the Phase 2A Developer shall not be held liable for the Work Product or any defect therein and (ii) the Phase 2A Developer reserves a license to use the Work Product as set forth below, including reliance upon and enforcement thereof. The District agrees to seek recovery for any loss with respect to the Work Product from any person or entity who created the Work Product or who has provided an applicable warranty that has been assigned to the District pursuant to Section 4.D. of this Agreement.

- D. The Phase 2A Developer agrees to provide or cause to be provided to the District, either by assignment or directly from such third parties as may be necessary and desirable to the mutual satisfaction of the Parties hereto, any transferable warranty for the person or entity who created the Work Product which is in favor of the Phase 2A Developer that the Work Product is fit for the purposes to which it will be put by the District, as contemplated by the Engineer's Report.
- E. The District hereby grants to the Phase 2A Developer, and the Phase 2A Developer hereby reserves, access to and the right to use the Work Product, without the payment of any fee by the Phase 2A Developer. However, to the extent the Phase 2A Developer's access to and use of the Work Product causes the District to incur any de minimus cost, such as copying costs, the Phase 2A Developer agrees to pay such cost or expense.

5. ACQUISITION OF DISTRICT IMPROVEMENTS. Subject to any applicable legal requirements (e.g., including, but not limited to, those laws governing the use of proceeds from tax exempt bonds), the availability of proceeds from the Bonds, and the requirements of this Agreement, the District agrees to acquire completed District Improvements. When a portion of the District Improvements are completed and ready for conveyance by the Phase 2A Developer to the District, the Phase 2A Developer shall notify the District in writing, describing the nature of the improvement, its general location, and its estimated cost. The Phase 2A Developer agrees to provide, at or prior to each Acquisition Date, the following: (i) documentation of actual costs paid, (ii) instruments of conveyance such as special warranty bills of sale or such other instruments necessary to convey such portion of the District Improvements as may be reasonably requested by the District in accordance (but not in conflict) with this Agreement, and (iii) any other reasonable releases or documentation as may be reasonably requested by the District or the Phase 2A Developer in accordance (but not in conflict) with this Agreement. Any real property interests necessary for the functioning of the District Improvements to be acquired under this paragraph shall be reviewed and conveyed in accordance with the provisions of Section 6. The District Engineer in consultation with counsel and the Phase 2A Developer shall determine in writing whether or not the infrastructure to be conveyed is a part of the District Improvements contemplated by the Engineer's Report, and if so, shall provide the Phase 2A Developer with a list of items necessary to complete the acquisition. Each such acquisition shall also be subject to the Review Process described in Section 4 above. The District's Manager ("**District Manager**") shall determine, in writing, whether the District has, based on the Phase 2A Developer's estimate of cost, sufficient unencumbered funds to acquire the improvement.

- A. All documentation of any acquisition (e.g., bills of sale, receipts, maintenance bonds, as-builts, evidence of costs, deeds or easements, etc.) shall be to the reasonable satisfaction of the District. If any item acquired is to be conveyed to

a third-party governmental body, then the Phase 2A Developer agrees to cooperate and provide such certifications or documents as may reasonably be required by that governmental body, if any.

- B. The District Engineer shall certify as to the actual cost of any District Improvement. Subject to any applicable legal requirements (e.g., but not limited to, those laws governing the use of proceeds from tax exempt bonds), the availability of proceeds from the Bonds, and the requirements of this Agreement, the District shall pay no more than the actual cost incurred, as determined by the District Engineer.
- C. The Phase 2A Developer agrees to cooperate fully in the transfer of any permits to the District or any governmental entity with maintenance obligations for any District Improvements conveyed pursuant to this Agreement.

6. CONVEYANCE OF REAL PROPERTY.

- A. Conveyance. The Phase 2A Developer agrees that it will convey, or cause to be conveyed, to the District, at or prior to each Acquisition Date as reasonably determined by the District and the Phase 2A Developer, by a special warranty deed (or, if less than a fee estate, by easement or other instrument) reasonably acceptable to the Board together with a metes and bounds or other description, the lands (or less interest therein) upon which the District Improvements are constructed or which are necessary for the operation and maintenance of, and access to the District Improvements. The Parties agree that all Real Property shall be provided to the District at no cost unless the costs for the Real Property are expressly included as part of the Project Costs. The District may determine in its reasonable discretion that fee title is not necessary and in such cases shall accept such other interest in the lands upon which the District Improvements are constructed as the District deems acceptable. Such special warranty deed (or, if less than fee estate, other instrument) shall be subject to a reservation by the Phase 2A Developer of its right and privilege to use the area conveyed and/or grant to third parties the right to construct the District Improvements and any future improvements to such area for any related purposes (including, but not limited to, construction traffic relating to the construction of Phase 2A) not inconsistent with the District's use, occupation or enjoyment thereof. The Phase 2A Developer shall pay all required closing costs (i.e., documentary stamps) if any, for the conveyance of the lands upon which the District Improvements are constructed. The Phase 2A Developer shall be responsible for all taxes and assessments levied on the lands upon which the District Improvements are constructed until such time as the Phase 2A Developer conveys, or causes to be conveyed, all said lands to the District. At the time of conveyance, and if desired by the District, the Phase 2A Developer shall provide, at its expense, an owner's title insurance policy or obtain an opinion of title in a form satisfactory to the District.
- B. Boundary or Other Adjustments. The Phase 2A Developer and the District agree that reasonable future boundary adjustments may be made as deemed necessary

by both Parties in order to accurately describe lands conveyed to the District and lands which remain in the Phase 2A Developer's ownership or control. The Parties agree that any land transfers made to accommodate such adjustments shall be accomplished by donation. However, the Party requesting such adjustment shall pay any third-party transaction costs resulting from the adjustment, including but not limited to taxes, title insurance, recording fees or other third-party transfer costs.

7. TAXES, ASSESSMENTS, AND COSTS.

- A. Taxes, assessments and costs resulting from Agreement. The Phase 2A Developer agrees to indemnify the District from and make payment for any and all taxes (ad valorem, personal property, intangibles, or otherwise) or non-ad valorem assessments, which may be imposed upon the District, or which the District is legally obligated to pay, as a result of the Parties entering into this Agreement, if any, whether such taxes or assessments are imposed upon the District's property or property interest, or the Phase 2A Developer's property or property interest. As to any parcel of Real Property conveyed by the Phase 2A Developer pursuant to this Agreement, the potential obligations of the Phase 2A Developer to pay such taxes and assessments that may be incurred as a result of the Parties entering into this Agreement shall terminate one (1) year after conveyance of such parcel of Real Property. Notwithstanding the foregoing, the Parties represent to each other that they are not aware of any such taxes or assessments imposed upon the District as of the Effective Date of this Agreement.
- B. Taxes and assessments on property being acquired. The District is an exempt governmental unit acquiring property pursuant to this Agreement for use exclusively for public purposes. Accordingly, in accordance with Florida law, the Phase 2A Developer agrees to reserve an amount equal to the current ad valorem taxes and non-ad valorem assessments (with the exception of those ad valorem taxes and non-ad valorem assessments levied by the District) prorated to the date of transfer of title, based upon the expected assessment and millage rates giving effect to the greatest discount available for early payment.
1. If and only to the extent the property acquired by the District is subject to ad valorem taxes or non-ad valorem assessments, the Phase 2A Developer agrees to reimburse the District for payment, or pay on its behalf, the prorated portion of any and all ad valorem taxes and non-ad valorem assessments imposed during the calendar year in which each parcel of property is conveyed. For example, if the District acquires property in October 2026, the Phase 2A Developer shall escrow the pro rata amount of taxes due for the tax bill payable in November 2026. If any additional taxes are imposed on the District's property in 2026 for a period which property was owned by the Phase 2A Developer or an affiliate of Phase 2A Developer including but not limited to its landbank, TPG AG EHC III LEN MULTI STATE 5, LLC, then the Phase 2A Developer agrees to reimburse the District for that additional amount.

2. Nothing in this Agreement shall prevent the District from asserting any rights to challenge any taxes or assessments imposed, if any, on any property of the District.

C. Notice. The Parties agree to provide notice to the other within ten (10) calendar days of receipt of any notice of potential or actual taxes, assessments, or costs, as a result of any transaction pursuant to this Agreement, or notice of any other taxes, assessments or costs imposed on the property acquired by the District as described in subsection B above. The Phase 2A Developer covenants to make any payments due hereunder in a timely manner in accordance with Florida law. In the event that the Phase 2A Developer fails to make timely payment of any such taxes or costs, the Phase 2A Developer acknowledges the District's right to make such payment. If the District makes such payment, the Phase 2A Developer agrees to reimburse the District within thirty (30) calendar days of receiving notice of such payment, and to include in such reimbursement any fees, costs, penalties, or other expenses which accrued to the District as a result of making such a payment, including interest at the maximum rate allowed by law from the date of the payment made by the District.

D. Tax liability not created. Nothing herein is intended to create or shall create any new or additional tax liability on behalf of the Phase 2A Developer or the District. Furthermore, the Parties reserve all respective rights to challenge, pay under protest, contest or litigate the imposition of any tax, assessment, or cost in good faith they believe is unlawfully or inequitably imposed and agree to cooperate in good faith in the challenge of any such imposition.

8. ACQUISITION IN ADVANCE OF RECEIPT OF PROCEEDS. The District and the Phase 2A Developer hereby agree that an acquisition pursuant to this Agreement ("**Acquisition**") by the District may be completed prior to the District obtaining proceeds from Bonds. The District agrees to pursue the issuance of the Bonds in good faith; provided however, nothing herein shall cause or be construed to require the District to issue Bonds or other forms of indebtedness to provide funds for any unfunded Acquisition. In the event that the District issues Bonds and has Bond proceeds available to pay for any portion of the Acquisitions acquired by the District, and subject to the terms of the applicable documents relating to the Bonds, then the District shall promptly make payment for any such acquired Work Product, District Improvements or Real Property pursuant to the terms of this Agreement; provided, however, that no such obligation shall exist where the Phase 2A Developer is in default on the payment of any debt service assessments due on any property owned by the Phase 2A Developer, or, further, in the event the District's bond counsel determines that any such Acquisitions are not properly compensable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to make payment for such Acquisitions. Interest shall not accrue on the amounts owed for any prior Acquisitions. In the event the District does not or cannot issue the sufficient Bonds within six (6) years from the Effective Date of this Agreement to pay for all Acquisitions hereunder and, thus, does not make payment to the Phase 2A Developer for any unfunded Acquisitions, then the Parties agree that the District shall have no reimbursement obligation whatsoever for those unfunded Acquisitions except as otherwise designated in writing by the District as Unpaid Requisitions pursuant to, and as defined in, the applicable Supplemental Trust Indenture. The Phase 2A Developer acknowledges that the District may convey some or all of the District Improvements, Work Product, or Real Property described in the Engineer's Report to a general purpose unit of local government or certain utility providers and

consents to such conveyance(s) prior to payment being made to the Phase 2A Developer for any prior Acquisitions.

9. DEFAULT. A default by either Party under this Agreement, which continues for a period of thirty (30) days after notice of such default, 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 and/or, if applicable, specific performance.

10. ENFORCEMENT OF AGREEMENT. In the event that either of the Parties 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 Party, in addition to all other relief granted or awarded, all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, appellate proceedings and post-judgment collection proceedings.

11. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Phase 2A Developer relating to the subject matter of this Agreement.

12. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all Parties hereto.

13. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Phase 2A Developer. The District and the Phase 2A Developer have complied with all the requirements of law. The District and the Phase 2A Developer have full power and authority to comply with the terms and provisions of this Agreement.

14. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A. If to the Phase 2A Developer: Lennar Homes, LLC
5505 Waterford District Drive
Miami, Florida 33126
Attn: _____

With a copy to: _____

B. If to District: Horseshoe Creek Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

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

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. 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 contained in this Agreement 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 District and counsel for the Phase 2A Developer may deliver Notice on behalf of the District and the Phase 2A Developer. Any Parties or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

15. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Phase 2A Developer as an arm's length transaction. All Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any Party hereto.

16. THIRD-PARTY BENEFICIARIES. Except as provided in this Agreement, this Agreement is solely for the benefit of the District and the Phase 2A Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third-party not a formal Party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the District and the Phase 2A Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Phase 2A Developer and their respective representatives, successors, and assigns.

17. ASSIGNMENT; RESERVATION OF RIGHT TO ASSIGN PAYMENT. This Agreement may be assigned, in whole or in part, by either Party only upon the written consent of the other, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the Phase 2A Developer may assign its right to payment hereunder from Bond proceeds for the Acquisitions acquired by the District pursuant to this Agreement without further consent of the Parties hereto.

18. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each Party consents that the venue for any litigation arising out of or related to this Agreement shall be in Polk County, Florida.

19. [RESERVED]

20. TERMINATION. This Agreement may be terminated by the District or the Phase 2A Developer without penalty in the event that the District does not issue its proposed Bonds.

21. PUBLIC RECORDS. The Phase 2A Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and will be treated as such in accordance with Florida law.

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

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

24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

25. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but 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.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK.]

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

Attest:

**HORSESHOE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Name: Anthony Iorio
Its: Chairman

LENNAR HOMES, LLC,
a Florida limited liability company

Witness

By: _____
Name: _____
Its: _____

Exhibit A: *Engineer's Report*

Exhibit A
Engineer's Report

**ACQUISITION AGREEMENT
(SERIES 2026 BONDS – PHASES 2B & 2C)**

THIS ACQUISITION AGREEMENT (SERIES 2026 BONDS – PHASES 2B & 2C) (“Agreement”) is made and entered into by the following parties, and to be effective as of _____, 2026 (“**Effective Date**”):

HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located entirely within the City of Davenport, Florida (“**District**”); and

TLC REEDY ISLE, LLC, a Florida limited liability company, an owner and developer of a portion of lands located within the boundaries of the District, whose address is 605 Commonwealth Avenue, Orlando, Florida 32803 (the “**Master Landowner**,” together with the District, the “**Parties**” and individually, “**Party**”).

RECITALS

WHEREAS, the District was established by Ordinance No. 1274, adopted by the City Commission of the City of Davenport, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including but not limited to onsite and offsite stormwater management facilities, water and sanitary sewer systems, onsite and offsite roadway improvements, undergrounding of electrical, landscape, hardscape, and irrigation improvements, conservation/mitigation, and other infrastructure; and

WHEREAS, the Master Landowner is an owner and developer of certain lands within the boundaries of the District known as Phase 2B and Phase 2C (“**Phases 2B & 2C**” or “**Development**”), which together with those certain lands in the District known as Phase 2A shall be known as the “**2026 Assessment Area**,” and

WHEREAS, the District presently intends to finance a portion of the planning, design, acquisition, construction, and/or installation of infrastructure improvements, facilities, and services comprising the District’s capital improvement plan for the 2026 Assessment Area (“**Series 2026 Project**”)¹ as detailed in the *First Supplemental Engineer’s Report Phase 2A, 2B and 2C Infrastructure Improvements*, dated March 26, 2026 (“**Engineer’s Report**”), and attached to this Agreement as **Exhibit A**, which include the Series 2026 Project improvements relating to Phases 2B & 2C (“**District Improvements**”); and

WHEREAS, the anticipated costs of the District Improvements are identified in the Engineer’s Report (“**Project Costs**”); and

WHEREAS, the District does not have sufficient monies on hand to allow the District to contract directly for the preparation of the necessary surveys, reports, drawings, plans, permits, specifications, and related third-party development documents which would allow the timely commencement and completion of construction of the District Improvements (“**Work Product**”); and

¹ Note, the Series 2026 Project includes those capital infrastructure improvements relating to both Phase 2A and Phases 2B & 2C. The Series 2026 Project improvements relating to Phase 2A, which are also described in the Engineer’s Report and necessary for the development of the 2026 Assessment Area, are not included in the District Improvements that are subject to this Agreement. Instead, Series 2026 Project improvements relating to Phase 2A will be subject to a separate acquisition agreement by and between the District and Lennar Homes, LLC.

WHEREAS, the District will not have sufficient monies to proceed with either the preparation of the Work Product or the commencement of construction of the District Improvements described in **Exhibit A** until such time as the District has closed on the sale of its proposed Capital Improvement Revenue Bonds, in one or more series ("**Bonds**"), the proceeds of which will be utilized as payment for the Work Product and the District Improvements contemplated by this Agreement; and

WHEREAS, in order to avoid a delay in the commencement of the construction of the District Improvements, which delay would also delay the Master Landowner from implementing its planned development program, the Master Landowner will advance, fund, commence, and complete and/or cause third parties to commence and complete certain work to enable the District to expeditiously provide the infrastructure; and

WHEREAS, as of each Acquisition Date (as hereinafter defined), the Master Landowner desires to convey, or assign as applicable, to the extent permitted, and the District desires to acquire, or take assignment of as applicable, the Work Product, the District Improvements, and the real property sufficient to allow the District to own, operate, maintain, construct, or install the District Improvements described in **Exhibit A**, if any such conveyances are appropriate ("**Real Property**"), upon the terms and conditions contained herein; and

WHEREAS, the District and the Master Landowner are entering into this Agreement to ensure the timely provision of the District Improvements and completion of the Development.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Master Landowner agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. ACQUISITION DATE. The Parties agree to cooperate and use good faith and best efforts to undertake and complete the acquisition process contemplated by this Agreement on such date or dates as the Parties may jointly agree upon (each an "**Acquisition Date**"), but all must be no later than the end of a reasonable time period for acquisition considering the type of Work Product, Real Property and District Improvements to be conveyed, or such other time period required to maintain the tax-exempt status of the Bonds as determined by an opinion of the District's bond counsel. The Parties agree that separate or multiple Acquisition Dates may be established for any portion of the acquisitions contemplated by this Agreement.

3. ASSIGNMENT OF CONTRACTS. The District may accept the assignment of certain contracts ("**Construction Contracts**"). Such acceptance is predicated upon meeting the District's requirements, including but not limited to: (i) each contractor providing a bond in the form and manner required by Section 255.05, F.S., or the Master Landowner providing adequate alternative security in compliance with Section 255.05, F.S., if required, (ii) receipt by the District of a release from each general contractor acknowledging each assignment and the validity thereof, acknowledging the furnishing of the bond or other security required by Section 255.05, F.S., if any, and waiving any and all claims against the District arising as a result of or connected with such assignment of Construction Contracts. The Master Landowner hereby indemnifies and holds the District harmless from any claims, demands, liabilities,

judgments, costs, or other actions which may be brought against or imposed upon the District by any contractors, subcontractors, sub-subcontractors, materialmen, and others providing labor or services in conjunction with each such contract and including claims by members of the public, in each case only as such claims relate to the period of time prior to the District's acceptance of the assignment of Construction Contracts.

4. ACQUISITION OF WORK PRODUCT. Subject to any applicable legal requirements (e.g., but not limited to, those laws governing the use of proceeds from tax exempt bonds), the availability of proceeds from the Bonds, and the requirements of this Agreement, the District agrees to pay the actual reasonable cost incurred by the Master Landowner in preparation of the Work Product in accordance with the provisions of this Agreement. The Master Landowner shall provide copies of any and all invoices, bills, receipts, or other evidence of costs incurred by the Master Landowner for the Work Product acquired with proceeds from the Bonds. The District Engineer shall review all evidence of cost and shall certify to the District's Board of Supervisors ("**Board**") the total actual amount of cost, which in the District Engineer's sole opinion, is reasonable for the Work Product. The District Engineer's opinion as to cost shall be set forth in an Engineer's Certificate which shall accompany the requisition for the funds from the District's trustee for the Bonds ("**Trustee**"). In the event that the Master Landowner disputes the District Engineer's opinion as to cost, the District and the Master Landowner agree to use good faith efforts to resolve such dispute. If the Parties are unable to resolve any such dispute, the Parties agree to jointly select a third-party engineer whose decision as to any such dispute shall be binding upon the Parties. Such a decision by a third-party engineer shall be set forth in an Engineer's Affidavit which shall accompany the requisition for Bond funds from the Trustee. The foregoing engineering review and certification process shall hereinafter be referred to as the "**Review Process.**" The Parties acknowledge that the Work Product is being acquired for use by the District in connection with the construction of the District Improvements.

- A. The Master Landowner agrees to convey to the District any and all of its right, title and interest in the Work Product (except as otherwise provided for in this Agreement) upon payment of the sums determined to be reasonable by the District Engineer, or a third-party engineer selected pursuant to this Section, or prior to payment of such as provided for herein, and approved by the Board pursuant to and as set forth in this Agreement.
- B. Except as otherwise provided for in this Agreement, the Master Landowner agrees to release, or assign as applicable, to the District all transferrable right, title, and interest which the Master Landowner may have in and to the above described Work Product, as well as all common law, statutory, and other reserved rights of Master Landowner in and to the Work Product, including any and all copyrights in the Work Product and extensions and renewals thereof under United States law and throughout the world, and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums, and media, now known or hereinafter devised if owned by Master Landowner. To the extent determined necessary by the District, the Master Landowner shall use good faith efforts to obtain all releases from any professional providing services in connection with the Work Product acquired with the proceeds of the Bonds to enable the District to use and rely upon the Work Product. Such releases may include, but are not limited to, any architectural, engineering, or other professional services.

- C. Notwithstanding anything to the contrary contained herein: (i) the Master Landowner's conveyance or assignment of the Work Product is made without representation or warranty whatsoever, and the Master Landowner shall not be held liable for the Work Product or any defect therein and (ii) the Master Landowner reserves a license to use the Work Product as set forth below, including reliance upon and enforcement thereof. The District agrees to seek recovery for any loss with respect to the Work Product from any person or entity who created the Work Product or who has provided an applicable warranty that has been assigned to the District pursuant to Section 4.D. of this Agreement.
- D. The Master Landowner agrees to provide or cause to be provided to the District, either by assignment or directly from such third parties as may be necessary and desirable to the mutual satisfaction of the Parties hereto, any transferable warranty for the person or entity who created the Work Product which is in favor of the Master Landowner that the Work Product is fit for the purposes to which it will be put by the District, as contemplated by the Engineer's Report.
- E. The District hereby grants to the Master Landowner, and the Master Landowner hereby reserves, access to and the right to use the Work Product, without the payment of any fee by the Master Landowner. However, to the extent the Master Landowner's access to and use of the Work Product causes the District to incur any de minimus cost, such as copying costs, the Master Landowner agrees to pay such cost or expense.

5. ACQUISITION OF DISTRICT IMPROVEMENTS. Subject to any applicable legal requirements (e.g., including, but not limited to, those laws governing the use of proceeds from tax exempt bonds), the availability of proceeds from the Bonds, and the requirements of this Agreement, the District agrees to acquire completed District Improvements. When a portion of the District Improvements are completed and ready for conveyance by the Master Landowner to the District, the Master Landowner shall notify the District in writing, describing the nature of the improvement, its general location, and its estimated cost. The Master Landowner agrees to provide, at or prior to each Acquisition Date, the following: (i) documentation of actual costs paid, (ii) instruments of conveyance such as special warranty bills of sale or such other instruments necessary to convey such portion of the District Improvements as may be reasonably requested by the District in accordance (but not in conflict) with this Agreement, and (iii) any other reasonable releases or documentation as may be reasonably requested by the District or the Master Landowner in accordance (but not in conflict) with this Agreement. Any real property interests necessary for the functioning of the District Improvements to be acquired under this paragraph shall be reviewed and conveyed in accordance with the provisions of Section 6. The District Engineer in consultation with counsel and the Master Landowner shall determine in writing whether or not the infrastructure to be conveyed is a part of the District Improvements contemplated by the Engineer's Report, and if so, shall provide the Master Landowner with a list of items necessary to complete the acquisition. Each such acquisition shall also be subject to the Review Process described in Section 4 above. The District's Manager ("**District Manager**") shall determine, in writing, whether the District has, based on the Master Landowner's estimate of cost, sufficient unencumbered funds to acquire the improvement.

- A. All documentation of any acquisition (e.g., bills of sale, receipts, maintenance bonds, as-builts, evidence of costs, deeds or easements, etc.) shall be to the reasonable satisfaction of the District. If any item acquired is to be conveyed to

a third-party governmental body, then the Master Landowner agrees to cooperate and provide such certifications or documents as may reasonably be required by that governmental body, if any.

- B. The District Engineer shall certify as to the actual cost of any District Improvement. Subject to any applicable legal requirements (e.g., but not limited to, those laws governing the use of proceeds from tax exempt bonds), the availability of proceeds from the Bonds, and the requirements of this Agreement, the District shall pay no more than the actual cost incurred, as determined by the District Engineer.
- C. The Master Landowner agrees to cooperate fully in the transfer of any permits to the District or any governmental entity with maintenance obligations for any District Improvements conveyed pursuant to this Agreement.

6. CONVEYANCE OF REAL PROPERTY.

- A. Conveyance. The Master Landowner agrees that it will convey, or cause to be conveyed, to the District, at or prior to each Acquisition Date as reasonably determined by the District and the Master Landowner, by a special warranty deed (or, if less than a fee estate, by easement or other instrument) reasonably acceptable to the Board together with a metes and bounds or other description, the lands (or less interest therein) upon which the District Improvements are constructed or which are necessary for the operation and maintenance of, and access to the District Improvements. The Parties agree that all Real Property shall be provided to the District at no cost unless the costs for the Real Property are expressly included as part of the Project Costs. The District may determine in its reasonable discretion that fee title is not necessary and in such cases shall accept such other interest in the lands upon which the District Improvements are constructed as the District deems acceptable. Such special warranty deed (or, if less than fee estate, other instrument) shall be subject to a reservation by the Master Landowner of its right and privilege to use the area conveyed and/or grant to third parties the right to construct the District Improvements and any future improvements to such area for any related purposes (including, but not limited to, construction traffic relating to the construction of Phase 2B & 2C) not inconsistent with the District's use, occupation or enjoyment thereof. The Master Landowner shall pay all required closing costs (i.e., documentary stamps) if any, for the conveyance of the lands upon which the District Improvements are constructed. The Master Landowner shall be responsible for all taxes and assessments levied on the lands upon which the District Improvements are constructed until such time as the Master Landowner conveys, or causes to be conveyed, all said lands to the District. At the time of conveyance, and if desired by the District, the Master Landowner shall provide, at its expense, an owner's title insurance policy or obtain an opinion of title in a form satisfactory to the District.
- B. Boundary or Other Adjustments. The Master Landowner and the District agree that reasonable future boundary adjustments may be made as deemed necessary

by both Parties in order to accurately describe lands conveyed to the District and lands which remain in the Master Landowner's ownership or control. The Parties agree that any land transfers made to accommodate such adjustments shall be accomplished by donation. However, the Party requesting such adjustment shall pay any third-party transaction costs resulting from the adjustment, including but not limited to taxes, title insurance, recording fees or other third-party transfer costs.

7. TAXES, ASSESSMENTS, AND COSTS.

- A. Taxes, assessments and costs resulting from Agreement. The Master Landowner agrees to indemnify the District from and make payment for any and all taxes (ad valorem, personal property, intangibles, or otherwise) or non-ad valorem assessments, which may be imposed upon the District, or which the District is legally obligated to pay, as a result of the Parties entering into this Agreement, if any, whether such taxes or assessments are imposed upon the District's property or property interest, or the Master Landowner's property or property interest. As to any parcel of Real Property conveyed by the Master Landowner pursuant to this Agreement, the potential obligations of the Master Landowner to pay such taxes and assessments that may be incurred as a result of the Parties entering into this Agreement shall terminate one (1) year after conveyance of such parcel of Real Property. Notwithstanding the foregoing, the Parties represent to each other that they are not aware of any such taxes or assessments imposed upon the District as of the Effective Date of this Agreement.
- B. Taxes and assessments on property being acquired. The District is an exempt governmental unit acquiring property pursuant to this Agreement for use exclusively for public purposes. Accordingly, in accordance with Florida law, the Master Landowner agrees to reserve an amount equal to the current ad valorem taxes and non-ad valorem assessments (with the exception of those ad valorem taxes and non-ad valorem assessments levied by the District) prorated to the date of transfer of title, based upon the expected assessment and millage rates giving effect to the greatest discount available for early payment.
1. If and only to the extent the property acquired by the District is subject to ad valorem taxes or non-ad valorem assessments, the Master Landowner agrees to reimburse the District for payment, or pay on its behalf, the prorated portion of any and all ad valorem taxes and non-ad valorem assessments imposed during the calendar year in which each parcel of property is conveyed. For example, if the District acquires property in October 2026, the Master Landowner shall escrow the pro rata amount of taxes due for the tax bill payable in November 2026. If any additional taxes are imposed on the District's property in 2026 for a period which property was owned by the Master Landowner or an affiliate of Master Landowner, then the Master Landowner agrees to reimburse the District for that additional amount.
 2. Nothing in this Agreement shall prevent the District from asserting any

rights to challenge any taxes or assessments imposed, if any, on any property of the District.

