VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

November 20, 2025

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND REGULAR MEETING AGENDA

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Visions at Orlando West Community Development District

OFFICE OF THE DISTRICT MANAGER

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

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

https://visionsatorlandowestcdd.net/

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

November 13, 2025

Board of Supervisors
Visions at Orlando West Community Development District

Dear Board Members:

The Board of Supervisors of the Visions at Orlando West Community Development District will hold Public Hearings and a Regular Meeting on November 20, 2025 at 11:00 a.m., at 4807 W. Irlo Bronson Memorial Highway, Suite D, Kissimmee, Florida 34746. The agenda is as follows:

1. Call to Order/Roll Call

2. Consider Appointment of Oscar Larraza to Fill Unexpired Term of Seat 4; *Term Expires November 2026*

   - Administration of Oath of Office to Appointed Supervisor *(the following will be provided under separate cover)*

   A. Required Ethics Training and Disclosure Filing

      - Sample Form 1 2023/Instructions

   B. Membership, Obligations and Responsibilities

   C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

   D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

3. Acceptance of Resignation of Josefina Ruiz [Seat 5]

4. Consider Appointment to Fill Unexpired Term of Seat 5; T*erm Expires November 2026*

   - Administration of Oath of Office to Appointed Supervisor

5. Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing an Effective Date

6. Consideration of Resolution 2026-02, Amending Resolution 2025-09 to Re-Set the Date, Time and Location of the Public Hearing Regarding the District’s Intent to Use the

Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

7. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

    A. Affidavit/Proof of Publication

    B. Consideration of Resolution 2026-03, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Visions at Orlando West Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

8. Consideration of Resolution 2026-04, Amending Resolution 2025-11 to Re-Set the Date, Time, and Location of the Public Hearing on Imposing a Special Assessment on Certain Property Within the District Generally Described as Visions at Orlando West Community Development District in Accordance with Chapters 170, 190 and 197, *Florida Statutes*, and Providing an Effective Date

9. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

    - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*

    - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

    A. Affidavit/Proof of Publication

    B. Mailed Notice to Property Owner(s)

    C. Engineer's Report *(for informational purposes)*

    D. Master Special Assessment Methodology Report *(for informational purposes)*

E. Consideration of Resolution 2026-05, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

10. Consideration of Resolution 2026-06, Amending Resolution 2025-06 to Resetting the Public Hearing Regarding Proposed Budget for Fiscal Year 2025/2026, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date

11. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

    A. Affidavit of Publication

    B. Consideration of Resolution 2026-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

12. Consideration of Fiscal Year 2025/2026 Budget Funding Agreement

13. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

    • Authorization of Chair to Approve Findings Related to FY2025 Goals and Objectives Reporting

14. Consent Agenda

    A. Acceptance of Unaudited Financial Statements as of September 30, 2025

    B. Approval of June 19, 2025 Regular Meeting Minutes

15. Public Comments

16. Staff Reports

    A. District Counsel: *Kutak Rock LLP*

    B. District Engineer (Interim): *Barrios Engineering, LLC*

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

- NEXT MEETING DATE: December 18, 2025 at 11:00 AM
  - QUORUM CHECK

SEAT 1	ROBERT THORNE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	RODOLFO GUERRA	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	RILEY OTERO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	OSCAR LARRAZA	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5		☐ IN PERSON	☐ PHONE	☐ NO

17. Board Members' Comments/Requests

18. Public Comments

19. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,

Cindy Cerbone

Cindy Cerbone
District Manager

<u>FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE</u>
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 131 733 0895

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

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VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE

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

____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _______________________

The foregoing oath was administered before me by means of ▢ physical presence or ▢ online notarization on this ___ day of ________________, 20__, by __________________________________, who is personally known to me or has produced __________________________ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Visions at Orlando West Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

____
Notary Public, State of Florida
Print Name: _________________________________
Commission No.: ___________ Expires: ________

MAILING ADDRESS: ☐ Home ☐ Office County of Residence __________________

___________________________________ _____________________ _______________________
Street Phone Fax

______________________________________ ____
City, State, Zip Email Address

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are elected as Officer(s) of the District effective November 20, 2025:

______________________ is elected Chair

______________________ is elected Vice Chair

______________________ is elected Assistant Secretary

______________________ is elected Assistant Secretary

______________________ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of November 20, 2025:

Josefina Ruiz ______________ Vice Chair ______________

______________________ ______________________

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

Craig Wrathell is Secretary

Jamie Sanchez is Assistant Secretary

Cindy Cerbone is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 20TH DAY OF NOVEMBER, 2025.

ATTEST:

VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-09 TO RE-SET THE DATE, TIME AND LOCATION OF THE PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Visions at Orlando West Community Development District ("District") was established by an ordinance adopted by the Board of County Commissioners of Osceola County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on May 15, 2025, at a duly noticed public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2025-09, setting a public hearing regarding the District's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem special assessments for 11:00 a.m. on August 21, 2025, at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746; and

WHEREAS, the Board desires to ratify the action of District staff to change the date, time and location of the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. PUBLIC HEARING DATE RE-SET. Resolution 2025-09 is hereby amended to reflect that the public hearing as declared in Resolution 2025-09 is re-set to:

DATE: November 20, 2025

TIME: 11:00 a.m.

LOCATION: 4797 W. Irlo Bronson Memorial Highway
Suite F
Kissimmee, Florida 34746

SECTION 2. RESOLUTION 2025-09 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2025-09 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 20th day of November, 2025.

ATTEST:

VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

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VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

7A

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Osceola News-Gazette** on the dates indicated below.
If changes are needed, please contact us prior to deadline at **(407) 846-7600**.

Notice ID: vg3ch0JdTXondwmdwjUS | **Proof Updated: Oct. 18, 2025 at 12:20pm EDT**
Notice Name: Notice of Uniform Method Hearing

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	**FILING FOR**
DAPHNE GILLYARD	Osceola News-Gazette
gillyardd@whhassociates.com	
(877) 276-8889	

Columns Wide: 1

Ad Class: Legals

10/23/2025: Legal and Public Notice	79.91
10/30/2025: Legal and Public Notice	79.91
11/06/2025: Legal and Public Notice	79.91
11/13/2025: Legal and Public Notice	79.91

Subtotal	$319.64
Tax %	0
Processing Fee	$31.96
Total	**$351.60**

See Proof on Next Page

VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Visions at Orlando West Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on November 20, 2025, at 11:00 a.m. 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in within phases 5, 6 and 7 of the development plan of the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, roadway improvements, utility improvements, stormwater management facilities, landscape and irrigation improvement, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you 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 hearing 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.

Cindy Cerbone
District Manager

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

7B

RESOLUTION 2026-03

[RESOLUTION AUTHORIZING UNIFORM METHOD - EXPANSION AREA]

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

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

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

WHEREAS, effective November 21, 2024, the boundaries of the District were amended by Ordinance No. 2024-70 of Osceola County, Florida, to include additional lands within the boundaries of the District ("**Expansion Area**"); and

WHEREAS, the District desires to express its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying the cost of operating and maintaining its assessable improvements on lands located within the Expansion Area; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT:

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

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

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

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

PASSED AND ADOPTED this 20th day of November, 2025.

ATTEST:

VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description

Exhibit A
Property Description

Original District Boundary

PARCEL 1

LOT 33, BLOCK B , ALEMAN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 2

FROM THE NORTHEAST CORNER OF LOT 1, BLOCK B, ALEMAN ACRES, RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; RUN SOUTH ALONG THE EAST LINE OF LOT 1, 990.0 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 362.3 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; RUN THENCE 89 DEGREES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 197.03 FEET, TO THE POINT OF CURVE OF A 2,429.93 RADIUS CURVE TO THE RIGHT; RUN THENCE ALONG SAID CURVE 465.42 FEET; RUN THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT , 318.35 FEET; RUN THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 1, 660.0 FEET TO THE POINT OF BEGINNING; SUBJECT TO A RIGHT OF WAY EASEMENT OVER THE WEST 30.0 FEET, THEREOF, ALL LYING AND BEING ON TRACT D, LOT 1, ALEMAN ACRES IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, IN OSCEOLA COUNTY, FLORIDA.

PARCEL 3

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK B, ALEMAN ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 36'40" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 36'40" WEST A DISTANCE OF 603.88 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF FOREHAND ROAD; THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 54 DEGREES 02'05", A CHORD WHICH BEARS SOUTH 32 DEGREES 04'37" WEST, A CHORD DISTANCE OF 118.11 FEET, AN ARC DISTANCE OF 122.60 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 2 OF BLOCK B; THENCE DEPARTING SAID CURVE, RUN SOUTH 00 DEGREES 15'50" EAST ALONG THE WESTERLY LINE OF THE AFOREMENTIONED LOT 1, A DISTANCE OF 230.43 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 36'40" EAST A DISTANCE OF 665.84 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 03'05" WEST A DISTANCE OF 330.08 FEET TO THE POINT OF BEGINNING.

PARCEL 4

FROM A POINT 660 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK B, ALEMAN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, RUN SOUTH 330 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 330 FEET; THENCE WEST 660.87 FEET; THENCE NORTH 330 FEET; THENCE EAST 662.18 FEET TO THE POINT OF BEGINNING.

PARCEL 5

THE SOUTH 330 FEET OF THE NORTH 660.0 FEET OF THE EAST 660 FEET OF LOT 1, BLOCK B, ALEMAN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 6

FROM A POINT 660.0 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK B, OF ALEMAN ACRES, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT BEING ON THE NORTH LINE OF SAID LOT 1; RUN SOUTH PARALLEL TO THE EAST LINE OF SAID LOT 1, 660.0 FEET, TO THE POINT OF BEGINNING; CONTINUE SOUTH 648.35 FEET TO THE SOUTH LINE OF SAID LOT 1; RUN THENCE NORTHWESTERLY ON 2429.93 FEET RADIUS CURVE TO THE RIGHT 396.67 FEET TO THE POINT OF TANGENCY; RUN THENCE NORTH 69°21' WEST 298.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; RUN THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, 418.31 FEET; RUN THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 1, 660.87 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 7

LOTS 2 AND 3, BLOCK B, ALEMAN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 8

THE SOUTH 330 FEET OF THE NORTH 990 FEET OF THE EAST 660 FEET OF LOT 1, BLOCK B, ALEMAN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK B, ALEMAN ACRES, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT BEING ON THE NORTH LINE OF SAID LOT 1; THENCE RUN S 89°55’44” W ALONG SAID NORTH LINE A DISTANCE OF 660.12 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 815, PAGE 1785 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S 89°55’44” W ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 604.01 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FOREHAND ROAD, SAID POINT BEING ON A NON TANGENT CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 130.00 FEET, A CHORD BEARING OF S 49°49’24” W AND A CHORD DISTANCE OF 182.50 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°09’56”, A DISTANCE OF 202.31 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, N 85°25’38” W, A DISTANCE OF 254.37 FEET TO THE NORTHWEST CORNER OF LOT 3, BLOCK B, ALEMAN ACRES AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE LEAVING SAID RIGHT OF WAY LINE, AND ALONG THE WEST LINE OF SAID LOT 3, RUN S 00°06’37” W, A DISTANCE OF 864.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, THENCE RUN S 69°00’05” E, ALONG THE SOUTHERLY LINE OF LOTS 3, 2 AND 1, A DISTANCE OF 654.34 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,329.93 FEET, A CHORD BEARING OF S 76°25’53” E AND A CHORD DISTANCE OF 602.58 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°51’35”, A DISTANCE OF 604.27 FEET, TO THE NORTHWEST CORNER OF LOT 33, BLOCK B, OF THE AFORE MENTIONED ALEMAN ACRES; THENCE RUN S 06°14’06” W, ALONG THE WEST LINE OF SAID LOT

33, A DISTANCE OF 435.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33 AND THE NORTH RIGHT OF WAY LINE OF OSCEOLA – POLK LINE ROAD (S.R. 532), SAID POINT ALSO BEING ON A ON A NON TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 2764.93 FEET, A CHORD BEARING OF S 84°52'56" E AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°04'20", A DISTANCE OF 100.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 33; THENCE RUN N 04°09'07" E ALONG THE EAST LINE OF SAID LOT 33, A DISTANCE OF 435.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 33, SAID POINT ALSO BEING ON A NON TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 2329.93 FEET, A CHORD BEARING OF S 88°04'03" E AND A CHORD DISTANCE OF 173.67 FEET; THENCE RUN EASTERLY, ALONG THE SOUTH LINE OF AFORE MENTIONED LOT 1 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°16'18", A DISTANCE OF 173.71 FEET; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID LOT 1, N 89°48'58" E, A DISTANCE OF 197.66 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE RUN N 00°17'58" E, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1022.50 FEET TO THE SOUTHEAST CORNER OF THE AFORE MENTIONED PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 815, PAGE 1785 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S 89°51'44" W, ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 660.06 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE RUN N 00°17'18" E, ALONG THE WEST LINE OF SAID PROPERTY, A DISTANCE OF 330.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,592,186.645 SQUARE FEET / 36.55 ACRES MORE OR LESS.

AND

Expansion Parcels

Parcel 1 (Parcel ID 36-25-27-2545-000B-0013):

The North 330.00 feet of the east 660.00 feet of Lot 1, Block B, ALEMAN ACRES, as recorded in Plat Book 2, Page 45 of the Public Records of Osceola County, Florida. Subject to a right of way easement over the West 30 feet thereof, all lying and being in Tract A, Lot 1, Block B, ALEMAN ACRES: All in Section 36, Town ship 25 South, Range 27 East, Osceola County, Florida.

And

The South ½ of the Southwest ¼ of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ of Section 36, Township 25 South, Range 27 East, Public Records of Osceola County, Florida.

Containing 6.27 acres more or less

Parcel 2 (Parcel ID 36-25-27-0000-0101-0000):

The North ¾ of the West ½ of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ and the South ¾ of the East ½ of the Northwest ¼ of the Northeast ¼ of the Southwest ¼ of Section 36, Township 25 South, Range 27 East, Osceola County, Florida.

Containing 1.25 acres or more less

[*Continued to next page*]

Parcel 3 (Parcel ID: 36-25-27-0000-009J-0000):

The North ½ of the Northeast ¼ of the Northwest ¼ of the Northeast ¼ of the Southwest ¼, Section 36, Township 25 South, Range 27 East, Osceola County, Florida

Containing 7.48 acres or more less

CONTAINING 15.00 ACRES MORE OR LESS

FOR A TOTAL COMBINED ACREAGE OF 51.55 ACRES MORE OR LESS.

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-11 TO RE-SET THE DATE, TIME AND LOCATION OF THE PUBLIC HEARING ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, *FLORIDA STATUTES*, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Visions at Orlando West Community Development District ("**District**") was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure improvements; and

WHEREAS, on May 15, 2025, at a duly noticed public meeting, the District's Board of Supervisors ("**Board**") adopted Resolution 2025-11 setting a public hearing on imposing a special assessment on certain property within the District for 11:00 a.m., on August 21, 2025, at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746; and

WHEREAS, the District now desires to ratify the action of District staff to reschedule the date of the public hearing to the date and time set forth herein and provide mailed and published notice as required by Florida Law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. PUBLIC HEARING DATE RE-SET. Resolution 2025-11 is hereby amended to reflect that the public hearing as declared therein is re-set to:

DATE: November 20, 2025

TIME: 11:00 AM

LOCATION: 4797 W. Irlo Bronson Memorial Highway
Suite F
Kissimmee, Florida 34746

SECTION 2. CONFLICTS. Except as otherwise provided herein, all of the provisions of Resolution 2025-11 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED THIS 20TH DAY OF NOVEMBER, 2025.

ATTEST:	**VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:____________________________
Secretary/Assistant Secretary	Its:____________________________

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

9

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

9A

IN THE MATTER OF: FIRST PUBLICATION: Oct 23, 2025

LAST PUBLICATION: Oct 30, 2025

PROOF OF PUBLICATION
From

OSCEOLA NEWS-GAZETTE

Notice of Public Hearing

Visions at Orlando West CDD

STATE OF FLORIDA

COUNTY OF OSCEOLA

Before me, the undersigned authority, personally appeared Toni Rowan, who under oath says that she is the Business Manager of the Osceola News-Gazette, a weekly newspaper published at Kissimmee, in Osceola County, Florida; that the attached copy of the advertisement was published in the regular and entire edition of said newspaper in the following issues:

October 23 & 30, 2025

Affiant further says that the Osceola News-Gazette is a newspaper published in Kissimmee, in said Osceola County, Florida, and that the said newspaper has heretofore been continuously published in said Osceola County, Florida, for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

T Rowan

Sworn and subscribed before me by Toni Rowan, who is personally known to me this

11-6-2025

NOTARY PUBLIC STATE OF FLORIDA
GARY P. LUGO
MY COMMISSION # HH 587526
EXPIRES: October 23, 2028

Gary P. Lugo

Gary P Lugo

Make remittance to: Osceola News-Gazette
222 Church Street, Kissimmee, FL 34744
Phone: 407-846-7600
Email: glugo@osceolanewsgazette.com
You can also view your Legal Advertising on www.aroundosceola.com or www.floridapublicnotices.com

SCHOOL DISTRICT

Continued from Page 1

"When alerts come out, and they come at all hours, calls go to our school administrators, and they need to get in contact with law enforcement until they get to school the next time. This would bypass having to call school-based staff to respond to after-hours emergencies," Shanoff said.

