



**DEL WEBB OAK CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING'S
OCTOBER 13, 2025
11:30 A.M.**

Special District Services, Inc.
27499 Riverview Center Boulevard, #253
Bonita Springs, FL 33134

www.delwebboakcreekcdd.org

561.630.4922 Telephone
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AGENDA
DEL WEBB OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT
24311 Walden Center Drive, Suite 300
Bonita Springs, FL 34134
REGULAR BOARD MEETING & PUBLIC HEARING'S
October 13, 2025
11:30 A.M.

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Publication Date
2025-10-03

Subcategory
Miscellaneous Notices

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULES

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Del Webb Oak Creek Community Development District will hold Regular Meetings in the offices of Pulte located at 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134 at 11:30 a.m. on the following dates:

October 13, 2025

November 10, 2025

December 8, 2025

January 12, 2026

February 9, 2026

March 9, 2026

April 13, 2026

May 11, 2026

June 8, 2026

July 13, 2026

August 10, 2026

September 14, 2026

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the Districts website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (941) 223-2475 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

www.delwebboakcreekcdd.org

10/3/2511697128

**DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 8, 2025**

A. CALL TO ORDER

The September 8, 2025, Regular Board Meeting of the Del Webb Oak Creek Community Development District (the “District”) was called to order at 11:31 a.m. at 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Fort Myers News-Press* on August 29, 2025, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairman	Scott Brooks	Present
Vice Chairperson	Laura Ray	Present
Supervisor	Naomi Robertson	Present
Supervisor	Patrick Butler	Present
Supervisor	Kimberly Morton	Present

Staff present included:

District Manager	Michelle Krizen	Special District Services, Inc.
District Counsel	Alyssa Willson (via phone)	Kutak Rock
District Engineer	Frank Savage (via phone)	Barraco and Associates, Inc.

Also present were Steve Sanford of Greenberg Traurig and Andrew Karmeris of Special District Services, Inc.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. August 11, 2025, Public Hearing & Regular Board Meeting

The minutes of the August 11, 2025, Public Hearing & Regular Board Meeting were presented for consideration. It was noted that Andrew Karmeris was present via telephone and should be listed as such.

A **motion** was made by Ms. Ray, seconded by Ms. Morton and passed unanimously approving the minutes of the August 11, 2025, Public Hearing & Regular Board Meeting, as amended.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Consider Preliminary Second Supplemental Special Assessment Methodology

Mr. Karmeris presented the report indicating that Table A shows Project Cost Estimates of \$31,467,095. Table B shows the Bonds Sizing, Table C is an Allocation of Costs, Table D is an Allocation of Debt, and Tables E and F show the Annual Debt Service.

A **motion** was made by Ms. Ray, seconded by Mr. Brooks and passed unanimously approving the Preliminary Second Supplemental Special Assessment Methodology, as presented.

2. Consider Resolution No. 2025-08 – Delegation Resolution

Resolution No. 2025-08 was presented, entitled:

RESOLUTION NO. 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS (THE “BOARD”) OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$12,000,000 DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025 (2025 PROJECT AREA) (THE “2025 BONDS”) TO FINANCE CERTAIN PUBLIC INFRASTRUCTURE WITHIN THE DISTRICT PRIMARILY FOR THE BENEFIT OF A DESIGNATED ASSESSMENT AREA REFERRED TO AS THE “2025 PROJECT AREA”); DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE 2025 BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE 2025 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE 2025 BONDS; AUTHORIZING THE USE OF THE MASTER TRUST INDENTURE DATED FEBRUARY 1, 2023 WITH RESPECT TO THE 2025 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND SUPPLEMENTAL TRUST INDENTURE GOVERNING THE 2025 BONDS; 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 ENGINEER'S REPORT; PROVIDING FOR THE REGISTRATION OF THE 2025 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 2025 BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Mr. Sanford explained this resolution sets the parameters to market the bond and authorizes the Chair or Vice Chair to sign for the bonds. The 2025 Series bonds will not to exceed \$12 Million; the interest may not exceed the maximum allowed by Florida law and the bond term cannot exceed 30 years.

A **motion** was made by Mr. Brooks, seconded by Ms. Ray and passed unanimously adopting Resolution No. 2025-08, as presented.

3. Consideration of Status of Construction and Acquisition Items

Based on information provided there are 9 items that will be constructed and ready for acquisition by the District by October.

Mr. Krizen requested clarification regarding the environmental items based on the numbers provided by Rich Young. Mr. Butler confirmed that the number on the chart was closer to accurate. District staff will coordinate to have acquisition paperwork ready for presentation.

A question was asked regarding the 2023 Debt Service Reserve. Ms. Willson will have a report regarding this item at the next meeting.

I. ADMINISTRATIVE MATTERS

The next Board Meeting is scheduled for October 13, 2025, and will include a Public Hearing regarding the levy of assessments.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Ray, seconded by Mr. Brooks and passed unanimously adjourning the Regular Board Meeting at 11:53 a.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

NOTICE OF REGULAR MEETING OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Also, on October 13, 2025, at 11:30 a.m., the Board will hold a regular public meeting to consider matters related to the special assessments and any other business that may lawfully be considered by the District. The meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting or hearings may be continued to a date, time, and place 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) 630-4922 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.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements (the "improvements") are currently expected to include, but are not limited to, drainage and surface water management system, roadways, landscaping, hardscaping, potable water and wastewater utilities, and other improvements, all as more specifically described in the CIP, on file and available during normal business hours at the District Manager's Office.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Assessment and Residual Master Special Assessment Methodology Report*, dated August 11, 2025 (the "Assessment Report"), which is on file and available during normal business hours at the District Manager's Office. The Assessment Report identifies each tax parcel identification number within the District and lists the assessment percentages for each parcel type currently assessed by the District. The Assessment Report also provides information on how improvements may be funded by the District if they are determined to be on equal or greater parcel acreage. At the time parcels are placed or otherwise subdivided into assessable units, the method of allocating assessments is based on the Equivalent Residential Unit (the "ERU"). The ERU factor per land use type 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 Assessment Area, as described in the Assessment Report, to the parcels within the Assessment Area. The Assessment Report also provides information on how the Assessment Report's assessments will be levied against lands within the Assessment Area. 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. The District expects to collect sufficient revenues to retire no more than \$38,000,000 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 Principal (per unit)	Maximum Annual Installment (per unit)*
40' / 45' Garden	0.9375	\$37,906	\$3,169
50' Classic	1	\$40,434	\$3,380
64' Estate	1.0625	\$42,961	\$3,591

*Exclusive of fees and costs of collection or enforcement, discounts for early payment and interest.

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 Lee 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.

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE SPECIAL IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

[2025 BOUNDARY AMENDMENT]

WHEREAS, approximately 53.30 acres of land (the "New Lands") were recently added within the boundaries of the Del Webb Oak Creek Community Development District (the "District") pursuant to Ordinance 25-15 adopted by the Lee County Board of County Commissioners effective August 8, 2025; and

WHEREAS, the New Lands were always planned to be added to the District; and

WHEREAS, the Board of Supervisors (the "Board") of the District has previously determined through Resolutions 2022-24, 2022-25 and 2022-29 to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "improvements") described in the District's Master Engineer's Report, dated July 11, 2022, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the New Lands benefit from the District's improvement plan; and

WHEREAS, the District has previously determined it in the best interest of the District to pay the cost of the improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development Districts Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the New Lands, the amount of those benefits, and that special assessments will be made against the New Lands in proportion to the benefits received as set forth in the Amended and Restated Mosaic Special Assessment Methodology Report, dated August 11, 2025, attached hereto as Exhibit B and incorporated herein by reference and on file at the office of the District Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied on the New Lands will not exceed the benefit to the New Lands.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. Recitals stated above true and correct and by this resolution are incorporated into and form a material part of this Resolution.
 2. Assessments shall be levied against the New Lands to a portion of the cost of the Improvements.
 3. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is one file of the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
 4. The total estimated cost of the Improvements is \$31,467,095 (the "Estimated Cost").
 5. The Assessments against the lands within the District, inclusive of the New Lands, will debit approximately \$ 338,000,000 which amounts include a portion of the Estimated Costs, plus financing related costs, capitalized interest and a debt service reserve
 6. The manner in which the Assessments shall be apportioned and paid, including the Assessments against the New Lands, is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
 7. The Assessments shall be levied against the New Lands within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the improvements and the estimated cost of the improvements, all of which shall be open to inspection by the public.
 9. Commencing with the year in which the Assessments are levied and confirmed against the New Lands, the Assessments shall be paid in ten months. The Assessments shall be levied and confirmed against the New Lands by the same time and in the same manner as are ad valorem taxes, and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
 10. The District Manager has caused to be made a preliminary assessment roll, inclusive of the New Lands, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
 11. There is hereby declared a public hearing to be held at 11:30 a.m. on October 13, 2025, at 2431H Walden Center Drive, Bonita Springs, Florida 34108, for the purpose of hearing comment and objections to the proposed special assessment program for District Improvements as identified in the preliminary assessment roll. A copy of notice is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager at 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4932.
 12. Notice of said hearing shall be advertised in accordance with Chapters 70, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Lee County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established hereby). The District Manager shall file a publication's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.
 13. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Lee County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.
 14. This Resolution shall become effective upon its passage.
- PASSED AND ADOPTED this 11th day of August, 2025.**

ATTEST:

☒ Secretary / Assistant Secretary

**DEL WEBB OAK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

(X) _____
Chairperson, Board of Supervisors

Exhibit A: *Master Engineer's Report*, dated July 11, 2022

Exhibit B: Amended and Restated Master Special Assessment Methodology Report, dated August 11, 2025



DEI WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

www.deltwebboakcreekdcd.org

PUBLISH: FORT MYERS NEWS PRESS 09/19/25 & 09/26/25

NP-058017

RESOLUTION 2025-09

[COMBINATION MASTER DEBT ASSESSMENT LEVY RESOLUTION – BOUNDARY AMENDMENT PARCEL
AND SUPPLEMENTAL ASSESSMENT RESOLUTION SERIES 2025]

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER'S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN FOR THE SERIES 2025 BONDS; PROVIDING FOR SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Del Webb Oak Creek Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on August 29, 2022, and after notice and a public hearing, the District's Board of Supervisors adopted Resolution 2022-29 and determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the District's overall capital improvement plan ("**Project**") as described in the *Engineer's Report for Del Webb Oak Creek Community Development District*, dated July 11, 2022; and

WHEREAS, as part of Resolution 2022-29, the District determined that it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("**Debt Assessments**") using the methodology set forth in that *Master Special Assessment Methodology Report*, dated July 11, 2022; and

WHEREAS, on February 27, 2025, and at the request of the District's Board of Supervisors, Lee County adopted Ordinance No. 25-15, expanding the District's boundaries to include a "**Boundary Amendment Parcel**;" and

WHEREAS, in order to account for the Boundary Amendment Parcel as part of the Project, the District's Engineer has now prepared its *Amended and Restated Engineer's Report for Del Webb Oak Creek Community Development District*, dated April 14, 2025, revised on August 11, 2025 (the "**Engineer's Report**"), and attached hereto as **Exhibit A**, and the District's Assessment Consultant has now prepared its *Amended and Restated Master Special Assessment Methodology Report*, dated August 11, 2025, as supplemented by the *Second Supplemental Special Assessment Methodology Report*, dated September 17, 2025 (the "**Assessment Report**"), and attached hereto as **Exhibit B**; and

WHEREAS, the District now desires to levy the Debt Assessments on the Boundary Amendment

Parcel, which is part of the District's Project as set forth in **Exhibit A**; and

WHEREAS, the District's Board of Supervisors ("**Board**") has 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 on the Boundary Amendment Parcel, and now desires to adopt a resolution imposing and levying such assessments as set forth herein; and;

WHEREAS, on September 17, 2025, the District entered into a *Bond Purchase Contract* whereby it agreed to sell \$9,660,000 of its Special Assessment Bonds, Series 2025 (2025 Project) (the "Series 2025 Bonds"); and

WHEREAS, pursuant to and consistent with Resolutions 2022-29 and this Resolution, the District desires to set forth the particular terms of the sale of the Series 2025 Bonds and confirm the lien of the special assessments securing the Series 2025 Bonds on the lands within the 2025 Project Area within the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT AS
FOLLOWS:**

1. **AUTHORITY.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

The Capital Improvement Plan

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct drainage and surface water management system, roadways, landscaping and hardscaping, potable water and wastewater utilities, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and
- b. On August 11, 2025, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2025-07 ("**Declaring Resolution**"), and in doing so determined to undertake a capital improvement plan to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain the District's infrastructure improvements planned for the Project; and
- c. The Project is described in the Declaring Resolution and Engineer's Report, and the plans and specifications for the Project are on file in the offices of the District Manager at c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 ("**District Records Office**"); and

The Debt Assessment Process

- d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Project by levying the Debt Assessments on specially benefited property within all of the District, including the Boundary Amendment Parcel (together, “**Assessment Area**”); and
- e. The Declaring Resolution 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; and
- f. As directed by the Declaring Resolution, said Declaring Resolution 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; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- h. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements on the Boundary Amendment Parcel, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- j. On October 13, 2025, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an “Equalization Board;” and 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; and

Equalization Board Additional Findings

- k. Having considered the estimated costs of the Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
 - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Engineer’s

Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project, and within the Assessment Area; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and

- ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and
- iii. The estimated costs of the Project are as specified in the Engineer's Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and
- iv. It is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby in the Assessment Area, using the method determined by the Board and set forth in the Assessment Report, which results in the Debt Assessments set forth on the final assessment roll; and
- v. The Project benefits all developable property within the Assessment Area; and
- vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
- vii. All developable property within the Assessment Area is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and
- viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and
- ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefited properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, "**Bonds**").