- C. Notice. The Parties agree to provide notice to the other within ten (10) calendar days of receipt of any notice of potential or actual taxes, assessments, or costs, as a result of any transaction pursuant to this Agreement, or notice of any other taxes, assessments or costs imposed on the property acquired by the District as described in subsection B above. The Master Landowner covenants to make any payments due hereunder in a timely manner in accordance with Florida law. In the event that the Master Landowner fails to make timely payment of any such taxes or costs, the Master Landowner acknowledges the District's right to make such payment. If the District makes such payment, the Master Landowner agrees to reimburse the District within thirty (30) calendar days of receiving notice of such payment, and to include in such reimbursement any fees, costs, penalties, or other expenses which accrued to the District as a result of making such a payment, including interest at the maximum rate allowed by law from the date of the payment made by the District.
- D. Tax liability not created. Nothing herein is intended to create or shall create any new or additional tax liability on behalf of the Master Landowner or the District. Furthermore, the Parties reserve all respective rights to challenge, pay under protest, contest or litigate the imposition of any tax, assessment, or cost in good faith they believe is unlawfully or inequitably imposed and agree to cooperate in good faith in the challenge of any such imposition.

8. ACQUISITION IN ADVANCE OF RECEIPT OF PROCEEDS. The District and the Master Landowner hereby agree that an acquisition pursuant to this Agreement ("**Acquisition**") by the District may be completed prior to the District obtaining proceeds from Bonds. The District agrees to pursue the issuance of the Bonds in good faith; provided however, nothing herein shall cause or be construed to require the District to issue Bonds or other forms of indebtedness to provide funds for any unfunded Acquisition. In the event that the District issues Bonds and has Bond proceeds available to pay for any portion of the Acquisitions acquired by the District, and subject to the terms of the applicable documents relating to the Bonds, then the District shall promptly make payment for any such acquired Work Product, District Improvements or Real Property pursuant to the terms of this Agreement; provided, however, that no such obligation shall exist where the Master Landowner is in default on the payment of any debt service assessments due on any property owned by the Master Landowner, or, further, in the event the District's bond counsel determines that any such Acquisitions are not properly compensable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to make payment for such Acquisitions. Interest shall not accrue on the amounts owed for any prior Acquisitions. In the event the District does not or cannot issue the sufficient Bonds within six (6) years from the Effective Date of this Agreement to pay for all Acquisitions hereunder and, thus, does not make payment to the Master Landowner for any unfunded Acquisitions, then the Parties agree that the District shall have no reimbursement obligation whatsoever for those unfunded Acquisitions except as otherwise designated in writing by the District as Unpaid Requisitions pursuant to, and as defined in, the applicable Supplemental Trust Indenture. The Master Landowner acknowledges that the District may convey some or all of the District Improvements, Work Product, or Real Property described in the Engineer's Report to a general purpose unit of local government or certain utility providers and consents to such conveyance(s) prior to payment being made to the Master Landowner for any prior

Acquisitions.

9. DEFAULT. A default by either Party under this Agreement, which continues for a period of thirty (30) days after notice of such default, 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 and/or, if applicable, specific performance.

10. ENFORCEMENT OF AGREEMENT. In the event that either of the Parties 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 Party, in addition to all other relief granted or awarded, all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, appellate proceedings and post-judgment collection proceedings.

11. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Master Landowner relating to the subject matter of this Agreement.

12. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all Parties hereto.

13. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Master Landowner. The District and the Master Landowner have complied with all the requirements of law. The District and the Master Landowner have full power and authority to comply with the terms and provisions of this Agreement.

14. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

- A. If to the Master Landowner: TLC Reedy Isle, LLC
605 Commonwealth Avenue
Orlando, Florida 32803
Attn: Andrew Orosz

- B. If to District: Horseshoe Creek Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

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

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. 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 contained in this Agreement 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 District and counsel for the Master Landowner may deliver Notice on behalf of the District and the Master Landowner. Any Parties or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

15. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Master Landowner as an arm's length transaction. All Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any Party hereto.

16. THIRD-PARTY BENEFICIARIES. Except as provided in this Agreement, this Agreement is solely for the benefit of the District and the Master Landowner and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third-party not a formal Party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the District and the Master Landowner any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Master Landowner and their respective representatives, successors, and assigns.

17. ASSIGNMENT; RESERVATION OF RIGHT TO ASSIGN PAYMENT. This Agreement may be assigned, in whole or in part, by either Party only upon the written consent of the other, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the Master Landowner may assign its right to payment hereunder from Bond proceeds for the Acquisitions acquired by the District pursuant to this Agreement without further consent of the Parties hereto.

18. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each Party consents that the venue for any litigation arising out of or related to this Agreement shall be in Polk County, Florida.

19. [RESERVED]

20. TERMINATION. This Agreement may be terminated by the District or the Master Landowner without penalty in the event that the District does not issue its proposed Bonds.

21. PUBLIC RECORDS. The Master Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and will be treated as such in accordance with Florida law.

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

23. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a

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

24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

25. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but 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.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK.]

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

Attest:

**HORSESHOE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Name: Anthony Iorio
Its: Chairman

TLC REEDY ISLE, LLC,
a Florida limited liability company

Witness

By: _____
Name: Andrew J. Orosz
Its: Authorized Representative

Exhibit A: *Engineer's Report*

Exhibit A
Engineer's Report

**COMPLETION AGREEMENT
(SERIES 2026 BONDS – PHASE 2A)**

THIS COMPLETION AGREEMENT (SERIES 2026 BONDS – PHASE 2A) (“Agreement”) is made and entered into on [CLOSING DATE], 2026, by and between:

HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located entirely within the City of Davenport, Florida (the **“District”**); and

LENNAR HOMES, LLC, a Florida limited liability company, developer of a portion of the lands within the boundaries of the District, whose address is 5505 Waterford District Drive, Miami, Florida 33126 (the **“Phase 2A Developer,”** and together with the District, each a **“Party”** and collectively the **“Parties”**).

RECITALS

WHEREAS, the District was established by ordinance adopted by the City Commission of the City of Davenport, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the **“Act”**), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, including but not limited to: onsite and offsite stormwater management facilities, water and sanitary sewer systems, onsite and offsite roadway improvements, undergrounding of electrical, landscape, hardscape, and irrigation improvements, conservation/mitigation, and other infrastructure, all within or without the boundaries of the District; and

WHEREAS, the Phase 2A Developer is the developer of certain lands within the boundaries of the District known as Phase 2A (**“Phase 2A”** or **“Development”**), which together with those certain lands in the District known as Phase 2B and 2C (**“Phases 2B & 2C”**) shall be known as the **“2026 Assessment Area,”** and

WHEREAS, the District has adopted an improvement plan to finance the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services comprising the District’s capital improvement plan (**“Master Project”**) as detailed in the *Master Engineer’s Report* dated July 17, 2024 (the **“Master Engineer’s Report”**); and

WHEREAS, the District has imposed special assessments on the property within the District to secure financing for the construction of the Master Project described in the Master Engineer’s Report, and has validated not to exceed \$98,070,000 Horseshoe Creek Community Development District Capital Improvement Revenue Bonds, to be issued in one or more series (**“Bonds”**), to fund the planning, design, permitting, construction and/or acquisition of improvements in the Master Project; and

WHEREAS, the District presently intends to undertake the planning, design, acquisition, construction, and installation of the Master Project improvements for the 2026 Assessment Area, which consists of the Master Project improvements for Phase 2A ("**Phase 2A Project**") and the Master Project improvements for Phases 2B & 2C ("**Phases 2B & 2C Project**," and together with the Phase 2A Project, "**Series 2026 Project**"), all as further described in the *First Supplemental Engineer's Report Phase 2A, 2B and 2C Infrastructure Improvements*, dated March 26, 2026 (the "**Supplemental Engineer's Report**," and together with the Master Engineer's Report, the "**Engineer's Report**"), attached hereto as **Exhibit A**; and

WHEREAS, the anticipated costs of such Phase 2A Project is \$11,139,835 as identified in the Supplemental Engineer's Report; and

WHEREAS, the District presently intends to issue \$[PAR] Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) ("**Series 2026 Bonds**") to fund a portion of the Series 2026 Project, and impose special assessments on the 2026 Assessment Area for the repayment of the Series 2026 Bonds ("**Series 2026 Assessments**"), as further detailed in that certain *Master Assessment Methodology* dated July 17, 2024 ("**Master Assessment Report**"), as supplemented by the [Final] *Supplemental Assessment Methodology for the 2026 Assessment Area* dated [BPA DATE], 2026 ("**Supplemental Assessment Report**," and together with the Master Assessment Report, the "**Assessment Report**"); and

WHEREAS, in order to ensure that the Phase 2A Project¹ is completed and funding is available in a timely manner to provide for its completion, the Phase 2A Developer will make provision for any additional funds that may be needed in the future for the completion of the Phase 2A Project, including, but not limited to, all reasonable and customary administrative, legal, warranty, engineering, permitting or other related soft costs to the extent such costs are not funded from the Series 2026 Bonds or additional series of Bonds subsequently issued by the District for the Phase 2A Project, which determination to issue such additional series of Bonds shall be in the District's sole discretion; and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Phase 2A Developer agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. COMPLETION OF IMPROVEMENTS. The Phase 2A Developer and District agree and acknowledge that the District intends to issue the Series 2026 Bonds that will provide only a portion of the funds necessary to complete the Series 2026 Project. As more particularly set forth in paragraphs 2(a) and 2(b) below, in the event the cost of the Phase 2A Project is such that the construction funds available from the Series 2026 Bonds and any series of Bonds subsequently issued by the District to fund the Phase 2A Project are insufficient to complete the Phase 2A Project, which determination to issue additional series of Bonds and determination of insufficiency shall be in the sole and exclusive discretion of the

¹ Note, the Series 2026 Project includes those Master Project improvements relating to both Phase 2A and Phases 2B & 2C. The Series 2026 Project improvements relating to Phases 2B and 2C, which are also described in the Engineer's Report, necessary for the development of the 2026 Assessment Area, and available to be funded by the Series 2026 Bonds, are not included in the Remaining Improvements, hereinafter defined, that are subject to this Agreement. Instead, Series 2026 Project improvements relating to Phases 2B & 2C will be subject to a separate completion agreement by and between the District and TLC Reedy Isle, LLC.

District, the Phase 2A Developer hereby agrees to complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those portions of the Phase 2A Project which remain unfunded including, but not limited to, all reasonable and customary administrative, legal, warranty, engineering, permitting or other related soft costs (the “**Remaining Improvements**”) whether pursuant to existing contracts, including change orders thereto, or future contracts. Nothing herein shall cause or be construed to require, or prohibit, the District to issue additional bonds or indebtedness – other than Series 2026 Bonds – to provide funds for any portion of the Remaining Improvements. The District and Phase 2A Developer hereby acknowledge and agree that the District’s execution of this Agreement constitutes the manner and means by which the District has elected to provide any and all portions of the Phase 2A Project not funded by Series 2026 Bonds, including but not limited to the Remaining Improvements.

(a) When all or any portion of the Remaining Improvements are the subject of an existing District contract, the Phase 2A Developer shall provide funds or cause funds to be provided directly to the District in an amount sufficient to complete the Remaining Improvements pursuant to such contract, including change orders thereto, upon written notice from the District.

(b) When any portion of the Remaining Improvements is not the subject of an existing District contract, the Phase 2A Developer may choose to: (a) complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those Remaining Improvements; or (b) have the District enter into a contract and proceed under Section 2(a) above, subject, in each case to a formal determination by the District’s Board of Supervisors that the option selected by the Phase 2A Developer will not adversely impact the District, and is in the District’s best interests.

(c) As portions of the Remaining Improvements are completed as determined by the Phase 2A Developer, the Phase 2A Developer shall notify the District of such completion. Upon conveyance of the Remaining Improvements to the final operations and maintenance entity as provided herein, the District shall acknowledge, or cause there to be acknowledged, in writing, the final completion and acceptance of such Remaining Improvements.

3. OTHER CONDITIONS AND ACKNOWLEDGMENTS RELATING TO THE COMPLETION OF IMPROVEMENTS

(a) The District and the Phase 2A Developer agree and acknowledge that the exact location, size, configuration and composition of the Phase 2A Project may change from that described in the Engineer’s Report, depending upon final design of the Development, permitting or other regulatory requirements over time, or other factors. Material changes to the Phase 2A Project shall be made by a written amendment to the Engineer’s Report, which shall include an estimate of the cost of the changes and shall be subject to District and Phase 2A Developer’s review and consent, which shall not be unreasonably withheld. In the event of a material change to the scope, configuration, size and/or composition of the Phase 2A Project in response to a requirement imposed by a regulatory agency, neither the District nor Phase 2A Developer’s consent to such material change is required hereunder and the Phase 2A Developer must meet its completion obligations hereunder, or cause them to be met. Notwithstanding anything to the contrary contained in this Agreement, the payment or performance by Phase 2A Developer of its obligations hereunder is expressly subject to, dependent and conditioned upon (a) the issuance

of \$[PAR] par amount of the Series 2026 Bonds and use of the proceeds thereof to fund a portion of the Series 2026 Project, and (b) except as provided hereunder, the scope, configuration, size and/or composition of the Phase 2A Project not materially changing.

(b) The District and Phase 2A Developer agree and acknowledge that any and all portions of the Remaining Improvements which are constructed, or caused to be constructed, by the Phase 2A Developer shall be conveyed to the District or such other appropriate unit of local government as is designated in the Engineer's Report or required by governmental regulation or development approval ("**O&M Entity**"). All conveyances to another governmental entity shall be in accordance with and in the same manner as provided in any agreement between the District and the appropriate unit of local government. Further, all such conveyances to the District shall be done in a manner consistent with the Parties' *Acquisition Agreement (Series 2026 Bonds – Phase 2A)* effective as of _____, 2026 ("**Acquisition Agreement**") and, without intending to limit the same, shall include all necessary real property interests for the O&M Entity to own, operate and maintain the Remaining Improvements.

4. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement, which continues for a period of thirty (30) days after notice of such default, 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, if applicable, specific performance, but excluding punitive and consequential damages and subject to the recourse limitations in the documents applicable to the District and the Series 2026 Bonds. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

5. ENFORCEMENT OF AGREEMENT. In the event that either of the Parties 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 Party all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. AMENDMENTS. 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 the District and the Phase 2A Developer.

7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Phase 2A Developer, both the District and the Phase 2A Developer have complied with all the requirements of law, and both the District and the Phase 2A Developer have full power and authority to comply with the terms and provisions of this Agreement.

8. NOTICES. All notices, requests, consents, and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A.	If to the District:	Horseshoe Creek Community Development District 219 East Livingston Street

Orlando, Florida 32801
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Phase 2A Developer: Lennar Homes, LLC
5505 Waterford District Drive
Miami, Florida 33126
Attn: _____

With a copy to:

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. 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 contained in this Agreement 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 District and counsel for the Phase 2A Developer may deliver Notice on behalf of the District and the Phase 2A Developer. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

9. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Phase 2A Developer as an arm's length transaction. Both Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Phase 2A Developer.

10. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Phase 2A Developer, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal Party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Phase 2A Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Phase 2A Developer and their respective representatives, successors, and assigns. Notwithstanding anything in this Agreement to the contrary, the trustee for the Series 2026 Bonds ("**Trustee**"), on behalf of the Series 2026 Bond holders, shall be a direct third-party beneficiary of the terms and conditions of this Agreement and acting at the direction of and on behalf of the bondholders

owning a majority of the aggregate principal amount of Series 2026 Bonds then outstanding, shall be entitled to enforce the Phase 2A Developer's obligations hereunder. The Trustee shall not be deemed to have assumed any obligations under this Agreement.

11. ASSIGNMENT. Neither the District nor the Phase 2A Developer may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

12. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each Party consents that the venue for any litigation arising out of or related to this Agreement shall be in Polk County, Florida.

13. EFFECTIVE DATE. This Agreement shall be effective after execution by the Parties hereto on the date reflected above.

14. PUBLIC RECORDS. The Phase 2A Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

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

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

17. FORCE MAJEURE. If any Party hereto shall be delayed in, hindered in or prevented from performing any of its obligations under this Agreement by reason of labor disputes, inability to obtain any necessary materials or services, acts of God, weather conditions that are unusually severe or exceed average conditions for that time of year, persistent inclement weather, war, terrorist acts, insurrection, or delays caused by governmental permitting or regulations, the time for performance of such obligation shall be automatically extended (on a day for day basis) for a period equal to the period of such delay.

18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

19. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but 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.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK.]

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

Attest:

**HORSESHOE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: Anthony Iorio
Its: Chairperson

LENNAR HOMES, LLC,
a Florida limited liability company

Witness

By: _____
Name: _____
Its: _____

Exhibit A: Engineer's Report

Exhibit A
Engineer's Report

**COMPLETION AGREEMENT
(SERIES 2026 BONDS – PHASES 2B & 2C)**

THIS COMPLETION AGREEMENT (SERIES 2026 BONDS – PHASES 2B & 2C) (“**Agreement**”) is made and entered into on [CLOSING DATE], 2026, by and between:

HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located entirely within the City of Davenport, Florida (the “**District**”); and

TLC REEDY ISLE, LLC, a Florida limited liability company, an owner and developer of a portion of the lands within the boundaries of the District, whose address is 2420 S. Lakemont Avenue, Suite 450, Orlando, Florida 32814 (the “**Master Landowner**,” and together with the District, each a “**Party**” and collectively the “**Parties**”).

RECITALS

WHEREAS, the District was established by ordinance adopted by the City Commission of the City of Davenport, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, including but not limited to: onsite and offsite stormwater management facilities, water and sanitary sewer systems, onsite and offsite roadway improvements, undergrounding of electrical, landscape, hardscape, and irrigation improvements, conservation/mitigation, and other infrastructure, all within or without the boundaries of the District; and

WHEREAS, the Master Landowner is the owner and developer of certain lands within the boundaries of the District known as Phase 2B and Phase 2C (“**Phases 2B & 2C**” or “**Development**”), which together with those certain lands in the District known as Phase 2A (“**Phase 2A**”) shall be known as the “**2026 Assessment Area**,” and

WHEREAS, the District has adopted an improvement plan to finance the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services comprising the District’s capital improvement plan (“**Master Project**”) as detailed in the *Master Engineer’s Report* dated July 17, 2024 (the “**Master Engineer’s Report**”); and

WHEREAS, the District has imposed special assessments on the property within the District to secure financing for the construction of the Master Project described in the Master Engineer’s Report, and has validated not to exceed \$98,070,000 Horseshoe Creek Community Development District Capital Improvement Revenue Bonds, to be issued in one or more series (“**Bonds**”), to fund the planning, design, permitting, construction and/or acquisition of improvements in the Master Project; and

WHEREAS, the District presently intends to undertake the planning, design, acquisition, construction, and installation of the Master Project improvements for the 2026 Assessment Area, which consists of the Master Project improvements for Phase 2A ("**Phase 2A Project**") and the Master Project improvements for Phases 2B & 2C ("**Phases 2B & 2C Project**," and together with the Phase 2A Project, "**Series 2026 Project**"), all as further described in the *First Supplemental Engineer's Report Phase 2A, 2B and 2C Infrastructure Improvements*, dated March 26, 2026 (the "**Supplemental Engineer's Report**," and together with the Master Engineer's Report, the "**Engineer's Report**"), attached hereto as **Exhibit A**; and

WHEREAS, the anticipated costs of such Phases 2B & 2C Project is \$7,627,034 as identified in the Engineer's Report; and

WHEREAS, the District presently intends to issue \$[PAR] Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) ("**Series 2026 Bonds**") to fund a portion of the Series 2026 Project, and impose special assessments on the 2026 Assessment Area for the repayment of the Series 2026 Bonds ("**Series 2026 Assessments**"), as further detailed in that certain *Master Assessment Methodology* dated July 17, 2024 ("**Master Assessment Report**"), as supplemented by the [Final] *Supplemental Assessment Methodology for the 2026 Assessment Area* dated [BPA DATE], 2026 ("**Supplemental Assessment Report**," and together with the Master Assessment Report, the "**Assessment Report**"); and

WHEREAS, in order to ensure that the Phases 2B & 2C Project¹ is completed and funding is available in a timely manner to provide for its completion, the Master Landowner will make provision for any additional funds that may be needed in the future for the completion of the Phases 2B & 2C Project, including, but not limited to, all reasonable and customary administrative, legal, warranty, engineering, permitting or other related soft costs to the extent such costs are not funded from the Series 2026 Bonds or additional series of Bonds subsequently issued by the District for the Phases 2B & 2C Project, which determination to issue such additional series of Bonds shall be in the District's sole discretion; and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Master Landowner agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. COMPLETION OF IMPROVEMENTS. The Master Landowner and District agree and acknowledge that the District intends to issue the Series 2026 Bonds that will provide only a portion of the funds necessary to complete the Series 2026 Project. As more particularly set forth in paragraphs 2(a) and 2(b) below, in the event the cost of the Phases 2B & 2C Project is such that the construction funds available from the Series 2026 Bonds and any series of Bonds subsequently issued by the District to fund the Phases 2B & 2C Project are insufficient to complete the Phases 2B & 2C Project, which determination to issue additional series of Bonds and determination of insufficiency shall be in the sole and exclusive

¹ Note, the Series 2026 Project includes those Master Project improvements relating to both Phase 2A and Phases 2B & 2C. The Series 2026 Project improvements relating to Phase 2A, which are also described in the Engineer's Report, necessary for the development of the 2026 Assessment Area, and available to be funded by the Series 2026 Bonds, are not included in the Remaining Improvements, hereinafter defined, that are subject to this Agreement. Instead, Series 2026 Project improvements relating to Phase 2A will be subject to a separate completion agreement by and between the District and Lennar Homes, LLC.

discretion of the District, the Master Landowner hereby agrees to complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those portions of the Phases 2B & 2C Project which remain unfunded including, but not limited to, all reasonable and customary administrative, legal, warranty, engineering, permitting or other related soft costs (the “**Remaining Improvements**”) whether pursuant to existing contracts, including change orders thereto, or future contracts. Nothing herein shall cause or be construed to require, or prohibit, the District to issue additional bonds or indebtedness – other than Series 2026 Bonds – to provide funds for any portion of the Remaining Improvements. The District and Master Landowner hereby acknowledge and agree that the District’s execution of this Agreement constitutes the manner and means by which the District has elected to provide any and all portions of the Phases 2B & 2C Project not funded by Series 2026 Bonds, including but not limited to the Remaining Improvements.

(a) When all or any portion of the Remaining Improvements are the subject of an existing District contract, the Master Landowner shall provide funds or cause funds to be provided directly to the District in an amount sufficient to complete the Remaining Improvements pursuant to such contract, including change orders thereto, upon written notice from the District.

(b) When any portion of the Remaining Improvements is not the subject of an existing District contract, the Master Landowner may choose to: (a) complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those Remaining Improvements; or (b) have the District enter into a contract and proceed under Section 2(a) above, subject, in each case to a formal determination by the District’s Board of Supervisors that the option selected by the Master Landowner will not adversely impact the District, and is in the District’s best interests.

(c) As portions of the Remaining Improvements are completed as determined by the Master Landowner, the Master Landowner shall notify the District of such completion. Upon conveyance of the Remaining Improvements to the final operations and maintenance entity as provided herein, the District shall acknowledge, or cause there to be acknowledged, in writing, the final completion and acceptance of such Remaining Improvements.

3. OTHER CONDITIONS AND ACKNOWLEDGMENTS RELATING TO THE COMPLETION OF IMPROVEMENTS

(a) The District and the Master Landowner agree and acknowledge that the exact location, size, configuration and composition of the Phases 2B & 2C Project may change from that described in the Engineer’s Report, depending upon final design of the Development, permitting or other regulatory requirements over time, or other factors. Material changes to the Phases 2B & 2C Project shall be made by a written amendment to the Engineer’s Report, which shall include an estimate of the cost of the changes and shall be subject to District and Master Landowner’s review and consent, which shall not be unreasonably withheld. In the event of a material change to the scope, configuration, size and/or composition of the Phases 2B & 2C Project in response to a requirement imposed by a regulatory agency, neither the District nor Master Landowner’s consent to such material change is required hereunder and the Master Landowner must meet its completion obligations hereunder, or cause them to be met. Notwithstanding anything to the contrary contained in this Agreement, the payment or performance by Master Landowner of its obligations hereunder is expressly subject to, dependent and conditioned upon (a) the issuance

of \$[PAR] par amount of the Series 2026 Bonds and use of the proceeds thereof to fund a portion of the Series 2026 Project, and (b) except as provided hereunder, the scope, configuration, size and/or composition of the Phases 2B & 2C Project not materially changing.

(b) The District and Master Landowner agree and acknowledge that any and all portions of the Remaining Improvements which are constructed, or caused to be constructed, by the Master Landowner shall be conveyed to the District or such other appropriate unit of local government as is designated in the Engineer's Report or required by governmental regulation or development approval ("**O&M Entity**"). All conveyances to another governmental entity shall be in accordance with and in the same manner as provided in any agreement between the District and the appropriate unit of local government. Further, all such conveyances to the District shall be done in a manner consistent with the Parties' *Acquisition Agreement (Series 2026 Bonds – Phases 2B & 2C)* effective as of _____, 2026 ("**Acquisition Agreement**") and, without intending to limit the same, shall include all necessary real property interests for the O&M Entity to own, operate and maintain the Remaining Improvements.

4. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement, which continues for a period of thirty (30) days after notice of such default, 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, if applicable, specific performance, but excluding punitive and consequential damages and subject to the recourse limitations in the documents applicable to the District and the Series 2026 Bonds. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

5. ENFORCEMENT OF AGREEMENT. In the event that either of the Parties 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 Party all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. AMENDMENTS. 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 the District and the Master Landowner.

7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Master Landowner, both the District and the Master Landowner have complied with all the requirements of law, and both the District and the Master Landowner have full power and authority to comply with the terms and provisions of this Agreement.

8. NOTICES. All notices, requests, consents, and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A.	If to the District:	Horseshoe Creek Community Development District 219 East Livingston Street Orlando, Florida 32801

Attn: District Manager

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

B. If to the Master Landowner: TLC Hodges Reserve, LLC
605 Commonwealth Avenue
Orlando, Florida 32803
Attn: Andrew Orosz

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. 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 contained in this Agreement 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 District and counsel for the Master Landowner may deliver Notice on behalf of the District and the Master Landowner. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

9. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Master Landowner as an arm's length transaction. Both Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Master Landowner.

10. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Master Landowner, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal Party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Master Landowner any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Master Landowner and their respective representatives, successors, and assigns. Notwithstanding anything in this Agreement to the contrary, the trustee for the Series 2026 Bonds ("**Trustee**"), on behalf of the Series 2026 Bond holders, shall be a direct third-party beneficiary of the terms and conditions of this Agreement and acting at the direction of and on behalf of the bondholders owning a majority of the aggregate principal amount of Series 2026 Bonds then outstanding, shall be entitled to enforce the Master Landowner's obligations hereunder. The Trustee shall not be deemed to have assumed any obligations under this Agreement.