With this upgrade, the district's Gaggle security app would be able to call the operations center and direct connect to 9-1-1 dispatchers to send authorities.

"We need to upgrade the communication equipment, we know we have to add a third shift," Shanoff said. "The community-wide benefit would be significant, taking a lot of burden off our law enforcement partners and our staff. It's a good investment to protect significant investments the public has already made in our school buildings."

Osceola School District Director of Safety, Security, and Emergency Management Lester Yeates said the ability to streamline and speed up security responses is why he also is hoping the Legislature approves the funding.

"Those are all the reasons why we've been working toward this," he said.

CULINARY TRAIL

Continued from Page 1

hidden within a town, wonderous foods, and experiences. It serves as a guide for travelers and curious minds who are interested in discovering things beyond the typical tourist attractions.

"Food has the power to tell stories that go beyond the plate," said Louise Story, Chief Executive Officer of Atlas Obscura. "Through this partnership with Experience Kissimmee, we enjoyed uncovering these hidden gems and are excited to highlight these restaurants and culinary experiences that reveal the rich history, culture, and creativity of the local Hispanic and Latino communities. These small businesses are the heartbeat of the city, and the Latin Culinary Trail is simply not to be missed."

On the strength of the culinary trail, Atlas Obscura has even curated Kissimmee's own "Things to Do" page on its website (https://www.atlasobscura.com/things-to-do/kissimmee-florida)

LIFE LAUNCH

Continued from Page 1

Charles Schwab for the basis for Life Launch. As a national financial services firm, Charles Schwab has a reputation for community service.

"These efforts will help each student involved make more informed decisions now and in the future, helping to ensure their success and the success of our community and beyond," said Dr. Hazel Johnson, President of the Celebration Foundation.

At the first meeting of Life Launch on Aug. 19 at Celebration High School, renowned keynote guest speaker Julie Carrier addressed 400 students. The best-selling author and youth success coach presented "Success is a Choice," which promotes confidence and character in leadership.

Later in the day, students participated in an interactive Charles Schwab Reality Store session. Using an income-based budget, students had to account for real life costs from mortgage and health insurance to cell phone service and groceries. Students explored the difference between "wants" and "needs" on their way to setting financial goals.

Alana O'Neal, a CHS senior who is working toward a career in cyber security, attends Life Launch. She said, "That was very impactful because I had never budgeted before and just seeing how quickly it added up from what you need like your electricity and your housing."

"I definitely realized that I have a lot more wants than needs," said Celebration junior Addison Phillips. "I'm definitely realizing that I should probably think more about that, set more goals."

"For me, the goal is always to give our students any advantage possible," said Todd. "The difference with this program is this is a lifelong skill that will always be used."

Students in Life Launch will meet monthly during the school year for a different Moneywise America activities, presented in fun ways like group involvement, exploratory videos, and interactive games. Topics include reading paychecks, retirement savings, using credit, investing, and saving for college. Participating students can earn a certificate and community service hours, along with a confident foothold on their financial future.

CHS junior Gabriel Santos has college plans and is exploring a future in dentistry. He said, "I think that was pretty cool to have kind of a vision of how to actually manage your money and how in real life experience we could use it."

Todd said he's encouraged by the program.

"If we can put our students in a better financial situation from day one, it is going help them lead a better, more successful life," he said.

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT

TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Visions at Orlando West Community Development District ("District") will hold a public hearing at **11:00 a.m. on November 20, 2025, at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746,** to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of such lands is shown below, and to provide for the levy, collection and enforcement of the special assessments on certain lands consisting of Phases 5, 6, and 7 of the development within the boundaries of the District which comprises the "Expansion Area". The streets and areas to be improved are depicted below and in the District's *Engineer's Report,* dated August 2024 (the "Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431 ("District Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements within Phases 5, 6 and 7 of the development plan ("Expansion Area Improvements") are currently expected to include, but are not limited to, roadway, stormwater management, water, wastewater and re-use system utilities, landscape, hardscape, & irrigation, and amenities, and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the District Office.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Master Special Assessment Methodology Report*, dated August 15, 2024 ("Assessment Report"), which is on file and available during normal business hours at the address provided above. The Assessment Report identifies each tax parcel identification number within the Expansion Area and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Expansion Area Improvements to be funded by the District will initially be determined on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into assessable units, the method of allocating assessments is based on the Equivalent Residential Unit ("ERU"). The ERU factor is explained in more detail in the Assessment Report. The Assessment Report allocates the District's total anticipated debt over certain developable property included in the development plan for lands within the District. The methodology is explained in more detail in the Assessment Report. Also, as described in more detail in the Assessment Report, the District's assessments will be levied against all benefitting lands within the District. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. With respect to the Expansion Area, the District expects to collect sufficient revenues to retire no more than $17,344,065.87 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment, and interest. The proposed schedule of assessments is as follows:

Product Type	ERU (per unit)*	Maximum Total Bond Assessment (per unit)	Maximum Annual Bond Assessment (per unit)**
Townhome	1.00	$60,271.00	$5,756.69
Single Family	1.20	$72,325.20	$6,908.02
Condo-Hotel	1.00	$60,271.00	$5,756.69
Lofts	0.60	$36,162.60	$3,454.01
Retail Space (sq. ft.)	0.50	$30.14	$2.88

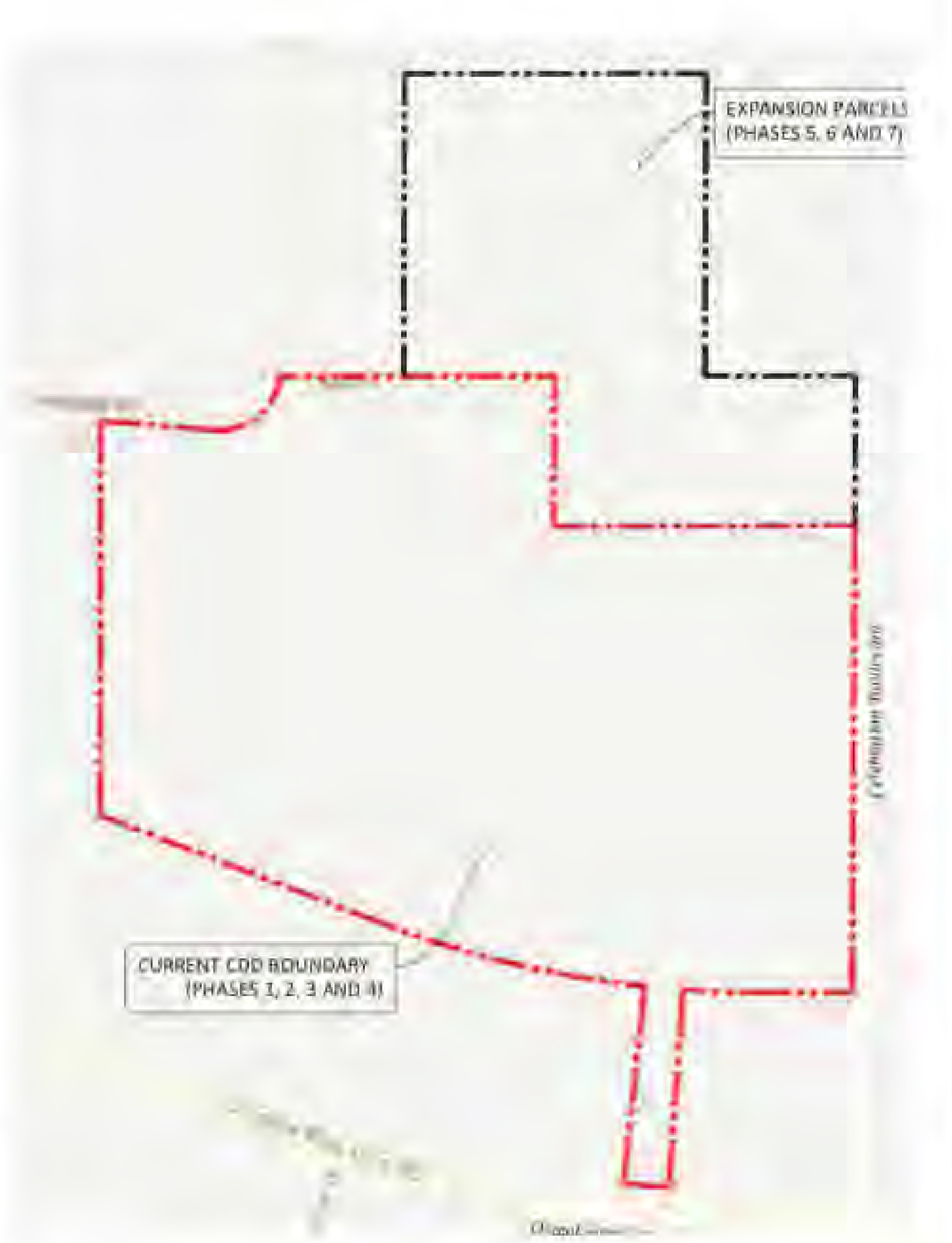
**ERU per 1,000 sq. ft. for Retail Space*
***Excluding collection fees and early payment discounts when collected on the County Tax Bill.*

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments may be collected on the Osceola County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, at **11:00 a.m. on November 20, 2025, at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746,** the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Office.



RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Visions at Orlando West Community Development District (the "**District**") previously adopted, after notice and public hearing, Resolution 2025-03, relating to the imposition, levy, collection, and enforcement of special assessments on benefitted properties within Phases 1-4 of the development plan of the District pursuant to that certain *Master Special Assessment Methodology Report*, dated August 15, 2024; and

WHEREAS, the Board of Supervisors (the "**Board**") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements within Phases 5-7 of the development plan of the District (the "**Expansion Area Improvements**") described in the District's *Engineer's Report*, dated August 2024, attached hereto as **Exhibit A** and incorporated herein by reference ("**Capital Improvement Plan**"); and

WHEREAS, the lands within Phases 5-7 of the District benefit from the Capital Improvement Plan; and

WHEREAS, it is in the best interest of the District to pay the cost of the Expansion Area Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the "**Expansion Area Assessments**"); and

UNION LEADER

Continued from Page 1

experiencing here in Florida," he said. We want to remove some of the restrictions that have been put in place on teacher pay that interfere with our ability to negotiate fair pay for teachers. We need to reverse some of the rules that have taken away job protection for teachers, because both of those things we know have a direct correlation to the massive teacher and staff shortage we see right now in Florida.

"If we're going to make sure that we have our classroom staff who are fully trained, professionally trained teachers, then we've got to make sure that we address some of those things that are keeping people out of the classroom. There's so many restrictions now in the curriculum that it's almost impossible for teachers to plan lessons the way they know the kids need them."

The word "burden" came up a number of times during the conversation.

"We've got to stop burdening and criticizing and coming after the people who work in our public schools. Let those in the public schools do the jobs hired to do," he said. "Our educators, our teachers and staff who work in our public schools, our professors at our colleges and universities want to make sure that every child is getting the education they deserve and need. Instead, we're seeing voucher money draining dollars from our public schools, and the new expansion of charters. There needs to be some clarity around that because that's actually going to cost taxpayers in multiple ways."

Janet Moody, who heads up the local Osceola County Educators Association, echoed much of what Spar said about classroom management being, in some ways, "Out of control."

"Part of it is because kids mimic what they see from adults," she said. "When they see adults behaving badly and talking poorly about teachers, they think they can do that as well."

The reminder from educators is that, through their hands, all other occupations pass.

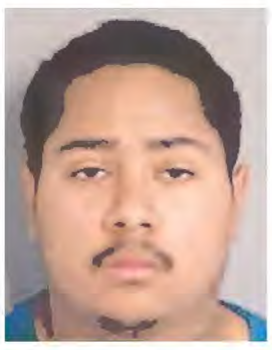
"We can't do it without public schools. Think about your childhood. Think about teachers who impacted you," Spar said. "We all have teachers who had a profound impact on what helped shape us into the people we are today.

"It's going to be hard for teachers to have that kind of impact on students. My own daughter, who's in 11th grade, this was the first year in four years she had a full complement of teachers all year. How many of our kids are not having teachers in their classrooms right now?"

Police News

Kissimmee man arrested on multiple child pornography charges

By Kristin Hurst
For the News-Gazette



Javier Colon-Soto

The Osceola County Sheriff's Office has arrested a 21-year-old Kissimmee man after receiving a series of tips from the National Center for Missing and Exploited Children (NCMEC) about the online sharing of child sexual abuse material.

Javier Colon-Soto was arrested Monday and charged with 23 counts of possession of photo or video of a sexual performance by a child and one count of unlawful use of a two-way communication device. He was booked into the Osceola County Jail with no bond.

Detectives with the Sheriff's Internet Crimes Against Children unit said they received 18 separate CyberTips from NCMEC linking a local internet user to the distribution and solicitation of explicit material involving minors.

On Monday, investigators executed a search warrant at a residence in the Doral Pointe subdivision in Kissimmee. The suspect, identified as Colon-Soto, was taken into custody after detectives said they found evidence of child exploitation activity.

The Sheriff's Office said the investigation remains active and encouraged anyone with information related to this case or similar incidents to contact the agency at 407-348-2222.

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Visions at Orlando West Community Development District ("District") will hold a public hearing at **11:00 a.m. on November 20, 2025, at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746,** to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of such lands is shown below, and to provide for the levy, collection and enforcement of the special assessments on certain lands consisting of Phases 5, 6, and 7 of the development within the boundaries of the District which comprises the "Expansion Area". The streets and areas to be improved are depicted below and in the District's *Engineer's Report,* dated August 2024 (the "Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431 ("District Office").

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**ERU per 1,000 sq. ft. for Retail Space*
***Excluding collection fees and early payment discounts when collected on the County Tax Bill.*

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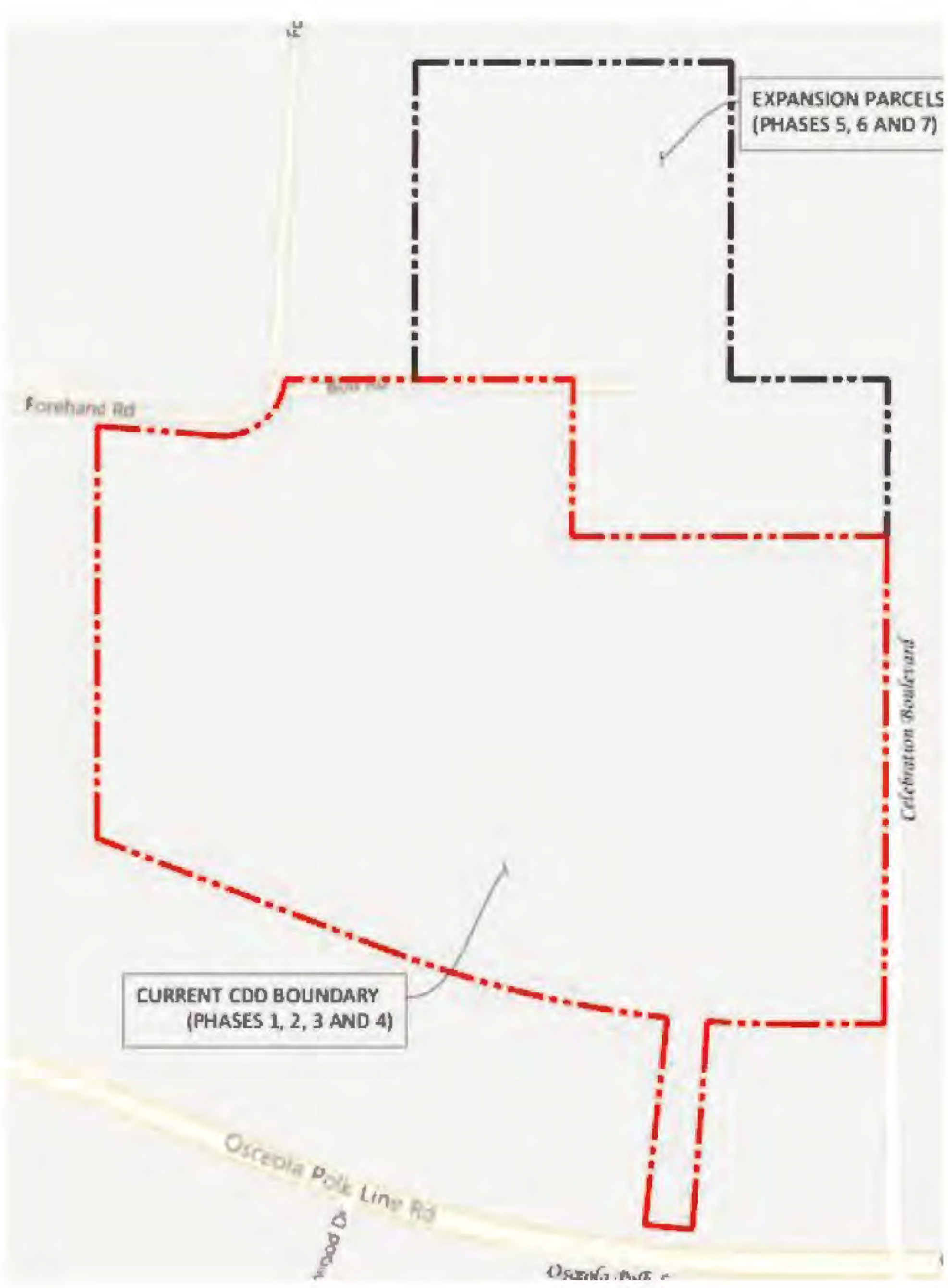
Also, at **11:00 a.m. on November 20, 2025, at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746,** the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Office.



RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Visions at Orlando West Community Development District (the "**District**") previously adopted, after notice and public hearing, Resolution 2025-03, relating to the imposition, levy, collection, and enforcement of special assessments on benefitted properties within Phases 1-4 of the development plan of the District pursuant to that certain *Master Special Assessment Methodology Report*, dated August 15, 2024; and

WHEREAS, the Board of Supervisors (the "**Board**") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements within Phases 5-7 of the development plan of the District (the "**Expansion Area Improvements**") described in the District's *Engineer's Report*, dated August 2024, attached hereto as **Exhibit A** and incorporated herein by reference ("**Capital Improvement Plan**"); and

WHEREAS, the lands within Phases 5-7 of the District benefit from the Capital Improvement Plan; and

WHEREAS, it is in the best interest of the District to pay the cost of the Expansion Area Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the "**Expansion Area Assessments**"); and

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

9B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

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

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

2. I, Curtis Marcoux, am employed by Wrathell, Hunt & Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Visions at Orlando West Community Development District ("**District**").

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

4. I do hereby certify that on October 20, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A.**

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

FURTHER AFFIANT SAYETH NOT.

By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☑ physical presence or ☐ online notarization this 20th day of October 2025, by Curtis Marcoux, for Wrathell, Hunt & Associates, LLC, who ☑ is personally known to me or ☐ has provided ________________ as identification, and who ☐ did or ☑ did not take an oath.

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

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

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressee

9589 0710 5270 2050 8377 49

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
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☐ Return Receipt (hardcopy) $
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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Pos
$

Postmark
Here

OCT 20 2025

Sent To

VISIONS PHASE V HOLDINGS LLC
2333 PONCE DE LEON BLVD STE 360
CORAL SPRINGS, FL 33134

Street and

City, State

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Visions at Orlando West
Community Development District

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

October 20, 2025

Via First Class U.S. Mail – Certified Receipt
VISIONS PHASE V HOLDINGS LLC
2333 PONCE DE LEON BLVD STE 360
CORAL SPRINGS, FL 33134

RE: ***Visions at Orlando West Community Development District***
Notice of Hearing on Assessments to Property
Parcel ID #(s): 36-25-27-0000-0101-0000, 36-25-27-0000-009J-0000, 36-25-27-2545-000B-0013

Dear Property Owner:

You are receiving this notice because Osceola County ("**County**") records indicate you are a property owner within the Visions at Orlando West Community Development District (the "**District**"). The District is a special-purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*. The property you own that is the subject of this notice is identified above.

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, this letter is to notify you that a public hearing for the above-mentioned assessments will be held at **11:00 a.m. on November 20, at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746**. At the hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of making the Expansion Area Improvements (defined below) or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. All affected property owners have a right to appear at the hearings and to file written objections with the District's Board within twenty (20) days of this notice.

At the May 15, 2025, meeting of the District's Board of Supervisors (the "**Board**"), the District approved the *Engineer's Report* dated August 2024 (the "**Engineer's Report**"), describing the nature of the improvements that may be constructed or acquired by the District that benefit lands within the District that are included within Phases 5, 6, and 7 of the development, including, but not limited to, roadway, stormwater management, water, wastewater and re-use system utilities, landscape, hardscape, & irrigation, and amenities, and other improvements, all as more specifically described in the Engineer's Report (collectively, the "**Expansion Area Improvements**"). A courtesy copy of the Engineer's Report is attached hereto as **Exhibit A**. The District estimates that it will cost approximately $9,730,292 to construct the Expansion Area Improvements contemplated by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and the annual interest costs of the debt issued to finance such improvements.

As a property owner of assessable land within the District consisting of phases five, six and seven of development within the boundaries of the District ("**Expansion Area**"), the District intends to assess your property, in the manner set forth in the District's *Master Special Assessment Methodology Report,* dated August 15, 2024 (the "**Assessment Report**"). The Assessment Report was approved in substantial form at the Board's August 15, 2024, public meeting and again at the Board's May 15, 2025, public meeting. For your review, we have enclosed a copy of the Assessment Report as **Exhibit B**, which includes a preliminary assessment roll. Note that the assessment roll is created with information provided by the County.

The purpose of any such assessment is to secure the bonds issued to fund the Expansion Area Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against certain lands within the Expansion Area benefitting from the Expansion Area Improvements. Please consult the Assessment Report for more details.

The Assessment Report identifies maximum assessment amounts for each land use category currently expected to be assessed. The method of allocating assessments for the Expansion Area Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis, and will be allocated on an equivalent residential unit ("**ERU**") basis at the time that such property is platted, site planned, or subjected to a declaration of condominium. Please consult the Assessment Report for more details.

The total maximum assessment amount to be levied against each parcel, and the number of units contained within each parcel, is detailed in the Assessment Report, as such Assessment Report may be amended at the above referenced hearing. The total revenue the District will collect by these assessments is anticipated to be $17,344,065.87, which includes the estimated cost of the Expansion Area Improvements, plus financing-related costs, capitalized interest, a debt service reserve, and cost of issuance, but excludes anticipated fees and costs of collection or enforcement, discounts for early payment, and the annual interest costs of the debt issued to finance the Expansion Area Improvements. The total amount to be levied against each parcel is detailed in the Assessment Report incorporated herein by this reference, as such the Assessment Report may be amended at the below referenced hearing.

The assessments may appear on your regular tax bill issued by the County Tax Collector. However, the District may in its discretion at any time choose instead to directly collect these assessments. As provided in the Assessment Report, the assessments will constitute a lien against your property that may be prepaid in accordance with Chapter 170, *Florida Statutes*, or may be paid in not more than thirty (30) annual installments of principal. The failure to pay any assessments collected on the tax roll will cause a tax certificate to be issued against your property within the District which may result in a loss of title. Alternatively, if the assessments are directly collected, the failure to pay such direct bill invoice may result in the District pursuing a foreclosure action, which may result in a loss of title.

Information concerning the assessments and copies of applicable documents are on file and available during normal business hours at the District Manager's Office, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by contacting the District Manager at (561) 571-0010. You may appear at the hearing or submit your comments in advance to the attention of the District Manager at the address above.

Sincerely,

Jamie Sanchez
District Manager

Enclosures:

Exhibit A: *Engineer's Report*
Exhibit B: *Assessment Report*

ENGINEER'S REPORT

PREPARED FOR:

BOARD OF SUPERVISORS
VISIONS AT ORLANDO WEST COMMUNITY
DEVELOPMENT DISTRICT

ENGINEER:

STEPHENS BARRIOS ENGINEERING
7575 Dr. Phillips Blvd.
Suite 260
Orlando, Florida 32819

August 2024

VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT
ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan ("CIP") and estimated costs of the CIP for the Visions at Orlando West Community Development District ("District").

2. GENERAL SITE DESCRIPTION

The District is within Osceola County and is generally located north of Osceola Polk Line Rd., west of Sullivan Rd., and southeast and west of Forehand Rd. The District consists of 36.5 acres, more or less. However, the boundaries of the District are expected to be expanded to include an additional 15 acres, more or less ("**Future Expansion Parcels**") through a boundary amendment petition to be presented for approval to the Osceola County Board of County Commissioners. Following the anticipated expansion, the total acreage of the District will be approximately 51.5 acres, more or less.

3. THE DEVELOPMENT

The District is located within a development project referred to as Visions Resort & Spa ("**Development**") which is being developed by Visions at Orlando West, LLC ("**Developer**"). The Development is expected to be developed in seven (7) phases. Phases I-IV of the Development are located within the current boundaries of the District, and phases V-VII of the Development are located within the Future Expansion Parcels. See **Exhibit A** for a Project Overview of the Development.

Below is an estimated timeline of construction for each phase based on current plans and market conditions which are subject to change.

Phase	Construction Beginning / Completion Date Estimates
Phases I and II	November 2024 – November 2025
Phase III	May 2025 – September 2025
Phase IV	November 2025 – January 2028
Phase V	January 2025 – October 2026
Phase VI	May 2027 – October 2028
Phase VII	May 2027 – October 2028

The Development is planned for 968 residential units, approximately 83,617 square feet of commercial/retail space anticipated to be developed as part of phases IV and VI of the Development, and approximately 1.50 acres intended to be developed as a water park as part of phase VII of the Development.

The following chart shows the planned product types by phase for the Development:

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Planned Units*

Phases	Townhomes	Single Family	Condo-Hotel	Lots Over Retail	Retail Space sq ft.	TOTAL UNITS
I	63					63
II	69	48				117
III			181			181
IV				330	**62,081.00**	330
Subtotal	132	48	181	330	**62,081.00**	691
	Future Expansion Parcels					
V	105					105
VI			172		**21,536.00**	172
VII						0**
Subtotal	105	0	172	0	**21,536.00**	277
TOTAL	**237**	**48**	**353**	**330**	**83,617.00**	**968**

* Based on current plans and market conditions which are subject to change.
** Phase VII consists of an approximate 1.5-acre parcel intended to be developed as a water park.

4. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the Development. The public infrastructure for the CIP is described below. Moreover, the Developer has entered into that certain *Petitioner's Agreement Concerning the Visions at Orlando West Community Development District* dated August 9, 2023, with the County acknowledging the delivery of certain "enhanced" improvements, some of which are included in the CIP ("**Petitioner's Agreement**").

Onsite and Offsite Roadway Improvements:

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

All internal roadways are intended to be financed by the District and transferred to the County for ownership and maintenance. Sidewalks located within the District will be owned and maintained by the District.

Offsite improvements include a deceleration lane at Osceola Polk Line Rd. and improvements to Forehand Road. All offsite roadway improvements will be turned over to the County for ownership and maintenance.

NOTE: In the event that impact fee credits are generated from any roadway improvements funded by the District, any such credits, if any, will belong to the District and may be the subject of a separate agreement between the Developer and the District.

Stormwater Management System:

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, pipes, control structures and dry retention and wet detention areas designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed consistent with the criteria established by the applicable Water Management District and the County for stormwater/floodplain management systems.

The District will finance, own, operate and maintain the stormwater system.

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

Onsite and Offsite Water and Wastewater Utilities:

As part of the CIP, the District intends to construct and/or acquire water and wastewater infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection, as well as offsite water line extensions.

Wastewater improvements for the project will include an onsite gravity collection system, offsite and onsite force main and onsite lift stations, and offsite sewer line extensions.

The onsite and off-site water and wastewater improvements for all phases included in the CIP will be constructed and/or acquired by the District and then dedicated to the Toho Water Authority for operation and maintenance.

Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas and public rights-of-way. The County has distinct design criteria requirements for planting and irrigation design. This project will at a minimum meet those requirements and in most cases will exceed the requirements with enhancements for the benefit of the community consistent with the Petitioner's Agreement.

All such landscaping, irrigation and hardscaping within District common areas and public rights-of-way will be owned, maintained and funded by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by the County will be maintained pursuant to a right-of-way agreement to be entered into with the County. Any landscaping, irrigation or hardscaping systems behind hard-gated roads, if any, would not be financed by the District and instead would be privately installed and maintained.

Streetlights / Undergrounding of Electrical Utility Lines

The District intends to lease streetlights through an agreement with a local utility provider and will fund the streetlights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP. The CIP may however include the incremental cost of undergrounding of electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by the local utility provider and not paid for by the District as part of the CIP.

Recreational Amenities:

As part of the overall development, the District may construct, own and operate a clubhouse and other amenity facilities. The CIP currently includes costs associated with amenity facility construction. However, the Developer may, alternatively, elect to finance all or a portion of such construction and turn over the facilities to a homeowner's association for private ownership, operation and maintenance. In such an event, the District would be limited to financing only the amenity facilities to be owned by the District, if any.

Environmental Conservation

The District will provide onsite conservation areas associated with the construction of the development. The District will be responsible for the maintenance of the buffer areas.

Professional Services

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

5. PERMITTING/CONSTRUCTION COMMENCEMENT

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

- Osceola County Preliminary Subdivision Plan (PSP)- Approved
- Osceola County Site Development Permit (SDP) Phase I and II – Approved
- Osceola County Site Development Permit (SDP) Phase III and IV – In Design
- Osceola County Site Development Permit (SDP) Phase V – In Design
- South Florida Water Management District- Environmental Resource Permits – Approved for Phases I-IV
- Florida Department of Environmental Protection- Wastewater Collection/Transmission System- (Not Yet Submitted)
- Florida Department of Environmental Protection -Potable Water – (Not Yet Submitted)
- Florida Department of Environmental Protection – NPDES Notice of Intent – Approved

6. OPINION OF PROBABLE CONSTRUCTION COSTS / O&M RESPONSIBILITIES

The table shown in **Exhibit B** presents, among other things, the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth herein are reasonable and consistent with market pricing based upon provided estimated development costs.

7. CONCLUSIONS

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

It is further our opinion that:

- the estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located;

- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and

- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

Also, the CIP will constitute a system of improvements that will provide benefits, special and peculiar, to all lands within the District, including the Future Expansion Parcels. The general public, property owners outside the District, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District and the Future Expansion Parcels. Special and peculiar benefits accrue to property within the District, including the Future Expansion Parcels, and enables properties within its boundaries to be developed.

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

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

Carlos A. Barrios, PE

FL Reg. 61415

EXHIBIT A– PROJECT OVERVIEW MAP

EXHIBIT B – COST CHART

EXHIBIT A

[Project Overview Map]

EXHIBIT B

Ownership and Maintenance Entities for CIP		
Improvement	**Financing Entity**	**Ownership and Maintenance Entity**
Onsite Roads	CDD	County
Onsite Sidewalks (non-lot fronting) and Brick Pavers	CDD	CDD
Offsite Roads	CDD	County
Stormwater Management System	CDD	CDD
Onsite Utilities	CDD	TOHO Water Authority
Offsite Utilities	CDD	TOHO Water Authority
Landscape, Hardscape, & Irrigation	CDD	CDD
Amenities (including putting green, half basketball court, resort-style pool, clubhouse with bathrooms/kitchen, exercise area)	CDD*	CDD*

* Alternatively, the developer may privately fund the amenity improvements and, in that event, the private amenities will be privately owned and maintained and not included in the District's CIP.

Estimate of Probable Costs for CIP			
Improvement	**Phases I-IV**	**Phases V-VII (Future Expansion Parcels)**	**Total Costs***
Onsite Roads	$2,954,900	$707,294	$3,662,194
Offsite Roads	$614,000		$614,000
Stormwater Management System	$5,481,900	$2,161,984	$7,643,884
Onsite Utilities - Water System	$730,000	$298,702	$1,028,702
Onsite Utilities - Wastewater System	$945,000	$681,847	$1,626,847
Onsite Utilities - Sanitary Lift Station	$550,000	$550,000	$1,100,000
Offsite Water Main Extension	$2,169,500		$2,169,500
Offsite Sanitary Sewer Extension	$1,646,000		$1,646,000
Offsite Re-Use Line Extension	$1,052,000		$1,052,000
Landscape, Hardscape, & Irrigation/Reuse	$1,135,610	$1,022,432	$2,158,042
Amenities	$7,920,153	$3,000,000	$10,920,153
SUBTOTAL	**$25,199,063**	**$8,422,259**	**$33,621,322**
Professional Services	$1,275,000	$425,000	$1,700,000
Contingency	$2,649,099	$883,033	$3,532,132
TOTAL	**$29,123,162**	**$9,730,292**	**$38,853,454**

*As noted in the Report, because all of the improvements in the CIP are master improvements that benefit all of the land in the District, all costs of such improvements are allocated among the various phases on a pro-rata basis using planned units.

VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment
Methodology Report

August 15, 2024

Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

Table of Contents

1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a financing plan and a special assessment methodology for the Visions at Orlando West Community Development District (the "District"), located entirely within Osceola County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan" or "CIP") contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's Capital Improvement Plan described in the Engineer's Report developed by Stephens Barrios Engineering (the "District Engineer") and dated August 2024 (the "Engineer's Report"), which improvements set forth therein make up the CIP, as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the CIP. Please note that the Engineer's Report describes the CIP which would be required for the District after the projected expansion of its boundaries from the current approximately 36.5 +/- acres to the anticipated total of approximately 51.5 +/- acres.

1.3 Special Benefits and General Benefits

The public infrastructure improvements undertaken and funded by the District as part of the CIP create special and peculiar benefits, different in kind and degree from general and incidental benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's CIP enables properties within its boundaries to be developed.

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

The CIP will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

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

Section Three provides a summary of the CIP as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Visions Resort and Spa development, a master planned mixed use development located entirely within Osceola County, Florida (the "Development"). The land within the District currently consists of approximately 36.5 +/- acres, while a future expansion would account for an additional 15 +/- acres (the (the “Future Expansion Parcels”), for a total of 51.5 +/- acres, and is generally located north of Osceola Polk Line Rd., west of Sullivan Rd., and southeast of Forehand Rd.