3. **AUTHORIZATION FOR PROJECT; ADOPTION OF ENGINEER'S REPORT.** The Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the Bonds and sets forth the costs of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, 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.

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

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the Assessment Area is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefited by the Project within the Assessment Area, 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, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book**." The Debt 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, 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.

- a. **Supplemental Assessment Resolutions for Bonds.** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions 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. That said, this Resolution shall serve as the supplemental assessment resolution for purposes of the District's Series 2025 Bonds.
- b. **Adjustments to Debt Assessments.** 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 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 and 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.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When a project has 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 Section 170.08, *Florida Statutes*, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the applicable project. In making such credits, no credit shall be

given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

- a. **Payment.** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), provided, however, that the Board shall at any time make such adjustments by resolution, and 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.
- b. **Prepayment.** Any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessments owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment.
- c. **Uniform Method; Alternatives.** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (“**Uniform Method**”). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt 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 Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- d. **Uniform Method Agreements Authorized.** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector 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*.

- e. **Re-amortization.** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

9. ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.

- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for 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. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.
- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the Assessment Area. Such determination shall be made based on the language in this Resolution and/or the tests or other methods set forth in **Exhibit B** (if any). If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B**, to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.
- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units within the Assessment Area. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands within the Assessment Area, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's reasonable

discretion.

- d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt 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 things 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 to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.
- e. As lands are platted within 2025 Project Area, the special assessments securing the Series 2025 Bonds shall be allocated to the platted lands and the unplatted lands as set forth in Resolutions 2022-29 and this Resolution, and Exhibit B, including, without limitation, the application of the True-Up process set forth in Section 8 of Resolution 2022-29 and this Resolution. The True-Up calculations will be made in accordance with the process set forth in Exhibit B. The District shall apply all True-Up payments related to the Series 2025 Bonds only to the credit of the Series 2025 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the Second Supplemental Indenture governing the Series 2025 Bonds.

10. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2025 BONDS. This Resolution is intended to set forth the terms of the Series 2025 Bonds and the final amount of the lien of the special assessments securing those bonds. The Series 2025 Bonds, in a par amount of \$9,660,000 shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The final payment on the Series 2025 Bonds shall be due on May 1, 2056. The sources and uses of funds of the Series 2025 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2025 Bonds is set forth on **Exhibit E** attached hereto. The lien of the special assessments securing the Series 2025 Bonds on all developable land within the 2025 Project Area within the District shall be the principal amount due on the Series 2025 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2025 Bonds are secured solely by the lien against lands within the 2025 Project Area within the District.

11. ALLOCATION OF ASSESSMENTS SECURING SERIES 2025 BONDS.

(a) The special assessments for the Series 2025 Bonds shall be allocated in accordance with **Exhibit B**, which allocation shall initially be on a per acre basis and further allocated as lands are platted. The Supplemental Assessment Report is consistent with the District's Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Series 2025 Bonds. The estimated costs of collection of the special assessments for the Series 2025 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Series 2025 Bonds includes all developable land within 2025 Project Area within the District, as such land is ultimately defined and set forth in plats or other designations of developable acreage. To the extent land is added to 2025 Project Area, the District may, by supplemental resolution, determine such land to be benefited by the Series 2025 Project and reallocate the special assessments securing the Series 2025 Bonds and impose special assessments on the newly added and benefited property.

(c) Taking into account earnings on certain funds and accounts as set forth in the *Master Trust Indenture*, dated February 1, 2023 and *Second Supplemental Trust Indenture*, dated September 1, 2025 and by and between the District and U.S. Bank Trust Company, National Association, as trustee, the District shall begin annual collection of special assessments for the Series 2025 Bonds debt service payments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit E**.

(d) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Lee County and Florida law for collection. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect special assessments on unplatted property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service on the Series 2025 Bonds.

12. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt 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 Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

13. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel 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.

14. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2022-29 which remains in full force and effect. This Resolution and Resolutions 2022-29 and shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

15. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of the County in which the District is located, which shall be updated

from time to time in a manner consistent with changes in the boundaries of the District.

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

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

18. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[CONTINUED ON FOLLOWING PAGE]

APPROVED AND ADOPTED THIS 13th DAY OF OCTOBER, 2025.

ATTEST:

**DEL WEBB OAK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

- Exhibit A:** *Amended and Restated Engineer's Report for Del Webb Oak Creek Community Development District, dated April 14, 2025, revised on August 11, 2025*
- Exhibit B:** *Amended and Restated Master Special Assessment Methodology Report, dated August 11, 2025, as supplemented by the Second Supplemental Special Assessment Methodology Report, dated September 17, 2025*
- Exhibit C:** Maturities and Coupon of Series 2025 Bonds
- Exhibit D:** Sources and Uses of Funds for Series 2025 Bonds
- Exhibit E:** Annual Debt Service Payment Due on Series 2025 Bonds

Exhibit A

Amended and Restated Engineer's Report for Del Webb Oak Creek Community Development District,
dated April 14, 2025, revised on August 11, 2025

**AMENDED AND RESTATED
ENGINEER'S REPORT**

FOR

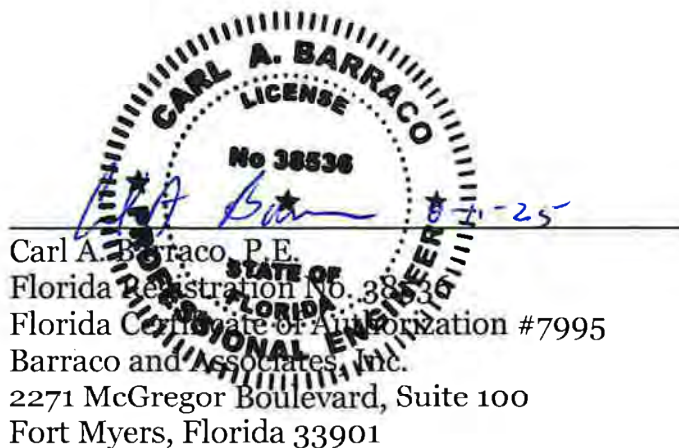
**DEL WEBB OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

**Adopted April 14, 2025
Revised August 11, 2025**

PREPARED BY

Barraco
and Associates, Inc.

**2271 McGregor Boulevard
Suite 100
Fort Myers, Florida 33901**



Carl A. Barraco, P.E.
Florida Registration No. 38536
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Barraco and Associates, Inc.
2271 McGregor Boulevard, Suite 100
Fort Myers, Florida 33901

I. INTRODUCTION

1.1 Purpose and Scope

This Amended and Restated Engineer's Report (this "Report") has been prepared to assist the Del Webb Oak Creek Community Development District (herein, the "District") with the financing, construction and acquisition of public infrastructure improvements (herein, the "Project") to be undertaken to support the development of Oak Creek (herein, the "Development"). The District is wholly located within the geographical area of the Development, however portions of the Development fall outside of the District boundary.

This District's Board of Supervisors (herein, the "BOS") originally adopted an Engineer's Report on or around August 22, 2022 (herein, the "Original Report"), which outlined the public improvements intended to be undertaken by the District. The Original Report is being amended and restated in its entirety by this Report to incorporate additional lands that have subsequently been adopted into the boundary of the District.

This Report presents a description of the infrastructure components of the amended and restated Project, as well as updated cost estimates for completing these improvements. The financing of a portion of the Project is expected to be in the form of one or more series of special assessment bonds and/or bond anticipation notes to be issued by the District (herein, the "Bonds"). It is intended that any portion of the Project not financed with the Bonds will be constructed and conveyed to the District by Pulte Home Company, LLC (herein, the "Developer"), or the Developer will provide sufficient funds to the District to complete the remaining portions of the Project or any combination thereof.

1.2 Description of the Oak Creek Development

The Development, as described in the Original Report as a ±446.37-acre proposed age-restricted fee-simple residential and age-restricted rental community west of Interstate 75 and north of Bayshore Road (State Road 78) within unincorporated Lee County, Florida, is amended and restated herein this Report to include an additional ±56.80 acres of lands adjacent to the original Development boundary (herein, the "Theta Parcel"), thus totaling ±503.17 acres. Similarly, ±53.30-acres of lands within the Theta Parcel (herein, the "Expansion Parcel") have been incorporated into the District boundary. Therefore, the District boundary as described in the Original Report as ±413.95 acres, is amended and restated herein to include the ±53.30 acres of lands associated with the Expansion Parcel, thus totaling ±467.25 acres. It should be noted that the difference between the Development and District boundaries is specific to a ±27.88-acre age-restricted rental community, as well as ±4.54-acre and ±3.50-acre commercial developments within the Development boundary, but outside of the District boundary. These lands are excluded from the District and are not considered in this Report. This Report is amended and

restated to specifically incorporate those additional lands included within the aforementioned boundary amendment. A General Location Exhibit depicting the original and expanded District boundary is provided as **Exhibit A**.

In the Original Report, the Development was comprised of two zoning designations. The inclusion of the Theta Parcel required additional zoning actions. This Report is amended and restated to provide current zoning designations. **Table 1** is amended and restated to provide a summary of the current allowable and proposed project densities and a Zoning Map depicting the various zoning designations and information specific to the Development is provided as **Exhibit B**.

Per the Original Report, a description of the two zoning resolutions is as follows;

- Chapel Creek is zoned Residential Planned Development (“RPD”)/ Commercial Planned Development (“CPD”). The zoning resolution was approved by the Lee County Board of County Commissioners (the BOCC) on November 25, 2008. The RPD/CPD zoning allows for the development of 625 dwelling units consisting of a maximum of 170 single-family units, 60 townhouse units, 395 multiple-family and/or assisted living facility (“ALF”) equivalency units, and a maximum 60,000 square feet of commercial uses with a maximum of 30,000 square feet of retail space.
- Oak Creek is zoned RPD which was approved by the BOCC on October 17, 2005. The RPD allows for the development of 1,120 dwelling units, which includes single-family and townhouse multi-family units.

As amended and restated herein this Report, the zoning was updated via Administrative Amendment ADD2021-00214 to incorporate the Theta Parcel into the overall Development, allowing for within those lands a maximum of 45,000 square feet of commercial and a minimum of 30,000 square feet of commercial, as well as a maximum residential density of 176 dwelling units, limited to a maximum of the following types of dwelling units:

- a) 72 single-family units and 104 townhome, multi-family units or ALF equivalent units pursuant to the LDC; or
- b) 138 single-family units.

The Project, as described in the Original Report, anticipated District improvements would be constructed in four phases over an approximate 8-year buildout, estimated to be completed in 2030. The current phasing and buildout estimates remain unchanged for the purpose of this Report. As of the date of this amended and restated Report, Phases 1 and 2 of the infrastructure are generally complete, with Phases 3 and 4 in various stages of active design,

permitting, construction and/or certification. The current Phasing Plan depicting specific to the Development is provided as **Exhibit C**.

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

TABLE 1 –PROJECT DENSITY		
	Total Development	District
Max Allowable Use	1,921 Residential Units	1,737 Residential Units
Projected Proposed Use	1,125 Residential Units	941 Residential Units
Total Acreage	±503.17 ac	±467.25 ac

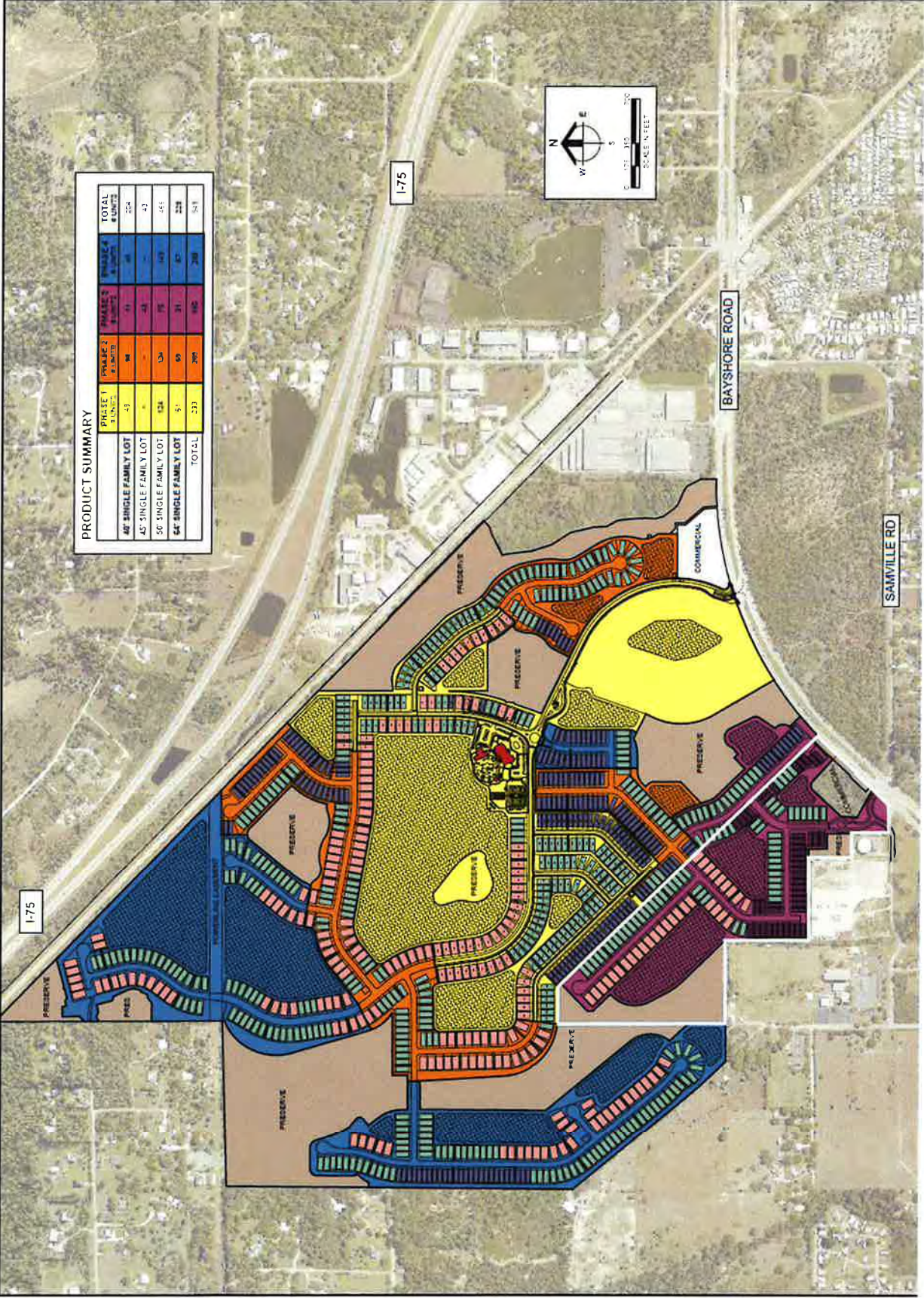
Exhibit A. General Location Exhibit



Exhibit B. Zoning Map



Exhibit C. Development Phasing Plan



1.3 The Del Webb Oak Creek Community Development District

As described in the Original Report, the District was established by and operates in accordance with Ordinance No. 22-15 (herein, the “Establishing Ordinance”), which was enacted by the Lee County Board of County Commissioners on June 21, 2022. The District, as originally established, consists of ±413.95 acres and is located within Sections 17, 19 and 20, Township 43 South, Range 25 East. As previously stated herein, the District was expanded to include the ±53.30 acres of lands associated with the Expansion Parcel, thus totaling ±467.25 acres, which was enacted by the Lee County Board of County Commissioners on August 5, 2025.