11. ASSIGNMENT. Neither the District nor the Master Landowner may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

12. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each Party consents that the venue for any litigation arising out of or related to this Agreement shall be in Polk County, Florida.

13. EFFECTIVE DATE. This Agreement shall be effective after execution by the Parties hereto on the date reflected above.

14. PUBLIC RECORDS. The Master Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

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

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

17. FORCE MAJEURE. If any Party hereto shall be delayed in, hindered in or prevented from performing any of its obligations under this Agreement by reason of labor disputes, inability to obtain any necessary materials or services, acts of God, weather conditions that are unusually severe or exceed average conditions for that time of year, persistent inclement weather, war, terrorist acts, insurrection, or delays caused by governmental permitting or regulations, the time for performance of such obligation shall be automatically extended (on a day for day basis) for a period equal to the period of such delay.

18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

19. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but 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.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK.]

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

Attest:

**HORSESHOE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: Anthony Iorio
Its: Chairperson

TLC REEDY ISLE, LLC,
a Florida limited liability company

Witness

By: _____
Name: Andrew J. Orosz
Its: Authorized Representative

Exhibit A: Engineer's Report

Exhibit A
Engineer's Report

Prepared by and return to:

Michelle K. Rigoni, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**COLLATERAL ASSIGNMENT AND ASSUMPTION OF
DEVELOPMENT AND CONTRACT RIGHTS
(Series 2026 Bonds – Phase 2A)**

This COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AND CONTRACT RIGHTS (Series 2026 Bonds – Phase 2A) (herein, the “**Assignment**”) is made on [CLOSING DATE], 2026, by TPG AG EHC III (LEN) MULTI STATE 5, LLC, a Delaware limited liability company, whose address is 245 Park Avenue, 26th Floor, New York, New York 10167, (“**TPG**”), LENNAR HOMES, LLC, a Florida limited liability company, whose address is 5505 Waterford District Drive, Miami, Florida 33126 (“**Lennar**” and collectively with TPG and their successors and assigns, “**Assignor**”) in favor of the HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Davenport, Florida, whose address is 219 East Livingston Street, Orlando, Florida 32801 (together with its successors and assigns, the “**District**” or “**Assignee**”).

RECITALS

WHEREAS, the District proposes to issue its Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) (the “**Series 2026 Bonds**”) to finance certain public infrastructure which will provide special benefit to the developable lands (the “**Lands**”), as described in **Exhibit A** attached hereto, in the residential project commonly referred to as Phase 2A (the “**Project**”), which is located within the geographical boundaries of the District; and

WHEREAS, the security for the repayment of a portion of the Series 2026 Bonds are the special assessments levied against the Lands (the “**Series 2026 Assessments**”), which Lands are currently owned by TPG and are anticipated to be developed by Lennar; and

WHEREAS, the purchasers of the Series 2026 Bonds anticipate that the Lands will be developed in accordance with the *Master Engineer's Report*, dated July 17, 2024, as supplemented by the *First Supplemental Engineer's Report Phase 2A, 2B and 2C Infrastructure Improvements*, dated March 26, 2026 (together, the “**Engineer's Report**”) and the *Master Assessment Methodology*, dated July 17, 2024, as supplemented by the *[Final] Supplemental Assessment Methodology for the 2026 Project*, dated [BPA DATE], 2026 (together, the “**2026 Assessment Report**”), which Lands are intended to ultimately be sold to third-party end-users within the District (“**Development Completion**”); and

WHEREAS, the failure to achieve Development Completion may increase the likelihood that the purchasers of the Series 2026 Bonds will not receive the full benefit of their investment in the Series 2026 Bonds; and

WHEREAS, during the period in which the Lands are being developed and the Project has yet to reach Development Completion, there is an increased likelihood that adverse changes to local or national economic conditions may result in a default in the payment of the Series 2026 Assessments securing the Series 2026 Bonds; and

WHEREAS, in the event of default in the payment of the Series 2026 Assessments securing the Series 2026 Bonds, the District has certain remedies with respect to the lien of the Series 2026 Assessments as more particularly set forth herein; and

WHEREAS, if the Series 2026 Assessments are directly billed, the sole remedy available to the District for non-payment of the Series 2026 Assessments would be an action in foreclosure; if the Series 2026 Assessments are collected pursuant to Florida's uniform method of collection, the sole remedy available to the District for non-payment of the Series 2026 Assessments would be the sale of tax certificates (collectively, and together with the remedies provided in Section 6 of this Assignment, the "**Remedial Rights**"); and

WHEREAS, in the event the District exercises its Remedial Rights, the District will require the assignment of certain Development & Contract Rights (defined below), to complete development of the Lands to the extent that such Development & Contract Rights have not been previously assigned, transferred, or otherwise conveyed to an end-user or homebuilder unaffiliated with Assignor resulting from the sale of certain Lands in the ordinary course of business, the City of Davenport, Florida (the "**City**"), Polk County, Florida (the "**County**"), the District, any applicable homeowner's association or other governing entity or association for the benefit of the Project (a "**Prior Transfer**"); and

WHEREAS, this Assignment is not intended to impair or interfere with the development of the Project and shall only be inchoate until becoming effective and an absolute assignment and assumption of the Development & Contract Rights upon failure of TPG to pay the Series 2026 Assessments levied against the Lands owned by TPG; provided, however, that such assignment shall only be effective and absolute to the extent that this Assignment has not been terminated earlier pursuant to the terms of this Assignment or to the extent that a Prior Transfer has not already occurred with respect to the Development & Contract Rights; and

WHEREAS, in the event of a transfer, conveyance or sale of any portion of the Lands (excluding the conveyance of any portion of the Lands to an end-user or homebuilder unaffiliated with Assignor), any and all affiliated entities or successors-in-interest to the Lands shall be subject to this Assignment, which shall be recorded in the Official Records of Polk County, Florida; and

WHEREAS, the rights assigned to the District hereunder shall be exercised in a manner which will not materially affect the intended development of the Project; and

WHEREAS, absent this Assignment becoming effective and absolute, it shall automatically terminate upon the earliest to occur of the following: (i) payment of the Series 2026 Bonds in full; (ii) Development Completion; or (iii) occurrence of a Prior Transfer, but only as to such portion transferred, from time to time (herein, the "**Term**").

NOW, THEREFORE, in consideration of the above recitals which the parties hereby agree are true and correct and are hereby incorporated by reference and other good and valuable consideration, the sufficiency of which is acknowledged, Assignor and Assignee agree as follows:

1. **Collateral Assignment.** Assignor hereby collaterally assigns to Assignee, to the extent assignable and to the extent that they are solely owned or controlled by Assignor at execution of this Assignment or acquired in the future, all of Assignor's development rights and contract rights relating to the Lands and/or the Project (herein the "**Development & Contract Rights**") as security for TPG's payment and performance and discharge of its obligation to pay the Series 2026 Assessments levied against the Lands. This assignment shall become effective and absolute upon failure of TPG to pay the Series 2026 Assessments levied against Lands owned by TPG. The Development & Contract Rights shall include the following as they pertain to the Lands and/or Project, but shall specifically exclude any such portion of the Development & Contract Rights which are subject to a Prior Transfer:

(a) Any declaration of covenants of a homeowner's association governing the Lands, as recorded in the Official Records of Polk County, Florida, and as the same may be amended and restated from time to time, including, without limitation, all of the right, title, interest, powers, privileges, benefits and options of "TPG," "Lennar," or "Declarant" thereunder.

(b) Engineering and construction plans and specifications for grading, roadways, site drainage, stormwater drainage, signage, water distribution, waste water collection, and other improvements.

(c) Preliminary and final site plans.

(d) Architectural plans and specifications for buildings and other improvements to the Lands within the District, but solely to the extent construction of such buildings and improvements has commenced.

(e) Permits, approvals, resolutions, variances, licenses, impact fees and franchises granted by governmental authorities, or any of their respective agencies, for or affecting the Project and construction of improvements thereon including, but not limited to, the following:

(i) Any and all approvals, extensions, amendments, rezoning and development orders rendered by governmental authorities, including the City or County relating to the Project.

(ii) Any and all service agreements relating to utilities, water and/or wastewater, together with all warranties, guaranties and indemnities of any kind or nature associated therewith.

(iii) Permits, more particularly described in the Engineer's Report.

(f) Permit fees, impact fees, deposits and other assessments and impositions paid by Assignor to any governmental authority or utility and capacity reservations, impact fee credits and other credits due to Assignor from any governmental authority or utility provider, including credit for any dedication or contribution of Lands by Assignor in connection with the development of the Lands or the construction of improvements thereon.

(g) Contracts with engineers, architects, land planners, landscape architects, consultants, contractors, and suppliers for or relating to the construction of the Project or the construction of improvements thereon, together with all warranties, guaranties and indemnities of any kind or nature associated therewith.

(h) Notwithstanding anything contained herein to the contrary, contracts and agreements with private utility providers to provide utility services to the Project, including the lots.

(i) All future creations, changes, extensions, revisions, modifications, substitutions, and replacements of any of the foregoing and any guarantees of performance of obligations to Assignor arising thereunder by any means, including, but not limited to, pursuant to governmental requirements, administrative or formal action by third parties, or written agreement with governmental authorities or third parties.

This Assignment is not intended to and shall not supersede, impair or interfere with the development of the Lands. It shall be inchoate and shall only become an effective and absolute assignment and assumption of the Development & Contract Rights upon failure of a Landowner to pay the Series 2026 Assessments levied against the Lands owned by such Landowner, if such failure remains uncured after passage of any applicable cure period; provided, however, that such assignment shall only be effective and absolute to the extent that this Assignment has not been terminated earlier pursuant to the term of this Assignment.

2. **Warranties by Assignor.** Assignor represents and warrants to Assignee that:

(a) Other than in connection with Prior Transfers, Assignor has made no assignment of the Development & Contract Rights to any person other than Assignee.

(b) To the actual knowledge of Assignor, Assignor has not done any act or omitted to do any act which will prevent Assignee from, or limit Assignee in, acting under any of the provisions hereof.

(c) To the actual knowledge of Assignor, there is no material default under the terms of the existing contracts, agreements, and other documents relating to the Development & Contract Rights, which now or hereafter affect the Lands and the Project (collectively, the “**Contract Documents**”), subject to any notice and cure periods, and all such Contract Documents remain in full force and effect.

(d) Any transfer, conveyance or sale of the Lands (excluding conveyance of a portion of the Lands to an end-user or homebuilder unaffiliated with Assignor), shall subject any and all affiliated entities or successors-in-interest of Assignor to this Assignment.

(e) Assignor is not prohibited under agreement with any other person or under any judgment or decree from the execution and delivery of this Assignment.

(f) No action has been brought or threatened which would in any way interfere with the right of Assignor to execute this Assignment and perform all of Assignor’s obligations herein contained.

3. **Covenants.** Assignor covenants with Assignee that during the Term (as defined above):

(a) Assignor will use reasonable, good faith efforts to fulfill, perform, and observe each and every material condition and covenant of Assignor relating to the Development & Contract Rights. Upon an Event of Default by Assignor, Assignor will use reasonable, good faith efforts to give notice to Assignee of any claim of

default relating to the Development & Contract Rights given to or by Assignor, together with a complete copy of any such claim.

(b) The Development & Contract Rights include all of Assignor's right to modify the Development & Contract Rights, to terminate the Development & Contract Rights, and to waive or release the performance or observance of any obligation or condition of the Development & Contract Rights; provided that no such modification, termination, waiver or release affects any of the Development & Contract Rights which pertain to lands outside of the District not relating to development of the Lands. Upon an Event of Default, the rights as outlined within this Section 3(b) shall be included as part of the Development & Contract Rights assigned to Assignee.

(c) In the event of the institution of any involuntary bankruptcy, reorganization or insolvency proceedings against the Assignor or the appointment of a receiver or a similar official with respect to all or a substantial part of the properties of the Assignor, Assignor shall endeavor in good faith to have such proceedings dismissed or such appointment vacated within a period of one hundred twenty (120) days.

4. **Assignee Obligations.** Nothing herein shall be construed as an obligation on the part of the Assignee to accept any liability for all or any portion of the Development & Contract Rights unless it chooses to do so in its sole discretion. Nor shall any provision hereunder be construed to place any liability or obligation on Assignee for compliance with the terms and provisions of all or any portion of the Development & Contract Rights.

5. **Events of Default.** Any breach of the Assignor's warranties contained in Section 2 hereof or breach of covenants contained in Section 3 hereof will, after the giving of notice and an opportunity to cure (which cure period shall be at least sixty (60) days) shall constitute an Event of Default under this Assignment. An Event of Default shall also include the transfer of title to all or portions of the Land owned by TPG pursuant to a judgment of foreclosure entered by a court of competent jurisdiction in favor of the District (or its designee) or a deed in lieu of foreclosure to the District (or its designee), or the acquisition of title to such Land through the sale of tax certificates.

6. **Remedies Upon Event of Default.** Upon an Event of Default, Assignee may, as Assignee's sole and exclusive remedies, take any or all of the following actions, at Assignee's option:

(a) Perform any and all obligations of Assignor relating to the Development & Contract Rights and exercise any and all rights of Assignor therein as fully as Assignor could.

(b) Initiate, appear in, or defend any action arising out of or affecting the Development & Contract Rights.

7. **Authorization.** Upon the occurrence and during the continuation of an Event of Default, Assignor does hereby authorize and shall direct any party to any agreement relating to the Development & Contract Rights to tender performance thereunder to Assignee upon written notice and request from Assignee. Any such performance in favor of Assignee shall constitute a full release and discharge to the extent of such performance as fully as though made directly to Assignor.

8. **Amendments.** This Assignment may only be amended with the consent of all of the parties hereto and the consent of the trustee of the Series 2026 Bonds (the "**Trustee**") acting at the direction of the majority owners of the outstanding Series 2026 Bonds.

9. **Assignment.** This Assignment shall constitute a covenant running with title to the Lands, binding upon Assignor and its successors and assigns as to the Lands or portions thereof. Any transferee shall take title subject to the terms of this Assignment and with respect to the portion of the Lands so transferred, provided however that this Assignment shall not apply to any portion of the Lands that is the subject of a Prior Transfer. Except as otherwise provided in this Section 9, no party may assign its rights, duties or obligations under this Assignment or any monies to become due hereunder without the prior written consent of each other party, which consent shall not be unreasonably withheld.

10. **Miscellaneous.** Unless the context requires otherwise, whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders. The terms “person” and “party” shall include individuals, firms, associations, joint ventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, and all other groups and combinations. Titles of paragraphs contained herein are inserted only as a matter of convenience and for reference and in no way define, limit, extend, or describe the scope of this Assignment or the intent of any provisions hereunder. This Assignment shall be construed under Florida law.

11. **Third-Party Beneficiaries.** The Trustee for the Series 2026 Bonds, on behalf of the bondholders, shall be a direct third-party beneficiary of the terms and conditions of this Assignment and shall be entitled to cause the District to enforce the Assignor’s obligations hereunder. In the event that the District does not promptly take Trustee’s written direction under this Assignment, or the District is otherwise in default under the indenture relating to the Series 2026 Bonds, the Trustee shall have the right to enforce the District’s rights hereunder directly. This Assignment is solely for the benefit of the parties set forth in this Section, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any other third party. The Trustee shall not be deemed to have assumed any obligations hereunder.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be executed and delivered on the day and year first written above.

WITNESSES:

ASSIGNOR - TPG:

TPG AG EHC III (LEN) MULTI STATE 5, LLC,
a Delaware limited liability company

Print Name: _____
Address: _____

By: _____
Name: _____
Its: _____

Print Name: _____
Address: _____

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by ☐ physical means or ☐ online notarization on _____ 2026, by _____ as _____ of TPG AG EHC III (LEN) MULTI STATE 5, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

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

WITNESSES:

ASSIGNOR - Lennar:

LENNAR HOMES, LLC,
a Florida limited liability company

Print Name: _____

Address: _____

By: _____

Name: _____

Its: _____

Print Name: _____

Address: _____

STATE OF FLORIDA)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by ☐ physical means or ☐ online notarization on _____, 2026, by _____ as _____ of Lennar Homes, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____

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

WITNESSES:

ASSIGNEE:

**HORSESHOE CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: _____

Address: _____

Anthony Iorio, Chairman

Print Name: _____

Address: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by ☐ physical means or ☐ online notarization on _____, 2026, by Anthony Iorio, Chairman of Horseshoe Creek Community Development District, who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

Exhibit A Legal Description of Lands

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION

A TRACT OF LAND, BEING TRACTS 7, 8, 9, 10, 23 AND A PORTION OF TRACTS 24 THROUGH 27, LYING IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ALSO TRACTS 15, 16 AND A PORTION OF TRACTS 1 THROUGH 4, 17 AND 18, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE VACATED RIGHT-OF-WAY LYING WITHIN, AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 393 OF SAID PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°53'40" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 52°45'29" EAST, 64.43 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 15°41'42", AN ARC LENGTH OF 67.11 FEET, A CHORD LENGTH OF 66.90 FEET AND A CHORD BEARING OF SOUTH 62°46'45" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°55'53" EAST, 60.48 FEET; THENCE RUN NORTH 35°04'07" EAST, 20.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 110.07 FEET, A CENTRAL ANGLE OF 79°14'38", AN ARC LENGTH OF 152.23 FEET, A CHORD LENGTH OF 140.39 FEET AND A CHORD BEARING OF NORTH 70°03'04" EAST; THENCE RUN NORTH 46°29'35" EAST, NON-TANGENT TO SAID CURVE, 91.79 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 48°33'55", AN ARC LENGTH OF 42.38 FEET, A CHORD LENGTH OF 41.12 FEET AND A CHORD BEARING OF NORTH 22°12'38" EAST; THENCE RUN SOUTH 70°50'05" EAST, NON-TANGENT TO SAID CURVE, 64.13 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 36°25'12", AN ARC LENGTH OF 114.42 FEET, A CHORD LENGTH OF 112.50 FEET AND A CHORD BEARING OF SOUTH 48°13'36" EAST; THENCE RUN SOUTH 23°16'45" EAST, NON-TANGENT TO SAID CURVE, 55.69 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE

SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 50°50'34", AN ARC LENGTH OF 44.37 FEET, A CHORD LENGTH OF 42.93 FEET AND A CHORD BEARING OF NORTH 67°31'32" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 47°17'41", AN ARC LENGTH OF 165.09 FEET, A CHORD LENGTH OF 160.44 FEET AND A CHORD BEARING OF NORTH 69°17'58" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 77°00'06", AN ARC LENGTH OF 67.20 FEET, A CHORD LENGTH OF 62.25 FEET AND A CHORD BEARING OF NORTH 84°09'10" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 57°20'46" EAST, 207.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°00'48", AN ARC LENGTH OF 49.75 FEET, A CHORD LENGTH OF 47.73 FEET AND A CHORD BEARING OF SOUTH 28°50'22" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°19'58" EAST, 89.72 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 78.54 FEET, A CHORD LENGTH OF 70.71 FEET AND A CHORD BEARING OF SOUTH 44°40'02" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°40'02" WEST, 443.00 FEET; THENCE RUN SOUTH 10°38'27" EAST, 20.33 FEET; THENCE RUN SOUTH 00°19'58" EAST, 145.00 FEET; THENCE RUN SOUTH 10°28'21" EAST, 37.72 FEET; THENCE RUN SOUTH 00°58'12" EAST, 132.87 FEET; THENCE RUN NORTH 89°40'02" EAST, 145.01 FEET; THENCE RUN SOUTH 00°58'12" EAST, 995.49 FEET; THENCE RUN NORTH 89°54'52" WEST, 329.64 FEET; THENCE RUN SOUTH 00°55'56" EAST, 272.27 FEET; THENCE RUN NORTH 89°53'27" WEST, 566.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 07°07'57", AN ARC LENGTH OF 42.95 FEET, A CHORD LENGTH OF 42.92 FEET AND A CHORD BEARING OF SOUTH 86°32'35" WEST; THENCE RUN SOUTH 07°01'23" EAST, RADIAL TO SAID CURVE, 120.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 14°17'00", AN ARC LENGTH OF 56.09 FEET, A CHORD LENGTH OF 55.94 FEET AND A CHORD BEARING OF SOUTH 75°50'07" WEST; THENCE RUN SOUTH 21°18'23" EAST, RADIAL TO SAID CURVE, 50.00 FEET; THENCE RUN SOUTH 68°41'37" WEST, 8.82 FEET; THENCE RUN SOUTH 21°18'23" EAST, 128.15 FEET; THENCE RUN SOUTH 81°22'51" EAST, 128.93 FEET; THENCE RUN SOUTH 10°53'27" EAST, 106.37 FEET; THENCE RUN SOUTH 38°11'25" EAST, 130.14 FEET; THENCE RUN SOUTH 05°15'34" WEST, 78.53 FEET; THENCE RUN SOUTH 27°07'22"

EAST, 73.30 FEET TO A POINT LYING 30.00 FEET NORTH OF A PERPENDICULAR MEASURE TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, SAID POINT ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD; THENCE RUN SOUTH 89°44'10" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 155.24 FEET TO A POINT LYING ON THE EAST LINE OF THE WEST HALF OF TRACT 25 OF SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00°51'35" WEST, ALONG SAID EAST LINE, 195.01 FEET; THENCE RUN SOUTH 89°44'10" WEST, 158.85 FEET TO A POINT LYING ON THE WEST LINE OF SAID TRACT 25; THENCE RUN SOUTH 00°49'29" EAST, ALONG SAID WEST LINE OF TRACT 25, A DISTANCE OF 195.01 FEET TO A POINT LYING ON AFORESAID NORTH RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD; THENCE RUN SOUTH 89°44'10" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 176.61 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 03°25'08" WEST, 336.46 FEET; THENCE RUN NORTH 79°53'11" WEST, 275.63 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST 130.00 FEET OF TRACT 27 OF SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE RUN NORTH 00°45'17" WEST, ALONG SAID WEST LINE, 240.00 FEET TO A POINT LYING ON THE NORTH LINE OF SAID TRACT 27; THENCE RUN NORTH 89°44'44" EAST, ALONG SAID NORTH LINE OF TRACT 27, A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 23; THENCE RUN NORTH 00°45'17" WEST, ALONG THE WEST LINE OF TRACTS 23, 10 AND 7, A DISTANCE OF 1951.77 FEET TO THE NORTHWEST CORNER OF SAID TRACT 7; THENCE RUN NORTH 89°46'27" EAST, ALONG THE NORTH LINE OF TRACTS 7 AND 8, A DISTANCE OF 659.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA AND CONTAINS 62.341 ACRES MORE OR LESS.

LESS AND EXCEPT:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 02, CERTIFIED CORNER RECORDS NUMBER 108253, BEING MARKED BY A FOUND PARKER KALON NAIL (NO IDENTIFICATION); THENCE S89°44'10"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 02, A DISTANCE OF 410.86 FEET; THENCE N00°15'50"W, DEPARTING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 02, A DISTANCE OF 30.03 FEET TO A POINT ON THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF HORSESHOE CREEK ROAD, ALSO BEING THE POINT OF BEGINNING; THENCE S89°44'10"W, ALONG THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF SAID HORSESHOE CREEK ROAD, A DISTANCE OF 20.00 FEET; THENCE N00°35'35"W, DEPARTING THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF HORSESHOE CREEK ROAD, A DISTANCE OF 132.73 FEET; THENCE S89°24'25"W, A DISTANCE OF 12.44 FEET; THENCE S00°35'35"E, A DISTANCE OF 20.00 FEET; S89°24'25"W, A DISTANCE OF 12.00 FEET; THENCE S89°24'25"W, A DISTANCE OF 46.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 18.00 FEET; THENCE N00°35'35"W, A DISTANCE OF 96.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 46.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 18.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 12.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 20.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 32.44 FEET; THENCE S00°35'35"E, A DISTANCE OF 152.85 FEET TO THE POINT OF BEGINNING.

Prepared by and return to:

Michelle K. Rigoni, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**COLLATERAL ASSIGNMENT AND ASSUMPTION OF
DEVELOPMENT AND CONTRACT RIGHTS
(Series 2026 Bonds –)**

This COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AND CONTRACT RIGHTS (Series 2026 Bonds – Phases 2B & 2C) (herein, the “**Assignment**”) is made on [CLOSING DATE], 2026, by TLC REEDY ISLE, LLC, a Florida limited liability company, whose address is 605 Commonwealth Avenue, Orlando, Florida 32803, (together with their successors and assigns, “**Master Landowner**” or “**Assignor**”) in favor of the HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Davenport, Florida, whose address is 219 East Livingston Street, Orlando, Florida 32801 (together with its successors and assigns, “**District**” or “**Assignee**”).

RECITALS

WHEREAS, the District proposes to issue its Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) (the “**Series 2026 Bonds**”) to finance certain public infrastructure which will provide special benefit to the developable lands (the “**Lands**”), as described in **Composite Exhibit A** attached hereto, in the residential project commonly referred to as Phases 2B & 2C (together the “**Project**”), which is located within the geographical boundaries of the District; and

WHEREAS, the security for the repayment of a portion of the Series 2026 Bonds are the special assessments levied against the Lands (the “**Series 2026 Assessments**”), which Lands consists of: (i) “**Phase 2A**”, as further described in **Exhibit A-1** attached hereto and which is currently owned by Master Landowner and anticipated to be developed by Master Landowner; and (ii) “**Phases 2B & 2C**”, as further described in **Exhibit A-2** attached hereto and which is currently owned by TPG AG EHC III (LEN) Multi State 5, LLC (“**TPG**”) and anticipated to be developed by Lennar Homes, LLC “**Lennar**” (Exhibit A-1 and Exhibit A-2 are together referred to as **Composite Exhibit A**); and

WHEREAS, the Master Landowner, as the primary developer of the lands in the District, (i) previously conveyed Phases 2B & 2C and assigned, to the extent assignable, all development rights and permits necessary to develop Phase 2B & 2C to Lennar and/or TPG, and (ii) has engaged Lennar to carry out the construction of the Lands but continues to retain the lands, development rights, and permits necessary to develop Phases 2B & 2C; and

WHEREAS, the purchasers of the Series 2026 Bonds anticipate that the Lands will be developed in accordance with the *Master Engineer's Report*, dated July 17, 2024, as supplemented by the *First Supplemental*

Engineer's Report Phase 2A, 2B and 2C Infrastructure Improvements, dated March 26, 2026 (together, the "**Engineer's Report**") and the *Master Assessment Methodology*, dated July 17, 2024, as supplemented by the *[Final] Supplemental Assessment Methodology for the 2026 Project*, dated [BPA DATE], 2026 (together, the "**2026 Assessment Report**"), which Lands are intended to ultimately be sold to third-party end-users within the District ("**Development Completion**"); and

WHEREAS, the failure to achieve Development Completion may increase the likelihood that the purchasers of the Series 2026 Bonds will not receive the full benefit of their investment in the Series 2026 Bonds; and

WHEREAS, during the period in which the Lands are being developed and the Project has yet to reach Development Completion, there is an increased likelihood that adverse changes to local or national economic conditions may result in a default in the payment of the Series 2026 Assessments securing the Series 2026 Bonds; and

WHEREAS, in the event of default in the payment of the Series 2026 Assessments securing the Series 2026 Bonds, the District has certain remedies with respect to the lien of the Series 2026 Assessments as more particularly set forth herein; and

WHEREAS, if the Series 2026 Assessments are directly billed, the sole remedy available to the District for non-payment of the Series 2026 Assessments would be an action in foreclosure; if the Series 2026 Assessments are collected pursuant to Florida's uniform method of collection, the sole remedy available to the District for non-payment of the Series 2026 Assessments would be the sale of tax certificates (collectively, and together with the remedies provided in Section 6 of this Assignment, the "**Remedial Rights**"); and

WHEREAS, in the event the District exercises its Remedial Rights, the District will require the assignment of certain Development & Contract Rights (defined below), to complete development of the Lands to the extent that such Development & Contract Rights have not been previously assigned, transferred, or otherwise conveyed to an end-user or homebuilder unaffiliated with Assignor, resulting from the sale of certain Lands in the ordinary course of business, the City of Davenport, Florida (the "**City**"), Polk County, Florida (the "**County**"), the District, any applicable homeowner's association or other governing entity or association for the benefit of the Project (a "**Prior Transfer**"); and

WHEREAS, this Assignment is not intended to impair or interfere with the development of the Project and shall only be inchoate until becoming effective and an absolute assignment and assumption of the Development & Contract Rights upon failure of Master Landowner to pay the Series 2026 Assessments levied against the Lands owned by the Master Landowner; provided, however, that such assignment shall only be effective and absolute to the extent that this Assignment has not been terminated earlier pursuant to the terms of this Assignment or to the extent that a Prior Transfer has not already occurred with respect to the Development & Contract Rights; and

WHEREAS, in the event of a transfer, conveyance or sale of any portion of Phases 2B & 2C (excluding the conveyance of any portion of the Lands to an end-user or homebuilder unaffiliated with Assignor), any and all affiliated entities or successors-in-interest to the Lands shall be subject to this Assignment, which shall be recorded in the Official Records of Polk County, Florida; and

WHEREAS, the rights assigned to the District hereunder shall be exercised in a manner which will not materially affect the intended development of the Project; and

WHEREAS, absent this Assignment becoming effective and absolute, it shall automatically terminate upon the earliest to occur of the following: (i) payment of the Series 2026 Bonds in full; (ii) Development Completion; or (iii) occurrence of a Prior Transfer, but only as to such portion transferred, from time to time (herein, the “**Term**”).