2.2 The Development Program

The Development is anticipated to be developed by Visions at Orlando West, LLC, or an affiliated entity (the “Developer”). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions 691 residential units and 62,081 square feet of retail space within the current boundaries of the District as well as 277 residential units and 21,536 square feet of retail space within the Future Expansion Parcels for a total of 968 residential units and 83,617 square feet of retail space to be developed over a multi-year period in one or more development phases, although unit numbers, land use types and phasing may change throughout the development period. Table 1 in the *Appendix* illustrates the current development plan for the Development. Please note that Phase VII which is within the Future Expansion Parcels, is anticipated to contain a 1.5-acre parcel which is intended to be developed as a water park.

3.0 The Capital Improvement Plan

3.1 Overview

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

3.2 Capital Improvement Plan

The public infrastructure improvements which are part of the CIP and are needed to serve the Development are projected to consist of master improvements which will serve all of the lands in the District. The District, however, reserves the right to create distinct assessment areas to coincide with the phases of development. The CIP will consist of onsite road, offsite road, stormwater management system, onsite utilities – water system, onsite utilities – wastewater system, onsite utilities – sanitary lift station, offsite water main extension, offsite sanitary sewer extension, offsite re-use line extension, landscape, hardscape, & irrigation/ reuse, and amenities, along with contingency and professional costs which cumulatively are estimated by the District Engineer at $38,853,454, including the costs of public infrastructure improvements necessary for the development of the Future Expansion Parcels.

The public infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the CIP.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. As of the time of writing of this Report, the District will most likely acquire completed improvements from the Developer, although the District maintains the complete flexibility to either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the CIP as described in *Section 3.2* in one financing transaction, the District would have to issue approximately $53,485,000 in par amount of special assessment bonds (the "Bonds").

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

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of $53,485,000 to finance approximately $38,853,454 in CIP costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvements and other costs, the District would need to incur indebtedness in the total amount of approximately $53,485,000. The difference is comprised of funding a debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding and assumptions for the Bonds are presented in Table 3 in the *Appendix*.

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

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the CIP outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

5.2 Benefit Allocation

The most current development plan anticipates the development of 691 residential units and 62,081 square feet of retail space within the current boundaries of the District as well as 277 residential units and 21,536 square feet of retail space within the Future Expansion Parcels for a total of 968 residential units and 83,617 square feet of retail space to be developed over a multi-year period in one or more development phases, although unit numbers and land use types may change throughout the development period.

The public infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the public improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the public infrastructure improvements that comprise the CIP and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure for community development to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than either the cost of, or the actual non-ad valorem assessment levied for, the improvement or debt allocated to that parcel of land.

The benefit associated with the CIP of the District is proposed to be allocated to the different product types within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the product types, based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each product type, and the share of the benefit received by each product type.

The rationale behind different ERU weights is supported by the fact that generally and on average product types with a greater density and greater intensity of use of infrastructure, such as large single-family lots, will use and benefit from the District's improvements more than product types with lesser density and lesser intensity of use of infrastructure, generally and on average product types with lesser density and lesser intensity of use of infrastructure produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than product types with greater density and greater intensity of use of infrastructure. Additionally, the value of the product types with greater density and greater intensity of use of infrastructure is likely to appreciate by more in terms of dollars than that of the product types with lesser density and lesser intensity of use of infrastructure as a result of the implementation of the CIP. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different product types from the District's improvements.

If at any time, any portion of the property within the District is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Bond Assessments (hereinafter defined) thereon), or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer.

Tables 5A, 5B, and 5C in the *Appendix* present the apportionment of the assessment associated with funding the District's CIP (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Tables 5A, 5B, and 5C also present the annual levels of the projected annual Bond Assessments per unit.

5.3 Assigning Debt

The Bond Assessments associated with repayment of the Bonds will initially be levied on all of the gross acres of land in the District. Consequently, the Bond Assessments will initially be levied on approximately 36.5 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of $36,140,934.13 (the proportion of the total par amount of bonds attributable to Phases I-IV will be preliminarily levied on approximately 36.5 +/- gross acres at a rate of $990,162.58 per acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Tables 5A, 5B, and 5C in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

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

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

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

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

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

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

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the CIP by different product types.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned ERUs as set forth in Table 1 in the *Appendix* ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

a. If a Proposed Plat results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Report, and cause the Bond Assessments to be recorded in the District's Improvement Lien Book.

b. If a Proposed Plat results in a greater amount of ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the District or may otherwise address such net decrease as permitted by law.

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

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

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

All Bond Assessments levied run with the land, and such Bond Assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

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

5.7 Assessment Roll

The Bond Assessments of $53,485,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, Bond Assessments shall be paid in thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

This master assessment allocation methodology is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the CIP. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

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

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to "buy down" the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any "true-up," as described herein, may require a payment to satisfy "true-up" obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down Bond Assessments will not be eligible for "deferred costs," if any are provided for in connection with any particular bond issuance.

No Bond Assessments will be allocated herein to any public or private amenities or other common areas planned for the Development. Such amenities and common areas will be owned and operated by the District and/or master homeowners' association. If owned by a homeowners' association, the amenities will be considered a common element for the exclusive benefit of property owners. Alternatively, if owned by the District, the amenities will be available for use by the public, subject to the District's rules and policies. Accordingly, any benefit to the amenities and common areas flows directly to the benefit of all property in the District. As such, no Bond Assessments will be assigned to the amenities and common areas.

In the event that the CIP is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the Bond Assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

6.0 Additional Stipulations

6.1 Overview

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

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

7.0 Appendix

Table 1

Visions at Orlando West

Community Development District

Development Plan

Unit Type	Phases I-IV	Phases I-IV (sq ft.)	Phases V-VII (Future Expansion Parcels)*	Phases V-VII (Future Expansion Parcels) (sq ft.)	Total Number of Units	Total Number of sq ft.
Townhome	132	-	105	-	237	-
Single Family	48	-	-	-	48	-
Condo-Hotel	181	-	172	-	353	-
Lofts	330	-	-	-	330	-
Retail Space (sq ft.)	-	62,081	-	21,536		83,617
Total	**691**	**62,081**	**277**	**21,536**	**968**	**83,617**

** Please note that Phase VII consits of an approximate 1.5-acre parcel intended to be developed as a water park.*

Table 2

Visions at Orlando West

Community Development District

Capital Improvement Plan

Improvement	Phases I-IV	Phases V-VII (Future Expansion Parcels)	Total CIP Costs
Onsite Roads	$ 2,954,900	$ 707,294	$ 3,662,194
Offsite Roads	$ 614,000		$ 614,000
Stormwater Management System	$ 5,481,900	$ 2,161,984	$ 7,643,884
Onsite Utilities - Water System	$ 730,000	$ 298,702	$ 1,028,702
Onsite Utilities - Wastewater System	$ 945,000	$ 681,847	$ 1,626,847
Onsite Utilities - Sanitary Lift Station	$ 550,000	$ 550,000	$ 1,100,000
Offsite Water Main Extension	$ 2,169,500		$ 2,169,500
Offsite Sanitary Sewer Extension	$ 1,646,000		$ 1,646,000
Offsite Re-Use Line Extension	$ 1,052,000		$ 1,052,000
Landscape, Hardcape, & Irrigation/ Reuse	$ 1,135,610	$ 1,022,432	$ 2,158,042
Amenities	$ 7,920,153	$ 3,000,000	$ 10,920,153
Professional Services	$ 1,275,000	$ 425,000	$ 1,700,000
Contingency	$ 2,649,099	$ 883,033	$ 3,532,132
Total	**$ 29,123,162**	**$ 9,730,292**	**$ 38,853,454**

Table 3

Visions at Orlando West

Community Development District

Preliminary Sources and Uses of Funds

Sources	
Bond Proceeds:	
Par Amount	$53,485,000.00
Total Sources	**$53,485,000.00**
Uses	
Project Fund Deposits:	
Project Fund	$38,853,454.20
Other Fund Deposits:	
Debt Service Reserve Fund	$4,750,935.27
Capitalized Interest Fund	$8,557,600.00
Delivery Date Expenses:	
Costs of Issuance	$1,319,700.00
Rounding	$3,310.53
Total Uses	**$53,485,000.00**

Financing Assumptions

Coupon Rate: 8%
CAPI Length: 24 Months
Number of Principal Repayments: 30
Underwriter's Discount: 2%
Cost of Issuance: $250,000

Table 4

Visions at Orlando West

Community Development District

Benefit Allocation - Phases I-IV

Unit Type	Total Number of Units	Total Number of sq ft.	ERU*	Total ERU	Percent of Total
Townhome	132	-	1.00	132.00	14.87%
Single Family	48	-	1.20	57.60	6.49%
Condo-Hotel	181	-	1.00	181.00	20.40%
Lofts	330	-	0.60	198.00	22.31%
Retail Space (sq ft.)	-	62,081	0.50	31.04	3.50%
Total	**691**	**62,081**		**599.64**	**67.57%**

** ERU per 1,000 sq ft. for Retail Space*

Benefit Allocation - Phases V-VII (Future Expansion Parcel)

Unit Type	Total Number of Units	Total Number of sq ft.	ERU*	Total ERU	Percent of Total
Townhome	105	-	1.00	105.00	11.83%
Single Family	-	-	1.20	-	
Condo-Hotel	172	-	1.00	172.00	19.38%
Lofts	-	-	0.60	-	
Retail Space (sq ft.)	-	21,536	0.50	10.77	1.21%
Total	**277**	**21,536**		**287.77**	**32.43%**

** ERU per 1,000 sq ft. for Retail Space*

Benefit Allocation - Total

Unit Type	Total Number of Units	Total Number of sq ft.	ERU*	Total ERU	Percent of Total
Townhome	237	-	1.00	237.00	26.71%
Single Family	48	-	1.20	57.60	6.49%
Condo-Hotel	353	-	1.00	353.00	39.78%
Lofts	330	-	0.60	198.00	22.31%
Retail Space (sq ft.)	-	83,617	0.50	41.81	4.71%
Total	**968**	**83,617**		**887.41**	**100.00%**

** ERU per 1,000 sq ft. for Retail Space*

Table 5A

Visions at Orlando West

Community Development District

Bond Assessment Apportionment - Phases I-IV

Unit Type	Total Number of Units	Total Number of sq ft.	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit**
Townhome	132	-	$5,779,363.09	$7,955,772.34	$60,271.00	$5,756.69
Single Family	48	-	$2,521,903.89	$3,471,609.75	$72,325.20	$6,908.02
Condo-Hotel	181	-	$7,924,732.72	$10,909,051.47	$60,271.00	$5,756.69
Lofts	330	-	$8,669,044.63	$11,933,658.51	$36,162.60	$3,454.01
Retail Space (sq ft.)	-	62,081	$1,359,047.88	$1,870,842.06	$30.14	$2.88
Total	**691**	**62,081**	**$26,254,092.21**	**$36,140,934.13**		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4
** Includes costs of collection estimated at 3% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

Table 5B

Visions at Orlando West

Community Development District

Bond Assessment Apportionment - Phases V-VII (Future Expansion Parcel)

Unit Type	Total Number of Units	Total Number of sq ft.	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit**
Townhome	105	-	$4,597,220.64	$6,328,455.27	$60,271.00	$5,756.69
Single Family	-	-	-	-	-	-
Condo-Hotel	172	-	$7,530,685.23	$10,366,612.45	$60,271.00	$5,756.69
Lofts	-	-	-	-	-	-
Retail Space (sq ft.)	-	21,536	$471,455.92	$648,998.16	$30.14	$2.88
Total	**277**	**21,536**	**$12,599,361.79**	**$17,344,065.87**		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4
** Includes costs of collection estimated at 3% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

Table 5C

Visions at Orlando West

Community Development District

Bond Assessment Apportionment - Total

Unit Type	Total Number of Units	Total Number of sq ft.	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit**
Townhome	237	-	$10,376,583.72	$14,284,227.61	$60,271.00	$5,756.69
Single Family	48	-	$2,521,903.89	$3,471,609.75	$72,325.20	$6,908.02
Condo-Hotel	353	-	$15,455,417.95	$21,275,663.91	$60,271.00	$5,756.69
Lofts	330	-	$8,669,044.63	$11,933,658.51	$36,162.60	$3,454.01
Retail Space (sq ft.)	-	83,617	$1,830,503.80	$2,519,840.21	$30.14	$2.88
Total	**968**	**83,617**	**$38,853,454.00**	**$53,485,000.00**		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4
** Includes costs of collection estimated at 3% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

Exhibit "A"

Bond Assessments in the amount of $53,485,000 are proposed to be levied over the area as described below designating the boundary of the District:

EXHIBIT A
LEGAL DESCRIPTION OF DISTRICT'S BOUNDARIES

OVERALL PARCEL DESCRIPTION

PARCEL 1

LOT 33, BLOCK B , ALEMAN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 2

FROM THE NORTHEAST CORNER OF LOT 1, BLOCK B, ALEMAN ACRES, RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; RUN SOUTH ALONG THE EAST LINE OF LOT 1, 990.0 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 362.3 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; RUN THENCE 89 DEGREES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 197.03 FEET, TO THE POINT OF CURVE OF A 2,429.93 RADIUS CURVE TO THE RIGHT; RUN THENCE ALONG SAID CURVE 465.42 FEET; RUN THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT , 318.35 FEET; RUN THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 1, 660.0 FEET TO THE POINT OF BEGINNING; SUBJECT TO A RIGHT OF WAY EASEMENT OVER THE WEST 30.0 FEET, THEREOF, ALL LYING AND BEING ON TRACT D, LOT 1, ALEMAN ACRES IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, IN OSCEOLA COUNTY, FLORIDA.

PARCEL 3

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK B, ALEMAN ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 36'40" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 36'40" WEST A DISTANCE OF 603.88 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF FOREHAND ROAD; THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 54 DEGREES 02'05", A CHORD WHICH BEARS SOUTH 32 DEGREES 04'37" WEST, A CHORD DISTANCE OF 118.11 FEET, AN ARC DISTANCE OF 122.60 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 2 OF BLOCK B; THENCE DEPARTING SAID CURVE, RUN SOUTH 00 DEGREES 15'50" EAST ALONG THE WESTERLY LINE OF THE AFOREMENTIONED LOT 1, A DISTANCE OF 230.43 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 36'40" EAST A DISTANCE OF 665.84 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 03'05" WEST A DISTANCE OF 330.08 FEET TO THE POINT OF BEGINNING.

PARCEL 4

FROM A POINT 660 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK B, ALEMAN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, RUN SOUTH 330 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 330 FEET; THENCE WEST 660.87 FEET; THENCE NORTH 330 FEET; THENCE EAST 662.18 FEET TO THE POINT OF BEGINNING.

PARCEL 5

THE SOUTH 330 FEET OF THE NORTH 660.0 FEET OF THE EAST 660 FEET OF LOT 1, BLOCK B, ALEMAN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 6

FROM A POINT 660.0 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK B, OF ALEMAN ACRES, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT BEING ON THE NORTH LINE OF SAID LOT 1; RUN SOUTH PARALLEL TO THE EAST LINE OF SAID LOT 1, 660.0 FEET, TO THE POINT OF BEGINNING; CONTINUE SOUTH 648.35 FEET TO THE SOUTH LINE OF SAID LOT 1; RUN THENCE NORTHWESTERLY ON 2429.93 FEET RADIUS CURVE TO THE RIGHT 396.67 FEET TO THE POINT OF TANGENCY; RUN THENCE NORTH 69°21' WEST 298.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; RUN THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, 418.31 FEET; RUN THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 1, 660.87 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 7

LOTS 2 AND 3, BLOCK B, ALEMAN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 8

THE SOUTH 330 FEET OF THE NORTH 990 FEET OF THE EAST 660 FEET OF LOT 1, BLOCK B, ALEMAN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK B, ALEMAN ACRES, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT BEING ON THE NORTH LINE OF SAID LOT 1; THENCE RUN S 89°55'44" W ALONG SAID NORTH LINE A DISTANCE OF 660.12 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 815, PAGE 1785 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S 89°55'44" W ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 604.01 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FOREHAND ROAD, SAID POINT BEING ON A NON TANGENT CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 130.00 FEET, A CHORD BEARING OF S 49°49'24" W AND A CHORD DISTANCE OF 182.50 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°09'56", A DISTANCE OF 202.31 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, N 85°25'38" W, A DISTANCE OF 254.37 FEET TO THE NORTHWEST CORNER OF LOT 3, BLOCK B, ALEMAN ACRES AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE LEAVING SAID RIGHT OF WAY LINE, AND ALONG THE WEST LINE OF SAID LOT 3, RUN S 00°06'37" W, A DISTANCE OF 864.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, THENCE RUN S 69°00'05" E, ALONG THE SOUTHERLY LINE OF LOTS 3, 2 AND 1, A DISTANCE OF 654.34 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,329.93 FEET, A CHORD BEARING OF S 76°25'53" E AND A CHORD DISTANCE OF 602.58 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°51'35", A DISTANCE OF 604.27 FEET, TO THE NORTHWEST CORNER OF LOT 33, BLOCK B, OF THE AFORE MENTIONED ALEMAN ACRES; THENCE RUN S 06°14'06" W, ALONG THE WEST LINE OF SAID LOT

33, A DISTANCE OF 435.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33 AND THE NORTH RIGHT OF WAY LINE OF OSCEOLA – POLK LINE ROAD (S.R. 532), SAID POINT ALSO BEING ON A ON A NON TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 2764.93 FEET, A CHORD BEARING OF S 84°52'56" E AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°04'20", A DISTANCE OF 100.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 33; THENCE RUN N 04°09'07" E ALONG THE EAST LINE OF SAID LOT 33, A DISTANCE OF 435.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 33, SAID POINT ALSO BEING ON A NON TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 2329.93 FEET, A CHORD BEARING OF S 88°04'03" E AND A CHORD DISTANCE OF 173.67 FEET; THENCE RUN EASTERLY, ALONG THE SOUTH LINE OF AFORE MENTIONED LOT 1 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°16'18", A DISTANCE OF 173.71 FEET; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID LOT 1, N 89°48'58" E, A DISTANCE OF 197.66 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE RUN N 00°17'58" E, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1022.50 FEET TO THE SOUTHEAST CORNER OF THE AFORE MENTIONED PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 815, PAGE 1785 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S 89°51'44" W, ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 660.06 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE RUN N 00°17'18" E, ALONG THE WEST LINE OF SAID PROPERTY, A DISTANCE OF 330.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,592,186.645 SQUARE FEET / 36.55 ACRES MORE OR LESS.