The District has been established by and operates in accordance with the Establishing Ordinances and pursuant to the provisions of Chapter 190, Florida Statutes for the purpose of planning, financing, constructing, operating and maintaining public infrastructure for the lands comprising the Development within the jurisdiction of the District. The District will also possess the authority to issue Bonds for the purpose of acquiring and constructing certain public infrastructure improvements and to levy taxes, assessments, rates and charges to pay for the construction, acquisition, operation and maintenance of the public improvements. The District is governed by a Board of Supervisors, which by law will consist of five (5) board members.

Management of the District shall be performed on a contractual basis by a company specializing in special district management, currently Special District Services, Inc. The District Manager oversees the operation and maintenance of the District, as supervised by the Board of Supervisors of the District.

1.4 Report Assumptions

In the preparation of this Report, Barraco and Associates, Inc. relied upon information provided by others, including the Developer. While Barraco and Associates, Inc. has not independently verified the information provided by other sources, there is no apparent reason to believe the information provided by others is not valid for the purposes of this Report.

II. DEVELOPMENT BOUNDARY

2.1 Property Boundary

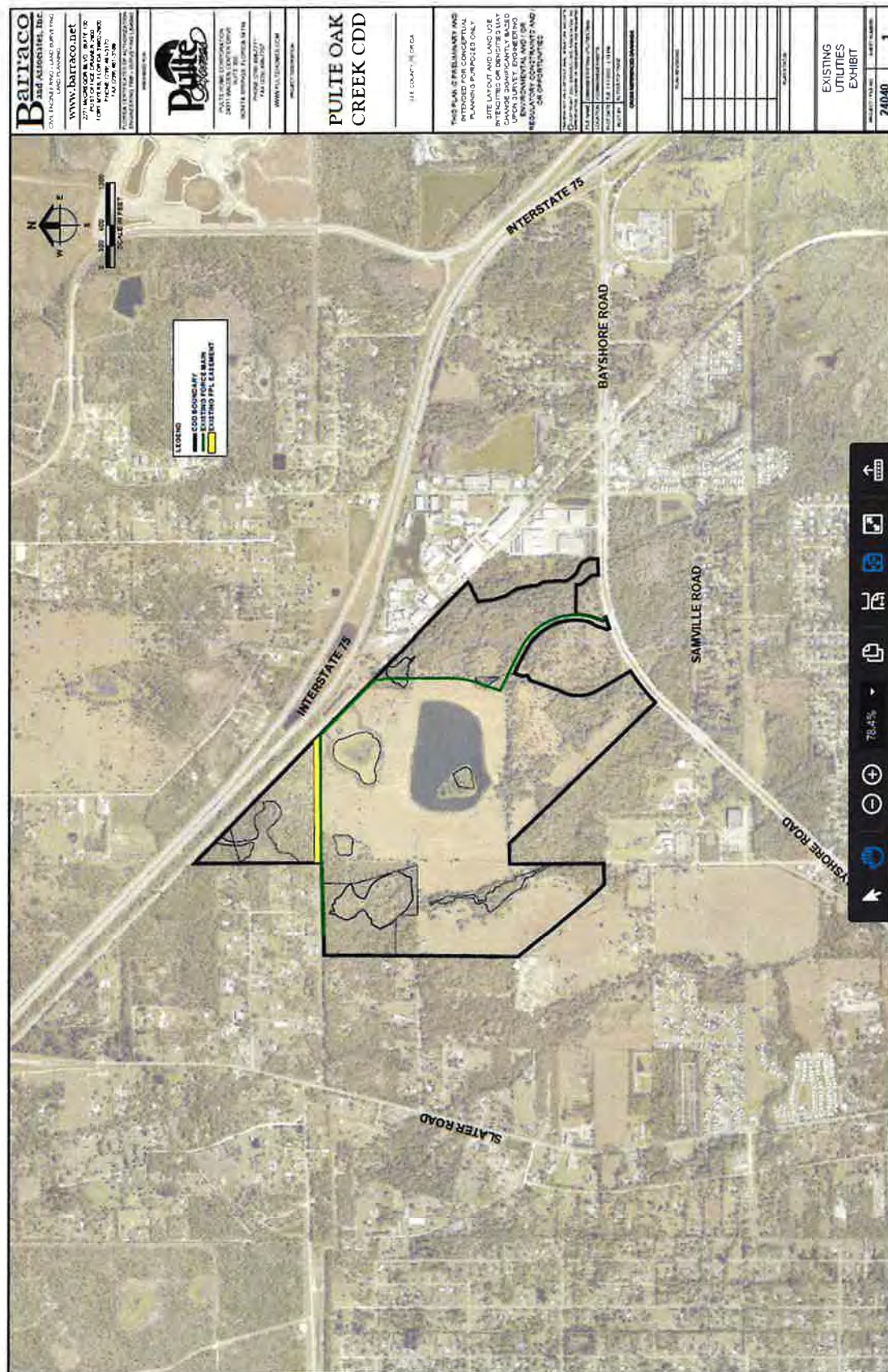
The Development, as amended and restated within this Report, is ±503.17 acres and is located within Sections 17, 19 and 20, Township 43 South, Range 25 East. The subject property has existing development in close proximity on all sides. To the east of the subject property are industrial and commercially zoned properties, as well as Interstate 75. To the west are areas of platted and developed residential neighborhoods. Adjacent to the subject property to the south is development consisting of the Bayshore Elementary School, a religious facility Bayshore Road, and to the north are platted residential and agricultural lots.

2.2 Existing Infrastructure

As of the date of this amended and restated Report, the Development is under active construction and has significant existing infrastructure that is currently operational or under construction. These updates are provided herein this amended and restated Report in Sections 3.2 – 3.5 below and are not restated in this section.

In addition to the above referenced infrastructure associated with constructed portions of the Development, and as described in the Original Report, there exists prior infrastructure within the boundary of the District, including a 16” sanitary sewer force main owned and maintained by the Florida Governmental Utility Authority (“FGUA”), as well as power transmission lines owned and maintained by Florida Power and Light (“FP&L”). A map depicting the approximate location of the existing infrastructure prior to development is provided in the Original Report and is re-provided as **Exhibit D** below.

Exhibit D. Existing Infrastructure (from Original Report)



III. PROPOSED PROJECT

3.1 Proposed District Infrastructure

The District's Project for public infrastructure improvements (construction and/or acquisition) within and/or outside the District is expected to include, but is not limited to the following:

- Drainage and Surface Water Management System
- Roadways, Landscaping and Hardscaping
- Potable Water and Wastewater Utilities
- Professional Services and Fees

The improvement categories outlined above are generally consistent with those described by the Original Report and no additional improvement categories are considered within this Amended and Restated Report. Section 3 of this Report outlines the Project in its entirety following the expansion of the District as described throughout this Report.

Additionally, the improvements described in this Report represent the present intentions of the Developer, and the District, subject to applicable local general purpose government land development codes. The implementation of any improvements discussed in this Report requires the final approval by many regulatory and permitting agencies including local, state and federal agencies. Subsequently, the actual improvements may vary from the capital improvements described in this Report. The cost estimate of the Project contained in this Report has been prepared by Barraco and Associates, Inc., based upon available information, including preliminary designs, as well as current economic conditions. The actual cost will vary depending on the final engineering design, permitting, construction and approvals, as well as economic conditions at the time of construction. The following sections describe the elements which are part of the District's Project.

3.2 Drainage and Surface Water Management System

As amended and restated herein, the drainage and surface water management system will consist of excavated stormwater dry and wet detention areas, culverts, inlets, perimeter berms, and stormwater control structures spanning various basins wholly within the expanded boundary of the Development. A total of ±82.45 acres of wet detention lakes is proposed. Approximately 80% of the surface water management system for the Project is constructed as of the date of this Report. As stated in the Original Report, material excavated from the lakes will be placed, compacted, and spread as part of District-funded infrastructure improvements. Any excess balance of excavated material will be placed on the future portions of the site, as this is considered to be the most cost-effective alternative for disposal of excavated material, given that the Lee County Land Development Code prohibits removal of excavated material from the project site without Lee County approval. The cost of utilizing excess soil from District excavation, including placing, grading and compacting, will be

the responsibility of the Developer. The surface water management lakes will be excavated to at least the minimum size and depth requirements of the South Florida Water Management District (“SFWMD”) and in accordance with approved Environmental Resource Permit (“ERP”) No. 36-105316-P. The current ERP may require future modification to accommodate the final design for those original and additional lands associated with the boundary expansion that is the subject of this amended and restated Report, and this Report assumes such permit modification(s), if needed, are considered obtainable in due course.

A sediment and erosion control plan will be prepared and implemented with all construction. Sediment and erosion control includes slope and outfall protection, such as synthetic bales, staked silt fences and floating turbidity barriers. A National Pollutant Discharge Elimination System (NPDES) permit must be obtained for construction activities, including a Stormwater Pollution Prevention Plan.

The District will establish conservation and mitigation areas in order to offset impacts associated with the Development as required by the SFWMD ERP. These lands will be cleared of exotic vegetation, enhanced and monitored by the District. As of the date of this Report, the conservation and mitigation area restoration is generally completed and monitoring is ongoing, with the final duration determined by permit conditions; upon final acceptance of all restoration and monitoring activities by SFWMD, these lands will continue to be maintained by the District in perpetuity thereafter.

The District shall be the responsible entity for the ongoing operation and maintenance of the master surface water management system described herein. These improvements shall either fall within real property deeded to the District, or for those improvements within real property not owned by the District, the necessary easement dedications shall be prepared and recorded in favor of the District. Any portions of the drainage and surface water management system within the boundaries of the District that are not contained within the real property conveyed to the District, nor within the dedications as outlined above, shall not be the responsibility of the District, and unless otherwise dedicated, shall be the presumed responsibility of the owner(s) of the real property wherein those improvements were constructed. These improvements are explicitly excluded from the scope of the Project and shall be funded by others.

3.3 Roadways, Landscaping and Hardscaping

As stated in the Original Report, roadways within the District will consist of two-lane undivided roadways. Roadways will serve the District in its entirety, including access entering and exiting the community via existing Bayshore Road. As amended and restated in this Report, the roadway system within the District and Development will have both public and private components, with the District funding, owning and maintaining the public components only. The

public portion, which constitutes the internal driveway connections to the Development from existing Bayshore Road, shall be constructed within platted rights-of-way dedicated to the District for ownership, operation and maintenance. Additional roadway throughout the Development and District, will be private and are fully outside the scope of this Project. As required by state and federal law, all District funded roadways will be open to the public.

Additional paved areas within the boundary of the District shall not be the responsibility of the District, and unless otherwise dedicated, shall be the presumed responsibility of the owner(s) of the real property wherein those improvements were constructed. These improvements are explicitly excluded from the scope of the Project and shall be funded by others.

Construction of the roadways may consist of stabilized subgrade, limerock, brick pavers, asphalt (initial lift and final lift), signing and striping. Roadways shall be designed in accordance with Lee County requirements, and may include landscaping, hardscaping, sidewalks, irrigation, master electrical, street lighting, entrance features and other incidentals. These improvements are included within the scope of the District's Project and are fundable by the District to the extent they are publicly owned and maintained, either by the District or by a separate public entity. Accordingly, any landscaping, hardscaping and monument features as described herein to be funded by the District will be wholly located within real property conveyed to the District, within a public right-of-way, or within recorded easements dedicated in favor of the District and directly adjacent to public property. Any landscaping, hardscaping and/or monument features within the boundary of the District that are not contained within the real property conveyed to the District, nor within the dedications as outlined above, shall not be the responsibility of the District and are excluded from the scope of the District's Project.

In addition to the foregoing, offsite roadway improvements, which may include, but are not limited to, turn lanes from existing Bayshore Road into the entrance of the Development, are included within the District's Project. The ownership and maintenance of all offsite roadway improvements will be the responsibility of the FDOT upon completion and certification. An exhibit is provided herein in Section 4.2 below depicting the ownership, operation and maintenance for those onsite and offsite roadway systems associated with the Development; please refer to **Exhibit E** below.