NOW, THEREFORE, in consideration of the above recitals which the parties hereby agree are true and correct and are hereby incorporated by reference and other good and valuable consideration, the sufficiency of which is acknowledged, Assignor and Assignee agree as follows:

1. **Collateral Assignment.** Assignor hereby collaterally assigns to Assignee, to the extent assignable and to the extent that they are solely owned or controlled by Assignor at execution of this Assignment or acquired in the future, all of Assignor’s development rights and contract rights relating to the Lands and/or the Project (herein the “**Development & Contract Rights**”) as security for the Master Landowners’ payment and performance and discharge of its obligations to pay the Series 2026 Assessments levied against the Lands. This assignment shall become effective and absolute upon failure of Master Landowner to pay the Series 2026 Assessments levied against the Lands owned by Master Developer. The Development & Contract Rights shall include the following as they pertain to the Lands and/or Project, but shall specifically exclude any such portion of the Development & Contract Rights which are subject to a Prior Transfer:

(a) Any declaration of covenants of a homeowner’s association governing the Lands, as recorded in the Official Records of Polk County, Florida, and as the same may be amended and restated from time to time, including, without limitation, all of the right, title, interest, powers, privileges, benefits and options of “Master Landowner” thereunder.

(b) Engineering and construction plans and specifications for grading, roadways, site drainage, stormwater drainage, signage, water distribution, waste water collection, and other improvements.

(c) Preliminary and final site plans.

(d) Architectural plans and specifications for buildings and other improvements to the Lands within the District, but solely to the extent construction of such buildings and improvements has commenced.

(e) Permits, approvals, resolutions, variances, licenses, impact fees and franchises granted by governmental authorities, or any of their respective agencies, for or affecting the Project and construction of improvements thereon including, but not limited to, the following:

- (i) Any and all approvals, extensions, amendments, rezoning and development orders rendered by governmental authorities, including the City or County relating to the Project.
- (ii) Any and all service agreements relating to utilities, water and/or wastewater, together with all warranties, guaranties and indemnities of any kind or nature associated therewith.
- (iii) Permits, more particularly described in the Engineer’s Report.

(f) Permit fees, impact fees, deposits and other assessments and impositions paid by Assignor to any governmental authority or utility and capacity reservations, impact fee credits and other credits due to Assignor from any governmental authority or utility provider, including credit for any dedication or contribution of Lands by Assignor in connection with the development of the Lands or the construction of improvements thereon.

(g) Contracts with engineers, architects, land planners, landscape architects, consultants, contractors, and suppliers for or relating to the construction of the Project or the construction of improvements thereon, together with all warranties, guaranties and indemnities of any kind or nature associated therewith.

(h) Notwithstanding anything contained herein to the contrary, contracts and agreements with private utility providers to provide utility services to the Project, including the lots.

(i) All future creations, changes, extensions, revisions, modifications, substitutions, and replacements of any of the foregoing and any guarantees of performance of obligations to Assignor arising thereunder by any means, including, but not limited to, pursuant to governmental requirements, administrative or formal action by third parties, or written agreement with governmental authorities or third parties.

This Assignment is not intended to and shall not supersede, impair or interfere with the development of the Lands. It shall be inchoate and shall only become an effective and absolute assignment and assumption of the Development & Contract Rights upon failure of a Landowner to pay the Series 2026 Assessments levied against the Lands owned by such Landowner, if such failure remains uncured after passage of any applicable cure period; provided, however, that such assignment shall only be effective and absolute to the extent that this Assignment has not been terminated earlier pursuant to the term of this Assignment.

2. **Warranties by Assignor.** Assignor represents and warrants to Assignee that:

(a) Other than in connection with Prior Transfers, Assignor has made no assignment of the Development & Contract Rights to any person other than Assignee.

(b) To the actual knowledge of Assignor, Assignor has not done any act or omitted to do any act which will prevent Assignee from, or limit Assignee in, acting under any of the provisions hereof.

(c) To the actual knowledge of Assignor, there is no material default under the terms of the existing contracts, agreements, and other documents relating to the Development & Contract Rights, which now or hereafter affect the Lands and the Project (collectively, the “**Contract Documents**”), subject to any notice and cure periods, and all such Contract Documents remain in full force and effect.

(d) Any transfer, conveyance or sale of the Lands (excluding conveyance of a portion of the Lands to an end-user or homebuilder unaffiliated with Assignor), shall subject any and all affiliated entities or successors-in-interest of Assignor to this Assignment.

(e) Assignor is not prohibited under agreement with any other person or under any judgment or decree from the execution and delivery of this Assignment.

(f) No action has been brought or threatened which would in any way interfere with the right of Assignor to execute this Assignment and perform all of Assignor’s obligations herein contained.

3. **Covenants.** Assignor covenants with Assignee that during the Term (as defined above):

(a) Assignor will use reasonable, good faith efforts to fulfill, perform, and observe each and every material condition and covenant of Assignor relating to the Development & Contract Rights. Upon an Event of Default by Assignor, Assignor will use reasonable, good faith efforts to give notice to Assignee of any claim of default relating to the Development & Contract Rights given to or by Assignor, together with a complete copy of any such claim.

(b) The Development & Contract Rights include all of Assignor's right to modify the Development & Contract Rights, to terminate the Development & Contract Rights, and to waive or release the performance or observance of any obligation or condition of the Development & Contract Rights; provided that no such modification, termination, waiver or release affects any of the Development & Contract Rights which pertain to lands outside of the District not relating to development of the Lands. Upon an Event of Default, the rights as outlined within this Section 3(b) shall be included as part of the Development & Contract Rights assigned to Assignee.

(c) In the event of the institution of any involuntary bankruptcy, reorganization or insolvency proceedings against the Assignor or the appointment of a receiver or a similar official with respect to all or a substantial part of the properties of the Assignor, Assignor shall endeavor in good faith to have such proceedings dismissed or such appointment vacated within a period of one hundred twenty (120) days.

4. **Assignee Obligations.** Nothing herein shall be construed as an obligation on the part of the Assignee to accept any liability for all or any portion of the Development & Contract Rights unless it chooses to do so in its sole discretion. Nor shall any provision hereunder be construed to place any liability or obligation on Assignee for compliance with the terms and provisions of all or any portion of the Development & Contract Rights.

5. **Events of Default.** Any breach of the Assignor's warranties contained in Section 2 hereof or breach of covenants contained in Section 3 hereof will, after the giving of notice and an opportunity to cure (which cure period shall be at least sixty (60) days) shall constitute an Event of Default under this Assignment. An Event of Default shall also include the transfer of title to all or portions of the Lands owned by Master Landowner pursuant to a judgment of foreclosure entered by a court of competent jurisdiction in favor of the District (or its designee) or a deed in lieu of foreclosure to the District (or its designee), or the acquisition of title to such Lands through the sale of tax certificates.

6. **Remedies Upon Event of Default.** Upon an Event of Default, Assignee may, as Assignee's sole and exclusive remedies, take any or all of the following actions, at Assignee's option:

(a) Perform any and all obligations of Assignor relating to the Development & Contract Rights and exercise any and all rights of Assignor therein as fully as Assignor could.

(b) Initiate, appear in, or defend any action arising out of or affecting the Development & Contract Rights.

7. **Authorization.** Upon the occurrence and during the continuation of an Event of Default, Assignor does hereby authorize and shall direct any party to any agreement relating to the Development & Contract Rights to tender performance thereunder to Assignee upon written notice and request from Assignee. Any such

performance in favor of Assignee shall constitute a full release and discharge to the extent of such performance as fully as though made directly to Assignor.

8. **Amendments.** This Assignment may only be amended with the consent of all of the parties hereto and the consent of the trustee of the Series 2026 Bonds (the “**Trustee**”) acting at the direction of the majority owners of the outstanding Series 2026 Bonds.

9. **Assignment; Security Agreement.**

(a) Except as otherwise provided in this Section 9, no party may assign its rights, duties or obligations under this Assignment or any monies to become due hereunder without the prior written consent of each other party, which consent shall not be unreasonably withheld.

(b) With respect to the portion of the Lands, Development & Contract Rights, and Contract Documents related to Phase 2A:

(i) Subject to the terms of this Assignment, this Assignment shall be a security agreement between Assignor, as the debtor, and Assignee, as the secured party, covering the Development & Contract Rights and Contract Documents relating to Phase 2B that constitute personal property governed by the Florida Uniform Commercial Code, and Assignor grants to Assignee a security interest in such Development & Contract Rights and Contract Documents. Notwithstanding the foregoing, Assignee shall not be entitled to exercise any right as a secured party, including, without limitation, the filing of any and all financing statements, until the occurrence of an Event of Default hereunder, subject to any applicable notice and cure period.

(c) With respect to the portion of the Lands, Development & Contract Rights, and Contract Documents related to Phases 2B & 2C:

(i) This Assignment shall constitute a covenant running with title to the Phase 2C portion of the Land, binding upon Assignor and its successors and assigns as to such Lands or portions thereof. Any transferee shall take title subject to the terms of this Assignment and with respect to the portion of the Land so transferred, provided however that this Assignment shall not apply to any portion of the Lands that is the subject of a Prior Transfer.

10. **Miscellaneous.** Unless the context requires otherwise, whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders. The terms “person” and “party” shall include individuals, firms, associations, joint ventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, and all other groups and combinations. Titles of paragraphs contained herein are inserted only as a matter of convenience and for reference and in no way define, limit, extend, or describe the scope of this Assignment or the intent of any provisions hereunder. This Assignment shall be construed under Florida law.

11. **Third-Party Beneficiaries.** The Trustee for the Series 2026 Bonds, on behalf of the bondholders, shall be a direct third-party beneficiary of the terms and conditions of this Assignment and shall be entitled to

cause the District to enforce the Assignor's obligations hereunder. In the event that the District does not promptly take Trustee's written direction under this Assignment, or the District is otherwise in default under the indenture relating to the Series 2026 Bonds, the Trustee shall have the right to enforce the District's rights hereunder directly. This Assignment is solely for the benefit of the parties set forth in this Section, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any other third party. The Trustee shall not be deemed to have assumed any obligations hereunder.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be executed and delivered on the day and year first written above.

WITNESSES:

Print Name: _____
Address: _____

Print Name: _____
Address: _____

ASSIGNOR:

TLC REEDY ISLE, LLC,
a Florida limited liability company

By: _____
Name: Andrew J. Orosz
Its: Authorized Representative

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by ☐ physical means or ☐ online notarization this ____ day of _____ 2026, by Andrew J. Orosz as an Authorized Representative of TLC Reedy Isle, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

WITNESSES:

ASSIGNEE:

**HORSESHOE CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Witness

Address: _____

Anthony Iorio, Chairman

Witness

Address: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by ☐ physical means or ☐ online notarization this
____ day of _____ 2026, by Anthony Iorio, Chairman of Horseshoe Creek Community Development District,
who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

Composite Exhibit A:
Exhibit A-1
Exhibit A-2

Legal Description of Lands consisting of:
Legal Description of Phase 2A
Legal Description of Phases 2B & 2C

EXHIBIT A-1
LEGAL DESCRIPTION OF PHASE 2A

A TRACT OF LAND, BEING TRACTS 7, 8, 9, 10, 23 AND A PORTION OF TRACTS 24 THROUGH 27, LYING IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ALSO TRACTS 15, 16 AND A PORTION OF TRACTS 1 THROUGH 4, 17 AND 18, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE VACATED RIGHT-OF-WAY LYING WITHIN, AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 393 OF SAID PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°53'40" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING: THENCE DEPARTING SAID WEST LINE, RUN SOUTH 52°45'29" EAST, 64.43 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 15°41'42", AN ARC LENGTH OF 67.11 FEET, A CHORD LENGTH OF 66.90 FEET AND A CHORD BEARING OF SOUTH 62°46'45" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°55'53" EAST, 60.48 FEET; THENCE RUN NORTH 35°04'07" EAST, 20.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 110.07 FEET, A CENTRAL ANGLE OF 79°14'38", AN ARC LENGTH OF 152.23 FEET, A CHORD LENGTH OF 140.39 FEET AND A CHORD BEARING OF NORTH 70°03'04" EAST; THENCE RUN NORTH 46°29'35" EAST, NON-TANGENT TO SAID CURVE, 91.79 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 48°33'55", AN ARC LENGTH OF 42.38 FEET, A CHORD LENGTH OF 41.12 FEET AND A CHORD BEARING OF NORTH 22°12'38" EAST; THENCE RUN SOUTH 70°50'05" EAST, NON-TANGENT TO SAID CURVE, 64.13 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 36°25'12", AN ARC LENGTH OF 114.42 FEET, A CHORD LENGTH OF 112.50 FEET AND A CHORD BEARING OF SOUTH 48°13'36" EAST; THENCE RUN SOUTH 23°16'45" EAST, NON-TANGENT TO SAID CURVE, 55.69 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 50°50'34", AN ARC LENGTH OF 44.37 FEET, A CHORD LENGTH OF 42.93 FEET AND A CHORD BEARING OF NORTH 67°31'32" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF

47°17'41", AN ARC LENGTH OF 165.09 FEET, A CHORD LENGTH OF 160.44 FEET AND A CHORD BEARING OF NORTH 69°17'58" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 77°00'06", AN ARC LENGTH OF 67.20 FEET, A CHORD LENGTH OF 62.25 FEET AND A CHORD BEARING OF NORTH 84°09'10" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 57°20'46" EAST, 207.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°00'48", AN ARC LENGTH OF 49.75 FEET, A CHORD LENGTH OF 47.73 FEET AND A CHORD BEARING OF SOUTH 28°50'22" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°19'58" EAST, 89.72 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 78.54 FEET, A CHORD LENGTH OF 70.71 FEET AND A CHORD BEARING OF SOUTH 44°40'02" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°40'02" WEST, 443.00 FEET; THENCE RUN SOUTH 10°38'27" EAST, 20.33 FEET; THENCE RUN SOUTH 00°19'58" EAST, 145.00 FEET; THENCE RUN SOUTH 10°28'21" EAST, 37.72 FEET; THENCE RUN SOUTH 00°58'12" EAST, 132.87 FEET; THENCE RUN NORTH 89°40'02" EAST, 145.01 FEET; THENCE RUN SOUTH 00°58'12" EAST, 995.49 FEET; THENCE RUN NORTH 89°54'52" WEST, 329.64 FEET; THENCE RUN SOUTH 00°55'56" EAST, 272.27 FEET; THENCE RUN NORTH 89°53'27" WEST, 566.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 07°07'57", AN ARC LENGTH OF 42.95 FEET, A CHORD LENGTH OF 42.92 FEET AND A CHORD BEARING OF SOUTH 86°32'35" WEST; THENCE RUN SOUTH 07°01'23" EAST, RADIAL TO SAID CURVE, 120.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 14°17'00", AN ARC LENGTH OF 56.09 FEET, A CHORD LENGTH OF 55.94 FEET AND A CHORD BEARING OF SOUTH 75°50'07" WEST; THENCE RUN SOUTH 21°18'23" EAST, RADIAL TO SAID CURVE, 50.00 FEET; THENCE RUN SOUTH 68°41'37" WEST, 8.82 FEET; THENCE RUN SOUTH 21°18'23" EAST, 128.15 FEET; THENCE RUN SOUTH 81°22'51" EAST, 128.93 FEET; THENCE RUN SOUTH 10°53'27" EAST, 106.37 FEET; THENCE RUN SOUTH 38°11'25" EAST, 130.14 FEET; THENCE RUN SOUTH 05°15'34" WEST, 78.53 FEET; THENCE RUN SOUTH 27°07'22" EAST, 73.30 FEET TO A POINT LYING 30.00 FEET NORTH OF A PERPENDICULAR MEASURE TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, SAID POINT ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD; THENCE RUN SOUTH 89°44'10" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 155.24 FEET TO A POINT LYING ON THE EAST LINE OF THE WEST HALF OF TRACT 25 OF SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00°51'35" WEST, ALONG SAID EAST LINE, 195.01 FEET; THENCE RUN SOUTH 89°44'10" WEST, 158.85 FEET TO A POINT LYING ON THE WEST LINE OF SAID TRACT 25;

THENCE RUN SOUTH 00°49'29" EAST, ALONG SAID WEST LINE OF TRACT 25, A DISTANCE OF 195.01 FEET TO A POINT LYING ON AFORESAID NORTH RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD; THENCE RUN SOUTH 89°44'10" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 176.61 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 03°25'08" WEST, 336.46 FEET; THENCE RUN NORTH 79°53'11" WEST, 275.63 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST 130.00 FEET OF TRACT 27 OF SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE RUN NORTH 00°45'17" WEST, ALONG SAID WEST LINE, 240.00 FEET TO A POINT LYING ON THE NORTH LINE OF SAID TRACT 27; THENCE RUN NORTH 89°44'44" EAST, ALONG SAID NORTH LINE OF TRACT 27, A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 23; THENCE RUN NORTH 00°45'17" WEST, ALONG THE WEST LINE OF TRACTS 23, 10 AND 7, A DISTANCE OF 1951.77 FEET TO THE NORTHWEST CORNER OF SAID TRACT 7; THENCE RUN NORTH 89°46'27" EAST, ALONG THE NORTH LINE OF TRACTS 7 AND 8, A DISTANCE OF 659.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA AND CONTAINS 62.341 ACRES MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF PHASES 2B & 2C

PHASE 2B

A TRACT OF LAND, BEING TRACTS 5,6,7,10,11,12 AND A PORTION ON TRACTS 1,2,3 ,4,8, 9 LYING IN THE SOUTH HALF OF THE SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ALSO TRACTS 17,18,19,20,29,30,32 AND A PORTION OF TRACT 31 LYING IN THE NORTH HALF OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE VACATED RIGHT-OF-WAY LYING WITHIN, AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 393 OF SAID PUBLIC RECORDS OF POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST; THENCE RUN NORTH 00°58'28" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1310.79 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°50'09" EAST, ALONG THE NORTH LINE OF SAID QUARTER, 1320.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1; THENCE RUN SOUTH 00°41'06" EAST, ALONG THE EAST LINE OF SAID QUARTER, 1313.07 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27, RANGE 27 EAST; THENCE RUN NORTH 89°56'19" EAST, ALONG THE NORTH LINE OF SAID QUARTER, 1272.78 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°03'32" EAST, 195.23 FEET; THENCE RUN SOUTH 89°56'56" WEST, 108.00 FEET; THENCE RUN SOUTH 00°03'04" EAST, 101.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 15°27'00", AN ARC LENGTH OF 95.73 FEET, A CHORD LENGTH OF 95.44' AND A CHORD BEARING OF SOUTH 07°40'26" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 15°23'56" WEST, 156.12 FEET; TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 645.00 FEET, AN ARC LENGTH OF 408.24 FEET, A CENTRAL ANGLE OF 36°15'52", A CHORD LENGTH OF 401.46 FEET AND A CHORD BEARING OF SOUTH 02°43'59" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 20°51'55" EAST, 312.49 FEET; THENCE RUN SOUTH 78°50'16" EAST, 81.65 FEET; THENCE RUN SOUTH 29°39'51" EAST, 67.16 FEET; THENCE RUN SOUTH 60°20'09" WEST, 15.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27, RANGE 27 EAST. THENCE RUN NORTH 89°56'37" WEST, ALONG THE SOUTH LINE OF SAID QUARTER, 1317.66 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER; THENCE RUN NORTH 01°02'42" WEST, ALONG THE WEST LINE OF SAID QUARTER, 664.38 FEET; THENCE RUN SOUTH 89°40'02" WEST, 802.90 FEET; THENCE RUN NORTH 00°58'12" WEST, 132.87 FEET; THENCE RUN NORTH 10°28'21" WEST, 37.72 FEET; THENCE RUN NORTH 00°19'58" WEST, 145.00 FEET; THENCE RUN NORTH 10°38'27" WEST, 20.33 FEET; THENCE RUN NORTH 89°40'02" EAST, 443.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET , A CENTRAL ANGLE

OF 90°00'00", AN ARC LENGTH OF 78.54 FEET, A CHORD LENGTH OF 70.71 FEET AND A CHORD BEARING OF NORTH 44°40'02" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°19'58" WEST, 89.72 FEET; TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°00'48", AN ARC LENGTH OF 49.75 FEET, A CHORD LENGTH OF 47.73 FEET, AND A CHORD BEARING OF NORTH 28°50'22" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 57°20'46" WEST, 207.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 77°00'06", AN ARC LENGTH OF 67.20 FEET, A CHORD LENGTH OF 62.25 FEET, AND A CHORD BEARING OF SOUTH 84°09'10" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 47°17'41", AN ARC LENGTH OF 165.09 FEET, A CHORD LENGTH OF 160.44 FEET AND A CHORD BEARING OF SOUTH 69°17'58" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 50°50'34", AN ARC LENGTH OF 44.37 FEET, A CHORD LENGTH OF 42.93 FEET, AND A CHORD BEARING OF SOUTH 67°31'32" WEST TO THE POINT OF NON-TANGENCY; THENCE RUN NORTH 23°16'45" WEST, 55.69 FEET TO THE POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 36°25'12", AN ARC LENGTH OF 114.42 FEET, A CHORD LENGTH OF 112.50 FEET, AND A CHORD BEARING OF NORTH 48°13'36" WEST TO THE POINT OF NON-TANGENCY; THENCE RUN NORTH 70°50'05" WEST, 64.13 FEET TO THE POINT OF NON-TANGENCY OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 48°33'55", AN ARC LENGTH OF 42.38 FEET, A CHORD LENGTH OF 41.12 FEET AND A CHORD BEARING OF SOUTH 22°12'38" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 46°29'35" WEST, 91.79 FEET TO THE POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 110.07 FEET, A CENTRAL ANGLE OF 79°14'38", AN ARC LENGTH OF 152.23 FEET, A CHORD LENGTH OF 140.39 FEET AND A CHORD BEARING OF SOUTH 70°03'04" WEST TO THE POINT OF NON-TANGENCY; THENCE RUN SOUTH 35°04'07" WEST, 20.00 FEET; THENCE RUN NORTH 54°55'53" WEST, 60.48 FEET; TO THE POINT OF TANGENCY OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 15°41'42", AN ARC LENGTH OF 67.11 FEET, A CHORD LENGTH OF 66.90 FEET AND A CHORD BEARING OF NORTH 62°46'45" WEST TO THE POINT OF NON-TANGENCY; THENCE RUN NORTH 52°45'29" WEST, 64.43 FEET; THENCE RUN NORTH 00°53'40" WEST, 15.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA AND CONTAINS 84.419 ACRES MORE OR LESS.

TOGETHER WITH:

PHASE 2C

A TRACT OF LAND, BEING A PORTION OF TRACTS 17, 24, 25 AND 32, MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTIONS 1 AND 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°53'40" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE INTERSECTION OF THE NORTH MAINTAINED RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD PER MAP BOOK 4, PAGES 303 THROUGH 308 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND SAID SECTION LINE; THENCE RUN NORTH 00°53'40" WEST, ALONG SAID SECTION LINE, 13.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'10" WEST, 18.74 FEET; THENCE RUN NORTH 27°07'22" WEST, 73.30 FEET; THENCE RUN NORTH 05°15'34" EAST, 78.53 FEET; THENCE RUN NORTH 38°11'25" WEST, 130.14 FEET; THENCE RUN NORTH 10°53'27" WEST, 106.37 FEET; THENCE RUN NORTH 81°22'51" WEST, 128.93 FEET; THENCE RUN NORTH 21°18'23" WEST, 128.15 FEET; THENCE RUN NORTH 68°41'37" EAST, 8.82 FEET; THENCE RUN NORTH 21°18'23" WEST, 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 14°17'00", AN ARC LENGTH OF 56.09 FEET, A CHORD LENGTH OF 55.94 FEET AND A CHORD BEARING OF NORTH 75°50'07" EAST; THENCE RUN NORTH 07°01'23" WEST, 120.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 07°07'57", AN ARC LENGTH OF 42.95 FEET, A CHORD LENGTH OF 42.92 FEET AND A CHORD BEARING OF NORTH 86°32'35" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°53'27" EAST, 566.40 FEET TO THE EAST LINE OF TRACT 17, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63 OF SAID PUBLIC RECORDS; THENCE RUN, ALONG THE EAST LINE OF TRACT 17 AND TRACT 32, SOUTH 00°55'56" EAST, 683.98 FEET TO A POINT BEING THE NORTH MAINTAINED RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD PER MAP BOOK 4, PAGES 303 THROUGH 308 OF SAID PUBLIC RECORDS; THENCE RUN, ALONG SAID NORTH MAINTAINED RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°49'36" WEST, 41.60 FEET; (2) SOUTH 89°36'02" WEST, 100.00 FEET; (3) NORTH 89°49'36" WEST, 100.00 FEET; (4) SOUTH 88°52'36" WEST, 88.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA, AND CONTAINS 7.926 ACRES, MORE OR LESS.

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

Michelle K. Rigoni, Esq.
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

**TRUE-UP AGREEMENT
(SERIES 2026 BONDS – PHASE 2A)**

THIS TRUE-UP AGREEMENT (SERIES 2026 BONDS – PHASE 2A) (“Agreement”) is made and entered into on [CLOSING DATE], 2026 (**“Effective Date”**), by and between:

HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Davenport, Florida, whose address is 219 East Livingston Street, Orlando, Florida 32801 (**“District”**); and

TPG AG EHC III (LEN) MULTI STATE 5, LLC, a Delaware limited liability company, an owner of a portion of lands within the District, whose address is 245 Park Avenue, 26th Floor, New York, New York 10167 (together with its successors and assigns, the **“TPG Landowner”**); and

LENNAR HOMES, LLC, a Florida limited liability company, a landowner and builder of a portion of lands within Assessment Area One of the District, whose address is 6675 Westwood Blvd., 5th Floor, Orlando, Florida 32821 (**“Lennar”**); and together with TPG Landowner, the **“Landowner”**).