EXHIBIT B
LEGAL DESCRIPTION OF FUTURE EXPANSION PARCELS

Parcel 1

Tax Identification No. 36-25-27-2545-000B-0013

The North 330.00 feet of the East 660.00 feet of Lot 1, Block "B", of ALEMAN ACRES, as recorded in Plat Book 2, Page 45 of the Public Records of Osceola County, Florida. Subject to a Right of Way easement over the West 30.00 feet, thereof, all lying and being in Tract A, Lot 1, Block "B" of ALEMAN ACRES: All in Section 36 South, Range 27 East, Osceola County, Florida.

AND

THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Parcel 2

The North ½ of the Northeast ¼ of the Northwest ¼ of the Northeast ¼ of the Southwest 1/4, Section 36, Township 25 South, Range 27 East, Osceola County, Florida. Tax Identification No. R 36-25-27-0000-0101-0000.

Parcel 3

The North ¾ of the West ½ of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ and the South ¾ of the East ½ of the Northwest ¼ of the Northeast ¼ of the Southwest ¼ Section 36, Township 25 South, Range 27 East, Osceola County, Florida. Tax Identification No. R 36-25-27-0000-009J-0000.

Exhibit "B"

The debt assessment lien is being placed on property described in the attached legal description. For notice purposes, listed below are the potentially applicable County Property Appraiser parcels, and property owners, developers/potential property owners, and developers that will be included on a mailing list related to debt assessments:

Parcel ID	Owner	Address	City | State | Zip
36-25-27-2545-000B-0010	VISIONS AT ORLANDO WEST, LLC	2124 NE 123RD ST STE 216B	NORTH MIAMI, FL 33181
36-25-27-2545-000B-0020	VISIONS AT ORLANDO WEST, LLC	2124 NE 123RD ST STE 216B	NORTH MIAMI, FL 33181
36-25-27-2545-000B-0014	VISIONS AT ORLANDO WEST, LLC	2124 NE 123RD ST STE 216B	NORTH MIAMI, FL 33181
36-25-27-2545-000B-0017	VISIONS AT ORLANDO WEST, LLC	2124 NE 123RD ST STE 216B	NORTH MIAMI, FL 33181
36-25-27-2545-000B-0015	VISIONS AT ORLANDO WEST, LLC	2124 NE 123RD ST STE 216B	NORTH MIAMI, FL 33181
36-25-27-2545-000B-0012	VISIONS AT ORLANDO WEST, LLC	2124 NE 123RD ST STE 216B	NORTH MIAMI, FL 33181
36-25-27-2545-000B-0011	VISIONS AT ORLANDO WEST, LLC	2124 NE 123RD ST STE 216B	NORTH MIAMI, FL 33181

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

9C

ENGINEER'S REPORT

PREPARED FOR:

BOARD OF SUPERVISORS
VISIONS AT ORLANDO WEST COMMUNITY
DEVELOPMENT DISTRICT

ENGINEER:

STEPHENS BARRIOS ENGINEERING
7575 Dr. Phillips Blvd.
Suite 260
Orlando, Florida 32819

August 2024

VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT
ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan ("CIP") and estimated costs of the CIP for the Visions at Orlando West Community Development District ("District").

2. GENERAL SITE DESCRIPTION

The District is within Osceola County and is generally located north of Osceola Polk Line Rd., west of Sullivan Rd., and southeast and west of Forehand Rd. The District consists of 36.5 acres, more or less. However, the boundaries of the District are expected to be expanded to include an additional 15 acres, more or less ("**Future Expansion Parcels**") through a boundary amendment petition to be presented for approval to the Osceola County Board of County Commissioners. Following the anticipated expansion, the total acreage of the District will be approximately 51.5 acres, more or less.

3. THE DEVELOPMENT

The District is located within a development project referred to as Visions Resort & Spa ("**Development**") which is being developed by Visions at Orlando West, LLC ("**Developer**"). The Development is expected to be developed in seven (7) phases. Phases I-IV of the Development are located within the current boundaries of the District, and phases V-VII of the Development are located within the Future Expansion Parcels. See **Exhibit A** for a Project Overview of the Development.

Below is an estimated timeline of construction for each phase based on current plans and market conditions which are subject to change.

Phase	Construction Beginning / Completion Date Estimates
Phases I and II	November 2024 – November 2025
Phase III	May 2025 – September 2025
Phase IV	November 2025 – January 2028
Phase V	January 2025 – October 2026
Phase VI	May 2027 – October 2028
Phase VII	May 2027 – October 2028

The Development is planned for 968 residential units, approximately 83,617 square feet of commercial/retail space anticipated to be developed as part of phases IV and VI of the Development, and approximately 1.50 acres intended to be developed as a water park as part of phase VII of the Development.

The following chart shows the planned product types by phase for the Development:

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<u>Planned Units</u>*

Phases	Townhomes	Single Family	Condo-Hotel	Lots Over Retail	Retail Space sq ft.	TOTAL UNITS
I	63					63
II	69	48				117
III			181			181
IV				330	**62,081.00**	330
Subtotal	132	48	181	330	**62,081.00**	691
	Future Expansion Parcels					
V	105					105
VI			172		**21,536.00**	172
VII						0**
Subtotal	105	0	172	0	**21,536.00**	277
TOTAL	**237**	**48**	**353**	**330**	**83,617.00**	**968**

* Based on current plans and market conditions which are subject to change.
** Phase VII consists of an approximate 1.5-acre parcel intended to be developed as a water park.

4. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the Development. The public infrastructure for the CIP is described below. Moreover, the Developer has entered into that certain *Petitioner's Agreement Concerning the Visions at Orlando West Community Development District* dated August 9, 2023, with the County acknowledging the delivery of certain "enhanced" improvements, some of which are included in the CIP ("**Petitioner's Agreement**").

<u>Onsite and Offsite Roadway Improvements:</u>

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

All internal roadways are intended to be financed by the District and transferred to the County for ownership and maintenance. Sidewalks located within the District will be owned and maintained by the District.

Offsite improvements include a deceleration lane at Osceola Polk Line Rd. and improvements to Forehand Road. All offsite roadway improvements will be turned over to the County for ownership and maintenance.

NOTE: In the event that impact fee credits are generated from any roadway improvements funded by the District, any such credits, if any, will belong to the District and may be the subject of a separate agreement between the Developer and the District.

<u>Stormwater Management System:</u>

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, pipes, control structures and dry retention and wet detention areas designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed consistent with the criteria established by the applicable Water Management District and the County for stormwater/floodplain management systems.

The District will finance, own, operate and maintain the stormwater system.

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

Onsite and Offsite Water and Wastewater Utilities:

As part of the CIP, the District intends to construct and/or acquire water and wastewater infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection, as well as offsite water line extensions.

Wastewater improvements for the project will include an onsite gravity collection system, offsite and onsite force main and onsite lift stations, and offsite sewer line extensions.

The onsite and off-site water and wastewater improvements for all phases included in the CIP will be constructed and/or acquired by the District and then dedicated to the Toho Water Authority for operation and maintenance.

Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas and public rights-of-way. The County has distinct design criteria requirements for planting and irrigation design. This project will at a minimum meet those requirements and in most cases will exceed the requirements with enhancements for the benefit of the community consistent with the Petitioner's Agreement.

All such landscaping, irrigation and hardscaping within District common areas and public rights-of-way will be owned, maintained and funded by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by the County will be maintained pursuant to a right-of-way agreement to be entered into with the County. Any landscaping, irrigation or hardscaping systems behind hard-gated roads, if any, would not be financed by the District and instead would be privately installed and maintained.

Streetlights / Undergrounding of Electrical Utility Lines

The District intends to lease streetlights through an agreement with a local utility provider and will fund the streetlights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP. The CIP may however include the incremental cost of undergrounding of electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by the local utility provider and not paid for by the District as part of the CIP.

Recreational Amenities:

As part of the overall development, the District may construct, own and operate a clubhouse and other amenity facilities. The CIP currently includes costs associated with amenity facility construction. However, the Developer may, alternatively, elect to finance all or a portion of such construction and turn over the facilities to a homeowner's association for private ownership, operation and maintenance. In such an event, the District would be limited to financing only the amenity facilities to be owned by the District, if any.

Environmental Conservation

The District will provide onsite conservation areas associated with the construction of the development. The District will be responsible for the maintenance of the buffer areas.

Professional Services

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

5. PERMITTING/CONSTRUCTION COMMENCEMENT

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

- Osceola County Preliminary Subdivision Plan (PSP)- Approved
- Osceola County Site Development Permit (SDP) Phase I and II – Approved
- Osceola County Site Development Permit (SDP) Phase III and IV – In Design
- Osceola County Site Development Permit (SDP) Phase V – In Design
- South Florida Water Management District- Environmental Resource Permits – Approved for Phases I-IV
- Florida Department of Environmental Protection- Wastewater Collection/Transmission System- (Not Yet Submitted)
- Florida Department of Environmental Protection -Potable Water – (Not Yet Submitted)
- Florida Department of Environmental Protection – NPDES Notice of Intent – Approved

6. OPINION OF PROBABLE CONSTRUCTION COSTS / O&M RESPONSIBILITIES

The table shown in **Exhibit B** presents, among other things, the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth herein are reasonable and consistent with market pricing based upon provided estimated development costs.

7. CONCLUSIONS

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

It is further our opinion that:

- the estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located;

- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and

- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

Also, the CIP will constitute a system of improvements that will provide benefits, special and peculiar, to all lands within the District, including the Future Expansion Parcels. The general public, property owners outside the District, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District and the Future Expansion Parcels. Special and peculiar benefits accrue to property within the District, including the Future Expansion Parcels, and enables properties within its boundaries to be developed.

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

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

Carlos A. Barrios, PE

FL Reg. 61415

EXHIBIT A– PROJECT OVERVIEW MAP

EXHIBIT B – COST CHART

EXHIBIT A

[Project Overview Map]

EXHIBIT B

Ownership and Maintenance Entities for CIP		
Improvement	**Financing Entity**	**Ownership and Maintenance Entity**
Onsite Roads	CDD	County
Onsite Sidewalks (non-lot fronting) and Brick Pavers	CDD	CDD
Offsite Roads	CDD	County
Stormwater Management System	CDD	CDD
Onsite Utilities	CDD	TOHO Water Authority
Offsite Utilities	CDD	TOHO Water Authority
Landscape, Hardscape, & Irrigation	CDD	CDD
Amenities (including putting green, half basketball court, resort-style pool, clubhouse with bathrooms/kitchen, exercise area)	CDD*	CDD*

* Alternatively, the developer may privately fund the amenity improvements and, in that event, the private amenities will be privately owned and maintained and not included in the District's CIP.

Estimate of Probable Costs for CIP			
Improvement	**Phases I-IV**	**Phases V-VII (Future Expansion Parcels)**	**Total Costs***
Onsite Roads	$2,954,900	$707,294	$3,662,194
Offsite Roads	$614,000		$614,000
Stormwater Management System	$5,481,900	$2,161,984	$7,643,884
Onsite Utilities - Water System	$730,000	$298,702	$1,028,702
Onsite Utilities - Wastewater System	$945,000	$681,847	$1,626,847
Onsite Utilities - Sanitary Lift Station	$550,000	$550,000	$1,100,000
Offsite Water Main Extension	$2,169,500		$2,169,500
Offsite Sanitary Sewer Extension	$1,646,000		$1,646,000
Offsite Re-Use Line Extension	$1,052,000		$1,052,000
Landscape, Hardscape, & Irrigation/Reuse	$1,135,610	$1,022,432	$2,158,042
Amenities	$7,920,153	$3,000,000	$10,920,153
SUBTOTAL	**$25,199,063**	**$8,422,259**	**$33,621,322**
Professional Services	$1,275,000	$425,000	$1,700,000
Contingency	$2,649,099	$883,033	$3,532,132
TOTAL	**$29,123,162**	**$9,730,292**	**$38,853,454**

*As noted in the Report, because all of the improvements in the CIP are master improvements that benefit all of the land in the District, all costs of such improvements are allocated among the various phases on a pro-rata basis using planned units.

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

9D

VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment
Methodology Report

August 15, 2024

Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

Table of Contents

1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a financing plan and a special assessment methodology for the Visions at Orlando West Community Development District (the “District”), located entirely within Osceola County, Florida, as related to funding the costs of public infrastructure improvements (the “Capital Improvement Plan” or “CIP”) contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's Capital Improvement Plan described in the Engineer’s Report developed by Stephens Barrios Engineering (the “District Engineer”) and dated August 2024 (the “Engineer's Report”), which improvements set forth therein make up the CIP, as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the CIP. Please note that the Engineer’s Report describes the CIP which would be required for the District after the projected expansion of its boundaries from the current approximately 36.5 +/- acres to the anticipated total of approximately 51.5 +/- acres.

1.3 Special Benefits and General Benefits

The public infrastructure improvements undertaken and funded by the District as part of the CIP create special and peculiar benefits, different in kind and degree from general and incidental benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District’s CIP enables properties within its boundaries to be developed.

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

The CIP will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

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

Section Three provides a summary of the CIP as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Visions Resort and Spa development, a master planned mixed use development located entirely within Osceola County, Florida (the "Development"). The land within the District currently consists of approximately 36.5 +/- acres, while a future expansion would account for an additional 15 +/- acres (the (the “Future Expansion Parcels”), for a total of 51.5 +/- acres, and is generally located north of Osceola Polk Line Rd., west of Sullivan Rd., and southeast of Forehand Rd.

2.2 The Development Program

The Development is anticipated to be developed by Visions at Orlando West, LLC, or an affiliated entity (the “Developer”). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions 691 residential units and 62,081 square feet of retail space within the current boundaries of the District as well as 277 residential units and 21,536 square feet of retail space within the Future Expansion Parcels for a total of 968 residential units and 83,617 square feet of retail space to be developed over a multi-year period in one or more development phases, although unit numbers, land use types and phasing may change throughout the development period. Table 1 in the *Appendix* illustrates the current development plan for the Development. Please note that Phase VII which is within the Future Expansion Parcels, is anticipated to contain a 1.5-acre parcel which is intended to be developed as a water park.

3.0 The Capital Improvement Plan

3.1 Overview

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

3.2 Capital Improvement Plan

The public infrastructure improvements which are part of the CIP and are needed to serve the Development are projected to consist of master improvements which will serve all of the lands in the District. The District, however, reserves the right to create distinct assessment areas to coincide with the phases of development. The CIP will consist of onsite road, offsite road, stormwater management system, onsite utilities – water system, onsite utilities – wastewater system, onsite utilities – sanitary lift station, offsite water main extension, offsite sanitary sewer extension, offsite re-use line extension, landscape, hardscape, & irrigation/ reuse, and amenities, along with contingency and professional costs which cumulatively are estimated by the District Engineer at $38,853,454, including the costs of public infrastructure improvements necessary for the development of the Future Expansion Parcels.

The public infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the CIP.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. As of the time of writing of this Report, the District will most likely acquire completed improvements from the Developer, although the District maintains the complete flexibility to either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the CIP as described in *Section 3.2* in one financing transaction, the District would have to issue approximately $53,485,000 in par amount of special assessment bonds (the "Bonds").

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

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of $53,485,000 to finance approximately $38,853,454 in CIP costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvements and other costs, the District would need to incur indebtedness in the total amount of approximately $53,485,000. The difference is comprised of funding a debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding and assumptions for the Bonds are presented in Table 3 in the *Appendix*.

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

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the CIP outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

5.2 Benefit Allocation

The most current development plan anticipates the development of 691 residential units and 62,081 square feet of retail space within the current boundaries of the District as well as 277 residential units and 21,536 square feet of retail space within the Future Expansion Parcels for a total of 968 residential units and 83,617 square feet of retail space to be developed over a multi-year period in one or more development phases, although unit numbers and land use types may change throughout the development period.