3.4 Potable Water and Wastewater Utilities

Consistent with the Original Report, the potable water and wastewater improvements will be funded by the District, which will be constructed within public rights-of-way or utility easements. These systems will be designed and constructed in accordance with Lee County Utilities ("LCU"), Florida Governmental Utility Authority ("FGUA"), and Florida Department of Environmental Protection ("FDEP") standards. The potable water facilities will include transmission and distribution lines, along with the necessary valves, fire hydrants and water services to individual buildings and parcels.

The wastewater facilities will include individual sewer services, gravity mains, force mains, and lift stations. Approximately 70% of the potable water and wastewater facilities for the Project are constructed as of the date of this Report. The system will be designed with lift stations discharging sewage to master lift stations, which will pump to existing FGUA infrastructure.

The dedication of completed utilities by the District to LCU and FGUA will take place upon clearance for use of said utility systems by the applicable agency. LCU will act as the supplier of water to the water distribution systems. FGUA will act as the collector of the wastewater from the wastewater collection system. Both utility franchises require respective water and sewer connection/capacity fees for all new utility services for allocation of existing treatment plant capacities. To the extent the Developer pays the connection fees on behalf of the District, these fees are considered a reimbursable item by the District; this Report is amended and restated to reflect these costs within the

It is noted the Original Report contemplates two options for the irrigation distribution system: (1) as a public utility, to be funded within the District's Project, and subsequently owned and maintained by the District, or (2) as a private system, to be excluded from the District's Project and funded by the Developer, and subsequently owned and maintained by a homeowners association. This Report is amended and restated herein to identify the irrigation distribution system for the Development as a private utility which is explicitly excluded from the scope of the District's Project.

3.5 Professional Services and Fees

The scope of the District's Project also includes various professional services and fees, to the extent they are required for those District improvements described herein. These may include, but are not limited to, the following:

- (i) legal fees, appraisal fees, insurances and bonds;
- (ii) engineering (e.g. civil, electrical, geotechnical, traffic, etc.) and surveying fees, consultant (e.g. irrigation, environmental, landscape, hardscape, sustainability, etc.) costs and fees, including, environmental monitoring and mitigation fees;
- (iii) permitting, plan review and impact fees; and,
- (iv) development/construction management services fees for Project items that are required for the design, permitting, construction, testing, inspection, certification and maintenance acceptance of the public improvements.

IV. OPINION OF PROBABLE CONSTRUCTION COSTS

4.1 Summary of Costs

A summary of the estimated costs of those public improvements comprising the Project as described in Section 3 of this Report, is set forth in **Table 2**. The estimates shown do not include the financing, operation, maintenance services, nor bond issuance costs, necessary to finance and maintain the District infrastructure. A similar table, previously provided in the Original Report, is updated herein this Report to include the estimated cost of construction all those prior public improvements, as well as those amended and/or additional public improvements associated with the expanded area. The estimated cost of construction is presented in 2025 dollars.

All estimates within this Amended and Restated Report are provided with a 10% contingency factor as a provision for changes from the date of this Report until the time of Project completion. This is reduced from the 20% contingency factor in the Original Report, as there are fewer unknowns given the overall progress of construction as outlined in Section 3 of this Report. Note the Original Report includes an additional 20% “Material Increase and Market Volatility Factor” to consider unexpected and unpredictable material cost increases which is not considered in this Report. Also note these costs do not include the value of any real property that may be associated with the possible acquisition of interests in certain lands relating to the infrastructure described in this Report.

Section 3 of this Report described the proposed public infrastructure comprising the Project, of which a portion will be funded by Bonds. For the purpose of the cost estimates presented in this section, the table follows those categories established in Section 3 which contain groupings and associated costs of the various items described therein.

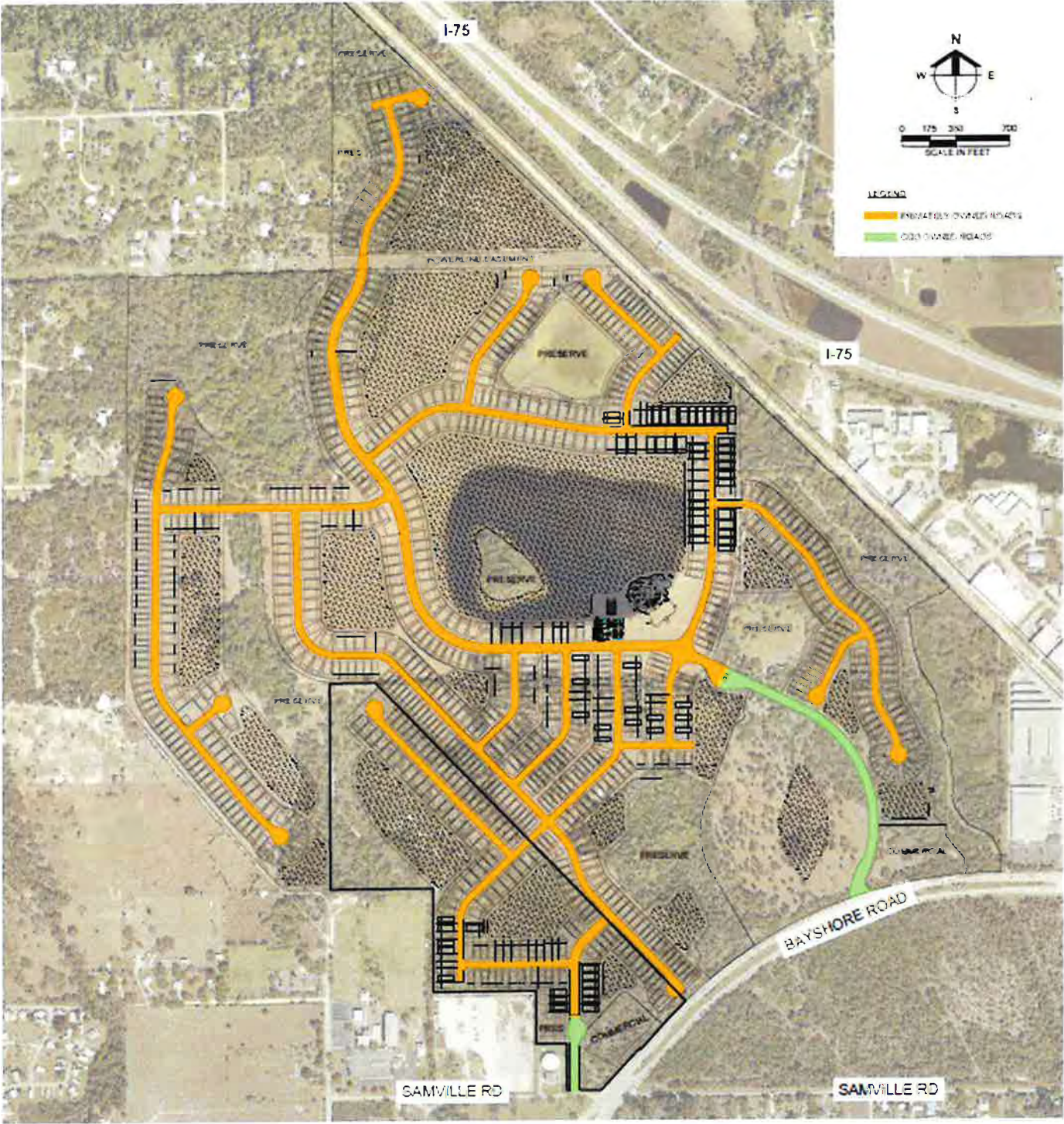
Table 2: Order of Magnitude Construction Cost Estimate	
Improvement Category	Estimated Cost
Drainage and Surface Water Management System	\$ 12,468,000
Roadways, Landscaping and Hardscaping	\$ 508,000
Potable Water Distribution System	\$ 5,003,000
Wastewater Collection and Transmission System	\$ 8,756,000
Sub-Total	\$ 26,735,000
Professional Consultant Fees	\$ 1,871,450
Total	\$ 28,606,450
10% Contingency	\$ 2,860,645
Grand Total	\$ 31,467,095

4.2 Ownership, Operation and Maintenance of Project

The parties responsible for the ownership, financing, operation and maintenance of the components of the District's Project as outlined in this Report are identified below in **Table 3**. The "Financing Entity" is the entity responsible for funding and constructing each infrastructure component. Upon completion of construction and final certification, the infrastructure component will then be turned over to the "Operation & Maintenance Entity."

Table 3: Ownership, Operation and Maintenance Responsibilities			
Proposed Infrastructure Improvements	Ownership	Financing Entity	Operation & Maintenance Entity
Surface Water Management System/ Drainage/ Environmental	DWCDD	DWCDD	DWCDD
Roadways, Landscaping and Hardscaping - Onsite (Public Only)	DWCDD	DWCDD	DWCDD
Roadways, Landscaping and Hardscaping - Offsite (Public Only)	FDOT	DWCDD	FDOT
Potable Water Distribution System	LCU	DWCDD	LCU
Wastewater Collection and Transmission System	FGUA	DWCDD	FGUA
DWCDD = Del Webb Oak Creek Community Development District FGUA = Florida Governmental Utility Authority LCU = Lee County Utilities FDOT = Florida Department of Transportation			

Exhibit E. Roadway Ownership, Operation and Maintenance



4.3 Permits

State and local permits and approvals are required prior to the construction of infrastructure, which are outlined in **Table 4**. A similar table, previously provided in the Original Report, is updated herein to indicate additional permits obtained through the subsequent course of development. Additional permits and permit modifications are considered a part of the normal design and permitting process and may be applied for at the time the improvement is undertaken.

All permits known to be required for the construction of the infrastructure components of the Project, as previously described in Section 3 herein, are either in effect or considered obtainable within the normal course of construction plan development and permitting.

TABLE 4– PERMITTING MATRIX					
Agency	Permit	Permit No.	Issued	Expiration	Status
Lee County	Zoning Resolution	TBD	TBD	TBD	Approved
Army Corps of Engineers	Dredge and Fill	SAJ-2003-12543	8/24/2019	8/14/2024	Approved
South Florida Water Management District (SFWMD)	Environmental Resource Permit (ERP) Modification	36-105316-P	9/28/2021	9/28/2026	Approved
SFWMD	Water Use Permit (Dewatering)	36-09524-W	10/12/2021	10/12/2024	Approved
SFWMD	Water Use Permit (Irrigation)	36-06390-W	10/13/2021	10/13/2026	Approved
Lee County (Offsite Roadway)	Limited Review Development Order	TBD	TBD	TBD	TBD
Florida Governmental Utility Authority (FGUA)	Sewer Transmission System	TBD	TBD	TBD	TBD
Lee County	Development Order	DOS2021-00010	9/10/2021	9/10/2027	Approved
Lee County	Vegetation Permit	VEG2021-00490	10/13/2021	10/13/2022	Approved
Florida Department of Environmental Protection (FDEP)	NPDES NOI	TBD	TBD	TBD	TBD
FDEP	Sewer Transmission System	TBD	TBD	TBD	TBD

Florida Department of Health (FDOH)	Water Distribution	TBD	TBD	TBD	TBD
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V. CONCLUSION

5.1 Summary

The District, as amended and restated herein, is comprised of ±467.25 acres wholly within an overall ±503.17 acre Development. Per the Original Report, the District was established on June 21, 2022 for the purpose of planning, financing, constructing, operating and maintaining public infrastructure for the lands comprising the Development within the jurisdiction of the District. The District possesses the authority to issue Bonds for the purpose of acquiring and constructing certain public infrastructure improvements. Such improvements include drainage and surface water management system, onsite roadways, onsite utilities, offsite utility and roadway improvements, and professional services and fees, as described throughout Section 3 of this Report.

The Project will be designed in accordance with current governmental regulations and requirements and will serve its intended function so long as the construction is in substantial compliance with the construction plans approved by the appropriate jurisdiction/agency.

Furthermore, it is our opinion that:

- The estimated cost of the Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and will not be greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the Project are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- The Project is feasible to construct, there are no known technical reasons existing at this time that would prevent the implementation of the Project, and it is reasonable to assume that all necessary regulatory approvals may be obtained in due course; and,
- The assessable property within the District will receive a special benefit from the Project that is at least equal to such costs.

Exhibit B

Second Supplemental Special Assessment Methodology Report, dated September 17, 2025, as supplemented by the *Second Supplemental Special Assessment Methodology Report*, dated September 17, 2025



Amended and Restated Master Special Assessment Methodology Report

DEL WEBB OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT

August 11, 2025

SPECIAL DISTRICT SERVICES, INC

2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

1.0 **INTRODUCTION**

The Del Webb Oak Creek Community Development District (the “District”) is a local unit of special-purpose government with portions located in an unincorporated area of Lee County, Florida (the “County”). The District was established effective June 27, 2022, by Ordinance No. 22-15 enacted by the Board of County Commissioners of the County to provide for the construction and/or acquisition, financing, long-term administration and management of certain infrastructure of the Del Webb Oak Creek development (the “Development”).

The District boundary originally was ±413.95 acres, but as of August 5, 2025 is amended and restated herein to include the ±53.30 acres of lands associated with the Expansion Parcel added to the District boundary on August 5, 2025 by Ordinance No. 25-15, thus totaling ±467.25 acres and is planned for the following land uses:

Table 1 – Proposed Land Uses for the District

Land Use Category	Unit
40’/45’ Single Family	247 Dwelling units
50’ Single Family	466 Dwelling units
64’ Single Family	228 Dwelling units

This Master Special Assessment Methodology Report (the “Master Report”) will provide the allocation of special assessments as it relates to the sale and issuance of proposed Special Assessment Bonds in one or more series (the “Bonds”) for the financing of public infrastructure improvements in the District, including but not limited to the following: stormwater management infrastructure, roadway improvements, water distribution infrastructure, and sanitary sewer infrastructure (collectively, the “Project”). These infrastructure improvements will give special benefit to all assessable lands in the District. Special benefit is a required determination in order to make use of the proceeds of any special assessment bonds issued by the District.