RECITALS

WHEREAS, the District was established by ordinance adopted by the City Commission of the City of Davenport, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the **“Act”**), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, including but not limited to onsite and offsite stormwater management facilities, water and sanitary sewer systems, onsite and offsite roadway improvements, undergrounding of electrical, landscape, hardscape, and irrigation improvements, conservation/mitigation, and other infrastructure within or without the boundaries of the District; and

WHEREAS, Landowner is the owner and/or builder of those lands known as Phase 2A within the boundaries of the District, which lands are described in **Exhibit A (“Phase 2A” or “Property”)**, which

together with those certain lands in the District known as Phases 2B and 2C constitute the “**2026 Assessment Area**”; and

WHEREAS, the District has adopted an improvement plan to finance the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services comprising the District’s capital improvement plan (the “**Master Project**”) as detailed in the *Master Engineer’s Report* dated July 17, 2024 (the “**Master Engineer’s Report**”), as supplemented by the *First Supplemental Engineer’s Report Phase 2A, 2B and 2C Infrastructure Improvements*, dated March 26, 2026 (the “**Supplemental Engineer’s Report**,” and together with the Master Engineer’s Report, the “**Engineer’s Report**”); and

WHEREAS, for the benefit of the 2026 Assessment Area, the District presently intends to undertake the planning, design, acquisition, construction, and installation of Master Project improvements for the 2026 Assessment Area (the “**Series 2026 Project**”) as further detailed in the Engineer’s Report, including the anticipated costs of such Series 2026 Project; and

WHEREAS, the District intends to finance a portion of the Series 2026 Project through the anticipated issuance of its \$[PAR] Horseshoe Creek Community Development District Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) (the “**Series 2026 Bonds**”); and

WHEREAS, pursuant to Resolution Nos. 2024-26, 2024-27, 2024-31, and 2026-____ (collectively, the “**Assessment Resolutions**”), the District has imposed debt service special assessments (the “**Series 2026 Assessments**”) on the 2026 Assessment Area within the District pursuant to Chapters 170, 190, and 197, *Florida Statutes*, to secure the repayment of the Series 2026 Bonds; and

WHEREAS, as part of the Assessment Resolutions, the District adopted the *Master Assessment Methodology*, dated July 17, 2024, as supplemented by the *[Final] Supplemental Assessment Methodology for the 2026 Assessment Area*, dated [BPA DATE], 2026, (together, the “**Series 2026 Assessment Report**”), which are on file with the District and expressly incorporated herein by this reference; and

WHEREAS, Landowner acknowledges and agrees that all of Landowner’s Property benefits from the timely design, construction and/or acquisition of the Series 2026 Project; and

WHEREAS, Landowner agrees that the Series 2026 Assessments, which were imposed on Landowner’s Property, have been validly imposed and constitute valid, legal, and binding liens upon Landowner’s Property; and

WHEREAS, to the extent permitted by law, Landowner waives any defect in notice or publication or in the proceedings to levy, impose, and collect the Series 2026 Assessments on Landowner’s Property; and

WHEREAS, the Assessment Resolutions and Series 2026 Assessment Report provide that as the Landowner’s Property is platted, the allocation of the amounts assessed to and constituting a lien upon the Landowner’s Property would be calculated based upon certain density assumptions relating to the number of each type of residential unit to be constructed on the developable acres within Landowner’s Property anticipated to absorb the allocation of Series 2026 Assessments, which assumptions were provided by Landowner; and

WHEREAS, Landowner intends to plat and develop the Property based on then existing market conditions, and the actual densities developed may be at some density less than the densities anticipated in the Series 2026 Assessment Area to absorb the allocation of the Series 2026 Assessments; and

WHEREAS, as further described in the Assessment Resolutions, the Series 2026 Assessment Report anticipates a mechanism by which Landowner shall, if required, make certain payments to the District in order to satisfy, in whole or in part, the Series 2026 Assessments allocated and the liens imposed pursuant to the Assessment Resolutions, with the amount of such payments being determined generally by a calculation of the remaining unallocated debt prior to the District approving the final plat or site plan for a parcel or tract, as described in Series 2026 Assessment Report (which payments shall collectively be referenced as the “**True-Up Payment**”); and

WHEREAS, Landowner and the District desire to enter into this Agreement to confirm Landowner’s intentions and obligations to make True-Up Payments related to the Series 2026 Assessments, subject to the terms and conditions contained herein.

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:

SECTION 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.

SECTION 2. VALIDITY OF ASSESSMENTS. Landowner agrees that the Assessment Resolutions have been duly adopted by the District. Landowner further agrees that the Series 2026 Assessments imposed as liens by the District are legal, valid, and binding liens on the lands against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. Landowner hereby waives and relinquishes any rights it may have to challenge, object to or otherwise fail to pay such Series 2026 Assessments.

SECTION 3. COVENANT TO PAY. Landowner agrees and covenants to timely pay all such Series 2026 Assessments levied and imposed by the District pursuant to the Assessment Resolutions on assessable acres owned by Landowner, whether the Series 2026 Assessments are collected by the Tax Collector pursuant to Section 197.3632, *Florida Statutes*, directly by the District, or by any other method allowable by law. Landowner further agrees that to the extent Landowner fails to timely pay all Series 2026 Assessments on assessable acres owned by Landowner collected by mailed notice of the District, said unpaid Series 2026 Assessments (including True-Up Payments) may be placed on the tax roll by the District for collection by the Tax Collector pursuant to Section 197.3632, *Florida Statutes*, in any subsequent year or may be foreclosed on as provided for in Florida law. Landowner agrees that the provisions of this Agreement shall constitute a covenant running with the title to the Landowner’s Property and shall remain in full force and effect and be binding upon Landowner, its legal representatives, estates, successors, grantees, and assigns until released pursuant to the terms herein.

SECTION 4. SPECIAL ASSESSMENT REALLOCATION.

A. *Assumptions as to Series 2026 Assessments.* . As of the Effective Date of this Agreement and as further described in the Series 2026 Assessment Report, Landowner has informed the District that

it plans to construct or provide for the construction of a total of 160 ERUs (as defined in the Series 2026 Assessment Report) on the Property to absorb the Series 2026 Assessments allocated to Phase 2A.

B. Process for Reallocation of Assessments. The Series 2026 Assessments will be reallocated within the Property as lands are platted, re-platted, site planned, or a declaration of condominium recorded (all hereinafter referred to as “plat”, “platting”, or “platted”). In connection with such platting of acreage, the Series 2026 Assessments imposed on the acreage being platted will be allocated based upon the precise number of units of each product type within the area being platted. In furtherance thereof, at such time as acreage is to be platted, Landowner covenants that such plat shall be presented to the District. The District shall allocate the Series 2026 Assessments to the product types being platted and the remaining unplatted portions of the Property in accordance with the Series 2026 Assessment Report and cause such reallocation to be recorded in the District’s Improvement Lien Book.

(i) It is an express condition of the lien established by the Assessment Resolutions that any and all plats containing any portion of the lands within the District, as the District’s boundaries may be amended from time to time, shall be presented to the District for review, approval and allocation of the Series 2026 Assessments to the product types being platted and the remaining unplatted property in accordance with the Series 2026 Assessment Report (“**Reallocation**”). Landowner covenants to comply with this requirement for the Reallocation. The District agrees that no further action by the District’s Board of Supervisors shall be required. The District’s review of the plats shall be limited solely to the Reallocation of Series 2026 Assessments and enforcement of the Series 2026 Assessment lien, including any True-Up Payments due. Nothing herein shall in any way operate to or be construed as providing any other plat and plan approval or disapproval powers to the District.

(ii) As the acreage within the District is developed, it will be platted. At such time as a plat is presented to the District (each such date being a “**True-Up Date**”), the District shall determine if the debt per gross acre remaining on the unplatted land is greater than the debt per gross acre of such land at the initial time of imposition of the Series 2026 Assessments, and, if it is, a True-Up Payment in the amount of such excess shall become due and payable by Landowner or its successors or assigns, as applicable, in that tax year in accordance with the Series 2026 Assessment Report, in addition to the regular assessment installment payable for lands owned by the Landowner. The District will ensure collection of such amounts in a timely manner in order to meet its debt service obligations, and in all cases, Landowner agrees that to the extent such payments are the obligation of the Landowner, such payments shall be made in order to ensure the District’s timely payments of the debt service obligations on the Series 2026 Bonds. The District shall record all True-Up Payments in its Improvement Lien Book.

(iii) The foregoing is based on the District’s understanding with Landowner that it may plat at least 160 ERUs on the developable acres within the Landowner’s Property to absorb the allocation of the Series 2026 Assessments. However, the District agrees that nothing herein prohibits more or less than 160 ERUs from being platted. In no event shall the District collect Series 2026 Assessments pursuant to the Assessment Resolutions in excess of the total debt service related to the Series 2026 Project, including all costs of financing and interest. The District, however, may collect Series 2026 Assessments in excess of the annual debt service related to the Series 2026 Project,

including all costs of financing and interest, which shall be applied to prepay the Series 2026 Bonds. If the strict application of the true-up methodology to any Reallocation for any plat pursuant to this Agreement would result in Series 2026 Assessments collected in excess of the District's total debt service obligation for the Series 2026 Project, the District agrees to take appropriate action by resolution to equitably reallocate the Series 2026 Assessments.

(iv) All Series 2026 Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until payment has been satisfactorily made.

SECTION 5. ENFORCEMENT. This Agreement is intended to be an additional method of enforcement of Landowner's obligation to pay the Series 2026 Assessments on assessable acres owned by Landowner and to abide by the requirements of the Reallocation of Series 2026 Assessments, including the making of the True-Up Payment, as set forth in the Assessment Resolutions. A default by any party under this Agreement shall entitle any other party to all remedies available at law or in equity, excluding consequential and punitive damages and subject to recourse limitations in documents applicable to the District and the Series 2026 Bonds.

SECTION 6. ASSIGNMENT.

- a. ***Agreement Runs with Land*** – This Agreement shall constitute a covenant running with title to the Landowner's Property, binding upon Landowner and its successors and assigns as to lands comprising the Landowner's Property or portions thereof, and any transferee of any portion of lands comprising the Landowner's Property as set forth in this Section, except as permitted by subsection b., below, or subject to the conditions set forth in subsection c., below.
- b. ***Exceptions*** – Landowner shall not transfer any portion of the Landowner's Property to any third party without complying with the terms of subsection c. below, other than:
 - (i) Platted and fully developed lots to homebuilders restricted from replatting;
 - (ii) Platted and fully developed lots to end users; and
 - (iii) Subject to any Series 2026 Assessment payment obligations under the Assessment Resolutions, land which is exempt from assessments to the City of Davenport, Polk County, Florida ("County"), the District, a homeowners' association, or other governmental agencies.

Any transfer of any portion of lands comprising Landowner's Property pursuant to subsections (i), (ii) or (iii) listed above shall constitute an automatic release of such portion of Landowner's Property from the scope and effect of this Agreement; provided however, that any True-Up Payment owing is paid prior to such transfer.

- c. ***Transfer Conditions*** – Landowner shall not transfer any portion of Landowner's Property to any third party, except as permitted by subsection b. above, without satisfying the

following condition (“**Transfer Condition**”): satisfying any True-Up Payment that results from any true-up determinations made by the District incident to such transfer or, if transferee is a homebuilder receiving platted and fully developed lots not restricted from replatting, such homebuilder enters into a separate true up agreement with the District to the District’s satisfaction. Any transfer that is consummated pursuant to this Section shall operate as a release of Landowner from its obligations under this Agreement as to such portion of Landowner’s Property only arising from and after the date of such transfer and satisfaction of all of the Transfer Condition including payment of any True-Up Payments due, and the transferee, which by recording or causing to be recorded in the Official Records of County, the deed transferring such portion to the transferee, shall be deemed to assume Landowner’s obligations in accordance herewith and shall be deemed the “Landowner” from and after such transfer for all purposes as to such portion of lands comprising the Landowner’s Property so transferred. Regardless of whether the conditions of this subsection are met, any transferee, other than those specified in subsection b., above, shall take title subject to the terms of this Agreement.

- d. **General** – Except as provided in this Section 6, no party may assign its rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written consent of the other party, whose consent shall not be unreasonably withheld. Except as provided in this Section 6, any purported assignment by either party absent the prior written consent of the other party as required by this section shall be void and unenforceable.

SECTION 7. RECOVERY OF COSTS AND FEES. In the event any party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, as determined by the applicable court or other dispute resolution provider, shall be entitled to recover from the non-prevailing party all fees and costs incurred, including reasonable attorneys' fees and costs incurred prior to or during any litigation or other dispute resolution and including all fees and costs incurred in appellate proceedings.

SECTION 8. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

- A. If to the District: Horseshoe Creek Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager
- With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel
- B. If to Landowner: TPG AG EHC III (LEN) MULTI STATE 5, LLC
245 Park Avenue, 26th Floor
New York, New York 10167
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. 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 contained in this Agreement 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 District and counsel for the Landowner may deliver Notice on behalf of the District and Landowner, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 9. AMENDMENT. 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 the District and Landowner, but only after satisfaction of the conditions set forth in Section 12.

SECTION 10. TERMINATION. This Agreement shall terminate automatically upon the full allocation of Series 2026 Assessments to platted units and the payment in full of all True-Up Payment having been determined to be due hereunder.

SECTION 11. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against either party.

SECTION 12. BENEFICIARIES. Except as set forth below, 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. Notwithstanding the foregoing or anything else herein to the contrary, this Agreement is not intended to be and shall not be binding upon an end user purchaser of a platted lot. Notwithstanding anything in this Agreement to the contrary, the trustee for the Series 2026 Bonds ("**Trustee**"), on behalf of the Series 2026 Bond holders, shall be a direct third party beneficiary of the terms and conditions of this Agreement and acting at the direction of and on behalf of Majority Owners (as such term is defined in the indenture for the Series 2026 Bonds) of Series 2026 Bonds, shall be entitled to enforce Landowner's obligations hereunder. The Trustee shall not be deemed to have assumed any obligations under this Agreement. Except as provided in Section 6, this Agreement may not be assigned or materially amended without the written consent of the Trustee, acting at the direction of the Majority Owners of the Series 2026 Bonds, which consent shall not be unreasonably withheld.

SECTION 13. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third

party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 14. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in the County in which the District is located.

SECTION 15. PUBLIC RECORDS. Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and may require treatment as such in accordance with Florida law.

SECTION 16. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Landowner; both the District and Landowner have complied with all the requirements of law; and both the District and Landowner have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 17. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement

SECTION 19. EXECUTION IN 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.

SECTION 20. EFFECTIVE DATE. This Agreement shall become effective after execution by the parties hereto on the Effective Date.

[Remainder of this page left intentionally blank.]

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

WITNESS

HORSESHOE CREEK COMMUNITY DEVELOPMENT
DISTRICT

By: _____
Name: _____
Address: _____

By: _____
Name: Anthony Iorio
Title: Chairman

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by Anthony Iorio, Chairman of Horseshoe Creek Community Development District, who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

[SIGNATURE PAGE FOR TRUE-UP AGREEMENT (SERIES 2026 BONDS – PHASE 2A)]

WITNESS

TPG AG EHC III (LEN) MULTI STATE 5, LLC,
a Delaware limited liability company

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____ 2026, by _____ as _____ of TPG AG EHC III (LEN) MULTI STATE 5, LLC, a Delaware limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

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

[SIGNATURE PAGE FOR TRUE-UP AGREEMENT (SERIES 2026 BONDS – PHASE 2A)]

WITNESS

LENNAR HOMES, LLC,
a Florida limited liability company

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____ 2026, by _____ as _____ of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

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

Exhibit A: Description of Landowner's Property

EXHIBIT A

(Portion of Phase 2A)

A TRACT OF LAND, BEING TRACTS 7, 8, 9, 10, 23 AND A PORTION OF TRACTS 24 THROUGH 27, LYING IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ALSO TRACTS 15, 16 AND A PORTION OF TRACTS 1 THROUGH 4, 17 AND 18, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE VACATED RIGHT-OF-WAY LYING WITHIN, AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 393 OF SAID PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°53'40" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 52°45'29" EAST, 64.43 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 15°41'42", AN ARC LENGTH OF 67.11 FEET, A CHORD LENGTH OF 66.90 FEET AND A CHORD BEARING OF SOUTH 62°46'45" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°55'53" EAST, 60.48 FEET; THENCE RUN NORTH 35°04'07" EAST, 20.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 110.07 FEET, A CENTRAL ANGLE OF 79°14'38", AN ARC LENGTH OF 152.23 FEET, A CHORD LENGTH OF 140.39 FEET AND A CHORD BEARING OF NORTH 70°03'04" EAST; THENCE RUN NORTH 46°29'35" EAST, NON-TANGENT TO SAID CURVE, 91.79 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 48°33'55", AN ARC LENGTH OF 42.38 FEET, A CHORD LENGTH OF 41.12 FEET AND A CHORD BEARING OF NORTH 22°12'38" EAST; THENCE RUN SOUTH 70°50'05" EAST, NON-TANGENT TO SAID CURVE, 64.13 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 36°25'12", AN ARC LENGTH OF 114.42 FEET, A CHORD LENGTH OF 112.50 FEET AND A CHORD BEARING OF SOUTH 48°13'36" EAST; THENCE RUN SOUTH 23°16'45" EAST, NON-TANGENT TO SAID CURVE, 55.69 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 50°50'34", AN ARC LENGTH OF

44.37 FEET, A CHORD LENGTH OF 42.93 FEET AND A CHORD BEARING OF NORTH 67°31'32" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 47°17'41", AN ARC LENGTH OF 165.09 FEET, A CHORD LENGTH OF 160.44 FEET AND A CHORD BEARING OF NORTH 69°17'58" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 77°00'06", AN ARC LENGTH OF 67.20 FEET, A CHORD LENGTH OF 62.25 FEET AND A CHORD BEARING OF NORTH 84°09'10" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 57°20'46" EAST, 207.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°00'48", AN ARC LENGTH OF 49.75 FEET, A CHORD LENGTH OF 47.73 FEET AND A CHORD BEARING OF SOUTH 28°50'22" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°19'58" EAST, 89.72 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 78.54 FEET, A CHORD LENGTH OF 70.71 FEET AND A CHORD BEARING OF SOUTH 44°40'02" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°40'02" WEST, 443.00 FEET; THENCE RUN SOUTH 10°38'27" EAST, 20.33 FEET; THENCE RUN SOUTH 00°19'58" EAST, 145.00 FEET; THENCE RUN SOUTH 10°28'21" EAST, 37.72 FEET; THENCE RUN SOUTH 00°58'12" EAST, 132.87 FEET; THENCE RUN NORTH 89°40'02" EAST, 145.01 FEET; THENCE RUN SOUTH 00°58'12" EAST, 995.49 FEET; THENCE RUN NORTH 89°54'52" WEST, 329.64 FEET; THENCE RUN SOUTH 00°55'56" EAST, 272.27 FEET; THENCE RUN NORTH 89°53'27" WEST, 566.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 07°07'57", AN ARC LENGTH OF 42.95 FEET, A CHORD LENGTH OF 42.92 FEET AND A CHORD BEARING OF SOUTH 86°32'35" WEST; THENCE RUN SOUTH 07°01'23" EAST, RADIAL TO SAID CURVE, 120.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 14°17'00", AN ARC LENGTH OF 56.09 FEET, A CHORD LENGTH OF 55.94 FEET AND A CHORD BEARING OF SOUTH 75°50'07" WEST; THENCE RUN SOUTH 21°18'23" EAST, RADIAL TO SAID CURVE, 50.00 FEET; THENCE RUN SOUTH 68°41'37" WEST, 8.82 FEET; THENCE RUN SOUTH 21°18'23" EAST, 128.15 FEET; THENCE RUN SOUTH 81°22'51" EAST, 128.93 FEET; THENCE RUN SOUTH 10°53'27" EAST, 106.37 FEET; THENCE RUN SOUTH 38°11'25" EAST, 130.14 FEET; THENCE RUN SOUTH 05°15'34" WEST, 78.53 FEET; THENCE RUN SOUTH 27°07'22" EAST, 73.30 FEET TO A POINT LYING 30.00 FEET NORTH OF A PERPENDICULAR MEASURE TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH,

RANGE 27 EAST, SAID POINT ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD; THENCE RUN SOUTH 89°44'10" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 155.24 FEET TO A POINT LYING ON THE EAST LINE OF THE WEST HALF OF TRACT 25 OF SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00°51'35" WEST, ALONG SAID EAST LINE, 195.01 FEET; THENCE RUN SOUTH 89°44'10" WEST, 158.85 FEET TO A POINT LYING ON THE WEST LINE OF SAID TRACT 25; THENCE RUN SOUTH 00°49'29" EAST, ALONG SAID WEST LINE OF TRACT 25, A DISTANCE OF 195.01 FEET TO A POINT LYING ON AFORESAID NORTH RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD; THENCE RUN SOUTH 89°44'10" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 176.61 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 03°25'08" WEST, 336.46 FEET; THENCE RUN NORTH 79°53'11" WEST, 275.63 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST 130.00 FEET OF TRACT 27 OF SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE RUN NORTH 00°45'17" WEST, ALONG SAID WEST LINE, 240.00 FEET TO A POINT LYING ON THE NORTH LINE OF SAID TRACT 27; THENCE RUN NORTH 89°44'44" EAST, ALONG SAID NORTH LINE OF TRACT 27, A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 23; THENCE RUN NORTH 00°45'17" WEST, ALONG THE WEST LINE OF TRACTS 23, 10 AND 7, A DISTANCE OF 1951.77 FEET TO THE NORTHWEST CORNER OF SAID TRACT 7; THENCE RUN NORTH 89°46'27" EAST, ALONG THE NORTH LINE OF TRACTS 7 AND 8, A DISTANCE OF 659.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA AND CONTAINS 62.341 ACRES MORE OR LESS.

LESS AND EXCEPT:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 02, CERTIFIED CORNER RECORDS NUMBER 108253, BEING MARKED BY A FOUND PARKER KALON NAIL (NO IDENTIFICATION); THENCE S89°44'10"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 02, A DISTANCE OF 410.86 FEET; THENCE N00°15'50"W, DEPARTING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 02, A DISTANCE OF 30.03 FEET TO A POINT ON THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF HORSESHOE CREEK ROAD, ALSO BEING THE POINT OF BEGINNING; THENCE S89°44'10"W, ALONG THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF SAID HORSESHOE CREEK ROAD, A DISTANCE OF 20.00 FEET; THENCE N00°35'35"W, DEPARTING THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF HORSESHOE CREEK ROAD, A DISTANCE OF 132.73 FEET; THENCE S89°24'25"W, A DISTANCE OF 12.44 FEET; THENCE S00°35'35"E, A DISTANCE OF 20.00 FEET; S89°24'25"W, A DISTANCE OF 12.00 FEET; THENCE S89°24'25"W, A DISTANCE OF 46.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 18.00 FEET; THENCE N00°35'35"W, A DISTANCE OF 96.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 46.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 18.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 12.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 20.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 32.44 FEET; THENCE S00°35'35"E, A DISTANCE OF 152.85 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A TRACT OF LAND, BEING TRACT 23, LYING IN THE SOUTHEAST QUARTER OF THE SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 22 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°53'40" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 695.21 FEET; THENCE RUN SOUTH 89°06'20" WEST, 340.24 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 62°47'43" WEST, 120.00 FEET; THENCE RUN NORTH 27°12'17" WEST, 7.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 26°27'00", AN ARC LENGTH OF 80.79 FEET, A CHORD LENGTH OF 80.07 FEET AND A CHORD BEARING OF NORTH 13°58'47" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°45'17" WEST, 109.77 FEET; THENCE RUN NORTH 89°14'43" EAST, 120.00 FEET; THENCE RUN SOUTH 00°45'17" EAST, 100.00 FEET; THENCE RUN SOUTH 13°11'51" EAST, 41.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA AND CONTAINS 0.471 ACRES (20,505.8 SQUARE FEET) MORE OR LESS.



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

Michelle K. Rigoni, Esq.
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

**TRUE-UP AGREEMENT
(SERIES 2026 BONDS – PHASES 2B & 2C)**

THIS TRUE-UP AGREEMENT (SERIES 2026 BONDS – PHASES 2B & 2C) (“Agreement”) is made and entered into on [CLOSING DATE], 2026 (“**Effective Date**”), by and between:

HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Davenport, Florida, whose address is 219 East Livingston Street, Orlando, Florida 32801 (“**District**”); and

TLC REEDY ISLE, LLC, a Florida limited liability company, an owner and developer of a portion of lands within the District, whose local address is 605 Commonwealth Avenue, Orlando, Florida 32803 (together with its successors and assigns, the “**Master Landowner**”).

RECITALS

WHEREAS, the District was established by ordinance adopted by the City Commission of the City of Davenport, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, including but not limited to onsite and offsite stormwater management facilities, water and sanitary sewer systems, onsite and offsite roadway improvements, undergrounding of electrical, landscape, hardscape, and irrigation improvements, conservation/mitigation, and other infrastructure within or without the boundaries of the District; and

WHEREAS, the Master Landowner is the owner and developer of certain lands within the boundaries of the District known as Phases 2B and 2C as further described in **Exhibit A** attached hereto and incorporated herein (“**Phases 2B & 2C**” or “**Property**”), which together with those certain lands in the District known as Phase 2A (“**Phase 2A**”) constitutes the “**2026 Assessment Area**,” and

WHEREAS, the District has adopted an improvement plan to finance the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services comprising the District’s capital improvement plan (the “**Master Project**”) as detailed in the *Master*

Engineer's Report dated July 17, 2024 (the "**Master Engineer's Report**"), as supplemented by the *First Supplemental Engineer's Report Phase 2A, 2B and 2C Infrastructure Improvements*, dated March 26, 2026 (the "**Supplemental Engineer's Report**," and together with the Master Engineer's Report, the "**Engineer's Report**"); and

WHEREAS, for the benefit of the 2026 Assessment Area, the District presently intends to undertake the planning, design, acquisition, construction, and installation of Master Project improvements for the 2026 Assessment Area (the "**Series 2026 Project**") as further detailed in the Engineer's Report, including the anticipated costs of such Series 2026 Project; and

WHEREAS, the District intends to finance a portion of the Series 2026 Project through the anticipated issuance of its \$[PAR] Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area) (the "**Series 2026 Bonds**"); and

WHEREAS, pursuant to Resolution Nos. 2024-26, 2024-27, 2024-31, and 2026-____ (collectively, the "**Assessment Resolutions**"), the District has imposed debt service special assessments (the "**Series 2026 Assessments**") on the 2026 Assessment Area within the District pursuant to Chapters 170, 190, and 197, *Florida Statutes*, to secure the repayment of the Series 2026 Bonds; and

WHEREAS, as part of the Assessment Resolutions, the District adopted the *Master Assessment Methodology*, dated July 17, 2024, as supplemented by the *[Final] Supplemental Assessment Methodology for the 2026 Assessment Area*, dated [BPA DATE], 2026 (together, the "**Series 2026 Assessment Report**"), which are on file with the District and expressly incorporated herein by this reference; and

WHEREAS, Master Landowner acknowledges and agrees that all of the Property benefits from the timely design, construction and/or acquisition of the Series 2026 Project; and

WHEREAS, Master Landowner agrees that the Series 2026 Assessments, which were imposed on the Property, have been validly imposed and constitute valid, legal, and binding liens upon the Property; and

WHEREAS, to the extent permitted by law, Master Landowner waives any defect in notice or publication or in the proceedings to levy, impose, and collect the Series 2026 Assessments on the Property; and

WHEREAS, the Assessment Resolutions and Series 2026 Assessment Report provide that as the Property is platted, the allocation of the amounts assessed to and constituting a lien upon the Property would be calculated based upon certain density assumptions relating to the number of each type of residential unit to be constructed on the developable acres within the Property anticipated to absorb the allocation of Series 2026 Assessments, which assumptions were provided by Master Landowner; and

WHEREAS, Master Landowner intends to plat and develop the Property based on then-existing market conditions, and the actual densities developed may be at some density less than the densities anticipated in the Series 2026 Assessment Report to absorb the allocation of the Series 2026 Assessments; and

WHEREAS, as further described in the Assessment Resolutions, the Series 2026 Assessment Report anticipates a mechanism by which Master Landowner shall, if required, make certain payments to the

District in order to satisfy, in whole or in part, the Series 2026 Assessments allocated and the liens imposed pursuant to the Assessment Resolutions, with the amount of such payments being determined generally by a calculation of the remaining unallocated debt prior to the District approving the final plat or site plan for a parcel or tract, as described in the Series 2026 Assessment Report (which payments shall collectively be referenced as the **“True-Up Payment”**); and

WHEREAS, Master Landowner and the District desire to enter into this Agreement to confirm Master Landowner’s intentions and obligations to make True-Up Payments related to the Series 2026 Assessments, subject to the terms and conditions contained herein.