The public infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the public improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the public infrastructure improvements that comprise the CIP and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure for community development to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than either the cost of, or the actual non-ad valorem assessment levied for, the improvement or debt allocated to that parcel of land.

The benefit associated with the CIP of the District is proposed to be allocated to the different product types within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the product types, based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each product type, and the share of the benefit received by each product type.

The rationale behind different ERU weights is supported by the fact that generally and on average product types with a greater density and greater intensity of use of infrastructure, such as large single-family lots, will use and benefit from the District's improvements more than product types with lesser density and lesser intensity of use of infrastructure, generally and on average product types with lesser density and lesser intensity of use of infrastructure produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than product types with greater density and greater intensity of use of infrastructure. Additionally, the value of the product types with greater density and greater intensity of use of infrastructure is likely to appreciate by more in terms of dollars than that of the product types with lesser density and lesser intensity of use of infrastructure as a result of the implementation of the CIP. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different product types from the District's improvements.

If at any time, any portion of the property within the District is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Bond Assessments (hereinafter defined) thereon), or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer.

Tables 5A, 5B, and 5C in the *Appendix* present the apportionment of the assessment associated with funding the District's CIP (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Tables 5A, 5B, and 5C also present the annual levels of the projected annual Bond Assessments per unit.

5.3 Assigning Debt

The Bond Assessments associated with repayment of the Bonds will initially be levied on all of the gross acres of land in the District. Consequently, the Bond Assessments will initially be levied on approximately 36.5 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of $36,140,934.13 (the proportion of the total par amount of bonds attributable to Phases I-IV will be preliminarily levied on approximately 36.5 +/- gross acres at a rate of $990,162.58 per acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Tables 5A, 5B, and 5C in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

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

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

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

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

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

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

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the CIP by different product types.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned ERUs as set forth in Table 1 in the *Appendix* ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

a. If a Proposed Plat results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Report, and cause the Bond Assessments to be recorded in the District's Improvement Lien Book.

b. If a Proposed Plat results in a greater amount of ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the District or may otherwise address such net decrease as permitted by law.

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

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

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

All Bond Assessments levied run with the land, and such Bond Assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

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

5.7 Assessment Roll

The Bond Assessments of $53,485,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, Bond Assessments shall be paid in thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

This master assessment allocation methodology is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the CIP. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

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

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to "buy down" the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any "true-up," as described herein, may require a payment to satisfy "true-up" obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down Bond Assessments will not be eligible for "deferred costs," if any are provided for in connection with any particular bond issuance.

No Bond Assessments will be allocated herein to any public or private amenities or other common areas planned for the Development. Such amenities and common areas will be owned and operated by the District and/or master homeowners' association. If owned by a homeowners' association, the amenities will be considered a common element for the exclusive benefit of property owners. Alternatively, if owned by the District, the amenities will be available for use by the public, subject to the District's rules and policies. Accordingly, any benefit to the amenities and common areas flows directly to the benefit of all property in the District. As such, no Bond Assessments will be assigned to the amenities and common areas.

In the event that the CIP is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the Bond Assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

6.0 Additional Stipulations

6.1 Overview

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

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

7.0 Appendix

Table 1

Visions at Orlando West

Community Development District

Development Plan

Unit Type	Phases I-IV	Phases I-IV (sq ft.)	Phases V-VII (Future Expansion Parcels)*	Phases V-VII (Future Expansion Parcels) (sq ft.)	Total Number of Units	Total Number of sq ft.
Townhome	132	-	105	-	237	-
Single Family	48	-	-	-	48	-
Condo-Hotel	181	-	172	-	353	-
Lofts	330	-	-	-	330	-
Retail Space (sq ft.)	-	62,081	-	21,536		83,617
Total	**691**	**62,081**	**277**	**21,536**	**968**	**83,617**

** Please note that Phase VII consits of an approximate 1.5-acre parcel intended to be developed as a water park.*

Table 2

Visions at Orlando West

Community Development District

Capital Improvement Plan

Improvement	Phases I-IV	Phases V-VII (Future Expansion Parcels)	Total CIP Costs
Onsite Roads	$ 2,954,900	$ 707,294	$ 3,662,194
Offsite Roads	$ 614,000		$ 614,000
Stormwater Management System	$ 5,481,900	$ 2,161,984	$ 7,643,884
Onsite Utilities - Water System	$ 730,000	$ 298,702	$ 1,028,702
Onsite Utilities - Wastewater System	$ 945,000	$ 681,847	$ 1,626,847
Onsite Utilities - Sanitary Lift Station	$ 550,000	$ 550,000	$ 1,100,000
Offsite Water Main Extension	$ 2,169,500		$ 2,169,500
Offsite Sanitary Sewer Extension	$ 1,646,000		$ 1,646,000
Offsite Re-Use Line Extension	$ 1,052,000		$ 1,052,000
Landscape, Hardcape, & Irrigation/ Reuse	$ 1,135,610	$ 1,022,432	$ 2,158,042
Amenities	$ 7,920,153	$ 3,000,000	$ 10,920,153
Professional Services	$ 1,275,000	$ 425,000	$ 1,700,000
Contingency	$ 2,649,099	$ 883,033	$ 3,532,132
Total	**$ 29,123,162**	**$ 9,730,292**	**$ 38,853,454**

Table 3

Visions at Orlando West

Community Development District

Preliminary Sources and Uses of Funds

Sources	
Bond Proceeds:	
Par Amount	$53,485,000.00
Total Sources	**$53,485,000.00**
Uses	
Project Fund Deposits:	
Project Fund	$38,853,454.20
Other Fund Deposits:	
Debt Service Reserve Fund	$4,750,935.27
Capitalized Interest Fund	$8,557,600.00
Delivery Date Expenses:	
Costs of Issuance	$1,319,700.00
Rounding	$3,310.53
Total Uses	**$53,485,000.00**

Financing Assumptions

Coupon Rate: 8%
CAPI Length: 24 Months
Number of Principal Repayments: 30
Underwriter's Discount: 2%
Cost of Issuance: $250,000

Table 4

Visions at Orlando West

Community Development District

Benefit Allocation - Phases I-IV

Unit Type	Total Number of Units	Total Number of sq ft.	ERU*	Total ERU	Percent of Total
Townhome	132	-	1.00	132.00	14.87%
Single Family	48	-	1.20	57.60	6.49%
Condo-Hotel	181	-	1.00	181.00	20.40%
Lofts	330	-	0.60	198.00	22.31%
Retail Space (sq ft.)	-	62,081	0.50	31.04	3.50%
Total	**691**	**62,081**		**599.64**	**67.57%**

** ERU per 1,000 sq ft. for Retail Space*

Benefit Allocation - Phases V-VII (Future Expansion Parcel)

Unit Type	Total Number of Units	Total Number of sq ft.	ERU*	Total ERU	Percent of Total
Townhome	105	-	1.00	105.00	11.83%
Single Family	-	-	1.20	-	
Condo-Hotel	172	-	1.00	172.00	19.38%
Lofts	-	-	0.60	-	
Retail Space (sq ft.)	-	21,536	0.50	10.77	1.21%
Total	**277**	**21,536**		**287.77**	**32.43%**

** ERU per 1,000 sq ft. for Retail Space*

Benefit Allocation - Total

Unit Type	Total Number of Units	Total Number of sq ft.	ERU*	Total ERU	Percent of Total
Townhome	237	-	1.00	237.00	26.71%
Single Family	48	-	1.20	57.60	6.49%
Condo-Hotel	353	-	1.00	353.00	39.78%
Lofts	330	-	0.60	198.00	22.31%
Retail Space (sq ft.)	-	83,617	0.50	41.81	4.71%
Total	**968**	**83,617**		**887.41**	**100.00%**

** ERU per 1,000 sq ft. for Retail Space*

Table 5A

Visions at Orlando West

Community Development District

Bond Assessment Apportionment - Phases I-IV

Unit Type	Total Number of Units	Total Number of sq ft.	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit**
Townhome	132	-	$5,779,363.09	$7,955,772.34	$60,271.00	$5,756.69
Single Family	48	-	$2,521,903.89	$3,471,609.75	$72,325.20	$6,908.02
Condo-Hotel	181	-	$7,924,732.72	$10,909,051.47	$60,271.00	$5,756.69
Lofts	330	-	$8,669,044.63	$11,933,658.51	$36,162.60	$3,454.01
Retail Space (sq ft.)	-	62,081	$1,359,047.88	$1,870,842.06	$30.14	$2.88
Total	**691**	**62,081**	**$26,254,092.21**	**$36,140,934.13**		

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

** Includes costs of collection estimated at 3% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

Table 5B

Visions at Orlando West

Community Development District

Bond Assessment Apportionment - Phases V-VII (Future Expansion Parcel)

Unit Type	Total Number of Units	Total Number of sq ft.	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit**
Townhome	105	-	$4,597,220.64	$6,328,455.27	$60,271.00	$5,756.69
Single Family	-	-	-	-	-	-
Condo-Hotel	172	-	$7,530,685.23	$10,366,612.45	$60,271.00	$5,756.69
Lofts	-	-	-	-	-	-
Retail Space (sq ft.)	-	21,536	$471,455.92	$648,998.16	$30.14	$2.88
Total	**277**	**21,536**	**$12,599,361.79**	**$17,344,065.87**		

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

** Includes costs of collection estimated at 3% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

Table 5C

Visions at Orlando West

Community Development District

Bond Assessment Apportionment - Total

Unit Type	Total Number of Units	Total Number of sq ft.	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit**
Townhome	237	-	$10,376,583.72	$14,284,227.61	$60,271.00	$5,756.69
Single Family	48	-	$2,521,903.89	$3,471,609.75	$72,325.20	$6,908.02
Condo-Hotel	353	-	$15,455,417.95	$21,275,663.91	$60,271.00	$5,756.69
Lofts	330	-	$8,669,044.63	$11,933,658.51	$36,162.60	$3,454.01
Retail Space (sq ft.)	-	83,617	$1,830,503.80	$2,519,840.21	$30.14	$2.88
Total	**968**	**83,617**	**$38,853,454.00**	**$53,485,000.00**		

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

** Includes costs of collection estimated at 3% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

Exhibit "A"

Bond Assessments in the amount of $53,485,000 are proposed to be levied over the area as described below designating the boundary of the District:

EXHIBIT A
LEGAL DESCRIPTION OF DISTRICT'S BOUNDARIES

OVERALL PARCEL DESCRIPTION

PARCEL 1

LOT 33, BLOCK B , ALEMAN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 2

FROM THE NORTHEAST CORNER OF LOT 1, BLOCK B, ALEMAN ACRES, RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; RUN SOUTH ALONG THE EAST LINE OF LOT 1, 990.0 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 362.3 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; RUN THENCE 89 DEGREES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 197.03 FEET, TO THE POINT OF CURVE OF A 2,429.93 RADIUS CURVE TO THE RIGHT; RUN THENCE ALONG SAID CURVE 465.42 FEET; RUN THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT , 318.35 FEET; RUN THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 1, 660.0 FEET TO THE POINT OF BEGINNING; SUBJECT TO A RIGHT OF WAY EASEMENT OVER THE WEST 30.0 FEET, THEREOF, ALL LYING AND BEING ON TRACT D, LOT 1, ALEMAN ACRES IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, IN OSCEOLA COUNTY, FLORIDA.

PARCEL 3

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK B, ALEMAN ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 36'40" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 36'40" WEST A DISTANCE OF 603.88 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF FOREHAND ROAD; THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 54 DEGREES 02'05", A CHORD WHICH BEARS SOUTH 32 DEGREES 04'37" WEST, A CHORD DISTANCE OF 118.11 FEET, AN ARC DISTANCE OF 122.60 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 2 OF BLOCK B; THENCE DEPARTING SAID CURVE, RUN SOUTH 00 DEGREES 15'50" EAST ALONG THE WESTERLY LINE OF THE AFOREMENTIONED LOT 1, A DISTANCE OF 230.43 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 36'40" EAST A DISTANCE OF 665.84 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 03'05" WEST A DISTANCE OF 330.08 FEET TO THE POINT OF BEGINNING.

PARCEL 4

FROM A POINT 660 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK B, ALEMAN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, RUN SOUTH 330 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 330 FEET; THENCE WEST 660.87 FEET; THENCE NORTH 330 FEET; THENCE EAST 662.18 FEET TO THE POINT OF BEGINNING.

PARCEL 5

THE SOUTH 330 FEET OF THE NORTH 660.0 FEET OF THE EAST 660 FEET OF LOT 1, BLOCK B, ALEMAN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 6

FROM A POINT 660.0 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK B, OF ALEMAN ACRES, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT BEING ON THE NORTH LINE OF SAID LOT 1; RUN SOUTH PARALLEL TO THE EAST LINE OF SAID LOT 1, 660.0 FEET, TO THE POINT OF BEGINNING; CONTINUE SOUTH 648.35 FEET TO THE SOUTH LINE OF SAID LOT 1; RUN THENCE NORTHWESTERLY ON 2429.93 FEET RADIUS CURVE TO THE RIGHT 396.67 FEET TO THE POINT OF TANGENCY; RUN THENCE NORTH 69°21' WEST 298.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; RUN THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, 418.31 FEET; RUN THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 1, 660.87 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 7

LOTS 2 AND 3, BLOCK B, ALEMAN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 8

THE SOUTH 330 FEET OF THE NORTH 990 FEET OF THE EAST 660 FEET OF LOT 1, BLOCK B, ALEMAN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK B, ALEMAN ACRES, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT BEING ON THE NORTH LINE OF SAID LOT 1; THENCE RUN S 89°55'44" W ALONG SAID NORTH LINE A DISTANCE OF 660.12 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 815, PAGE 1785 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S 89°55'44" W ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 604.01 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FOREHAND ROAD, SAID POINT BEING ON A NON TANGENT CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 130.00 FEET, A CHORD BEARING OF S 49°49'24" W AND A CHORD DISTANCE OF 182.50 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°09'56", A DISTANCE OF 202.31 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, N 85°25'38" W, A DISTANCE OF 254.37 FEET TO THE NORTHWEST CORNER OF LOT 3, BLOCK B, ALEMAN ACRES AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE LEAVING SAID RIGHT OF WAY LINE, AND ALONG THE WEST LINE OF SAID LOT 3, RUN S 00°06'37" W, A DISTANCE OF 864.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, THENCE RUN S 69°00'05" E, ALONG THE SOUTHERLY LINE OF LOTS 3, 2 AND 1, A DISTANCE OF 654.34 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,329.93 FEET, A CHORD BEARING OF S 76°25'53" E AND A CHORD DISTANCE OF 602.58 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°51'35", A DISTANCE OF 604.27 FEET, TO THE NORTHWEST CORNER OF LOT 33, BLOCK B, OF THE AFORE MENTIONED ALEMAN ACRES; THENCE RUN S 06°14'06" W, ALONG THE WEST LINE OF SAID LOT

33, A DISTANCE OF 435.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33 AND THE NORTH RIGHT OF WAY LINE OF OSCEOLA – POLK LINE ROAD (S.R. 532), SAID POINT ALSO BEING ON A ON A NON TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 2764.93 FEET, A CHORD BEARING OF S 84°52'56" E AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°04'20", A DISTANCE OF 100.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 33; THENCE RUN N 04°09'07" E ALONG THE EAST LINE OF SAID LOT 33, A DISTANCE OF 435.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 33, SAID POINT ALSO BEING ON A NON TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 2329.93 FEET, A CHORD BEARING OF S 88°04'03" E AND A CHORD DISTANCE OF 173.67 FEET; THENCE RUN EASTERLY, ALONG THE SOUTH LINE OF AFORE MENTIONED LOT 1 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°16'18", A DISTANCE OF 173.71 FEET; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID LOT 1, N 89°48'58" E, A DISTANCE OF 197.66 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE RUN N 00°17'58" E, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1022.50 FEET TO THE SOUTHEAST CORNER OF THE AFORE MENTIONED PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 815, PAGE 1785 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S 89°51'44" W, ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 660.06 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE RUN N 00°17'18" E, ALONG THE WEST LINE OF SAID PROPERTY, A DISTANCE OF 330.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,592,186.645 SQUARE FEET / 36.55 ACRES MORE OR LESS.

EXHIBIT B
LEGAL DESCRIPTION OF FUTURE EXPANSION PARCELS

Parcel 1

Tax Identification No. 36-25-27-2545-000B-0013

The North 330.00 feet of the East 660.00 feet of Lot 1, Block "B", of ALEMAN ACRES, as recorded in Plat Book 2, Page 45 of the Public Records of Osceola County, Florida. Subject to a Right of Way easement over the West 30.00 feet, thereof, all lying and being in Tract A, Lot 1, Block "B" of ALEMAN ACRES: All in Section 36 South, Range 27 East, Osceola County, Florida.

AND

THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Parcel 2

The North ½ of the Northeast ¼ of the Northwest ¼ of the Northeast ¼ of the Southwest 1/4, Section 36, Township 25 South, Range 27 East, Osceola County, Florida. Tax Identification No. R 36-25-27-0000-0101-0000.