This Master Report equitably allocates the costs being incurred by the District to provide the benefits from the Project to the developable lands within the District as identified herein on **Exhibit A**. The improvements comprising the Project are described below and in the Amended and Restated Master Engineer’s Report adopted April 14, 2025, revised June 2, 2025 (the “Amended and Restated Engineer’s Report”), as may be revised and prepared by Barraco and Associates, Inc. (the “District’s Engineer”).

The District intends to issue Bonds in one or more series. Supplemental assessment methodology reports will be prepared in accordance with each series of Bond issue which will set forth the specific portions of the Project to be funded.

2.0 PROJECTS TO BE FUNDED BY THE DISTRICT

The Project is comprised of an interrelated system of public infrastructure improvements which will serve and specially benefit all assessable areas within the District. The Project will serve all assessable lands within the District and the improvements will be interrelated such that they will reinforce one another. The total cost of the Project is currently estimated to be \$31,467,095. A detail of the estimated Project costs for the development is included herein on **Table A**. The Bonds will be repaid through the levy of non-ad valorem special assessments on all assessable property within the District. The Project has been designed to be functional and confer special benefits to the landowners within the District. Any portion of the Project not financed through the issuance of Bonds will be paid for by Pulte Home Company, LLC, or its successors or assigns (herein the “Landowner”).

Construction and/or acquisition and maintenance obligations for the District’s proposed infrastructure improvements constituting the Project are described in the Engineer’s Report.

The construction costs for the Project identified in this Master Report were provided by the District Engineer. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

3.0 FUNDING OF IMPROVEMENTS

To defray the costs of construction or acquisition, of all or a portion of the Project, the District will impose non-ad valorem special assessments on benefited real property within the District. These assessments are based on the special and peculiar benefits accruing to such property from the improvements comprising the Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible.

In summary, special assessments may be levied: (1) for facilities which provide special benefits to property as distinct from general benefits, (2) only against property which receives that special benefit, (3) in proportion to the benefits received by the properties; and (4) according to fair and reasonable methods that the governing body of the jurisdiction determines. The special assessments placed upon various benefited properties in the District must be sufficient to cover the debt service of the Bonds that will be issued for financing all or a portion of the Project.

Until all the land within the District has been platted and sold, the assessments on the portion of land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the development density known and the product types confirmed.

4.0 ALLOCATION OF BENEFIT AND ASSESSMENTS

In developing the methodology used for special assessments in the District, two interrelated factors were used:

- A. Allocation of Benefit: Each parcel of land, lot and/or unit within the District benefits from the construction and financing of the proposed improvements.
- B. Allocation of Cost/Debt: The special assessments imposed on each parcel of land, lot and/or unit within the District cannot exceed the value of the benefits provided to such parcel of land, lot and/or unit.

The planned improvements comprising the Project is an integrated system of facilities designed to provide benefits to the assessable property within the District as a whole. The Project is intended to work as a total system which will provide special benefits for each unit type. The fair and reasonable method of allocating the benefit to each planned residential unit has been accomplished by assigning an *equivalent residential unit* (“ERU”) to each unit. Therefore, for the purpose of this Master Report each 50 foot single family residential unit will be assigned one (1) ERU. The other proposed land uses will be assigned as follows in **Table 2**.

Table 2 – Equivalent Residential Unit (ERU)

<u>Product Type</u>	<u># of Units</u>	<u>ERU</u>
40'/45' GARDEN	247	0.9375
50' CLASSIC	466	1.0000
64' ESTATE	228	1.0625
Total Units	941	

Given the District’s approved land use plan and the type of infrastructure to be funded by the proposed special assessments, this method results in a fair allocation of benefits and an equitable allocation of costs for the Project. The special benefit received and applied to each parcel and/or residential dwelling unit/lot as a result of the construction of public infrastructure improvements will exceed the cost of such improvements allocated to such parcel or unit. However, if the future platting results in changes in land use or proportion of benefit per acre and/or unit type, this allocation methodology may not be applicable and it may be necessary for the District to revise the allocation methodology.

To the extent land is sold in bulk to a third party, prior to platting, then, the District will assign debt based upon the development rights conveyed by the Landowner based upon the *ERU* factors as shown herein.

5.0 COLLECTION OF SPECIAL ASSESSMENTS

The proposed special assessments for the District are planned to be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632; *Florida Statutes* (“*F.S.*”) for platted lots, or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197.3632, *F.S.*, or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs generally include the 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.94. In the event the special assessments are direct billed, then, the collection costs and discounts may not apply.

6.0 FINANCING STRUCTURE

The estimated cost of construction for the Project is \$31,467,095. The construction program and the costs associated with the District are identified herein on **Table A**.

All or a portion of the capital improvements comprising the Project is assumed to be financed by the Bonds which, when issued, will be payable from and secured by special assessments levied annually against all assessable properties within the District which totals approximately 467.25+/- acres. Based on the current market conditions the total aggregate principal amount of the Bonds (approximately \$38,000,000) for the District is shown herein on **Table B**. The proceeds of the Bonds will provide a maximum of approximately \$31,467,095 for acquisition and/or construction related costs. The sizing of the Bonds is assumed to include capitalized interest, if so required, a debt service reserve fund equal to the maximum annual net debt service and issuance costs as shown herein on **Table B**. (Note: The District may decide in the future not to issue the total par debt of \$38,000,000 referenced in this Master Report.)

7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISM

Allocation of proposed costs and proposed debt, respectively shown herein on **Table C and Table D**, for the infrastructure improvements financed by the District for the Project (estimated at \$31,467,095) is initially based on the estimated 941 residential dwelling units projected to be constructed within the District and benefited by the infrastructure improvements comprising the Project. Based on a Bond size of approximately \$38,000,000 at an assumed interest rate of 6.75% the estimated annual debt service on the Bonds will be approximately \$2,958,742 which has not been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes.

To ensure that each residential unit is assessed no more than their pro-rata amount of the annual non-ad valorem assessments shown herein on **Table F**, the District will be required to perform a “True-Up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining Equivalent Residential Units (ERU). The District shall, at the time a plat or re-plat is submitted to the County:

- A.** Assume that the total number of ERUs, within each parcel, utilized as a basis for this assessment methodology is as described in Table 1 (“Total Assessable ERUs”).
- B.** Ascertain the number of assessable ERUs, within each parcel, in the proposed plat or re-plat and all prior plats (“Planned Assessable ERUs”).
- C.** Ascertain the current amount of potential remaining ERUs within each Parcel that has not yet been platted (“Remaining Assessable ERUs”).

If the Planned Assessable ERUs are equal to the Total Assessable ERUs, no action would be required at that time. However, if the sum of the Planned Assessable ERUs and the Remaining Assessable ERUs are less than the Total Assessable ERUs, the applicable landowner will be obligated by the District to remit to the District an amount of money sufficient to enable the District to retire an amount of Bonds, plus accrued interest, such that the amount of non-ad valorem assessments allocated to each Planned Assessable ERU does not exceed the amount of debt service that would have been allocated thereto, had the total number of Planned Assessable ERUs not changed from what is represented in **Table 1**. Conversely, if the Planned Assessable ERUs is greater than the Total Assessable ERUs, then

there will be a pro-rata decrease in the annual non-ad valorem assessments to all of the benefited properties.

All assessments levied run with the land. A determination of a true-up payment shall be based on the terms and provisions of this Master Report, the applicable supplemental methodology report and the applicable assessment resolutions. It is the responsibility of the landowner of record (other than end-users unaffiliated with the Landowner) to make any required true-up payments that are due. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied.

8.0 PRELIMINARY ASSESSMENT ROLL

When fully developed, the current site plan for the District will include the land uses in **Table 1**.

9.0 ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, consultants and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this report.

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

TABLE A

PROJECT COST ESTIMATES

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

	TOTAL
SURFACE WATER MANAGEMENT/DRAINAGE/ENVIRONMENTAL	\$ 12,468,000
ROADWAY	\$ 508,000
POTABLE WATER UTILITIES	\$ 5,003,000
WASTEWATER COLLECTION AND TRANSMISSION SYSTEM	\$ 8,756,000
PROFESSIONAL CONSULTANT FEES	\$ 1,871,450
CONTINGENCY COSTS	\$ 2,860,645
TOTAL	\$ 31,467,095

TABLE B

BOND SIZING

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

	BOND SIZING
Par Amount*	\$ 38,000,000 *
Debt Service Reserve Fund (DSRF)	\$ (2,985,742)
Capitalized Interest	\$ (2,565,000)
Issuance Costs	\$ (982,163)
Construction Funds	\$ 31,467,095
Bond Interest Rate	6.75%
Principal Amortization Period (Years)	30

*Subject to change at final bond pricing

TABLE C

ALLOCATION OF PROJECT COSTS

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor*	Total ERUs*	Project Cost Allocation Per Type	Project Cost Allocation Per Unit*
40' / 45' GARDEN	247	0.9375	231.5625	\$ 7,753,248	\$ 31,390
50' CLASSIC	466	1.0000	466.0000	\$ 15,602,757	\$ 33,482
64' ESTATE	228	1.0625	242.2500	\$ 8,111,090	\$ 35,575
TOTAL	941	N/A	939.8125	\$ 31,467,095	N/A

*Rounded

TABLE D

ALLOCATION OF BOND DEBT

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor*	Total ERUs*	Bond Debt Allocation Per Unit Type*	Bond Debt Allocation Per Unit*
40' / 45' GARDEN	247	0.9375	231.5625	\$ 9,362,905	\$ 37,906
50' CLASSIC	466	1.0000	466.0000	\$ 18,842,056	\$ 40,434
64' ESTATE	228	1.0625	242.2500	\$ 9,795,039	\$ 42,961
TOTAL	941	N/A	939.8125	\$ 38,000,000	N/A

*Rounded

TABLE E

CALCULATION OF ANNUAL DEBT SERVICE

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

		2025 Series Bond Debt
1	Maximum Annual Debt Service	\$ 2,985,741.89
2	Maximum Annual Debt Service Assessment to be Collected	\$ 3,176,321.16 *
3	Total Number of Gross Acres	467.25
4	Maximum Annual Debt Service per Gross Acre	\$6,797.91
5	Total Number of Residential Units Planned	941
6	Maximum Annual Debt Service per Unit Type	See Table F

*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

TABLE F

ALLOCATION OF DEBT SERVICE ASSESSMENTS**DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT**

Product	Number of Units by Type	ERU Factor*	Total ERUs*	**Maximum Annual Debt Assessment Per Unit*	**Maximum Annual Debt Assessment Per Unit Type*
40' / 45' GARDEN	247	0.9375	231.5625	\$ 782,621	\$ 3,169
50' CLASSIC	466	1.0000	466.0000	\$ 1,574,958	\$ 3,380
64' ESTATE	228	1.0625	242.2500	\$ 818,742	\$ 3,591
TOTAL	941	N/A	939.8125	\$ 3,176,321	N/A

Folio ID#'s and/or Parcel Plat Description	Developable Acreage by Parcel	**Maximum Annual Debt Assessment Per Acre*	Par Debt Per Acre	Total Par Debt
See Exhibit A	467.25	\$ 6,797.91	\$ 81,326.91	\$ 38,000,000
TOTALS		N/A	N/A	\$ 38,000,000

*Rounded

**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

DESCRIPTION

Parcel in
 Sections 17, 19 and 20, Township 43 South, Range 25 East
 Lee County, Florida

A tract or parcel of land being ALL of the record plat "DEL WEBB OAK CREEK" recorded in Instrument No. 2022000137258, LESS AND EXCEPT LOT "A" and LOT "B" thereof, and ALL of the record plat "DEL WEBB OAK CREEK PHASE 1A" recorded in Instrument No. 2023000360804 and ALL of the record plat "DEL WEBB OAK CREEK PHASE 2" recorded in Instrument No. 2024000135431, all in the Public Records of Lee Florida, and lands lying in Section 20, Township 43 South, Range 25 East, Lee County, Florida, said tract or parcel lying in Sections 17, 19 and 20, Township 43 South, Range 25 East, Lee County, Florida and being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 17 run N00°06'34"W along the West line of the Southwest Quarter (SW 1/4) of said Section 17 for 1,802.86 feet to an intersection with the Southwesterly line of the Seaboard Coast Line Railroad as described in Deed Book 17, Pages 248 and 249, Lee County Records; thence run S45°46'33"E along said Southwesterly line for 4,463.79 feet to an intersection with the South line of the Northwest quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section 20; thence run N89°35'12"E along the South line of said Fraction for 14.23 feet to an intersection with the Westerly line of the Seaboard Coast Line Railroad, as described in Deed Book 12, Page 490, Lee County Records; thence run S45°46'33"E along said Westerly line for 1,076.58 feet to the Northerly most corner of lands described in deed recorded in Instrument Number 2016000122654, Lee County Records; thence run along the Northerly and Westerly line of said lands the following Twenty (20) courses: S48°02'19"W for 69.87 feet; S73°42'23"W for 58.90 feet; S63°11'42"W for 185.80 feet; S12°27'53"E for 47.23 feet; S06°44'59"E for 184.93 feet; S17°33'46"E for 175.53 feet; S33°08'01"E for 172.66 feet; S13°10'35"E for 191.90 feet; S02°58'19"E for 101.11 feet; S28°41'23"E for 101.26 feet; S06°56'00"E for 65.29 feet; S04°34'47"E for 104.84 feet; S01°27'18"E for 68.32 feet; S03°53'00"W for 59.94 feet; S15°47'36"E for 66.07 feet; S35°27'33"E for 91.88 feet; S43°34'35"E for 56.55 feet; S66°01'27"E for 97.77 feet; S61°09'48"E for 63.94 feet and S27°45'14"E for 127.65 feet to an intersection with an Easterly line of lands described in Official Record Book 3718, Page 4367, Lee County Records; thence run S00°14'42"W along said Easterly line for 123.18 feet to a point on a non-tangent curve and an intersection with the Northerly right of way line of Bayshore Road (State Road No. 78) as shown on F.D.O.T. Right of Way Map, Section No. 12060-2535; thence run Westerly along said Northerly right of way line along an arc of a curve to the left of radius 2,914.79 feet (delta 04°30'15") (chord bearing S88°01'44"W) (chord 229.08 feet) for 229.14 feet to an intersection with the Easterly line of said LOT "B"; thence run along the Easterly, Northerly and Westerly line of said LOT "B" the following courses: N04°13'23"W along a radial line for 101.10 feet; N40°26'55"W for 197.36 feet; N00°00'42"E for 65.82 feet; N89°59'18"W for 432.74 feet to a point on a non-tangent curve; Southerly along an arc of a curve to the right of radius 850.00 feet (delta 24°37'18") (chord bearing S13°02'58"W) (chord 362.47 feet) for 365.27 feet to a point of reverse curvature and Southeasterly along an arc of a curve to the left of radius 50.00 feet (delta 131°24'24") (chord bearing S40°20'35"E) (chord 91.14 feet) for 114.67 feet to a point of cusp and an intersection with said Northerly right of way line; thence run Westerly along said Northerly right of way line along an arc of a curve to the left of radius 2,914.79 feet (delta 03°15'39") (chord bearing S72°19'23"W) (chord 165.87 feet) for 165.89 feet to an intersection with the Easterly line of said LOT "A"; thence run