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:

SECTION 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.

SECTION 2. VALIDITY OF ASSESSMENTS. Master Landowner agrees that the Assessment Resolutions have been duly adopted by the District. Master Landowner further agrees that the Series 2026 Assessments imposed as liens by the District are legal, valid, and binding liens on the lands against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. Master Landowner hereby waives and relinquishes any rights it may have to challenge, object to or otherwise fail to pay such Series 2026 Assessments.

SECTION 3. COVENANT TO PAY. Master Landowner agrees and covenants to timely pay all such Series 2026 Assessments levied and imposed by the District pursuant to the Assessment Resolutions on assessable acres owned by Master Landowner, whether the Series 2026 Assessments are collected by the Tax Collector pursuant to Section 197.3632, *Florida Statutes*, directly by the District, or by any other method allowable by law. Master Landowner further agrees that to the extent Master Landowner fails to timely pay all Series 2026 Assessments on assessable acres owned by Master Landowner collected by mailed notice of the District, said unpaid Series 2026 Assessments (including True-Up Payments) may be placed on the tax roll by the District for collection by the Tax Collector pursuant to Section 197.3632, *Florida Statutes*, in any subsequent year or may be foreclosed on as provided for in Florida law. Master Landowner agrees that the provisions of this Agreement shall constitute a covenant running with the title to the Property and shall remain in full force and effect and be binding upon Master Landowner, its legal representatives, estates, successors, grantees, and assigns until released pursuant to the terms herein.

SECTION 4. SPECIAL ASSESSMENT REALLOCATION.

A. Assumptions as to Series 2026 Assessments. As of the Effective Date of this Agreement and as further described in the Series 2026 Assessment Report, Master Landowner has informed the District that it plans to construct or provide for the construction of a total of 187 ERUs (as defined in the Series 2026 Assessment Report) on the Property to absorb the Series 2026 Assessments allocated to Phases 2B & 2C.

B. Process for Reallocation of Assessments. The Series 2026 Assessments will be reallocated within the Property as lands are platted, re-platted, site planned, or a declaration of condominium recorded (all hereinafter referred to as “plat”, “plating”, or “platted”). In connection with such platting

of acreage, the Series 2026 Assessments imposed on the acreage being platted will be allocated based upon the precise number of units of each product type within the area being platted. In furtherance thereof, at such time as acreage is to be platted, Master Landowner covenants that such plat shall be presented to the District. The District shall allocate the Series 2026 Assessments to the product types being platted and the remaining unplatted portions of the Property in accordance with the Series 2026 Assessment Report and cause such reallocation to be recorded in the District's Improvement Lien Book.

(i) It is an express condition of the lien established by the Assessment Resolutions that any and all plats containing any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District for review, approval and allocation of the Series 2026 Assessments to the product types being platted and the remaining unplatted property in accordance with the Series 2026 Assessment Report ("**Reallocation**"). Master Landowner covenants to comply with this requirement for the Reallocation. The District agrees that no further action by the District's Board of Supervisors shall be required. The District's review of the plats shall be limited solely to the Reallocation of Series 2026 Assessments and enforcement of the Series 2026 Assessment lien, including any True-Up Payments due. Nothing herein shall in any way operate to or be construed as providing any other plat and plan approval or disapproval powers to the District.

(ii) As the acreage within the District is developed, it will be platted. At such time as a plat is presented to the District (each such date being a "**True-Up Date**"), the District shall determine if the debt per gross acre remaining on the unplatted land is greater than the debt per gross acre of such land at the initial time of imposition of the Series 2026 Assessments, and, if it is, a True-Up Payment in the amount of such excess shall become due and payable by Master Landowner or its successors or assigns, as applicable, in that tax year in accordance with the Series 2026 Assessment Report, in addition to the regular assessment installment payable for lands owned by the Master Landowner. The District will ensure collection of such amounts in a timely manner in order to meet its debt service obligations, and in all cases, Master Landowner agrees that to the extent such payments are the obligation of the Master Landowner, such payments shall be made in order to ensure the District's timely payments of the debt service obligations on the Series 2026 Bonds. The District shall record all True-Up Payments in its Improvement Lien Book.

(iii) The foregoing is based on the District's understanding with Master Landowner that it may plat at least 187 ERUs on the developable acres within the Property to absorb the allocation of the Series 2026 Assessments. However, the District agrees that nothing herein prohibits more or less than 187 ERUs from being platted. In no event shall the District collect Series 2026 Assessments pursuant to the Assessment Resolutions in excess of the total debt service related to the Series 2026 Project, including all costs of financing and interest. The District, however, may collect Series 2026 Assessments in excess of the annual debt service related to the Series 2026 Project, including all costs of financing and interest, which shall be applied to prepay the Series 2026 Bonds. If the strict application of the true-up methodology to any Reallocation for any plat pursuant to this Agreement would result in Series 2026 Assessments collected in excess of the District's total debt service obligation for the Series 2026 Project, the District agrees to

take appropriate action by resolution to equitably reallocate the Series 2026 Assessments.

(iv) All Series 2026 Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until payment has been satisfactorily made.

SECTION 5. ENFORCEMENT. This Agreement is intended to be an additional method of enforcement of Master Landowner's obligation to pay the Series 2026 Assessments on assessable acres owned by Master Landowner and to abide by the requirements of the Reallocation of Series 2026 Assessments, including the making of the True-Up Payment, as set forth in the Assessment Resolutions. A default by any party under this Agreement shall entitle any other party to all remedies available at law or in equity, excluding consequential and punitive damages and subject to recourse limitations in documents applicable to the District and the Series 2026 Bonds.

SECTION 6. ASSIGNMENT.

- a. **Agreement Runs with Land** – This Agreement shall constitute a covenant running with title to the Property, binding upon Master Landowner and its successors and assigns as to lands comprising the Property or portions thereof, and any transferee of any portion of lands comprising the Property as set forth in this Section, except as permitted by subsection b., below, or subject to the conditions set forth in subsection c., below.
- b. **Exceptions** – Master Landowner shall not transfer any portion of the Property to any third party without complying with the terms of subsection c. below, other than:
 - (i) Platted and fully developed lots to homebuilders restricted from replatting;
 - (ii) Platted and fully developed lots to end users; and
 - (iii) Subject to any Series 2026 Assessment payment obligations under the Assessment Resolutions, land which is exempt from assessments to the City of Davenport, Florida, Polk County, Florida ("**County**"), the District, a homeowners' association, or other governmental agencies.

Any transfer of any portion of lands comprising the Property pursuant to subsections (i), (ii) or (iii) listed above shall constitute an automatic release of such portion of the Property from the scope and effect of this Agreement; provided however, that any True-Up Payment owing is paid prior to such transfer.

- c. **Transfer Conditions** – Master Landowner shall not transfer any portion of the Property to any third party, except as permitted by subsection b. above, without satisfying the following condition ("**Transfer Condition**"): satisfying any True-Up Payment that results from any true-up determinations made by the District incident to such transfer or, if transferee is a homebuilder receiving platted and fully developed lots not restricted from replatting, such homebuilder enters into a separate true up agreement with the District to the District's satisfaction. Any transfer that is consummated pursuant to this Section

shall operate as a release of Master Landowner from its obligations under this Agreement as to such portion of the Property only arising from and after the date of such transfer and satisfaction of the Transfer Condition including payment of any True-Up Payments due, and the transferee, which by recording or causing to be recorded in the Official Records of the County, the deed transferring such portion to the transferee, shall be deemed to assume Master Landowner's obligations in accordance herewith and shall be deemed the "Master Landowner" from and after such transfer for all purposes as to such portion of lands comprising the Property so transferred. Regardless of whether the conditions of this subsection are met, any transferee, other than those specified in subsection b., above, shall take title subject to the terms of this Agreement.

- d. **General** – Except as provided in this Section 6, no party may assign its rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written consent of the other party, whose consent shall not be unreasonably withheld. Except as provided in this Section 6, any purported assignment by either party absent the prior written consent of the other party as required by this section shall be void and unenforceable.

SECTION 7. RECOVERY OF COSTS AND FEES. In the event any party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, as determined by the applicable court or other dispute resolution provider, shall be entitled to recover from the non-prevailing party all fees and costs incurred, including reasonable attorneys' fees and costs incurred prior to or during any litigation or other dispute resolution and including all fees and costs incurred in appellate proceedings.

SECTION 8. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A.	If to the District:	Horseshoe Creek Community Development District 219 East Livingston Street Orlando, Florida 32801 Attn: District Manager
	With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel
B.	If to the Master Landowner:	TLC Reedy Isle, LLC 605 Commonwealth Avenue Orlando, Florida 32803 Attn: Andrew J. Orosz

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. 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 contained in this Agreement 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 District and counsel for the Master Landowner may deliver Notice on behalf of the District and the Master Landowner, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 9. AMENDMENT. 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 the District and the Master Landowner, but only after satisfaction of the conditions set forth in Section 12.

SECTION 10. TERMINATION. This Agreement shall terminate automatically upon the full allocation of Series 2026 Assessments to platted units and the payment in full of all True-Up Payment having been determined to be due hereunder.

SECTION 11. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against either party.

SECTION 12. BENEFICIARIES. Except as set forth below, 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. Notwithstanding the foregoing or anything else herein to the contrary, this Agreement is not intended to be and shall not be binding upon an end user purchaser of a platted lot. Notwithstanding anything in this Agreement to the contrary, the trustee for the Series 2026 Bonds ("**Trustee**"), on behalf of the Series 2026 Bond holders, shall be a direct third party beneficiary of the terms and conditions of this Agreement and acting at the direction of and on behalf of Majority Owners (as such term is defined in the indenture for the Series 2026 Bonds) of Series 2026 Bonds, shall be entitled to enforce the Master Landowner's obligations hereunder. The Trustee shall not be deemed to have assumed any obligations under this Agreement. Except as provided in Section 6, this Agreement may not be assigned or materially amended without the written consent of the Trustee, acting at the direction of the Majority Owners of the Series 2026 Bonds, which consent shall not be unreasonably withheld.

SECTION 13. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 14. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents

that the venue for any litigation arising out of or related to this Agreement shall be in the County in which the District is located.

SECTION 15. PUBLIC RECORDS. The Master Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and may require treatment as such in accordance with Florida law.

SECTION 16. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Master Landowner; both the District and the Master Landowner have complied with all the requirements of law; and both the District and the Master Landowner have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 17. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement

SECTION 19. EXECUTION IN 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.

SECTION 20. EFFECTIVE DATE. This Agreement shall become effective after execution by the parties hereto on the Effective Date.

[Remainder of this page left intentionally blank.]

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

WITNESS

**HORSESHOE CREEK COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____
Address: _____

By: _____
Name: Anthony Iorio
Title: Chairman

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on _____, 2026, by Anthony Iorio, Chairman of Horseshoe Creek Community Development District, who is either ☐ personally known to me, or ☐ produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

[SIGNATURE PAGE FOR TRUE-UP AGREEMENT (SERIES 2026 BONDS – PHASES 2B & 2C)]

WITNESSES:

TLC REEDY ISLE, LLC,
a Florida limited liability company

Print Name: _____
Address: _____

By: _____
Name: Andrew J. Orosz
Its: Authorized Representative

Print Name: _____
Address: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on _____, 2026, by Andrew J. Orosz as an Authorized Representative of TLC Reedy Isle, LLC, a Florida limited liability company, on behalf of the company, and who is either ☐ personally known to me, or ☐ produced _____ as identification

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

Exhibit A: Description of Property

EXHIBIT A

PHASE 2B

A TRACT OF LAND, BEING TRACTS 5,6,7,10,11,12 AND A PORTION ON TRACTS 1,2,3 ,4,8, 9 LYING IN THE SOUTH HALF OF THE SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ALSO TRACTS 17,18,19,20,29,30,32 AND A PORTION OF TRACT 31 LYING IN THE NORTH HALF OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE VACATED RIGHT-OF-WAY LYING WITHIN, AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 393 OF SAID PUBLIC RECORDS OF POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST; THENCE RUN NORTH 00°58'28" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1310.79 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°50'09" EAST, ALONG THE NORTH LINE OF SAID QUARTER, 1320.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1; THENCE RUN SOUTH 00°41'06" EAST, ALONG THE EAST LINE OF SAID QUARTER, 1313.07 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 27, RANGE 27 EAST; THENCE RUN NORTH 89°56'19" EAST, ALONG THE NORTH LINE OF SAID QUARTER, 1272.78 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°03'32" EAST, 195.23 FEET; THENCE RUN SOUTH 89°56'56" WEST, 108.00 FEET; THENCE RUN SOUTH 00°03'04" EAST, 101.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 15°27'00", AN ARC LENGTH OF 95.73 FEET, A CHORD LENGTH OF 95.44' AND A CHORD BEARING OF SOUTH 07°40'26" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 15°23'56" WEST, 156.12 FEET; TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 645.00 FEET, AN ARC LENGTH OF 408.24 FEET, A CENTRAL ANGLE OF 36°15'52", A CHORD LENGTH OF 401.46 FEET AND A CHORD BEARING OF SOUTH 02°43'59" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 20°51'55" EAST, 312.49 FEET; THENCE RUN SOUTH 78°50'16" EAST, 81.65 FEET; THENCE RUN SOUTH 29°39'51" EAST, 67.16 FEET; THENCE RUN SOUTH 60°20'09" WEST, 15.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27, RANGE 27 EAST. THENCE RUN NORTH 89°56'37" WEST, ALONG THE SOUTH LINE OF SAID QUARTER, 1317.66 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER; THENCE RUN NORTH 01°02'42" WEST, ALONG THE WEST LINE OF SAID QUARTER, 664.38 FEET; THENCE RUN SOUTH 89°40'02" WEST, 802.90 FEET; THENCE RUN NORTH 00°58'12" WEST, 132.87 FEET; THENCE RUN NORTH 10°28'21" WEST, 37.72 FEET; THENCE RUN NORTH 00°19'58" WEST, 145.00 FEET; THENCE RUN NORTH 10°38'27" WEST, 20.33 FEET; THENCE RUN NORTH 89°40'02" EAST, 443.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET , A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 78.54 FEET, A CHORD LENGTH OF 70.71 FEET AND A CHORD BEARING OF NORTH 44°40'02" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°19'58" WEST, 89.72 FEET; TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°00'48", AN ARC LENGTH OF 49.75 FEET, A CHORD LENGTH OF 47.73 FEET, AND A CHORD BEARING OF NORTH 28°50'22" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 57°20'46" WEST, 207.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 77°00'06", AN ARC LENGTH OF 67.20 FEET, A

CHORD LENGTH OF 62.25 FEET, AND A CHORD BEARING OF SOUTH 84°09'10" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 47°17'41", AN ARC LENGTH OF 165.09 FEET, A CHORD LENGTH OF 160.44 FEET AND A CHORD BEARING OF SOUTH 69°17'58" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 50°50'34", AN ARC LENGTH OF 44.37 FEET, A CHORD LENGTH OF 42.93 FEET, AND A CHORD BEARING OF SOUTH 67°31'32" WEST TO THE POINT OF NON-TANGENCY; THENCE RUN NORTH 23°16'45" WEST, 55.69 FEET TO THE POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 36°25'12", AN ARC LENGTH OF 114.42 FEET, A CHORD LENGTH OF 112.50 FEET, AND A CHORD BEARING OF NORTH 48°13'36" WEST TO THE POINT OF NON-TANGENCY; THENCE RUN NORTH 70°50'05" WEST, 64.13 FEET TO THE POINT OF NON-TANGENCY OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 48°33'55", AN ARC LENGTH OF 42.38 FEET, A CHORD LENGTH OF 41.12 FEET AND A CHORD BEARING OF SOUTH 22°12'38" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 46°29'35" WEST, 91.79 FEET TO THE POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 110.07 FEET, A CENTRAL ANGLE OF 79°14'38", AN ARC LENGTH OF 152.23 FEET, A CHORD LENGTH OF 140.39 FEET AND A CHORD BEARING OF SOUTH 70°03'04" WEST TO THE POINT OF NON-TANGENCY; THENCE RUN SOUTH 35°04'07" WEST, 20.00 FEET; THENCE RUN NORTH 54°55'53" WEST, 60.48 FEET; TO THE POINT OF TANGENCY OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 15°41'42", AN ARC LENGTH OF 67.11 FEET, A CHORD LENGTH OF 66.90 FEET AND A CHORD BEARING OF NORTH 62°46'45" WEST TO THE POINT OF NON-TANGENCY; THENCE RUN NORTH 52°45'29" WEST, 64.43 FEET; THENCE RUN NORTH 00°53'40" WEST, 15.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA AND CONTAINS 84.419 ACRES MORE OR LESS.

TOGETHER WITH:

PHASE 2C

A TRACT OF LAND, BEING A PORTION OF TRACTS 17, 24, 25 AND 32, MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTIONS 1 AND 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°53'40" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE INTERSECTION OF THE NORTH MAINTAINED RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD PER MAP BOOK 4, PAGES 303 THROUGH 308 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND SAID SECTION LINE; THENCE RUN NORTH 00°53'40" WEST, ALONG SAID SECTION LINE, 13.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'10" WEST, 18.74 FEET; THENCE RUN NORTH 27°07'22" WEST, 73.30 FEET; THENCE RUN NORTH 05°15'34" EAST, 78.53 FEET; THENCE RUN NORTH 38°11'25" WEST, 130.14 FEET; THENCE RUN NORTH 10°53'27" WEST, 106.37 FEET; THENCE RUN NORTH 81°22'51" WEST, 128.93 FEET; THENCE RUN NORTH 21°18'23" WEST, 128.15 FEET; THENCE RUN NORTH 68°41'37" EAST,

8.82 FEET; THENCE RUN NORTH 21°18'23" WEST, 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 14°17'00", AN ARC LENGTH OF 56.09 FEET, A CHORD LENGTH OF 55.94 FEET AND A CHORD BEARING OF NORTH 75°50'07" EAST; THENCE RUN NORTH 07°01'23" WEST, 120.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 07°07'57", AN ARC LENGTH OF 42.95 FEET, A CHORD LENGTH OF 42.92 FEET AND A CHORD BEARING OF NORTH 86°32'35" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°53'27" EAST, 566.40 FEET TO THE EAST LINE OF TRACT 17, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63 OF SAID PUBLIC RECORDS; THENCE RUN, ALONG THE EAST LINE OF TRACT 17 AND TRACT 32, SOUTH 00°55'56" EAST, 683.98 FEET TO A POINT BEING THE NORTH MAINTAINED RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD PER MAP BOOK 4, PAGES 303 THROUGH 308 OF SAID PUBLIC RECORDS; THENCE RUN, ALONG SAID NORTH MAINTAINED RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°49'36" WEST, 41.60 FEET; (2) SOUTH 89°36'02" WEST, 100.00 FEET; (3) NORTH 89°49'36" WEST, 100.00 FEET; (4) SOUTH 88°52'36" WEST, 88.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA, AND CONTAINS 7.926 ACRES, MORE OR LESS.

TOGETHER WITH (PORTION OF PHASE 2A):

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 02, CERTIFIED CORNER RECORDS NUMBER 108253, BEING MARKED BY A FOUND PARKER KALON NAIL (NO IDENTIFICATION); THENCE S89°44'10"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 02, A DISTANCE OF 410.86 FEET; THENCE N00°15'50"W, DEPARTING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 02, A DISTANCE OF 30.03 FEET TO A POINT ON THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF HORSESHOE CREEK ROAD, ALSO BEING THE POINT OF BEGINNING; THENCE S89°44'10"W, ALONG THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF SAID HORSESHOE CREEK ROAD, A DISTANCE OF 20.00 FEET; THENCE N00°35'35"W, DEPARTING THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF HORSESHOE CREEK ROAD, A DISTANCE OF 132.73 FEET; THENCE S89°24'25"W, A DISTANCE OF 12.44 FEET; THENCE S00°35'35"E, A DISTANCE OF 20.00 FEET; S89°24'25"W, A DISTANCE OF 12.00 FEET; THENCE S89°24'25"W, A DISTANCE OF 46.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 18.00 FEET; THENCE N00°35'35"W, A DISTANCE OF 96.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 46.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 18.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 12.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 20.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 32.44 FEET; THENCE S00°35'35"E, A DISTANCE OF 152.85 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH (PORTION OF PHASE 2A):

A TRACT OF LAND, BEING TRACT 23, LYING IN THE SOUTHEAST QUARTER OF THE SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 22 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°53'40" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 695.21 FEET; THENCE RUN SOUTH 89°06'20" WEST, 340.24 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 62°47'43" WEST, 120.00 FEET; THENCE RUN NORTH 27°12'17" WEST, 7.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 26°27'00", AN ARC LENGTH OF 80.79 FEET, A CHORD LENGTH OF 80.07 FEET AND A CHORD BEARING OF NORTH 13°58'47" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°45'17" WEST, 109.77 FEET; THENCE RUN NORTH 89°14'43" EAST, 120.00 FEET; THENCE RUN SOUTH 00°45'17" EAST, 100.00 FEET; THENCE RUN SOUTH 13°11'51" EAST, 41.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA AND CONTAINS 0.471 ACRES (20,505.8 SQUARE FEET) MORE OR LESS.

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

Michelle K. Rigoni, Esq.
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

DECLARATION OF CONSENT TO JURISDICTION OF
HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT
AND TO IMPOSITION OF DEBT SPECIAL ASSESSMENTS
(Series 2026 Assessments – Phase 2A)

The undersigned, being a duly authorized representative of TPG AG EHC III (LEN) MULTI STATE 5, LLC, a Delaware limited liability company (the “**Landowner**”), whose address is 245 Park Avenue, 26th Floor, New York, New York 10167, as the owner of those lands described in **Exhibit A** attached hereto (the “**Property**”) located within the boundaries of the Horseshoe Creek Community Development District (the “**District**”), intends that it and its respective successors in interest and assigns shall be legally bound by this Declaration, hereby declares, acknowledges and agrees (“**Declaration**”) as follows:

1. The District is, and has been at all times, on and after June 3, 2024, a legally created, duly organized, and validly existing community development district under the provisions of Chapter 190, *Florida Statutes*, as amended (the “**Act**”). Without limiting the generality of the foregoing, the Landowner acknowledges that: (a) the petition filed with the City Commission of the City of Davenport, Florida (the “**City Commission**”), relating to the creation of the District contained all matters required by the Act to be contained therein and was filed in the manner and by the persons required by the Act; (b) Ordinance No. 1274, effective as of June 3, 2024, was duly and properly adopted by the City Commission in compliance with all applicable requirements of law; and (c) the members of the Board of Supervisors of the District (“**Board**”) were, and continue to be, duly and properly designated pursuant to the Act to serve in their capacities and had the authority and right to authorize, approve, and undertake all actions of the District approved and undertaken from June 3, 2024, to and including the date of this Declaration.

2. The Landowner, on behalf of itself and its heirs, successors and assigns, hereby confirms and agrees, that the debt special assessments (the “**Series 2026 Assessments**”) imposed pursuant to Resolution Nos. 2024-26 and 2024-27 duly adopted by the Board on July 17, 2024, Resolution No. 2024-31 duly adopted by the Board on September 18, 2024, and Resolution No. 2026-____ duly adopted by the Board on _____, 2026 (collectively, the “**Assessment Resolutions**”), and all proceedings undertaken by the District with respect thereto have been in accordance with applicable Florida law, that the District has taken all action necessary to levy and impose the Series 2026 Assessments, and the Series 2026 Assessments are legal, valid and binding first liens upon the Property co-equal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles and claims, until paid.

3. The Landowner, on behalf of itself and its heirs, successors and assigns, hereby waives the right granted in Chapter 170.09, *Florida Statutes*, to prepay the Series 2026 Assessments without interest within thirty (30) days after the improvements are completed in consideration of, among other

things, rights granted by the District to prepay Series 2026 Assessments in full any time or in part one time, but with interest, under the circumstances set forth in the Assessment Resolutions.

4. The Landowner, on behalf of itself and its heirs, successors and assigns, hereby expressly acknowledges, represents and agrees that (i) the Property specially benefits from the entirety of the improvements provided in the Series 2026 Project (as such term is defined in the Assessment Resolutions); (ii) the Series 2026 Assessments (including true-up payments, if any), the Assessment Resolutions, and the terms of the financing documents related to the District's issuance of its Horseshoe Creek Community Development District Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area), or securing payment thereof (the "**Financing Documents**") are valid and binding obligations enforceable in accordance with their terms; (iii) the Landowner has no claims or offsets whatsoever against, or defenses or counterclaims whatsoever to, payments of the Series 2026 Assessments (including true-up payments, if any) or claims of invalidity, deficiency or unenforceability of the Series 2026 Assessments, the Assessment Resolutions, and the Financing Documents (and the Landowner hereby expressly waives any such claims, offsets, defenses or counterclaims); and (iv) the Landowner, on behalf of itself and its heirs, successors and assigns, expressly waives and relinquishes any argument, claim or defense that foreclosure proceedings cannot be commenced until one (1) year after the date of the Landowner's default and agrees that, immediate use of remedies in Chapter 170, *Florida Statutes*, is an appropriate and available remedy, notwithstanding the provisions of Section 190.026, *Florida Statutes*.

5. This Declaration shall represent a lien of record for purposes of Chapter 197, *Florida Statutes*, including, without limitation, Sections 197.552 and 197.573, *Florida Statutes*. This Declaration shall remain effective upon the merger, amendment, or name change of the District. Other information regarding the Series 2026 Assessments is available from the District Manager at Governmental Management Services – Central Florida, 219 E. Livingston Street, Orlando, Florida 32801.

THE DECLARATIONS, ACKNOWLEDGEMENTS AND AGREEMENTS CONTAINED HEREIN SHALL RUN WITH THE LAND DESCRIBED IN EXHIBIT A HERETO AND SHALL BE BINDING ON THE LANDOWNER AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS, AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE LAND, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE LAND IS PLATTED AT SUCH TIME. BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS DECLARATION TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY AND ENFORCEABILITY OF THIS DECLARATION.

[remainder of this page intentionally left blank]

IN WITNESS WHEREOF, this Declaration has been executed to be effective as of [CLOSING DATE], 2026, and recorded in the Public Records of Polk County, Florida.