Parcel 3

The North ¾ of the West ½ of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ and the South ¾ of the East ½ of the Northwest ¼ of the Northeast ¼ of the Southwest ¼ Section 36, Township 25 South, Range 27 East, Osceola County, Florida. Tax Identification No. R 36-25-27-0000-009J-0000.

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Exhibit "B"

The debt assessment lien is being placed on property described in the attached legal description. For notice purposes, listed below are the potentially applicable County Property Appraiser parcels, and property owners, developers/potential property owners, and developers that will be included on a mailing list related to debt assessments:

Parcel ID	Owner	Address	City | State | Zip
36-25-27-2545-000B-0010	VISIONS AT ORLANDO WEST, LLC	2124 NE 123RD ST STE 216B	NORTH MIAMI, FL 33181
36-25-27-2545-000B-0020	VISIONS AT ORLANDO WEST, LLC	2124 NE 123RD ST STE 216B	NORTH MIAMI, FL 33181
36-25-27-2545-000B-0014	VISIONS AT ORLANDO WEST, LLC	2124 NE 123RD ST STE 216B	NORTH MIAMI, FL 33181
36-25-27-2545-000B-0017	VISIONS AT ORLANDO WEST, LLC	2124 NE 123RD ST STE 216B	NORTH MIAMI, FL 33181
36-25-27-2545-000B-0015	VISIONS AT ORLANDO WEST, LLC	2124 NE 123RD ST STE 216B	NORTH MIAMI, FL 33181
36-25-27-2545-000B-0012	VISIONS AT ORLANDO WEST, LLC	2124 NE 123RD ST STE 216B	NORTH MIAMI, FL 33181
36-25-27-2545-000B-0011	VISIONS AT ORLANDO WEST, LLC	2124 NE 123RD ST STE 216B	NORTH MIAMI, FL 33181

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

9E

RESOLUTION 2026-05

[170.08 RESOLUTION – EXPANSION AREA]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Visions at Orlando West Community Development District ("**District**") previously indicated its intention to construct certain types of infrastructure improvements for property within the District known as Phases 5-7 ("**Expansion Area**") and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the Expansion Area; and

WHEREAS, the District Board of Supervisors ("**Board**") noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct certain infrastructure improvements (the "**Improvements**").

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment revenue bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the project for the Expansion Area (the "**Project**"), the nature and location of which was initially described in Resolution 2025-10 and more particularly described in the *Engineer's Report,* dated August 2024 (the "**Engineer's Report**") (attached as **Exhibit A** hereto and incorporated herein by this reference), and which Project's plans and specifications are on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Manager's Offices**"); (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its special assessment bonds, in one or more series (the "**Bonds**").

(g) By Resolution 2025-10, the Board determined to provide the Project and to defray the costs thereof by making Assessments on benefited property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Assessments. Resolution 2025-10 was adopted in compliance with the requirements of section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2025-10, said Resolution 2025-10 was published as required by section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District.

(i) As directed by Resolution 2025-10, a preliminary assessment roll was adopted and filed with the Board as required by section 170.06, *Florida Statutes*.

(j) As required by section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2025-11, as amended by Resolution 2026-03 adopted by the Board, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel so improved and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the District.

(l) On November 20, 2025, at the time and place specified in Resolution 2026-03 and the notices referred to in paragraph (k) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report, which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the method determined by the Board set forth in the *Master Special Assessment Methodology Report,* dated August 15, 2024 (the "**Assessment Report**," attached hereto as **Exhibit B** and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such Exhibit B (the "**Expansion Area Assessments**"); and

(iii) the Assessment Report is hereby approved, adopted and confirmed. The District authorizes its use in connection with the issuance of the Bonds;

(iv) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the special benefit, in the case of each such parcel, will be equal to or in excess of the

Expansion Area Assessments thereon when allocated as set forth in Exhibit B;

(v) it is in the best interests of the District that the Expansion Area Assessments be paid and collected as herein provided; and

(vi) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Project are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due;

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2025-10, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

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

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Expansion Area Assessments on the parcels specially benefited by the Project, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Expansion Area Assessments, as reflected in Exhibit B, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Expansion Area Assessment or Expansion Area Assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Expansion Area Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Expansion Area Assessment the difference, if any, between the Expansion Area Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Project, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Expansion Area Assessments for the entire Project has been determined, the term "Expansion Area Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Expansion Area Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Expansion Area Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project as further provided in section 170.09, *Florida Statutes*, unless such option has been waived by the owner of the land subject to the Expansion Area Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Expansion Area Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. Subject to the provisions of any supplemental assessment resolution, any owner of property subject to Expansion Area Assessments may prepay the entire remaining balance of the Expansion Area Assessments at any time, or a portion of the remaining balance of the Expansion Area Assessment no more than two times, if there is also paid, in addition to the prepaid principal balance of the Expansion Area Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Expansion Area Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Expansion Area Assessments authorized by sections 197.3632 and 197.3635, *Florida Statutes* (the "**Uniform Method**"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said sections 197.3632 and 197.3635, *Florida Statutes*. Such Expansion Area Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Expansion Area Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Expansion Area Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Osceola County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Report, attached hereto as Exhibit B, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, site planned, sold in bulk to third parties, subjected to a declaration of condominium, or otherwise subdivided into platted units (all such processes shall be referred to in this Section 8 as 'plats,' 'platted,' and/or 'platting'), the Assessments securing the Bonds shall be allocated as set forth in the Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review and approval. The District Manager shall cause the Expansion Area Assessments securing each series of Bonds issued to be reallocated to the units being platted and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth. No further action by the Board of Supervisors shall be required. The District's review and approval shall be limited solely to this function and the enforcement of the lien established by this Resolution. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding that the Developer intends to develop the unit numbers and types shown in Exhibit B, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Expansion Area Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Expansion Area Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology, as described in the Assessment Report, to any assessment reallocation pursuant to this paragraph would result in Expansion Area Assessments collected in excess of the District's total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Expansion Area Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Expansion Area Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee credits expected to be received from the provision of the Project funded by the corresponding series of Bonds issued or to be issued.

SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Expansion Area Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners' association that is exempt from special assessments under Florida law shall not be subject to the Expansion Area Assessments. If at any time, any real property on which Expansion Area Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Expansion Area Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Osceola County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

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

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of page intentionally left blank.]

APPROVED AND ADOPTED THIS 20th DAY OF NOVEMBER, 2025.

VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT

________________________________	____________________________________
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: *Engineer's Report,* dated August 2024
Exhibit B: *Master Special Assessment Methodology Report,* dated August 15, 2024

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-06 TO RESETTING THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2025/2026, RATIFYING THE ACTIONS OF THE DISTRICT MANAGER AND CHAIRMAN IN RESETTING SUCH PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Visions at Orlando West Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2025-06, approving the proposed budget for Fiscal Year 2025-2026 and setting public hearing on said approved budget, pursuant to Chapter 190, Florida Statutes, for August 21, 2025, at 11:00 a.m. at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746; and

WHEREAS, the District Manager in consultation with the Chairman reset the public hearing to be held on November 20, 2025 at 11:00 a.m., at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746, and has caused published notices to be provided with the new public hearing information, consistent with the requirements of Chapter 190, *Florida Statutes*; and.

WHEREAS, the Board desires to ratify the District Manager and Chairman's actions in resetting and noticing for the amended public hearing date.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RATIFICATION OF PUBLIC HEARING RESET. The actions of the District Manager and Chairman in resetting the public hearing, the District Secretary in publishing the notice of public hearing pursuant to Chapter 190, *Florida Statutes*, are hereby ratified, confirmed and approved. Resolution 2025-06 is hereby amended to reflect that the public hearing is reset as provided in this Resolution.

SECTION 2. RESOLUTION 2025-06 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2025-06 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 20th day of November, 2025.

ATTEST:

VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

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VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

11A

OSCEOLA NEWS-GAZETTE
aroundosceola.com

AFFIDAVIT OF PUBLICATION

Osceola News-Gazette
222 Church Street, Kissimmee, FL 34741
(407) 846-7600

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Osceola News-Gazette, a publication that is a "legal newspaper" as that phrase is defined for the city of Kissimmee, for the County of Osceola, in the state of Florida, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates. Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Publication Dates:
- Oct 30, 2025
- Nov 6, 2025

Notice ID: gaBxAYeiGkpa6CH53oXT
Notice Name: VISIONS AT ORLANDO WEST CDD*FY2026 Budget
PUBLICATION FEE: $147.86

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

Anjana Bhadoriya

Agent

VERIFICATION

State of Florida
County of Orange

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

NOTARY PUBLIC STATE OF FLORIDA

Signed or attested before me on this: 11/06/2025

Notary Public
Notarized remotely online using communication technology via Proof.

VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Visions at Orlando West Community Development District ("District") will hold a public hearing on November 20, 2025 at 11:00 a.m., at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida, 34746, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

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

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

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

District Manager

October 30, 2025/November 6, 2025

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

11B

RESOLUTION 2026-07
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Visions at Orlando West Community Development District for the Fiscal Year Ending September 30, 2026."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

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

SECTION 3. BUDGET AMENDMENTS

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

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

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

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 20TH DAY OF NOVEMBER, 2025.

ATTEST:

VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A: FY 2026 Budget

VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026

VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
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VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Landowner contribution	$ 109,082	$ 16,166	$ 82,787	$ 98,953	$ 114,173
Total revenues	109,082	16,166	82,787	98,953	114,173
EXPENDITURES					
Professional & administrative					
Supervisors	1,292	1,292	3,225	4,517	5,383
Management/accounting/recording**	48,000	10,000	24,000	34,000	48,000
Legal	25,000	5,536	19,464	25,000	25,000
Engineering	5,000	-	5,000	5,000	5,000
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation*	750	-	-	-	500
Dissemination agent*	1,000	-	250	250	1,000
Trustee*	6,500	-	-	-	6,500
EMMA software service*	1,500	-	-	-	1,500
Telephone	200	83	117	200	200
Postage	500	33	467	500	500
Printing & binding	500	208	292	500	500
Legal advertising	6,500	180	6,320	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,250	-	5,250	6,000
Contingencies/bank charges	750	579	171	750	1,500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total expenditures	109,082	23,336	65,221	88,557	114,173
Excess/(deficiency) of revenues over/(under) expenditures	-	(7,170)	17,566	10,396	-
Fund balance - beginning (unaudited)	-	(10,396)	(17,566)	(10,396)	-
Fund balance - ending (projected)					
Unassigned	-	(17,566)	-	-	-
Fund balance - ending	$ -	$ (17,566)	$ -	$ -	$ -

*These items will be realized when bonds are issued.

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

VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES
Professional & administrative

Supervisors	$ 5,383
Statutorily set at $200 for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year.	
Management/accounting/recording**	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service*	1,500
Trustee*	6,500
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	6,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	6,000
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	$ 114,173

*These items will be realized when bonds are issued.
**WHA will charge a reduced management fee of $2,000 per month until bonds are issued.

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

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VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 BUDGET FUNDING AGREEMENT

This Agreement (the "Agreement") is made and entered into this 20th day of November 2025, by and between:

> **Visions at Orlando West Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Osceola County, Florida, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and
>
> **Visions at Orlando West, LLC,** a Florida limited liability company and the developer of the lands in the District ("**Developer**"), with a mailing address of 2333 Ponce de Leon Blvd., Suite 630, Coral Gables, Florida 33146.

Recitals

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

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer is presently developing the majority of all real property ("**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for Fiscal Year 2025/2026, which year commences on October 1, 2025, and concludes on September 30, 2026 (the "**FY 2026 Budget**"); and

WHEREAS, the FY 2026 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

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

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

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

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

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

SECTION 1. The Developer agrees to make available to the District the monies necessary for the operation of the District, as called for in the FY 2026 Budget attached hereto as **Exhibit A**, within fifteen (15) days of written request by the District. Amendments to the FY 2026 Budget as shown on **Exhibit A** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District’s ability to levy special assessments upon the property within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District’s FY 2026 Budget or otherwise. These payments are made by Developer in lieu of operation and maintenance assessments which might otherwise be levied or imposed by the District.

SECTION 2. The District shall have the right to file a continuing lien (the “Lien”) upon the Property described in **Exhibit B** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys’ fees, paralegals’ fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District’s Lien. The Lien shall be effective as of the date and time of the recording of a “Notice of Lien for the FY 2026 Budget” in the public records of Osceola County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for the FY 2026 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager’s direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, or may foreclose the Lien against the Property in any manner authorized by law. The District may partially release any filed Lien for portions of the Property subject to a plat if and when the Developers have demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developers sell any of the Property described in **Exhibit B** after the execution of this Agreement, the Developers' rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developers.

SECTION 3. In the event Developer fails to make payments as and when due to the District pursuant to this Agreement, the District shall have the following remedies, in addition to other remedies available at law and equity:

A. At the Board's direction, the District may bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the Lien against the Property in any manner authorized by law. The District may enforce the collection of funds due under this Agreement by action against Developer in the appropriate judicial forum in and for Osceola County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District.

B. The District hereby finds that the activities, operations and services set out in **Exhibit A** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. Developer agrees that the activities, operations and services set forth in **Exhibit A** provide a special and peculiar benefit to the Property equal to or in excess of the costs set out in **Exhibit A**, on an equal developable acreage basis. Therefore, in the alternative, or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Osceola County property appraiser. Developer hereby waives and/or relinquishes any rights it may have to challenge or object to such assessments if imposed, as well as the means of collection thereof.

SECTION 4. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 5. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 6. 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. In the event that Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to the lands within the District, including the Property, Developer will expressly require that the purchaser agree to be bound by the terms of this Agreement. In the event of such sale or disposition, Developer may place into escrow an amount equal to the then unfunded portion of the adopted FY 2026 Budget to fund any budgeted expenses that may arise during the remainder of the fiscal year and provide the District evidence of assignment of this Agreement to the purchaser. Upon confirmation of the deposit of said funds into escrow, and evidence of such assignment to, and assumption by the purchaser, the Developer's obligation under this Agreement shall be deemed fulfilled and this Agreement terminated with respect to Developer's obligations. The parties hereto recognize that Developer is responsible for expenditures of the District in the FY 2026 Budget and that expenditures approved by the Board may exceed the amount adopted in the FY 2026 Budget. Developer shall notify the District in writing ninety (90) days prior to an anticipated sale or disposition of all or substantially all of the Property.

SECTION 7. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described in Paragraph 3 above.

SECTION 8. This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any person or entity not a party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity 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 subject to the terms of Paragraph 6 above.

SECTION 9. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Osceola County, Florida.

SECTION 10. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 11. The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

SECTION 12. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

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

ATTEST:	**VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT**
______________________________ Secretary/Assistant Secretary	_________________________________ Chair/Vice Chair, Board of Supervisors
	VISIONS AT ORLANDO WEST, LLC, a Florida limited liability company,
____________________________ Witness	By: _________________________________ Name: ______________________________ Title: ______________________________

Exhibit A: Fiscal Year 2025/2026 Budget
Exhibit B: Description of the Property

Exhibit A

Fiscal Year 2025/2026 Budget

Exhibit B

OVERALL PARCEL DESCRIPTION

PARCEL 1

LOT 33, BLOCK B , ALEMAN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 2

FROM THE NORTHEAST CORNER OF LOT 1, BLOCK B, ALEMAN ACRES, RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; RUN SOUTH ALONG THE EAST LINE OF LOT 1, 990.0 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 362.3 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; RUN THENCE 89 DEGREES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 197.03 FEET, TO THE POINT OF CURVE OF A 2,429.93 RADIUS CURVE TO THE RIGHT; RUN THENCE ALONG SAID CURVE 465.42 FEET; RUN THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT , 318.35 FEET; RUN THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 1, 660.0 FEET TO THE POINT OF BEGINNING; SUBJECT TO A RIGHT OF WAY EASEMENT OVER THE WEST 30.0 FEET, THEREOF, ALL LYING AND BEING ON TRACT D, LOT 1, ALEMAN ACRES IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, IN OSCEOLA COUNTY, FLORIDA.

PARCEL 3

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK B, ALEMAN ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 36'40" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 36'40" WEST A DISTANCE OF 603.88 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF FOREHAND ROAD; THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 54 DEGREES 02'05", A CHORD WHICH BEARS SOUTH 32 DEGREES 04'37" WEST, A CHORD DISTANCE OF 118.11 FEET, AN ARC DISTANCE OF 122.60 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 2 OF BLOCK B; THENCE DEPARTING SAID CURVE, RUN SOUTH 00 DEGREES 15'50" EAST ALONG THE WESTERLY LINE OF THE AFOREMENTIONED LOT 1, A DISTANCE OF 230.43 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 36'40" EAST A DISTANCE OF 665.84 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 03'05" WEST A DISTANCE OF 330.08 FEET TO THE POINT OF BEGINNING.

PARCEL 4

FROM A POINT 660 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK B, ALEMAN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, RUN SOUTH 330 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 330 FEET; THENCE WEST 660.87 FEET; THENCE NORTH 330 FEET; THENCE EAST 662.18 FEET TO THE POINT OF BEGINNING.