DESCRIPTION (CONTINUED)

along the Easterly, Northerly and Westerly line of said LOT "A" the following courses: N19°12'35"W for 35.00 feet; N17°49'48"E for 129.02 feet to a point of curvature; Northeasterly along an arc of a curve to the right of radius 268.00 feet (delta 20°16'46") (chord bearing N27°58'11"E) (chord 94.36 feet) for 94.86 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the left of radius 132.00 feet (delta 23°44'52") (chord bearing N26°14'09"E) (chord 54.32 feet) for 54.71 feet to a point of compound curvature; Northwesterly along an arc of a curve to the left of radius 790.00 feet (delta 78°10'17") (chord bearing N24°43'26"W) (chord 996.16 feet) for 1,077.84 feet to a point of tangency; N63°48'34"W for 360.87 feet; S26°11'26"W for 62.12 feet to a point of curvature; Southerly along an arc of a curve to the left of radius 167.50 feet (delta 40°04'59") (chord bearing S06°08'56"W) (chord 114.80 feet) for 117.18 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 30.00 feet (delta 90°37'10") (chord bearing S31°25'02"W) (chord 42.66 feet) for 47.45 feet to a point of tangency; S76°43'37"W for 19.29 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 40.00 feet (delta 57°30'05") (chord bearing S47°58'35"W) (chord 38.48 feet) for 40.14 feet to a point of tangency; S19°13'32"W for 420.02 feet; S25°51'28"W for 58.54 feet to a point of curvature; Southerly along an arc of a curve to the left of radius 526.00 feet (delta 56°07'01") (chord bearing S02°12'02"E) (chord 494.83 feet) for 515.18 feet to a point of tangency and S30°15'33"E for 551.19 feet to a point on a non-tangent curve and an intersection with the Northwesterly line right of way line of said Bayshore Road (State Road No. 78); thence run along said Northwesterly right of way line the following courses: Southwesterly along an arc of a curve to the left of radius 2,914.79 feet (delta 14°24'58") (chord bearing S49°51'58"W) (chord 731.46 feet) for 733.39 feet to a point of tangency and S42°39'29"W for 49.66 feet; thence run N47°20'31"W for 288.69 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 50.00 feet (delta 90°00'00") (chord bearing S87°39'29"W) (chord 70.71 feet) for 78.54 feet to a point of tangency; thence run S42°39'29"W for 305.74 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the right of radius 62.00 feet (delta 43°34'27") (chord bearing S26°36'31"W) (chord 46.02 feet) for 47.15 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 82.00 feet (delta 48°27'22") (chord bearing S24°10'03"W) (chord 67.30 feet) for 69.35 feet to a point of tangency; thence run S00°03'38"E for 53.50 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 70.00 feet (delta 43°41'16") (chord bearing S21°54'16"E) (chord 52.09 feet) for 53.37 feet to a point of tangency; thence run S43°44'54"E for 10.09 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 30.00 feet (delta 70°31'44") (chord bearing S79°00'46"E) (chord 34.64 feet) for 36.93 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 150.00 feet (delta 66°56'07") (chord bearing S80°48'34"E) (chord 165.44 feet) for 175.24 feet to a point of tangency; thence run S47°20'31"E for 28.72 feet to an intersection with said Northwesterly right of way line of Bayshore Road; thence run S42°39'29"W along said Northwesterly right of way line for 164.10 feet to an intersection with the North right of way line of Samville Road, also being the North line of the South 25 feet of said Southwest Quarter (SW 1/4) of said Section 20; thence run S89°34'56"W along said North right of way line for 213.42 feet to an intersection with the East line of the West 200 feet of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run N00°03'38"W along said East line for 300.01 feet to an intersection with the North line of the South 325 feet of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run S89°34'56"W along said North line for 200.00 feet to an

DESCRIPTION (CONTINUED)

intersection with the West line of said Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run $N00^{\circ}03'38''W$ along said West line for 342.91 feet to the Northeast corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run $S89^{\circ}35'07''W$ along the North line of said Fraction for 660.33 feet to an intersection with the East line of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run $N00^{\circ}06'56''W$ along said East line for 667.95 feet to the Northeast corner of said Fraction; thence run $S89^{\circ}35'19''W$ along the North line of said Fraction for 660.97 feet to the Southeast corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 19; thence run $S89^{\circ}02'55''W$ along the South line of said Fraction for 298.24 feet to an intersection with the centerline of Williams Road; thence run $N43^{\circ}43'44''W$ along said centerline for 168.94 feet to a point of curvature; thence continuing along said centerline run Northwesterly along the arc of said curve to the right of radius 3,125.43 feet (delta $04^{\circ}17'59''$) (chord bearing $N41^{\circ}34'45''W$) (chord 234.49 feet), for 234.55 feet to a point of tangency; thence continuing along said centerline run $N39^{\circ}25'45''W$ for 1,190.43 feet to an intersection with the West line of said Fraction; thence run $N00^{\circ}11'23''E$ along said West line for 101.73 feet to the Northwest corner of said Fraction; thence run $N00^{\circ}32'23''E$ along the West line of the East Half (E 1/2) of the Northeast Quarter of said Section 19 for 2,652.91 feet to the Northwest corner of said Fraction; thence run $N88^{\circ}20'13''E$ along the North line of the Northeast quarter (NE 1/4) of said Section 19 for 1,322.60 feet to the POINT OF BEGINNING.

Containing 467.25 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the North line of the Northeast quarter (NE 1/4) of said Section 19 to bear $N88^{\circ}20'13''E$.

 Scott A. Wheeler (For The Firm)
 Professional Surveyor and Mapper
 Florida Certificate No. 5949

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THIS IS NOT A SURVEY

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net
2771 MCGREGOR BLVD., SUITE 100
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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-8940

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

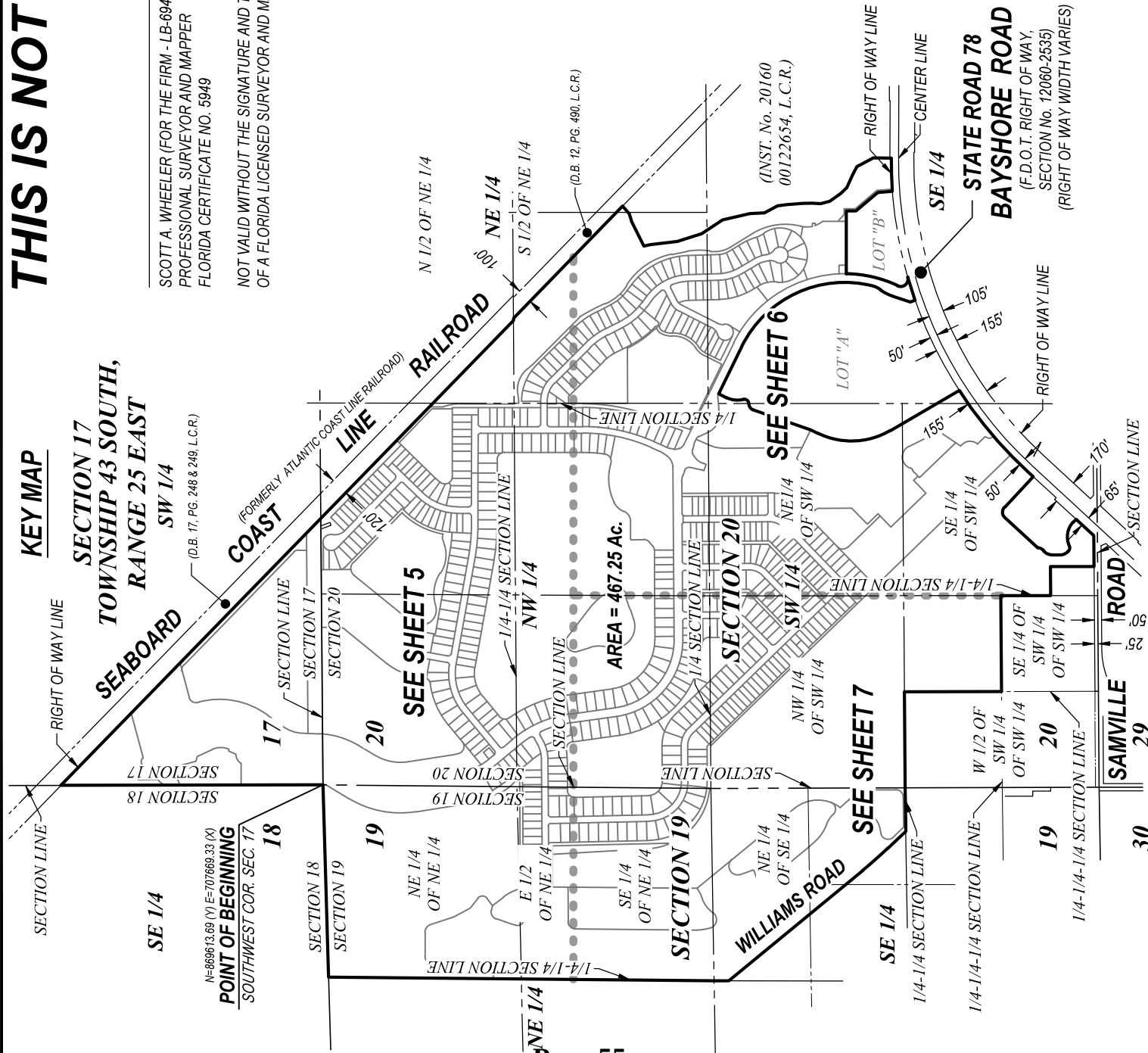
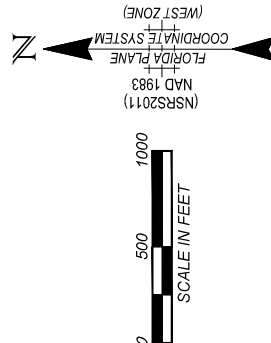
DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

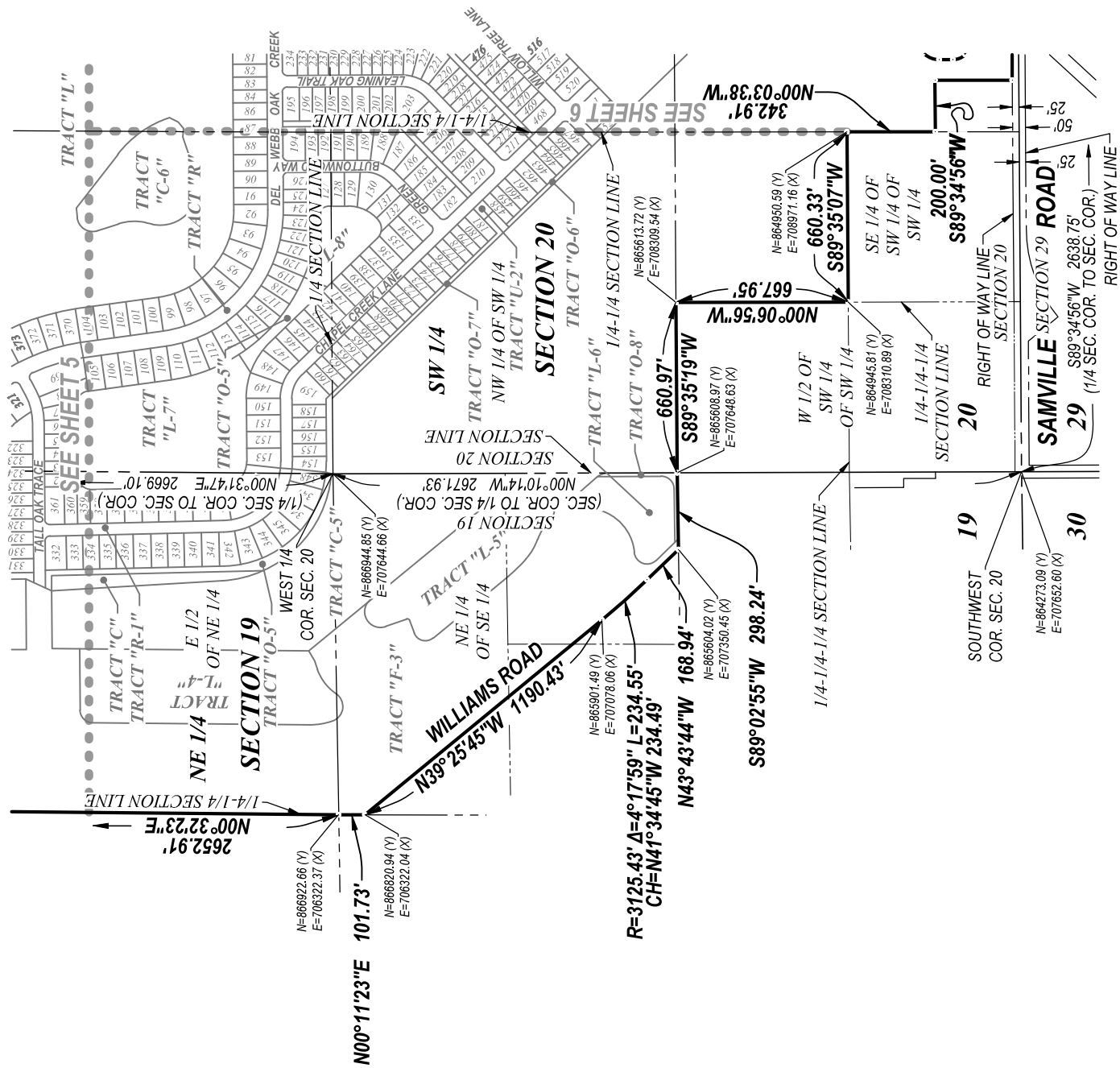
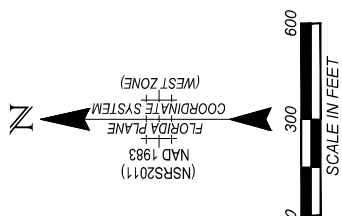
**SPECIAL
DISTRICT
SERVICES,
INC.**

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.99994441 TO OBTAIN GRID DISTANCES.
2. D.B. - DENOTES DEED BOOK.
3. D.E. - DENOTES DRAINAGE EASEMENT.
4. INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
5. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
6. (P) - DENOTES PLAT.
7. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
10. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983) (NSRS 2011) AND ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19 TO BEAR N88°20'13"E.
10. DESCRIPTION IS ATTACHED.