WITNESS

TPG AG EHC III (LEN) MULTI STATE 5, LLC,
a Delaware limited liability company

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____ 2026, by _____ as _____ of TPG AG EHC III (LEN) MULTI STATE 5, LLC, a Delaware limited liability company, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

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

EXHIBIT A

Legal Description of the Property (Portion of Phase 2A)

LEGAL DESCRIPTION

A TRACT OF LAND, BEING TRACTS 7, 8, 9, 10, 23 AND A PORTION OF TRACTS 24 THROUGH 27, LYING IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ALSO TRACTS 15, 16 AND A PORTION OF TRACTS 1 THROUGH 4, 17 AND 18, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE VACATED RIGHT-OF-WAY LYING WITHIN, AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 393 OF SAID PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°53'40" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 52°45'29" EAST, 64.43 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 15°41'42", AN ARC LENGTH OF 67.11 FEET, A CHORD LENGTH OF 66.90 FEET AND A CHORD BEARING OF SOUTH 62°46'45" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°55'53" EAST, 60.48 FEET; THENCE RUN NORTH 35°04'07" EAST, 20.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 110.07 FEET, A CENTRAL ANGLE OF 79°14'38", AN ARC LENGTH OF 152.23 FEET, A CHORD LENGTH OF 140.39 FEET AND A CHORD BEARING OF NORTH 70°03'04" EAST; THENCE RUN NORTH 46°29'35" EAST, NON-TANGENT TO SAID CURVE, 91.79 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 48°33'55", AN ARC LENGTH OF 42.38 FEET, A CHORD LENGTH OF 41.12 FEET AND A CHORD BEARING OF NORTH 22°12'38" EAST; THENCE RUN SOUTH 70°50'05" EAST, NON-TANGENT TO SAID CURVE, 64.13 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF

36°25'12", AN ARC LENGTH OF 114.42 FEET, A CHORD LENGTH OF 112.50 FEET AND A CHORD BEARING OF SOUTH 48°13'36" EAST; THENCE RUN SOUTH 23°16'45" EAST, NON-TANGENT TO SAID CURVE, 55.69 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 50°50'34", AN ARC LENGTH OF 44.37 FEET, A CHORD LENGTH OF 42.93 FEET AND A CHORD BEARING OF NORTH 67°31'32" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 47°17'41", AN ARC LENGTH OF 165.09 FEET, A CHORD LENGTH OF 160.44 FEET AND A CHORD BEARING OF NORTH 69°17'58" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 77°00'06", AN ARC LENGTH OF 67.20 FEET, A CHORD LENGTH OF 62.25 FEET AND A CHORD BEARING OF NORTH 84°09'10" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 57°20'46" EAST, 207.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°00'48", AN ARC LENGTH OF 49.75 FEET, A CHORD LENGTH OF 47.73 FEET AND A CHORD BEARING OF SOUTH 28°50'22" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°19'58" EAST, 89.72 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 78.54 FEET, A CHORD LENGTH OF 70.71 FEET AND A CHORD BEARING OF SOUTH 44°40'02" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°40'02" WEST, 443.00 FEET; THENCE RUN SOUTH 10°38'27" EAST, 20.33 FEET; THENCE RUN SOUTH 00°19'58" EAST, 145.00 FEET; THENCE RUN SOUTH 10°28'21" EAST, 37.72 FEET; THENCE RUN SOUTH 00°58'12" EAST, 132.87 FEET; THENCE RUN NORTH 89°40'02" EAST, 145.01 FEET; THENCE RUN SOUTH 00°58'12" EAST, 995.49 FEET; THENCE RUN NORTH 89°54'52" WEST, 329.64 FEET; THENCE RUN SOUTH 00°55'56" EAST, 272.27 FEET; THENCE RUN NORTH 89°53'27" WEST, 566.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 07°07'57", AN ARC LENGTH OF 42.95 FEET, A CHORD LENGTH OF 42.92 FEET AND A CHORD BEARING OF SOUTH 86°32'35" WEST; THENCE RUN SOUTH 07°01'23" EAST, RADIAL TO SAID CURVE, 120.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 14°17'00", AN ARC LENGTH OF 56.09 FEET, A CHORD LENGTH OF 55.94 FEET AND A CHORD BEARING OF SOUTH 75°50'07" WEST; THENCE RUN SOUTH 21°18'23" EAST, RADIAL TO SAID CURVE,

50.00 FEET; THENCE RUN SOUTH 68°41'37" WEST, 8.82 FEET; THENCE RUN SOUTH 21°18'23" EAST, 128.15 FEET; THENCE RUN SOUTH 81°22'51" EAST, 128.93 FEET; THENCE RUN SOUTH 10°53'27" EAST, 106.37 FEET; THENCE RUN SOUTH 38°11'25" EAST, 130.14 FEET; THENCE RUN SOUTH 05°15'34" WEST, 78.53 FEET; THENCE RUN SOUTH 27°07'22" EAST, 73.30 FEET TO A POINT LYING 30.00 FEET NORTH OF A PERPENDICULAR MEASURE TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, SAID POINT ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD; THENCE RUN SOUTH 89°44'10" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 155.24 FEET TO A POINT LYING ON THE EAST LINE OF THE WEST HALF OF TRACT 25 OF SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00°51'35" WEST, ALONG SAID EAST LINE, 195.01 FEET; THENCE RUN SOUTH 89°44'10" WEST, 158.85 FEET TO A POINT LYING ON THE WEST LINE OF SAID TRACT 25; THENCE RUN SOUTH 00°49'29" EAST, ALONG SAID WEST LINE OF TRACT 25, A DISTANCE OF 195.01 FEET TO A POINT LYING ON AFORESAID NORTH RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD; THENCE RUN SOUTH 89°44'10" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 176.61 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 03°25'08" WEST, 336.46 FEET; THENCE RUN NORTH 79°53'11" WEST, 275.63 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST 130.00 FEET OF TRACT 27 OF SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE RUN NORTH 00°45'17" WEST, ALONG SAID WEST LINE, 240.00 FEET TO A POINT LYING ON THE NORTH LINE OF SAID TRACT 27; THENCE RUN NORTH 89°44'44" EAST, ALONG SAID NORTH LINE OF TRACT 27, A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 23; THENCE RUN NORTH 00°45'17" WEST, ALONG THE WEST LINE OF TRACTS 23, 10 AND 7, A DISTANCE OF 1951.77 FEET TO THE NORTHWEST CORNER OF SAID TRACT 7; THENCE RUN NORTH 89°46'27" EAST, ALONG THE NORTH LINE OF TRACTS 7 AND 8, A DISTANCE OF 659.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA AND CONTAINS 62.341 ACRES MORE OR LESS.

LESS AND EXCEPT:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 02, CERTIFIED CORNER RECORDS NUMBER 108253, BEING MARKED BY A FOUND PARKER KALON NAIL (NO IDENTIFICATION); THENCE S89°44'10"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 02, A DISTANCE OF 410.86 FEET; THENCE N00°15'50"W, DEPARTING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 02, A DISTANCE OF 30.03 FEET TO A POINT ON THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF HORSESHOE CREEK ROAD, ALSO BEING THE POINT OF BEGINNING; THENCE S89°44'10"W, ALONG THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF SAID HORSESHOE CREEK ROAD, A DISTANCE OF 20.00 FEET; THENCE N00°35'35"W, DEPARTING THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF HORSESHOE CREEK ROAD, A DISTANCE OF 132.73 FEET; THENCE S89°24'25"W, A DISTANCE OF 12.44 FEET; THENCE S00°35'35"E, A DISTANCE OF 20.00 FEET; S89°24'25"W, A DISTANCE OF 12.00 FEET; THENCE S89°24'25"W, A DISTANCE OF 46.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 18.00 FEET; THENCE N00°35'35"W, A DISTANCE OF 96.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 46.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 18.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 12.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 20.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 32.44 FEET; THENCE S00°35'35"E, A DISTANCE OF 152.85 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A TRACT OF LAND, BEING TRACT 23, LYING IN THE SOUTHEAST QUARTER OF THE SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 22 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°53'40" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 695.21 FEET; THENCE RUN SOUTH 89°06'20" WEST, 340.24 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 62°47'43" WEST, 120.00 FEET; THENCE RUN NORTH 27°12'17" WEST, 7.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 26°27'00", AN ARC LENGTH OF 80.79 FEET, A CHORD LENGTH OF 80.07 FEET AND A CHORD BEARING OF NORTH 13°58'47" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°45'17" WEST, 109.77 FEET; THENCE RUN NORTH 89°14'43" EAST, 120.00 FEET; THENCE RUN SOUTH 00°45'17" EAST, 100.00 FEET; THENCE RUN SOUTH 13°11'51" EAST, 41.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA AND CONTAINS 0.471 ACRES (20,505.8 SQUARE FEET) MORE OR LESS.

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

Michelle K. Rigoni, Esq.
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

**DECLARATION OF CONSENT TO JURISDICTION OF HORSESHOE CREEK COMMUNITY DEVELOPMENT
DISTRICT AND TO IMPOSITION OF DEBT SPECIAL ASSESSMENTS**
(Series 2026 Assessments – Phases 2B & 2C)

The undersigned, being a duly authorized representative of TLC Reedy Isle, LLC, a Florida limited liability company (the “**Landowner**”), whose address is 605 Commonwealth Avenue, Orlando, Florida 32803, as the owner of those lands described in **Exhibit A** attached hereto (the “**Property**”) located within the boundaries of the Horseshoe Creek Community Development District (the “**District**”), intends that it and its respective successors in interest and assigns shall be legally bound by this Declaration, hereby declares, acknowledges and agrees (“**Declaration**”) as follows:

1. The District is, and has been at all times, on and after June 3, 2024, a legally created, duly organized, and validly existing community development district under the provisions of Chapter 190, *Florida Statutes*, as amended (the “**Act**”). Without limiting the generality of the foregoing, the Landowner acknowledges that: (a) the petition filed with the City Commission of the City of Davenport, Florida (the “**City Commission**”), relating to the creation of the District contained all matters required by the Act to be contained therein and was filed in the manner and by the persons required by the Act; (b) Ordinance No. 1274, effective as of June 3, 2024, was duly and properly adopted by the City Commission in compliance with all applicable requirements of law; and (c) the members of the Board of Supervisors of the District (“**Board**”) were, and continue to be, duly and properly designated pursuant to the Act to serve in their capacities and had the authority and right to authorize, approve, and undertake all actions of the District approved and undertaken from June 3, 2024, to and including the date of this Declaration.

2. The Landowner, on behalf of itself and its heirs, successors and assigns, hereby confirms and agrees, that the debt special assessments (the “**Series 2026 Assessments**”) imposed pursuant to Resolution Nos. 2024-26 and 2024-27 duly adopted by the Board on July 17, 2024, Resolution No. 2024-31 duly adopted by the Board on September 18, 2024, and Resolution No. 2026-___ duly adopted by the Board on _____, 2026 (collectively, the “**Assessment Resolutions**”), and all proceedings undertaken by the District with respect thereto have been in accordance with applicable Florida law, that the District has taken all action necessary to levy and impose the Series 2026 Assessments, and the Series 2026 Assessments are legal, valid and binding first liens upon the Property co-equal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles and claims, until paid.

3. The Landowner, on behalf of itself and its heirs, successors and assigns, hereby waives the right granted in Chapter 170.09, *Florida Statutes*, to prepay the Series 2026 Assessments without interest within thirty (30) days after the improvements are completed in consideration of, among other

things, rights granted by the District to prepay Series 2026 Assessments in full any time or in part one time, but with interest, under the circumstances set forth in the Assessment Resolutions.

4. The Landowner, on behalf of itself and its heirs, successors and assigns, hereby expressly acknowledges, represents and agrees that (i) the Property specially benefits from the entirety of the improvements provided in the Series 2026 Project (as such term is defined in the Assessment Resolutions); (ii) the Series 2026 Assessments (including true-up payments, if any), the Assessment Resolutions, and the terms of the financing documents related to the District's issuance of its Horseshoe Creek Community Development District Capital Improvement Revenue Bonds, Series 2026 (2026 Assessment Area), or securing payment thereof (the "**Financing Documents**") are valid and binding obligations enforceable in accordance with their terms; (iii) the Landowner has no claims or offsets whatsoever against, or defenses or counterclaims whatsoever to, payments of the Series 2026 Assessments (including true-up payments, if any) or claims of invalidity, deficiency or unenforceability of the Series 2026 Assessments, the Assessment Resolutions, and the Financing Documents (and the Landowner hereby expressly waives any such claims, offsets, defenses or counterclaims); and (iv) the Landowner, on behalf of itself and its heirs, successors and assigns, expressly waives and relinquishes any argument, claim or defense that foreclosure proceedings cannot be commenced until one (1) year after the date of the Landowner's default and agrees that, immediate use of remedies in Chapter 170, *Florida Statutes*, is an appropriate and available remedy, notwithstanding the provisions of Section 190.026, *Florida Statutes*.

5. This Declaration shall represent a lien of record for purposes of Chapter 197, *Florida Statutes*, including, without limitation, Sections 197.552 and 197.573, *Florida Statutes*. This Declaration shall remain effective upon the merger, amendment, or name change of the District. Other information regarding the Series 2026 Assessments is available from the District Manager at Governmental Management Services – Central Florida, 219 E. Livingston Street, Orlando, Florida 32801.

THE DECLARATIONS, ACKNOWLEDGEMENTS AND AGREEMENTS CONTAINED HEREIN SHALL RUN WITH THE LAND DESCRIBED IN EXHIBIT A HERETO AND SHALL BE BINDING ON THE LANDOWNER AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS, AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE LAND, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE LAND IS PLATTED AT SUCH TIME. BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS DECLARATION TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY AND ENFORCEABILITY OF THIS DECLARATION.

[remainder of this page intentionally left blank]

IN WITNESS WHEREOF, this Declaration has been executed to be effective as of _____, 2026, and recorded in the Public Records of Polk County, Florida.

WITNESSES:

TLC REEDY ISLE, LLC,
a Florida limited liability company

Print Name: _____
Address: _____

By: _____
Name: Andrew J. Orosz
Its: Authorized Representative

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____ 2026, by Andrew J. Orosz as an Authorized Representative of TLC Reedy Isle, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

EXHIBIT A:

Legal Description of Property (Phases 2B & 2C and Portion of Phase 2A)

PHASE 2B

A TRACT OF LAND, BEING TRACTS 5,6,7,10,11,12 AND A PORTION ON TRACTS 1,2,3 ,4,8, 9 LYING IN THE SOUTH HALF OF THE SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ALSO TRACTS 17,18,19,20,29,30,32 AND A PORTION OF TRACT 31 LYING IN THE NORTH HALF OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE VACATED RIGHT-OF-WAY LYING WITHIN, AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 393 OF SAID PUBLIC RECORDS OF POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST; THENCE RUN NORTH 00°58'28" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1310.79 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°50'09" EAST, ALONG THE NORTH LINE OF SAID QUARTER, 1320.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1; THENCE RUN SOUTH 00°41'06" EAST, ALONG THE EAST LINE OF SAID QUARTER, 1313.07 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 27, RANGE 27 EAST; THENCE RUN NORTH 89°56'19" EAST, ALONG THE NORTH LINE OF SAID QUARTER, 1272.78 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°03'32" EAST, 195.23 FEET; THENCE RUN SOUTH 89°56'56" WEST, 108.00 FEET; THENCE RUN SOUTH 00°03'04" EAST, 101.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 15°27'00", AN ARC LENGTH OF 95.73 FEET, A CHORD LENGTH OF 95.44" AND A CHORD BEARING OF SOUTH 07°40'26" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 15°23'56" WEST, 156.12 FEET; TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 645.00 FEET, AN ARC LENGTH OF 408.24 FEET, A CENTRAL ANGLE OF 36°15'52", A CHORD LENGTH OF 401.46 FEET AND A CHORD BEARING OF SOUTH 02°43'59" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 20°51'55" EAST, 312.49 FEET; THENCE RUN SOUTH 78°50'16" EAST, 81.65 FEET; THENCE RUN SOUTH 29°39'51" EAST, 67.16 FEET; THENCE RUN SOUTH 60°20'09" WEST, 15.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27, RANGE 27 EAST. THENCE RUN NORTH 89°56'37" WEST, ALONG THE SOUTH LINE OF SAID QUARTER, 1317.66 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER; THENCE RUN NORTH 01°02'42" WEST, ALONG THE WEST LINE OF SAID QUARTER, 664.38 FEET; THENCE RUN SOUTH 89°40'02" WEST, 802.90 FEET; THENCE RUN NORTH 00°58'12" WEST, 132.87 FEET; THENCE RUN NORTH 10°28'21" WEST, 37.72 FEET; THENCE RUN NORTH 00°19'58" WEST, 145.00 FEET; THENCE RUN NORTH 10°38'27" WEST, 20.33 FEET; THENCE RUN NORTH 89°40'02" EAST, 443.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET , A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 78.54 FEET, A CHORD LENGTH OF 70.71 FEET AND A CHORD BEARING OF NORTH 44°40'02" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°19'58" WEST, 89.72 FEET; TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°00'48", AN ARC LENGTH OF 49.75 FEET, A CHORD LENGTH OF 47.73 FEET, AND A CHORD BEARING OF NORTH

28°50'22" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 57°20'46" WEST, 207.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 77°00'06", AN ARC LENGTH OF 67.20 FEET, A CHORD LENGTH OF 62.25 FEET, AND A CHORD BEARING OF SOUTH 84°09'10" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 47°17'41", AN ARC LENGTH OF 165.09 FEET, A CHORD LENGTH OF 160.44 FEET AND A CHORD BEARING OF SOUTH 69°17'58" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 50°50'34", AN ARC LENGTH OF 44.37 FEET, A CHORD LENGTH OF 42.93 FEET, AND A CHORD BEARING OF SOUTH 67°31'32" WEST TO THE POINT OF NON-TANGENCY; THENCE RUN NORTH 23°16'45" WEST, 55.69 FEET TO THE POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 36°25'12", AN ARC LENGTH OF 114.42 FEET, A CHORD LENGTH OF 112.50 FEET, AND A CHORD BEARING OF NORTH 48°13'36" WEST TO THE POINT OF NON-TANGENCY; THENCE RUN NORTH 70°50'05" WEST, 64.13 FEET TO THE POINT OF NON-TANGENCY OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 48°33'55", AN ARC LENGTH OF 42.38 FEET, A CHORD LENGTH OF 41.12 FEET AND A CHORD BEARING OF SOUTH 22°12'38" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 46°29'35" WEST, 91.79 FEET TO THE POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 110.07 FEET, A CENTRAL ANGLE OF 79°14'38", AN ARC LENGTH OF 152.23 FEET, A CHORD LENGTH OF 140.39 FEET AND A CHORD BEARING OF SOUTH 70°03'04" WEST TO THE POINT OF NON-TANGENCY; THENCE RUN SOUTH 35°04'07" WEST, 20.00 FEET; THENCE RUN NORTH 54°55'53" WEST, 60.48 FEET; TO THE POINT OF TANGENCY OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 15°41'42", AN ARC LENGTH OF 67.11 FEET, A CHORD LENGTH OF 66.90 FEET AND A CHORD BEARING OF NORTH 62°46'45" WEST TO THE POINT OF NON-TANGENCY; THENCE RUN NORTH 52°45'29" WEST, 64.43 FEET; THENCE RUN NORTH 00°53'40" WEST, 15.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA AND CONTAINS 84.419 ACRES MORE OR LESS.

TOGETHER WITH:

PHASE 2C

A TRACT OF LAND, BEING A PORTION OF TRACTS 17, 24, 25 AND 32, MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTIONS 1 AND 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°53'40" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE INTERSECTION OF THE NORTH MAINTAINED RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD PER MAP BOOK 4, PAGES 303 THROUGH 308 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND SAID SECTION LINE; THENCE RUN NORTH 00°53'40" WEST, ALONG SAID SECTION LINE, 13.00 FEET; THENCE

DEPARTING SAID EAST LINE, RUN SOUTH 89°44'10" WEST, 18.74 FEET; THENCE RUN NORTH 27°07'22" WEST, 73.30 FEET; THENCE RUN NORTH 05°15'34" EAST, 78.53 FEET; THENCE RUN NORTH 38°11'25" WEST, 130.14 FEET; THENCE RUN NORTH 10°53'27" WEST, 106.37 FEET; THENCE RUN NORTH 81°22'51" WEST, 128.93 FEET; THENCE RUN NORTH 21°18'23" WEST, 128.15 FEET; THENCE RUN NORTH 68°41'37" EAST, 8.82 FEET; THENCE RUN NORTH 21°18'23" WEST, 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 14°17'00", AN ARC LENGTH OF 56.09 FEET, A CHORD LENGTH OF 55.94 FEET AND A CHORD BEARING OF NORTH 75°50'07" EAST; THENCE RUN NORTH 07°01'23" WEST, 120.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 07°07'57", AN ARC LENGTH OF 42.95 FEET, A CHORD LENGTH OF 42.92 FEET AND A CHORD BEARING OF NORTH 86°32'35" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°53'27" EAST, 566.40 FEET TO THE EAST LINE OF TRACT 17, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63 OF SAID PUBLIC RECORDS; THENCE RUN, ALONG THE EAST LINE OF TRACT 17 AND TRACT 32, SOUTH 00°55'56" EAST, 683.98 FEET TO A POINT BEING THE NORTH MAINTAINED RIGHT-OF-WAY LINE OF HORSE SHOE CREEK ROAD PER MAP BOOK 4, PAGES 303 THROUGH 308 OF SAID PUBLIC RECORDS; THENCE RUN, ALONG SAID NORTH MAINTAINED RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°49'36" WEST, 41.60 FEET; (2) SOUTH 89°36'02" WEST, 100.00 FEET; (3) NORTH 89°49'36" WEST, 100.00 FEET; (4) SOUTH 88°52'36" WEST, 88.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA, AND CONTAINS 7.926 ACRES, MORE OR LESS.

TOGETHER WITH (PORTION OF PHASE 2A):

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 02, CERTIFIED CORNER RECORDS NUMBER 108253, BEING MARKED BY A FOUND PARKER KALON NAIL (NO IDENTIFICATION); THENCE S89°44'10"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 02, A DISTANCE OF 410.86 FEET; THENCE N00°15'50"W, DEPARTING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 02, A DISTANCE OF 30.03 FEET TO A POINT ON THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF HORSESHOE CREEK ROAD, ALSO BEING THE POINT OF BEGINNING; THENCE S89°44'10"W, ALONG THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF SAID HORSESHOE CREEK ROAD, A DISTANCE OF 20.00 FEET; THENCE N00°35'35"W, DEPARTING THE EXISTING NORTH PUBLIC RIGHT-OF-WAY LINE OF HORSESHOE CREEK ROAD, A DISTANCE OF 132.73 FEET; THENCE S89°24'25"W, A DISTANCE OF 12.44 FEET; THENCE S00°35'35"E, A DISTANCE OF 20.00 FEET; S89°24'25"W, A DISTANCE OF 12.00 FEET; THENCE S89°24'25"W, A DISTANCE OF 46.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 18.00 FEET; THENCE N00°35'35"W, A DISTANCE OF 96.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 46.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 18.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 12.00 FEET; THENCE S00°35'35"E, A DISTANCE OF 20.00 FEET; THENCE N89°24'25"E, A DISTANCE OF 32.44 FEET; THENCE S00°35'35"E, A DISTANCE OF 152.85 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH (PORTION OF PHASE 2A):

A TRACT OF LAND, BEING TRACT 23, LYING IN THE SOUTHEAST QUARTER OF THE SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 22 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°53'40" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 695.21 FEET; THENCE RUN SOUTH 89°06'20" WEST, 340.24 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 62°47'43" WEST, 120.00 FEET; THENCE RUN NORTH 27°12'17" WEST, 7.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 26°27'00", AN ARC LENGTH OF 80.79 FEET, A CHORD LENGTH OF 80.07 FEET AND A CHORD BEARING OF NORTH 13°58'47" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°45'17" WEST, 109.77 FEET; THENCE RUN NORTH 89°14'43" EAST, 120.00 FEET; THENCE RUN SOUTH 00°45'17" EAST, 100.00 FEET; THENCE RUN SOUTH 13°11'51" EAST, 41.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA AND CONTAINS 0.471 ACRES (20,505.8 SQUARE FEET) MORE OR LESS.

SECTION VI

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING THE CHANGE OF DESIGNATED REGISTERED AGENT AND REGISTERED OFFICE OF HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT.

WHEREAS, the Horseshoe Creek Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Davenport, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. Michelle K. Rigoni of Kutak Rock LLP is hereby designated as the Registered Agent for the District.

SECTION 2. The District’s Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301, Phone: 850-692-7300; Fax: 850-692-7319; e-mail Michelle.Rigoni@KutakRock.com.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with the City of Davenport and the Florida Department of Commerce.

SECTION 4. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this 15th day of April 2026.

ATTEST:

**HORSESHOE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SECTION VII



POLK COUNTY
Property Appraiser
Neil Combee

Revised 12/2025
ADA Compliant

2026 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "**Agreement**," establishes the terms and conditions under which the Horseshoe Creek Community Development District hereinafter referred to as "**agency**," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in FS 119.071.