PARCEL 5

THE SOUTH 330 FEET OF THE NORTH 660.0 FEET OF THE EAST 660 FEET OF LOT 1, BLOCK B, ALEMAN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 6

FROM A POINT 660.0 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK B, OF ALEMAN ACRES, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT BEING ON THE NORTH LINE OF SAID LOT 1; RUN SOUTH PARALLEL TO THE EAST LINE OF SAID LOT 1, 660.0 FEET, TO THE POINT OF BEGINNING; CONTINUE SOUTH 648.35 FEET TO THE SOUTH LINE OF SAID LOT 1; RUN THENCE NORTHWESTERLY ON 2429.93 FEET RADIUS CURVE TO THE RIGHT 396.67 FEET TO THE POINT OF TANGENCY; RUN THENCE NORTH 69°21' WEST 298.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; RUN THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, 418.31 FEET; RUN THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 1, 660.87 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 7

LOTS 2 AND 3, BLOCK B, ALEMAN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 8

THE SOUTH 330 FEET OF THE NORTH 990 FEET OF THE EAST 660 FEET OF LOT 1, BLOCK B, ALEMAN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK B, ALEMAN ACRES, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT BEING ON THE NORTH LINE OF SAID LOT 1; THENCE RUN S 89°55'44" W ALONG SAID NORTH LINE A DISTANCE OF 660.12 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 815, PAGE 1785 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S 89°55'44" W ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 604.01 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FOREHAND ROAD, SAID POINT BEING ON A NON TANGENT CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 130.00 FEET, A CHORD BEARING OF S 49°49'24" W AND A CHORD DISTANCE OF 182.50 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°09'56", A DISTANCE OF 202.31 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, N 85°25'38" W, A DISTANCE OF 254.37 FEET TO THE NORTHWEST CORNER OF LOT 3, BLOCK B, ALEMAN ACRES AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE LEAVING SAID RIGHT OF WAY LINE, AND ALONG THE WEST LINE OF SAID LOT 3, RUN S 00°06'37" W, A DISTANCE OF 864.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, THENCE RUN S 69°00'05" E, ALONG THE SOUTHERLY LINE OF LOTS 3, 2 AND 1, A DISTANCE OF 654.34 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,329.93 FEET, A CHORD BEARING OF S 76°25'53" E AND A CHORD DISTANCE OF 602.58 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°51'35", A DISTANCE OF 604.27 FEET, TO THE NORTHWEST CORNER OF LOT 33, BLOCK B, OF THE AFORE MENTIONED ALEMAN ACRES; THENCE RUN S 06°14'06" W, ALONG THE WEST LINE OF SAID LOT

33, A DISTANCE OF 435.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33 AND THE NORTH RIGHT OF WAY LINE OF OSCEOLA – POLK LINE ROAD (S.R. 532), SAID POINT ALSO BEING ON A ON A NON TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 2764.93 FEET, A CHORD BEARING OF S 84°52'56" E AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°04'20", A DISTANCE OF 100.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 33; THENCE RUN N 04°09'07" E ALONG THE EAST LINE OF SAID LOT 33, A DISTANCE OF 435.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 33, SAID POINT ALSO BEING ON A NON TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 2329.93 FEET, A CHORD BEARING OF S 88°04'03" E AND A CHORD DISTANCE OF 173.67 FEET; THENCE RUN EASTERLY, ALONG THE SOUTH LINE OF AFORE MENTIONED LOT 1 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°16'18", A DISTANCE OF 173.71 FEET; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID LOT 1, N 89°48'58" E, A DISTANCE OF 197.66 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE RUN N 00°17'58" E, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1022.50 FEET TO THE SOUTHEAST CORNER OF THE AFORE MENTIONED PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 815, PAGE 1785 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S 89°51'44" W, ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 660.06 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE RUN N 00°17'18" E, ALONG THE WEST LINE OF SAID PROPERTY, A DISTANCE OF 330.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,592,186.645 SQUARE FEET / 36.55 ACRES MORE OR LESS.

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

13

VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

District Manager	Chair/Vice Chair, Board of Supervisors
Print Name	Print Name
Date	Date

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

14

CONSENT AGENDA

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2025

VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	$ 7,341	$ -	$ -	$ 7,341
Investments				
Undeposited funds	2,138	-	-	2,138
Due from Landowner	5,183	441	1,991	7,615
Prepaid expense	5,565	-	-	5,565
Total assets	20,227	441	1,991	22,659
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$ 14,034	$ 441	$ 1,991	$ 16,466
Due to Landowner	1,000	15,271	1,991	18,262
Accrued taxes payable	92	-	-	92
Landowner advance	6,000	-	-	6,000
Total liabilities	21,126	15,712	3,982	40,820
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	162	-	-	162
Total deferred inflows of resources	162	-	-	162
Fund balances:				
Restricted for:				
Debt service	-	(15,271)	-	(15,271)
Unassigned	(1,061)	-	-	(1,061)
Total fund balances	(1,061)	(15,271)	(1,991)	(18,323)
Total liabilities, deferred inflows of resources and fund balances	$ 20,227	$ 441	$ 1,991	$ 22,659

VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	$ 9,791	$ 54,894	$ 109,082	50%
Total revenues	9,791	54,894	109,082	50%
EXPENDITURES				
Professional & administrative				
Supervisor	-	2,799	1,292	217%
Management/accounting/recording	2,000	24,000	48,000	50%
Legal	413	9,750	25,000	39%
Engineering	-	-	5,000	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation*	-	-	750	0%
Dissemination agent*	-	-	1,000	0%
Trustee*	-	-	6,500	0%
EMMA software service	-	-	1,500	0%
Telephone	17	200	200	100%
Postage	-	43	500	9%
Printing & binding	42	500	500	100%
Legal advertising	-	796	6,500	12%
Annual special district fee	-	175	175	100%
Insurance	-	5,250	5,500	95%
Contingencies/bank charges	81	1,196	750	159%
Website hosting & maintenance	850	850	705	121%
Website ADA compliance	-	-	210	0%
Total expenditures	3,403	45,559	109,082	42%
Excess/(deficiency) of revenues over/(under) expenditures	6,388	9,335	-	
Fund balances - beginning	(7,449)	(10,396)	-	
Fund balances - ending	$ (1,061)	$ (1,061)	$ -	

*These items will be realized when bonds are issued

VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025

	Current Month	Year To Date
REVENUES	$ -	$ -
Total revenues	-	-
EXPENDITURES		
Debt service		
Cost of issuance	-	10,997
Total debt service	-	10,997
Excess/(deficiency) of revenues over/(under) expenditures	-	(10,997)
Fund balances - beginning	(15,271)	(4,274)
Fund balances - ending	$ (15,271)	$ (15,271)

VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED SEPTEMBER 30, 2025

	Current Month	Year To Date
REVENUES	$ -	$ -
Total revenues	-	-
EXPENDITURES		
Capital outlay	1,277	1,991
Total expenditures	1,277	1,991
Excess/(deficiency) of revenues over/(under) expenditures	(1,277)	(1,991)
Fund balances - beginning	(714)	-
Fund balances - ending	$ (1,991)	$ (1,991)

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

MINUTES OF MEETING
VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Visions at Orlando West Community Development District held a Regular Meeting on June 19, 2025 at 11:00 a.m., at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746.

Present:

Josefina Ruiz	Vice Chair
Riley Otero	Assistant Secretary
Rodolfo Guerra	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates LLC
Chris Conti	Wrathell, Hunt and Associates LLC
Ryan Dugan (via telephone)	District Counsel
Joseph Rodriguez (via telephone)	District Engineer
Daniel Fuente	Developer Representative
Jonathan Thorne	Developer Representative
Pedro Hernandez (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS — **Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 11:16 a.m. Supervisors Guerra, Ruiz and Otero were present. Supervisor Thorne was absent. One seat was vacant.

SECOND ORDER OF BUSINESS — **Discussion: Memorandum Regarding Visions at Orlando West Community Development Acquisition Checklist**

Mr. Dugan explained the process for acquiring completed improvements from the Developer, as outlined in the memorandum.

In response to a question about bond funds, District Staff explained the criteria and process, allowing reimbursement to the Developer via bond funds for constructing CDD assets as outlined in the District Engineer's Report and sale of those improvements to the CDD, which ultimately might be conveyed to the City or County, as warranted.

THIRD ORDER OF BUSINESS **Presentation of Engineer's Report**

Mr. Rodriguez stated that the Engineer's Report dated August 2024 is the same as the one presented in 2024. There is consideration of changing certain items in Phase 4 that might necessitate revising some of the Phase 4 costs. If approved, he will provide an Addendum to the Report.

Mr. Guerra asked for an explanation of the purpose of the Report. Ms. Cerbone stated that it provides estimated construction costs for the anticipated public improvements; it defines those improvements and sets the framework for what the bond proceeds can be utilized to fund. The information in the Engineer's Report is then used to prepare the Assessment Methodology. Mr. Dugan stated that the Engineer's Report is provided for informational purposes; it explains the basis for the bonds and the assessments being discussed in the Delegation Resolution behind the Fifth Order of Business. The CDD is only financing infrastructure improvements necessary to support Phases 1, 2, 3 and 5.

FOURTH ORDER OF BUSINESS **Presentation of Supplemental Special Assessment Methodology Report**

Ms. Cerbone presented the First Supplemental Special Assessment Methodology Report dated June 19, 2025, which is a supplement to the Master Special Assessment Methodology Report dated August 15, 2024. She reviewed Tables 1 through 7, which detail the Development Plan for Phases 1, 2, 3 and 5 (2025 Project Area); Project Costs; Preliminary Sources and Uses of Funds for each bond series; Benefit Allocation; Cost Allocation of Capital Improvement Plan (CIP); and the Series 2025 Bond Assessments Apportionment.

She noted the following:

- The overall CIP costs are estimated at $38,853,454.
- The District intends to issue an estimated $14,435,000 in par amount of Series 2025 Special Assessment Bonds for the 2025 Project Area to fund an estimated $12,267,841.67 portion of the costs of the CIP.
- Additional improvements will be contributed to the District at no cost under a Completion Agreement that will be entered into by the Developer and the District.

Ms. Cerbone stated that the Rounding figure in Table 3 is a scrivener's error and does not impact the debt assessment amounts. It will be corrected and recorded correctly in the

Final Supplemental Special Assessment Methodology Report, which is prepared after the bonds are priced.

In response to a question of what happens in the event of a default, Ms. Cerbone stated the CDD is the first lienholder to recover debt and supersedes a mortgage company. She discussed the criteria and process to issue and collect off-roll and on-roll assessments and the use of debt service assessments that pay down the bond debt.

Mr. Guerra asked if he can speak to Mr. Fuente outside of a CDD meeting to determine if bonds should be issued in August 2025 and if the capitalized interest period should be extended, since construction might not be completed within the existing timeframe. Mr. Dugan stated there are instances where certain conversation can be held, as long as the topic does not require Board action. Mr. Hernandez told Mr. Guerra to call the Underwriter tomorrow, in response to the text he sent during this discussion.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-12, Authorizing the Issuance of Not Exceeding $16,000,000 in Total Aggregate Principal Amount of Visions at Orlando West Community Development District Special Assessment Bonds, Series 2025 (2025 Project) (the "Bonds") for the Principal Purpose of Financing Certain Public Infrastructure for the Benefit of Certain Lands Within the District Referred to as the "2025 Project Area"; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture; Authorizing the Execution and Delivery of a Master Trust Indenture; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and**

Authorizing the Execution of a Continuing Disclosure Agreement and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and the Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts, an Effective Date and Other Matters

Mr. Hernandez presented Resolution 2025-12, known as the Delegation Resolution, which accomplishes the following:

- Authorizes bond issuance of not-to-exceed $16 million for the purposes of financing the infrastructure improvements necessary to support the 2025 Project Area, which is within Phases 1, 2, 3 and 5.
- Approves forms of the Supplemental Indenture, Preliminary Limited Offering Memorandum, Continuing Disclosure Agreement and the Bond Purchase Agreement.
- Sets forth the parameters for the sale of the bonds, the final maturity and optional redemption of the Series 2025 bonds, interest rate, etc.
- Authorizes necessary changes to the Methodology and Engineer's Reports in connection with the issuance of the bonds without the need for a Special Meeting.
- Authorizes Bond Counsel to market the bonds upon direction from the CDD and Developer.

On MOTION by Mr. Guerra and seconded by Ms. Ruiz, with all in favor, Resolution 2025-12, Authorizing the Issuance of Not Exceeding $16,000,000 in Total Aggregate Principal Amount of Visions at Orlando West Community Development District Special Assessment Bonds, Series 2025 (2025 Project) (the "Bonds") for the Principal Purpose of Financing Certain Public Infrastructure for the Benefit of Certain Lands Within the District Referred to as the "2025 Project Area"; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase

Contract With Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture; Authorizing the Execution and Delivery of a Master Trust Indenture; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and the Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts, an Effective Date and Other Matters, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-13, Appointing a District Engineer and Authorizing an Agreement Relative to the Provision of Engineering Services; Providing a Severability Clause; and Providing an Effective Date**

Ms. Sanchez presented Resolution 2025-13.

On MOTION by Mr. Guerra and seconded by Ms. Ruiz, with all in favor, Resolution 2025-13, Appointing Barrios Engineering, LLC as District Engineer and Authorizing an Agreement Relative to the Provision of Engineering Services; Providing a Severability Clause; and Providing an Effective Date, was adopted.

A. Agreement for Professional Services

Ms. Sanchez presented the Agreement for Professional Engineering Services between the CDD and Barrios Engineering, LLC.

Mr. Guerra asked why the Schedule of Rates is higher than in the past. Ms. Cerbone presented options to approve this item now or defer it to the next meeting.

On MOTION by Mr. Guerra and seconded by Ms. Ruiz, with all in favor, the Agreement for Professional Engineering Services with Barrios Engineering, LLC, in substantial form subject to the Chair working with the District Engineer and District Counsel to negotiate the Rate Schedule, and authorizing the Chair to execute the Agreement in final form, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Visions at Orlando West, LLC Acquisition Agreement**

Ms. Sanchez presented the Acquisition Agreement with Visions at Orlando West, LLC,

Mr. Dugan stated that his firm prepared the Acquisition Agreement which is a standard agreement laying out the process that allows the CDD to acquire improvements. He requested approval in substantial form, to add the appropriate Development entities and the Landowner entities to the description of the parties in the Agreement.

On MOTION by Mr. Guerra and seconded by Ms. Ruiz, with all in favor, the Visions at Orlando West, LLC Acquisition Agreement, in substantial form, was approved.

EIGHTH ORDER OF BUSINESS **Consent Agenda**

Ms. Sanchez, recalled that this item was deferred at the last meeting as the Board was deciding whether to continue having a Consent Agenda on future agendas. The consensus was to continue with the Consent Agenda.

A. Acceptance of Unaudited Financial Statements

I. As of March 31, 2025

II. As of April 30, 2025

B. Approval of May 15, 2025 Regular Meeting Minutes

On MOTION by Mr. Guerra and seconded by Ms. Ruiz, with all in favor, Acceptance of Unaudited Financial Statements as of March 31, 2024 and April 30, 2024, were accepted, and the May 15, 2025 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer (Interim): Barrios Engineering, LLC

There were no District Counsel or District Engineer reports.

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

- **0 Registered Voters in District as of April 15, 2025**
- **Property Insurance on Vertical Assets**
- **Ethics Training by 12/31/2025**

Ms. Sanchez will resend links to online courses that can be taken to complete this requirement.

- **Goals and Objectives Reporting**

The Report must be posted on the website by December 31, 2025.

Mr. Guerra asked if there is any liability for the Board Members to approve the Unaudited Financial Statements. Ms. Cerbone stated that the District has General Liability and Public Officers' Insurance. Mr. Dugan stated that Board Members are relying on Staff to prepare this information so liability or risk is minimal, unless Board Members are aware the information is wrong.

- **Hardy Copy Agendas vs Tablets**
- **NEXT MEETING DATE: July 17, 2025 at 11:00 AM**
  - **QUORUM CHECK**

The July 17, 2025 will be canceled. The next meeting will be on August 21, 2025.

ELEVENTH ORDER OF BUSINESS Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Ruiz and seconded by Mr. Guerra, with all in favor, the meeting adjourned at 12:52 p.m.

______________________________ _______________________________

Secretary/Assistant Secretary Chair/Vice Chair

VISIONS AT ORLANDO WEST

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION *4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746* *[1]4807 W. Irlo Bronson Memorial Highway, Suite D, Kissimmee, Florida 34746*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 16, 2025 CANCELED	~~**Regular Meeting**~~	~~**11:00 AM**~~
November 20, 2025[1]	**Public Hearings and Regular Meeting** *Debt Assessment, Uniform Method Hearing and FY2026 Budget Hearings*	**11:00 AM**
December 18, 2025	**Regular Meeting**	**11:00 AM**
January 15, 2026	**Regular Meeting**	**11:00 AM**
February 19, 2026	**Regular Meeting**	**11:00 AM**
March 19, 2026	**Regular Meeting**	**11:00 AM**
April 16, 2026	**Regular Meeting**	**11:00 AM**
May 21, 2026	**Regular Meeting**	**11:00 AM**
June 18, 2026	**Regular Meeting**	**11:00 AM**
July 16, 2026	**Regular Meeting**	**11:00 AM**
August 20, 2026	**Regular Meeting**	**11:00 AM**
September 17, 2026	**Regular Meeting**	**11:00 AM**