**SPECIAL
DISTRICT
SERVICES,
INC.**

PROJECT DESCRIPTION

**A PARCEL OF LAND IN
SECTIONS 17, 19 & 20,
TOWNSHIP 43 SOUTH,
RANGE 25 EAST,
LEE COUNTY, FLORIDA**

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

[illegible]

SKETCH TO ACCOMPANY DESCRIPTION	
	A rectangular box with a lid.
	A cylindrical container.
	A rectangular box with a handle.
	A rectangular box with a lid and a handle.
	A rectangular box with a lid and a handle.
	A rectangular box with a lid and a handle.
	A rectangular box with a lid and a handle.
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	A rectangular box with a lid and a handle.

PROJECT / FILE NO.	SHEET NUMBER
23668/24127 17-43-25	7 OF 7



SECOND SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT

DEL WEBB OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT

September 17, 2025

SPECIAL DISTRICT SERVICES, INC

2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

1.0 INTRODUCTION

The Del Webb Oak Creek Community Development District (the “District”) is a local unit of special-purpose government with portions located in an unincorporated area of Lee County, Florida (the “County”). The District was established effective June 27, 2022, by Ordinance No. 22-15, and an additional 53.30 acres were added to the District boundaries on August 5, 2025, by Ordinance No. 25-15, enacted by the Board of County Commissioners of the County to provide for the construction and/or acquisition, financing, long-term administration and management of certain infrastructure of the Del Webb Oak Creek development (the “Development”).

The District contains approximately 467.25 gross acres and is planned for the following land uses:

Table 1 – Proposed Land Uses for the District

Land Use Category	Unit
40' SCENIC	247 Dwelling units
50' DISTINCTIVE	466 Dwelling units
65' ECHELON	228 Dwelling units

This Second Supplemental Special Assessment Methodology Report (the “Second Supplemental Report”), like the First Supplemental Special Assessment Methodology Report, dated February 9, 2023 (the “First Supplemental Report”), relating to the District’s Special Assessment Bonds, Series 2023 (2023 Project) (the “Series 2023 Bonds”) supplements the master methodology as described in the Amended and Restated *Master Special Assessment Methodology Report*, dated August 11, 2025, (the “Master Report”) to provide the allocation of special assessments as it relates to the sale and issuance of proposed Special Assessment Bonds, Series 2025 (2025 Project Area) (the “Series 2025 Bonds”) for the financing a portion of public infrastructure improvements in the District, including but not limited to the following: stormwater management infrastructure, roadway improvements, water distribution infrastructure, and sanitary sewer infrastructure (collectively, the “Project”). These infrastructure improvements will provide special benefit to certain lands within the District referred to as the “2025 Project Area” or “Remaining Lands”. Special benefit is a required determination in order to make use of the proceeds of any special assessment bonds issued by the District. The portion of the Project financed by the Series 2025 Bonds shall be referred to herein as the 2025 Project (the “2025 Project”).

The improvements comprising the Project are described below and in the Amended and Restated Engineer’s Report dated August 11, 2025 (the “Engineer’s Report”), prepared by Barraco and Associates, Inc. (the “District’s Engineer”). This Second Supplemental Report equitably allocates the costs being incurred by the District to provide the benefits of a portion of the Project financed by the Series 2025 Bonds to the remaining developable lands that were not previously encumbered with and

assigned Series 2023 Assessments pursuant to the First Supplemental Report within the District as identified herein on **Exhibit “A”** (the “Remaining Lands”).

This Second Supplemental Report will equitably allocate the remaining costs being incurred by the District to provide the 2025 Project to all of the Remaining Lands within the District. The implementation of the public improvements comprising the 2025 Project will convey special and peculiar benefits to the Remaining Lands. The Series 2025 Bonds issued to finance the public improvements will be repaid through the levy of non-ad valorem special assessments on the assessable Remaining Lands. The proceeds from the Series 2025 Bonds will only finance a portion of the 2025 Project and the special assessments securing the Series 2025 Bonds will be levied on all 160 platted units and the 68.5 non-platted gross acres in the Remaining Lands within the District, would upon the platting of the remaining 259 dwelling units, as shown in **Table C**, the debt represented by the Series 2025 Bonds will be assigned to those units on a first platted, first assigned basis. Upon final platting and assignment of the 259 remaining unplatted units and total ERUs shown in **Table F**.

2.0 PROJECTS TO BE FUNDED BY THE DISTRICT

The Project is comprised of an interrelated system of public infrastructure improvements which will serve and specially benefit all assessable lands within the District. The Project will serve all assessable lands within the District and the improvements will be interrelated such that they will reinforce one another. The total cost of the Project is currently estimated to be \$31,467,095. A detail of the estimated Project costs for the development is included herein on **Table A**. A portion the Project was previously funded by the Series 2023 Bonds (the “2023 Project”). The Series 2025 Bonds will be repaid through the levy of non-ad valorem special assessments on the remaining 160 platted units and 68.5 non-platted acres within the District until fully assigned to the remaining 259 units of the 419 planned units and total ERUs shown in **Table C**. The 2025 Project has been designed to be functional and confer special benefits to the landowners within the 2025 Project Area within the District. Any portion of the 2025 Project not financed through the issuance of Series 2025 Bonds will be paid for by Pulte Home Company, LLC, or its successors or assigns (herein the “Landowner”).

Construction and/or acquisition and maintenance obligations for the District’s proposed infrastructure improvements constituting the 2025 Project are described in the Engineer’s Report.

The construction costs for the 2025 Project identified in this Second Supplemental Report were provided by the District Engineer. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

3.0 FUNDING OF IMPROVEMENTS

To defray the costs of construction and or acquisition of a portion of the 2025 Project, the District will impose non-ad valorem special assessments on all benefited real property in the Remaining Lands within the District. These assessments are based on the special and peculiar benefits accruing to such property from the improvements comprising the 2025 Project financed by the Series 2025 Bonds. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the 2025 Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property within the Remaining Lands within the District would not be possible. The improvements, which will be funded through these special assessments, include only facilities which may be undertaken by a community

development district under Chapter 190, *F.S.* This Second Supplemental Report is designed to meet the requirements of Chapters 170, 190 and 197, *F.S.*; and may be supplemented or amended from time to time.

In summary, special assessments may be levied: (1) for facilities which provide special benefits to property as distinct from general and incidental benefits, (2) only against property which receives that special benefit, (3) in proportion to the benefits received by the properties; and (4) according to fair and reasonable methods that the governing body of the jurisdiction determines. The special assessments placed upon various benefited properties in the District must be sufficient to cover the debt service of the Series 2025 Bonds that will be issued for financing a portion of the 2025 Project.

Until all the land within the Remaining Lands within the District has been platted and sold, the assessments on the portion of land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted will the developable acreage be determined, the final plat be certain, the development density known and the product types confirmed.

4.0 ALLOCATION OF BENEFIT AND ASSESSMENTS

In developing the methodology used for special assessments in the District, two interrelated factors were used:

- A.** Allocation of Benefit: Each parcel of land, lot and/or unit within the Remaining Lands within the District benefits from the construction and financing of the proposed improvements.
- B.** Allocation of Cost/Debt: The special assessments imposed on each parcel of land, lot and/or unit within the Remaining Lands within the District cannot exceed the value of the benefits provided to such parcel of land, lot and/or unit.

The planned improvements comprising the 2025 Project is an integrated system of facilities designed to provide benefits to the assessable property within the District as a whole. The 2025 Project is intended to work as a total system which will provide special benefits for each unit type. The fair and reasonable method of allocating the benefit to each planned residential unit has been accomplished by assigning an *equivalent residential unit* (“ERU”) to each unit. Therefore, for the purpose of this Second Supplemental Report, each 50 foot single family residential unit will be assigned one (1) ERU; each 40 foot / 45 foot single family residential unit is defined as 0.9375 of one (1) ERU and each 65 foot single family residential unit is defined as 1.0625 ERU. Accordingly, the 2025 Project benefits the units in these same proportions resulting in the special assessments being allocated to each 40 / 45 foot, 50 foot and 65 foot single family residential dwelling unit types in these proportions. The Project Benefit allocation & the Bond Debt allocation are shown herein on **Table C** and **Table D**.

Given the approved land use plan and the type of infrastructure to be funded by the proposed special assessments, this method results in a fair allocation of benefits and an equitable allocation of costs for the Project. The special benefit received and applied to each parcel and/or residential dwelling unit/lot as a result of the construction of public infrastructure improvements will exceed the cost of such units allocated to each parcel and/or unit/lot. However, if the future platting results in changes in land use

or proportion of benefit per acre and/or unit type, this allocation methodology may not be applicable and it may be necessary for the District to revise the allocation methodology.

To the extent land is sold in bulk to a third party, prior to platting, then, the District will assign debt based upon the development rights conveyed based upon the *ERU* factors as shown herein.

5.0 COLLECTION OF SPECIAL ASSESSMENTS

The proposed special assessments for the District are planned to be collected through the Uniform Method of Collection described in Section 197.3632; *Florida Statutes* (“*F.S.*”) for platted lots, or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Section 197.3632, *F.S.*, or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs currently include a \$2.50 per parcel collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. However, actual collection costs may vary from year to year depending on agreements in place with the County Tax Collector and County Property Appraiser and any statutory changes. These previously described additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.95 plus \$2.50 per parcel. In the event the special assessments are direct billed, then, the collection costs and discounts may not apply.

6.0 FINANCING STRUCTURE

The estimated cost of construction for the Project is \$31,467,095. Of this amount, \$11,520,494 has been funded through the Series 2023 Bonds, leaving an estimated remaining construction cost of \$19,946,601. The construction program and the costs associated with the District are identified herein on **Table A**.

A portion of the capital improvements comprising the 2025 Project is assumed to be financed by the Series 2025 Bonds which, when issued, will be payable from and secured by special assessments levied annually initially against 160 of 419 planned units and 68.5 non platted acres within the Remaining Lands within the District. Based on the current market conditions the total aggregate principal amount of the Series 2025 Bonds (\$9,660,000) for the District is shown herein on **Table B**. The proceeds of the Series 2025 Bonds will provide a maximum of \$8,916,654 for acquisition and/or construction related costs. The sizing of the Series 2025 Bonds is assumed to include a debt service reserve fund equal to 50% of the maximum annual debt service and issuance costs as shown herein on **Table B**.

7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISM

Allocation of proposed costs and proposed debt, respectively shown herein on **Table C** and **Table D**, for the infrastructure improvements financed by the District for a portion of all costs of the Project (estimated remaining construction cost of \$19,946,601 as stated above) will, upon platting, be assigned to the remaining 259 of the planned 419 residential dwelling units projected to be constructed within the Remaining Lands within the District and benefited by the infrastructure improvements comprising the 2025 Project. The annual debt service assessment will be \$6,331.09 per gross acre. Based on a Series 2025 Bond size of \$8,916,654 at an average coupon interest rate of 5.52% the annual debt service on the Bonds will be \$662,090.63 which has not been grossed up to include the \$2.50 per parcel Tax Collector fee and 1% County Property Appraiser fee

To ensure that each residential unit is assessed no more than their pro-rata amount of the annual non-ad valorem assessments shown herein on **Table F**, the District will be required to perform a “True-Up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining Equivalent Residential Units (“ERU”). The District shall, at the time a plat or re-plat is submitted to the County:

- A. Assume that the total number of ERUs, within each parcel, utilized as a basis for this assessment methodology is as described in Table C (“Total Assessable ERUs”).
- B. Ascertain the number of assessable ERUs, within each parcel, in the proposed plat or re-plat and all prior plats (“Planned Assessable ERUs”).
- C. Ascertain the current amount of potential remaining ERUs within each Parcel that has not yet been platted (“Remaining Assessable ERUs”).