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with FS 282.3185 and FS 501.171 and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "**confidential data**," will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in FS 501.171.
7. The **agency**, when defined as "local government" by FS 282.3185, is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2026**, and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 1, 2026

Agency: Horseshoe Creek CDD

Signature: [Handwritten Signature]

Print: George S. Flier

Title: District Manager

Date: 12/10/25

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VIII

SECTION C

SECTION 1

Horseshoe Creek
Community Development District

Unaudited Financial Reporting
February 28, 2026



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Capital Projects Fund</u>
4	<u>Month to Month</u>

Horseshoe Creek

Community Development District

Combined Balance Sheet

February 28, 2026

		<i>General Fund</i>
Assets:		
Operating Account	\$	15,582
Due From Developer	\$	4,011
Total Assets	\$	19,593
Liabilities:		
Accounts Payable	\$	7,041
Total Liabilites	\$	7,041
Fund Balance:		
Unassigned	\$	12,552
Total Fund Balances	\$	12,552
Total Liabilities & Fund Balance	\$	19,593

Horseshoe Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<u>Revenues:</u>				
Developer Contributions	\$ 136,323	\$ 20,689	\$ 20,689	\$ -
Interest Income	\$ -	\$ -	\$ 42	\$ 42
Total Revenues	\$ 136,323	\$ 20,689	\$ 20,731	\$ 42
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
FICA Expenditures	\$ 918	\$ 383	\$ -	\$ 383
Engineering Fees	\$ 15,000	\$ 6,250	\$ 938	\$ 5,313
Attorney Fees	\$ 25,000	\$ 10,417	\$ 2,111	\$ 8,306
Annual Audit	\$ 5,000	\$ 5,000	\$ 2,800	\$ 2,200
Management Fees	\$ 40,000	\$ 16,667	\$ 8,333	\$ 8,333
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 100	\$ 42	\$ -	\$ 42
Postage & Delivery	\$ 1,000	\$ 417	\$ 12	\$ 405
Insurance	\$ 6,975	\$ 6,975	\$ 5,300	\$ 1,675
Copies	\$ 1,000	\$ 417	\$ -	\$ 417
Legal Advertising	\$ 12,750	\$ 5,313	\$ 333	\$ 4,980
Contingencies	\$ 2,500	\$ 1,042	\$ 234	\$ 808
Office Supplies	\$ 300	\$ 125	\$ 1	\$ 124
Travel Per Diem	\$ 605	\$ 252	\$ -	\$ 252
Dues,Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 126,323	\$ 59,722	\$ 21,486	\$ 38,236
<u>Operation and Maintenance</u>				
Field Expenses				
Contingency	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Total O&M Expenses:	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Total Expenditures	\$ 136,323	\$ 63,889	\$ 21,486	\$ 42,403
Excess Revenues (Expenditures)	\$ -		\$ (755)	
Fund Balance - Beginning	\$ -		\$ 13,307	
Fund Balance - Ending	\$ -		\$ 12,552	

Horseshoe Creek

Community Development District

Capital Projects Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Developer Advances	\$ -	\$ -	\$ 350	\$ 350
Total Revenues	\$ -	\$ -	\$ 350	\$ 350
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 350	\$ (350)
Total Expenditures	\$ -	\$ -	\$ 350	\$ (350)
Excess Revenues (Expenditures)	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ -	

Horseshoe Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 7,393	\$ 1,921	\$ 2,022	\$ 5,343	\$ 4,011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,689
Interest Income	\$ -	\$ -	\$ 0	\$ 16	\$ 26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42
Total Revenues	\$ 7,393	\$ 1,921	\$ 2,022	\$ 5,359	\$ 4,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,731
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering Fees	\$ -	\$ -	\$ 375	\$ -	\$ 563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	938
Attorney Fees	\$ 102	\$ 252	\$ 478	\$ 1,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,111
Annual Audit	\$ -	\$ -	\$ -	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,800
Management Fees	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,333
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 1	\$ 4	\$ 3	\$ -	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12
Insurance	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,300
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ -	\$ -	\$ -	\$ 333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	333
Contingencies	\$ 49	\$ 51	\$ 54	\$ 40	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	234
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues,Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 7,544	\$ 2,224	\$ 2,827	\$ 6,370	\$ 2,522	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,486
Total Expenditures	\$ 7,544	\$ 2,224	\$ 2,827	\$ 6,370	\$ 2,522	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,486
Excess Revenues (Expenditures)	\$ (151)	\$ (303)	\$ (805)	\$ (1,011)	\$ 1,514	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(755)

SECTION 2

Horseshoe Creek
Community Development District

Funding Request # 13
September 18, 2025

Bill to: Hanover

Payee	General Fund FY2025	General Fund FY2026
1 Governmental Management Services		
Invoice # 15 - Management Fees Aug 2025	\$ 1,919.74	
Invoice # 16 - Management Fees Sept 2025	\$ 1,924.26	
2 Kutak Rock, LLP		
Invoice # 3613360 - General Counsel July 2025	\$ 61.00	
3 Gannett Florida LocalIQ		
Invoice # 0007303658 - Legal Ads July 2025	\$ 749.24	
4 Egis Insurance		
Invoice # 29163 - FY26 Insurance		\$ 5,300.00
	\$ 4,654.24	\$ 5,300.00
	Total:	\$ 9,954.24

Please make check payable to:

Horseshoe Creek Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 15**Invoice Date:** 8/1/25

Due Date: 8/1/25

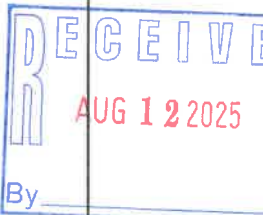
Case:

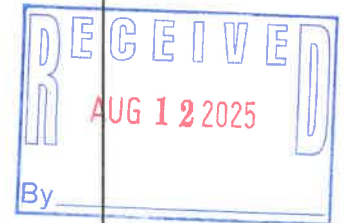
P.O. Number:

Bill To:

Horseshoe Creek CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		1,666.67	1,666.67
Website Administration		100.00	100.00
Information Technology		150.00	150.00
Office Supplies		0.15	0.15
Postage		2.92	2.92





Total	\$1,919.74
Payments/Credits	\$0.00
Balance Due	\$1,919.74

1001 Bradford Way
Kingston, TN 37763

Invoice #: 16
Invoice Date: 9/1/25
Due Date: 9/1/25
Case:
P.O. Number:

Horseshoe Creek CDD
219 E Livingston St.
Orlando, FL 32801

RECEIVED
SEP 16 2025
By _____

Total	\$1,924.26
Payments/Credits	\$0.00
Balance Due	\$1,924.26

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 28, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3613360

Client Matter No. 51723-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Horseshoe Creek CDD

C/O Governmental Management Services- Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3613360

51723-1

Re: General Counsel

For Professional Legal Services Rendered

07/08/25	M. Rigoni	0.20	61.00	Research outstanding district business and confer with Brookes

TOTAL HOURS	0.20

TOTAL FOR SERVICES RENDERED	\$61.00

TOTAL CURRENT AMOUNT DUE	<u>\$61.00</u>





ACCOUNT NAME Horseshoe Creek CDD		ACCOUNT # 1467507	INV DATE 08/31/25
INVOICE # 0007303658	INVOICE PERIOD Aug 1- Aug 31, 2025	CURRENT INVOICE TOTAL \$749.24	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$749.24	

BILLING ACCOUNT NAME AND ADDRESS Horseshoe Creek CDD Brittany Brookes 219 E Livingston ST Orlando, FL 32801-1508	PAYMENT DUE DATE: SEPTEMBER 30, 2025 Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

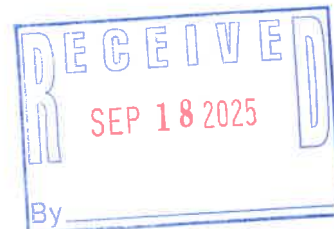
FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
8/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/28/25-8/4/25	11504123	LKL The Ledger - News Chief	Notice of Audit Meeting		\$749.24



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$749.24
Service Fee 3.99%	\$29.89
*Cash/Check/ACH Discount	-\$29.89
*Payment Amount by Cash/Check/ACH	\$749.24
Payment Amount by Credit Card	\$779.13

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Horseshoe Creek CDD		ACCOUNT NUMBER 1467507		INVOICE NUMBER 0007303658		AMOUNT PAID
CURRENT DUE \$749.24	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$749.24
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$779.13
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00014675070000000000000073036580007492467173

LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Brittany Brookes
Horseshoe Creek CDD
219 E Livingston ST
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

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

07/28/2025, 08/04/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/04/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$749.24

Tax Amount: \$0.00

Payment Cost: \$749.24

Order No: 11504123

Customer No: 1467507

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

HORSESHOE CREEK
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2025 PROPOSED
BUDGET(S); NOTICE OF REGULAR
BOARD OF SUPERVISORS'
MEETING; AND NOTICE OF AUDIT
COMMITTEE MEETING
The Board of Supervisors ("Board")
of the Horseshoe Creek Community
Development District ("District")
will hold a public hearing and regu-
lar meeting as follows:
DATE: August 20, 2025
TIME: 1:00 p.m.
LOCATION: Lake Alfred Public
Library
245 N. Seminole
Avenue
Lake Alfred, Florida
33850

The purpose of the public hearing
is to receive comments and objec-
tions on the adoption of the
District's proposed budget(s) for
the fiscal year beginning October 1,
2025, and ending September 30,
2026 ("Proposed Budget"). A regu-
lar Board meeting of the District
will also be held at the above time
where the Board may consider any
other business that may properly
come before it. Immediately
preceding the Board of Supervisors
meeting will be a meeting of the
Audit Committee of the Horseshoe
Creek Community Development
District.

The public hearing and meeting are
open to the public and will be
conducted in accordance with the
provisions of Florida law. The public
hearing and/or meeting may be
continued in progress to a date,
time certain, and place to be speci-
fied on the record at the public
hearing and/or meeting. There may
be occasions when Board Supervi-
sors or District Staff may partici-
pate by speaker telephone.

Any person requiring special
accommodations at the public
hearing 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
hearing 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.

Each person who decides to appeal
any decision made by the Board
with respect to any matter consid-
ered at the public hearing or meet-
ing 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
7/28, 8/4/25 #11504123



Horseshoe Creek Community Development District
219 East Livingston St.
Orlando, FL 32801

INVOICE

Customer	Horseshoe Creek Community Development District
Acct #	1590
Date	09/11/2025
Customer Service	Kristina Rudez
Page	1 of 1

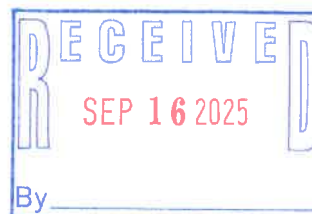
Payment Information	
Invoice Summary	\$ 5,300.00
Payment Amount	
Payment for:	Invoice#29163
1001251198	

Thank You

Please detach and return with payment

Customer: Horseshoe Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
29163	10/01/2025	Renew policy	Policy #1001251198 10/01/2025-10/01/2026 Florida Insurance Alliance General Liability - Renew policy Due Date: 9/11/2025	5,300.00



Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 5,300.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		
Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/11/2025

Horseshoe Creek
Community Development District

Funding Request # 14
October 10, 2025

Bill to: Hanover

	Payee	General Fund FY2025	General Fund FY2026
1	Gannett Florida LocalIQ		
	Invoice # 0007353620 - Legal Ads Sept 2025	\$ 346.88	
2	GAI		
	Invoice # 2225503 - Engineer Services Sept 2025	\$ 540.00	
		\$ 886.88	\$ -
		Total:	\$ 886.88

Please make check payable to:

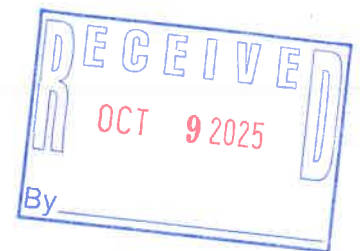
Horseshoe Creek Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822



ACCOUNT NAME		ACCOUNT #	INV DATE
Horseshoe Creek CDD		1467507	09/30/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007353620	Sep 1- Sep 30, 2025	\$346.88	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$1,096.12	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: OCTOBER 31, 2025
Horseshoe Creek CDD Brittany Brookes 219 E Livingston ST Orlando, FL 32801-1508	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	
FEDERAL ID 47-2390983	
Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to https://gcil.my.site.com/financialservicesportal/s/.	

Date	Description	Amount			
9/1/25	Balance Forward	\$749.24			
Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/10/25	11648477	LKL The Ledger - News Chief	Meeting Dates		\$346.88



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$1,096.12
Service Fee 3.99%	\$43.74
*Cash/Check/ACH Discount	-\$43.74
*Payment Amount by Cash/Check/ACH	\$1,096.12
Payment Amount by Credit Card	\$1,139.86

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT						
ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Horseshoe Creek CDD		1467507		0007353620		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$346.88	\$749.24	\$0.00	\$0.00	\$0.00	\$0.00	\$1,096.12
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$1,139.86
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00014675070000000000000073536200010961267174

LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Brittany Brookes
Horseshoe Creek CDD
219 E Livingston ST
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Public Notice, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

07/28/2025, 08/04/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/04/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$749.24
Tax Amount: \$0.00
Payment Cost: \$749.24
Order No: 11504123
Customer No: 1467507
PO #:

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING; AND NOTICE OF AUDIT COMMITTEE MEETING

The Board of Supervisors ("Board") of the Horseshoe Creek Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 20, 2025
TIME: 1:00 p.m.
LOCATION: Lake Alfred Public Library
245 N. Seminole Avenue
Lake Alfred, Florida 33850

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. Immediately preceding the Board of Supervisors meeting will be a meeting of the Audit Committee of the Horseshoe Creek Community Development District.

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

Any person requiring special accommodations at the public hearing 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 hearing 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.

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

District Manager
7/28, 8/4/25 #11504123

LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Brittany Brookes
Horseshoe Creek CDD
219 E Livingston ST
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

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

09/10/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/10/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$346.88

Tax Amount: \$0.00

Payment Cost: \$346.88

Order No: 11648477

Customer No: 1467507

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

BOARD OF SUPERVISORS MEETING DATES HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026

The Board of Supervisors of the Horseshoe Creek Community Development District will hold their regular meetings for Fiscal Year 2026 on the third Wednesday of the month at the Lake Alfred Public Library, 245 N. Seminole Ave. Lake Alfred, Florida 33850, at 1:00 p.m. unless otherwise

indicated as follows:

October 15, 2025

November 19, 2025

December 17, 2025

January 21, 2026

February 18, 2026

March 18, 2026

April 15, 2026

May 20, 2026

June 17, 2026

July 15, 2026

August 28, 2026

September 16, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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
Governmental Management
Services - Central Florida, LLC
9/10/2025 11648477

KAITLYN FELTY
Notary Public
State of Wisconsin



INVOICE

Orlando
618 E. South Street, Suite 700
Orlando, FL 32801

T 407.423.8398
F 407.843.1070

George Flint
Horseshoe Creek Community Development District
c/o Governmental Management Services - Central FL
219 E Livingston St
Orlando, FL 32801

September 30, 2025
Project No: R241045.00
Invoice No: 2225503

Project R241045.00 Horseshoe Creek CDD - GMS

Professional Services from August 17, 2025 to September 30, 2025

Task	001	2024 General Services (7/1 - 9/30)		
			Total this Task	0.00

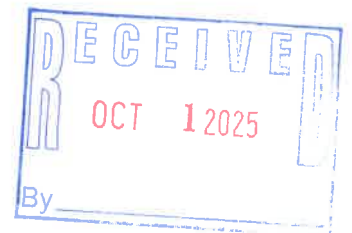
Task	002	2024 General Services (10/1/24 - 9/30/25)

Professional Personnel

	Hours	Rate	Amount
Principal	1.50	360.00	540.00
Totals	1.50		540.00
Total Labor			540.00

Total this Task \$540.00

Total this Invoice \$540.00



ACH is the preferred payment method for GAI Consultants.
Please contact AccountsReceivable@gaiconsultants.com to
enroll if you are interested in quicker, safer payments via ACH.

gaiconsultants.com

Community Development District

Funding Request # 15
October 16, 2025

Bill to: Hanover

**General Fund
FY2026**

1	Governmental Management Services		
	Invoice # 17 - Management Fees for Oct 2025	\$	1,918.22
2	Florida Department of Commerce		
	Invoice # 93814 - Special Distrcit Fee FY26	\$	175.00

\$ 2,093.22

Total: \$ 2,093.22

Please make check payable to:

Horseshoe Creek Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

1001 Bradford Way
Kingston, TN 37763

Invoice #: 17
Invoice Date: 10/1/25
Due Date: 10/1/25
Case:
P.O. Number:

Horseshoe Creek CDD
219 E Livingston St.
Orlando, FL 32801

RECEIVED
OCT 14 2025
By _____

Total	\$1,918.22
Payments/Credits	\$0.00
Balance Due	\$1,918.22

FloridaCommerce, Special District Accountability Program**Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93814
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.**1. Special District's Name, Registered Agent's Name and Registered Office Address:****Horseshoe Creek Community Development District**

Ms. Sarah R. Sandy

Kutak Rock LLP

107 West College Avenue

Tallahassee, Florida 32301

**2. Telephone:** 850-692-7307 Ext:**3. Fax:****4. Email:** sarah.sandy@kutakrock.com**5. Status:** Independent**6. Governing Body:** Elected**7. Website Address:** Not on file - Due by the end of the first fiscal year after creation. www.horseshoecreekcdd.com**8. County(ies):** Polk**9. Special Purpose(s):** Community Development**10. Boundary Map on File:** 07/19/2024**11. Creation Document on File:** 07/19/2024**12. Date Established:** 06/03/2024**13. Creation Method:** Local Ordinance**14. Local Governing Authority:** City of Davenport**15. Creation Document(s):** City Ordinance 1274**16. Statutory Authority:** Chapter 190, Florida Statutes**17. Authority to Issue Bonds:** Yes**18. Revenue Source(s):** Assessments**STEP 2: Sign and date to certify accuracy and completeness.**

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  **Date** 10.14.25**STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.****a. Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.**STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.**

Horseshoe Creek
Community Development District

Funding Request # 16
November 21, 2025

Bill to: Hanover

Payee	General Fund FY2025	General Fund FY2026
1 Governmental Management Services		
Invoice # 18 - Management Fees for Nov 2025		\$ 1,920.73
2 Kutak Rock LLP		
Invoice # 3653155 - General Counsel for Sept 2025	\$ 2,272.40	
	\$ 2,272.40	\$ 1,920.73
	Total:	\$ 4,193.13

Please make check payable to:

Horseshoe Creek Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 18
Invoice Date: 11/1/25
Due Date: 11/1/25
Case:
P.O. Number:

Bill To:
Horseshoe Creek CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		1,666.67	1,666.67
Website Administration		100.00	100.00
Information Technology		150.00	150.00
Office Supplies		0.18	0.18
Postage		3.88	3.88
		Total	\$1,920.73
		Payments/Credits	\$0.00
		Balance Due	\$1,920.73

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 5, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3653155

Client Matter No. 51723-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Horseshoe Creek CDD

C/O Governmental Management Services- Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3653155

51723-1

Re: General Counsel

For Professional Legal Services Rendered

09/06/25	L. Whelan	0.10	38.50	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
09/08/25	M. Rigoni	0.10	30.50	Confer with Brookes
TOTAL HOURS		0.20		
TOTAL FOR SERVICES RENDERED				\$69.00

DISBURSEMENTS

Miscellaneous	2,203.40	VENDOR:	GANNETT
		FLORIDA	LOCALIQ;
		INVOICE#:	0007300810;
		DATE: 8/31/2025	- Public
		Notice	

TOTAL DISBURSEMENTS 2,203.40TOTAL CURRENT AMOUNT DUE \$2,272.40

Horseshoe Creek
Community Development District

Funding Request # 17
December 11, 2025

Bill to: Hanover

Payee	General Fund
	FY2026

1	Kutak Rock LLP		
	Invoice # 3658925 - General Counsel for Oct 2025	\$	102.00

\$ 102.00

TOTAL \$ 102.00

Please make check payable to:

Horseshoe Creek Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 28, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3658925

Client Matter No. 51723-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Horseshoe Creek CDD

C/O Governmental Management Services- Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3658925

51723-1

Re: General Counsel

For Professional Legal Services Rendered

10/06/25	S. Sandy	0.10	34.00	Follow up regarding FYE 2026 budget related agreements
10/07/25	M. Rigoni	0.10	30.50	Confer with Brookes
10/29/25	M. Rigoni	0.10	30.50	Confer with Brookes and Flint regarding upcoming meetings
TOTAL HOURS		0.30		

KUTAK ROCK LLP

Horseshoe Creek CDD
November 28, 2025
Client Matter No. 51723-1
Invoice No. 3658925
Page 2

TOTAL FOR SERVICES RENDERED \$95.00

DISBURSEMENTS

Miscellaneous	7.00	VENDOR: POLK COUNTY CIRCUIT COURT CLERK; INVOICE#: 100325; DATE: 10/3/2025 - Certificate of No Appeal

TOTAL DISBURSEMENTS 7.00

TOTAL CURRENT AMOUNT DUE \$102.00

Horseshoe Creek
Community Development District

Funding Request # 18
December 29, 2025

Bill to: Hanover

Payee		General Fund
		FY2026

1	Governmental Management Services		
	Invoice # 19 - Management Fees for Dec 2025	\$	1,919.76

\$ 1,919.76

TOTAL \$ 1,919.76

Please make check payable to:

Horseshoe Creek Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Horseshoe Creek
Community Development District

Funding Request # 19
January 9, 2026

Bill to: Hanover

Payee		General Fund FY2026	
1	Grau & Associates Invoice # 28443 - Audit FYE 9/30/25	\$	2,800.00
2	Kutak Rock LLP Invoice # 3675007 - General Counsel for Nov 2025	\$	251.50
		\$	3,051.50
		TOTAL	\$ 3,051.50

Please make check payable to:

Horseshoe Creek Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Horseshoe Creek Community Development District
219 East Livingston Street
Orlando, FL 32801*

Invoice No. 28443
Date 01/05/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>2,800.00</u>
Current Amount Due	\$ <u><u>2,800.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,800.00	0.00	0.00	0.00	0.00	2,800.00

Payment due upon receipt.

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 23, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3675007

Client Matter No. 51723-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Horseshoe Creek CDD

C/O Governmental Management Services- Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3675007

51723-1

Re: General Counsel

For Professional Legal Services Rendered

11/01/25	P. O'Bryant	0.20	58.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/04/25	S. Sandy	0.30	102.00	Confer regarding status of construction and financing; follow up regarding same
11/10/25	M. Rigoni	0.20	61.00	Confer with Brookes, Flint, and Iorio regarding meeting
11/24/25	M. Rigoni	0.10	30.50	Follow-up with Tran and Beasley regarding draft plat

TOTAL HOURS 0.80

TOTAL FOR SERVICES RENDERED \$251.50

TOTAL CURRENT AMOUNT DUE \$251.50

KUTAK ROCK LLP

Horseshoe Creek CDD
December 23, 2025
Client Matter No. 51723-1
Invoice No. 3675007
Page 2

UNPAID INVOICES:

November 5, 2025	Invoice No. 3653155	2,272.40
November 28, 2025	Invoice No. 3658925	102.00
TOTAL DUE		<u>\$2,625.90</u>

Horseshoe Creek
Community Development District

Funding Request # 20
January 16, 2026

Bill to: Hanover

Payee		General Fund FY2026	
1	Governmental Management Services		
	Invoice # 20 - Management Fees for Jan 2026	\$	1,916.67
2	GAI		
	Invoice # 2230259 - Engineer Services Dec 2025	\$	375.00
		\$	2,291.67
TOTAL		\$	2,291.67

Please make check payable to:

Horseshoe Creek Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822



INVOICE

Orlando
618 E. South Street, Suite 700
Orlando, FL 32801

T 407.423.8398
F 407.843.1070

George Flint
Horseshoe Creek Community Development District
c/o Governmental Management Services - Central FL
219 E Livingston St
Orlando, FL 32801

January 08, 2026
Project No: R241045.00
Invoice No: 2230259

Project R241045.00 Horseshoe Creek CDD - GMS

Professional Services from November 23, 2025 to December 27, 2025

Task 003 2026 General Services

Professional Personnel

	Hours	Rate	Amount	
Principal				
Leo, Kathleen	1.00	375.00	375.00	
Totals	1.00		375.00	
Total Labor				375.00
		Total this Task		\$375.00
		Total this Invoice		\$375.00

Billing Backup

Thursday, January 8, 2026

GAI Consultants, Inc.

Invoice 2230259 Dated 1/8/2026

5:48:14 PM

Project	R241045.00	Horseshoe Creek CDD - GMS
Task	003	2026 General Services

Total this Task

\$375.00

Total this Project

\$375.00

Total this Report

\$375.00

Horseshoe Creek
Community Development District

Funding Request # 21
February 19, 2026

Bill to: Hanover

Payee		General Fund FY2026	
1	Governmental Management Services		
	Invoice # 21 - Management Fees for Feb 2026	\$	1,920.54
2	Kutak Rock LLP		
	Invoice # 3689302 - General Counsel for Dec 2025	\$	477.50
3	USA Today Media Corp		
	Invoice # 0007552522 - Legal Ad for Jan 2026	\$	332.51
		\$	2,730.55
		TOTAL	\$ 2,730.55

Please make check payable to:

Horseshoe Creek Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 21**Invoice Date:** 2/1/26**Due Date:** 2/1/26**Case:****P.O. Number:****Bill To:**

Horseshoe Creek CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		1,666.67	1,666.67
Website Administration		100.00	100.00
Information Technology		150.00	150.00
Office Supplies		0.15	0.15
Postage		3.72	3.72
		Total	\$1,920.54
		Payments/Credits	\$0.00
		Balance Due	\$1,920.54

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 27, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3689302

Client Matter No. 51723-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Horseshoe Creek CDD

C/O Governmental Management Services- Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3689302

51723-1

Re: General Counsel

For Professional Legal Services Rendered

12/04/25	J. Gillis	0.40	74.00	Coordinate response to auditor letter
12/04/25	S. Sandy	0.20	68.00	Respond to auditor request
12/08/25	M. Rigoni	0.30	91.50	Confer with Iorio and Flint regarding upcoming board meeting
12/11/25	M. Rigoni	0.80	244.00	Attend development status call
TOTAL HOURS		1.70		
TOTAL FOR SERVICES RENDERED				\$477.50
TOTAL CURRENT AMOUNT DUE				<u>\$477.50</u>

USA TODAY CO.



ACCOUNT NAME		ACCOUNT #	INV DATE
Horseshoe Creek CDD		1467507	01/31/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007552522	Jan 1- Jan 31, 2026	\$332.51	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$332.51	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: FEBRUARY 28, 2026
Horseshoe Creek CDD Brittany Brookes 219 E Livingston ST Orlando, FL 32801-1508	Legal Entity: USA TODAY Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com	
FEDERAL ID 47-2390983	
Save A Tree! USA TODAY Co. is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to https://gcil.my.site.com/financialservicesportal/s/ .	

Date	Description	Amount
1/1/26	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
1/14/26	11989462 ✓	LKL The Ledger - News Chief	Meeting Dates		\$332.51

RECEIVED**FEB 13 2026**

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$332.51
Service Fee 3.99%	\$13.27
*Cash/Check/ACH Discount	-\$13.27
*Payment Amount by Cash/Check/ACH	\$332.51
Payment Amount by Credit Card	\$345.78

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Horseshoe Creek CDD		1467507		0007552522		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$332.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$332.51
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$345.78
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

0001467507000000000000075525220003325167178

LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Brittany Brookes
Horseshoe Creek CDD
219 E Livingston ST
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

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

LKL The Ledger - News Chief 01/14/2026
LKL theledger.com 01/14/2026

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/14/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$332.51

Tax Amount: \$0.00

Payment Cost: \$332.51

Order No: 11989462

Customer No: 1467507

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

BOARD OF SUPERVISORS MEETING DATES HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026

The Board of Supervisors of the Horseshoe Creek Community Development District will hold the remainder of the regular meetings for Fiscal Year 2026 on the third Wednesday of the month at the Lake Alfred Public Library, 245 N. Seminole Ave, Lake Alfred, Florida 33850, at 11:00 a.m. unless otherwise indicated as follows:

January 21, 2026
February 18, 2026
March 18, 2026
April 15, 2026
May 20, 2026
June 17, 2026
July 15, 2026
August 29, 2026
September 16, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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
Governmental Management
Services - Central Florida, LLC
1/14/26 11989462

Horseshoe Creek
Community Development District

Funding Request # 22
February 27, 2026

Bill to: Hanover

Payee	General Fund
	FY2026

1	Kutak Rock LLP		
	Invoice # 3702548 - General Counsel for Jan 2026	\$	1,280.00

		\$	1,280.00

TOTAL	\$	1,280.00

Please make check payable to:

Horseshoe Creek Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 24, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3702548

Client Matter No. 51723-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Horseshoe Creek CDD

C/O Governmental Management Services- Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3702548

51723-1

Re: General Counsel

For Professional Legal Services Rendered

01/07/26	M. Rigoni	3.10	992.00	Review Phase 2A and 2B draft plats and confer with Arvelo; review latest site plan and phasing map
01/12/26	M. Rigoni	0.10	32.00	Confer with Brookes
01/22/26	M. Rigoni	0.50	160.00	Attend development status call
01/24/26	M. Rigoni	0.10	32.00	Update development status chart
01/28/26	M. Rigoni	0.20	64.00	Review initial public facilities report

TOTAL HOURS 4.00

TOTAL FOR SERVICES RENDERED \$1,280.00

TOTAL CURRENT AMOUNT DUE \$1,280.00

Horseshoe Creek
Community Development District

Funding Request # 23
March 13, 2026

Bill to: Hanover

Payee		General Fund FY2026	
1	GAI Consultants Invoice # 2233142 - Engineer Services Feb 2026	\$	562.50
2	Governmental Management Services Invoice # 22 - Management Fees for Mar 2026	\$	1,918.99
		\$	2,481.49
		TOTAL	\$ 2,481.49

Please make check payable to:

Horseshoe Creek Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822



INVOICE

Orlando
618 E. South Street, Suite 700
Orlando, FL 32801

T 407.423.8398
F 407.843.1070

George Flint
Horseshoe Creek Community Development District
c/o Governmental Management Services - Central FL
219 E Livingston St
Orlando, FL 32801

March 04, 2026
Project No: R241045.00
Invoice No: 2233142

Project R241045.00 Horseshoe Creek CDD - GMS

Professional Services from January 25, 2026 to February 21, 2026

Task 003 2026 General Services

Professional Personnel

	Hours	Rate	Amount	
Principal				
Leo, Kathleen	1.50	375.00	562.50	
Totals	1.50		562.50	
Total Labor				562.50
		Total this Task		\$562.50
		Total this Invoice		\$562.50

Billing Backup

Wednesday, March 4, 2026

GAI Consultants, Inc.

Invoice 2233142 Dated 3/4/2026

4:04:19 PM

Project	R241045.00	Horseshoe Creek CDD - GMS		
Task	003	2026 General Services		
			Total this Task	\$562.50
			Total this Project	\$562.50
			Total this Report	\$562.50