If the Planned Assessable ERUs are equal to the Total Assessable ERUs, no action would be required at that time. However, if the sum of the Planned Assessable ERUs and the Remaining Assessable ERUs are less than the Total Assessable ERUs, the applicable landowner will be obligated by the District to remit to the District an amount of money sufficient to enable the District to retire an amount of Series 2025 Bonds, plus accrued interest, such that the amount of non-ad valorem assessments allocated to each Planned Assessable ERU does not exceed the amount of debt service that would have been allocated thereto, had the total number of Planned Assessable ERUs not changed from what is represented in **Table C**.

All assessments levied, run with the land. A determination of a true-up payment shall be based on the terms and provisions of this Second Supplemental Report, the Master Report and the applicable assessment resolutions. It is the responsibility of the landowner of record (other than end-users unaffiliated with the Landowner) to make any required true-up payments that are due. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied.

8.0 ASSESSMENT ROLL

When fully developed, the current site plan for the District will include the land uses in **Table 1**. The Series 2025 Bond will be secured by assessments assigned to the platted units and acreage within the Remaining Lands with the District described in **Table F**.

9.0 ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, consultants and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this report.

Special District Services, Inc. does not represent the Del Webb Oak Creek Community Development District as a Municipal Advisor or Securities Broker nor is Special District Services, Inc. registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as

amended. Similarly, Special District Services, Inc. does not provide the Del Webb Oak Creek Community Development District with financial advisory services or offer investment advice in any form.

TABLE A

PROJECT COST ESTIMATES

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

	TOTAL
SURFACE WATER MANAGEMENT/DRAINAGE/ENVIRONMENTAL	\$ 12,468,000
ROADWAY	\$ 508,000
POTABLE WATER UTILITIES	\$ 5,003,000
WASTEWATER COLLECTION AND TRANSMISSION SYSTEM	\$ 8,756,000
PROFESSIONAL CONSULTANT FEES	\$ 1,871,450
CONTINGENCY COSTS	\$ 2,860,645
TOTAL	\$ 31,467,095
AMOUNT PREVIOUSLY FUNDED WITH SERIES 2023 BONDS	\$ (11,520,494)
TOTAL COSTS REMAINING	\$ 19,946,601

TABLE B

BOND SIZING

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

	BOND SIZING
Par Amount	\$ 9,660,000
Original Issue Discount	\$ (11,726)
Debt Service Reserve Fund (DSRF)	\$ (331,045)
Issuance Costs	\$ (400,575)
Construction Funds	\$ 8,916,654
Bond Interest Rate (Average Coupon)	5.52%
Principal Amortization Period (Years)	30

TABLE C

ALLOCATION OF PROJECT COSTS

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor*	Total ERUs*	Project Cost Allocation Per Type	Project Cost Allocation Per Unit*
40' SCENIC	103	0.9375	96.5625	\$ 4,600,313	\$ 44,663
50' DISTINCTIVE	218	1.0000	218.0000	\$ 10,385,691	\$ 47,641
65' ECHELON	98	1.0625	104.1250	\$ 4,960,597	\$ 50,618
TOTAL	419	N/A	418.6875	\$ 19,946,601	N/A

*Rounded

TABLE D

ALLOCATION OF BOND DEBT

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor*	Total ERUs*	Bond Debt Allocation Per Unit Type*	Bond Debt Allocation Per Unit*
40' SCENIC	103	0.9375	96.5625	\$ 2,227,900	\$ 21,630.09
50' DISTINCTIVE	218	1.0000	218.0000	\$ 5,029,718	\$ 23,072.10
65' ECHELON	98	1.0625	104.1250	\$ 2,402,382	\$ 24,514.11
TOTAL	419	N/A	418.6875	\$ 9,660,000	N/A

*Rounded

TABLE E

CALCULATION OF ANNUAL DEBT SERVICE

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

		2025 Series Bond Debt
1	Maximum Annual Debt Service	\$ 662,090.63
2	Maximum Annual Debt Service Assessment to be Collected	\$ 698,040.14 *
3	Total Number of Gross Acres	68.50
4	Maximum Annual Debt Service per Gross Acre	\$6,331.09
5	Total Number of Residential Units Planned	419
6	Maximum Annual Debt Service per Unit Type	See Table F

*Grossed up to include \$2.50 per parcel collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

TABLE F

ALLOCATION OF DEBT SERVICE ASSESSMENTS**DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT**

Product	Number of Units by Type	ERU Factor*	Total ERUs*	**Maximum Annual Debt Assessment Per Unit Type*	**Maximum Annual Debt Assessment Per Unit*
40' SCENIC	103	0.9375	96.5625	\$ 161,006.75	\$ 1,563.17
50' DISTINCTIVE	218	1.0000	218.0000	\$ 363,451.43	\$ 1,667.21
65' ECHELON	98	1.0625	104.1250	\$ 173,581.96	\$ 1,771.24
TOTAL	419	N/A	418.6875	\$ 698,040	N/A

Folio ID#'s and/or Parcel Plat Description	Developable Acreage by Unit/Parcel	**Maximum Annual Debt Assessment Per Unit/Acre*	Par Debt Per Unit/Acre*	Total Par Debt *
40' SCENIC	54	\$ 1,563.17	\$ 21,630.09	\$ 1,168,025
50' DISTINCTIVE	75	\$ 1,667.21	\$ 23,072.10	\$ 1,730,408
65' ECHELON	31	\$ 1,771.24	\$ 24,514.11	\$ 759,937
See Exhibit "A"	68.50	\$ 6,331.09	\$ 141,021.90	\$ 6,001,630
TOTALS		N/A	N/A	\$ 9,660,000

*Rounded

**Grossed up to include \$2.50 per parcel collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

DESCRIPTION

Parcel in
 Sections 17, 19 and 20, Township 43 South, Range 25 East
 Lee County, Florida

A tract or parcel of land being ALL of the record plat "DEL WEBB OAK CREEK" recorded in Instrument No. 2022000137258, LESS AND EXCEPT LOT "A" and LOT "B" thereof, and ALL of the record plat "DEL WEBB OAK CREEK PHASE 1A" recorded in Instrument No. 2023000360804 and ALL of the record plat "DEL WEBB OAK CREEK PHASE 2" recorded in Instrument No. 2024000135431, all in the Public Records of Lee Florida, and lands lying in Section 20, Township 43 South, Range 25 East, Lee County, Florida, said tract or parcel lying in Sections 17, 19 and 20, Township 43 South, Range 25 East, Lee County, Florida and being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 17 run N00°06'34"W along the West line of the Southwest Quarter (SW 1/4) of said Section 17 for 1,802.86 feet to an intersection with the Southwesterly line of the Seaboard Coast Line Railroad as described in Deed Book 17, Pages 248 and 249, Lee County Records; thence run S45°46'33"E along said Southwesterly line for 4,463.79 feet to an intersection with the South line of the Northwest quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section 20; thence run N89°35'12"E along the South line of said Fraction for 14.23 feet to an intersection with the Westerly line of the Seaboard Coast Line Railroad, as described in Deed Book 12, Page 490, Lee County Records; thence run S45°46'33"E along said Westerly line for 1,076.58 feet to the Northerly most corner of lands described in deed recorded in Instrument Number 2016000122654, Lee County Records; thence run along the Northerly and Westerly line of said lands the following Twenty (20) courses: S48°02'19"W for 69.87 feet; S73°42'23"W for 58.90 feet; S63°11'42"W for 185.80 feet; S12°27'53"E for 47.23 feet; S06°44'59"E for 184.93 feet; S17°33'46"E for 175.53 feet; S33°08'01"E for 172.66 feet; S13°10'35"E for 191.90 feet; S02°58'19"E for 101.11 feet; S28°41'23"E for 101.26 feet; S06°56'00"E for 65.29 feet; S04°34'47"E for 104.84 feet; S01°27'18"E for 68.32 feet; S03°53'00"W for 59.94 feet; S15°47'36"E for 66.07 feet; S35°27'33"E for 91.88 feet; S43°34'35"E for 56.55 feet; S66°01'27"E for 97.77 feet; S61°09'48"E for 63.94 feet and S27°45'14"E for 127.65 feet to an intersection with an Easterly line of lands described in Official Record Book 3718, Page 4367, Lee County Records; thence run S00°14'42"W along said Easterly line for 123.18 feet to a point on a non-tangent curve and an intersection with the Northerly right of way line of Bayshore Road (State Road No. 78) as shown on F.D.O.T. Right of Way Map, Section No. 12060-2535; thence run Westerly along said Northerly right of way line along an arc of a curve to the left of radius 2,914.79 feet (delta 04°30'15") (chord bearing S88°01'44"W) (chord 229.08 feet) for 229.14 feet to an intersection with the Easterly line of said LOT "B"; thence run along the Easterly, Northerly and Westerly line of said LOT "B" the following courses: N04°13'23"W along a radial line for 101.10 feet; N40°26'55"W for 197.36 feet; N00°00'42"E for 65.82 feet; N89°59'18"W for 432.74 feet to a point on a non-tangent curve; Southerly along an arc of a curve to the right of radius 850.00 feet (delta 24°37'18") (chord bearing S13°02'58"W) (chord 362.47 feet) for 365.27 feet to a point of reverse curvature and Southeasterly along an arc of a curve to the left of radius 50.00 feet (delta 131°24'24") (chord bearing S40°20'35"E) (chord 91.14 feet) for 114.67 feet to a point of cusp and an intersection with said Northerly right of way line; thence run Westerly along said Northerly right of way line along an arc of a curve to the left of radius 2,914.79 feet (delta 03°15'39") (chord bearing S72°19'23"W) (chord 165.87 feet) for 165.89 feet to an intersection with the Easterly line of said LOT "A"; thence run

DESCRIPTION (CONTINUED)

along the Easterly, Northerly and Westerly line of said LOT "A" the following courses: N19°12'35"W for 35.00 feet; N17°49'48"E for 129.02 feet to a point of curvature; Northeasterly along an arc of a curve to the right of radius 268.00 feet (delta 20°16'46") (chord bearing N27°58'11"E) (chord 94.36 feet) for 94.86 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the left of radius 132.00 feet (delta 23°44'52") (chord bearing N26°14'09"E) (chord 54.32 feet) for 54.71 feet to a point of compound curvature; Northwesterly along an arc of a curve to the left of radius 790.00 feet (delta 78°10'17") (chord bearing N24°43'26"W) (chord 996.16 feet) for 1,077.84 feet to a point of tangency; N63°48'34"W for 360.87 feet; S26°11'26"W for 62.12 feet to a point of curvature; Southerly along an arc of a curve to the left of radius 167.50 feet (delta 40°04'59") (chord bearing S06°08'56"W) (chord 114.80 feet) for 117.18 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 30.00 feet (delta 90°37'10") (chord bearing S31°25'02"W) (chord 42.66 feet) for 47.45 feet to a point of tangency; S76°43'37"W for 19.29 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 40.00 feet (delta 57°30'05") (chord bearing S47°58'35"W) (chord 38.48 feet) for 40.14 feet to a point of tangency; S19°13'32"W for 420.02 feet; S25°51'28"W for 58.54 feet to a point of curvature; Southerly along an arc of a curve to the left of radius 526.00 feet (delta 56°07'01") (chord bearing S02°12'02"E) (chord 494.83 feet) for 515.18 feet to a point of tangency and S30°15'33"E for 551.19 feet to a point on a non-tangent curve and an intersection with the Northwesterly line right of way line of said Bayshore Road (State Road No. 78); thence run along said Northwesterly right of way line the following courses: Southwesterly along an arc of a curve to the left of radius 2,914.79 feet (delta 14°24'58") (chord bearing S49°51'58"W) (chord 731.46 feet) for 733.39 feet to a point of tangency and S42°39'29"W for 49.66 feet; thence run N47°20'31"W for 288.69 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 50.00 feet (delta 90°00'00") (chord bearing S87°39'29"W) (chord 70.71 feet) for 78.54 feet to a point of tangency; thence run S42°39'29"W for 305.74 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the right of radius 62.00 feet (delta 43°34'27") (chord bearing S26°36'31"W) (chord 46.02 feet) for 47.15 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 82.00 feet (delta 48°27'22") (chord bearing S24°10'03"W) (chord 67.30 feet) for 69.35 feet to a point of tangency; thence run S00°03'38"E for 53.50 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 70.00 feet (delta 43°41'16") (chord bearing S21°54'16"E) (chord 52.09 feet) for 53.37 feet to a point of tangency; thence run S43°44'54"E for 10.09 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 30.00 feet (delta 70°31'44") (chord bearing S79°00'46"E) (chord 34.64 feet) for 36.93 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 150.00 feet (delta 66°56'07") (chord bearing S80°48'34"E) (chord 165.44 feet) for 175.24 feet to a point of tangency; thence run S47°20'31"E for 28.72 feet to an intersection with said Northwesterly right of way line of Bayshore Road; thence run S42°39'29"W along said Northwesterly right of way line for 164.10 feet to an intersection with the North right of way line of Samville Road, also being the North line of the South 25 feet of said Southwest Quarter (SW 1/4) of said Section 20; thence run S89°34'56"W along said North right of way line for 213.42 feet to an intersection with the East line of the West 200 feet of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run N00°03'38"W along said East line for 300.01 feet to an intersection with the North line of the South 325 feet of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run S89°34'56"W along said North line for 200.00 feet to an

DESCRIPTION (CONTINUED)

intersection with the West line of said Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run $N00^{\circ}03'38''W$ along said West line for 342.91 feet to the Northeast corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run $S89^{\circ}35'07''W$ along the North line of said Fraction for 660.33 feet to an intersection with the East line of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run $N00^{\circ}06'56''W$ along said East line for 667.95 feet to the Northeast corner of said Fraction; thence run $S89^{\circ}35'19''W$ along the North line of said Fraction for 660.97 feet to the Southeast corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 19; thence run $S89^{\circ}02'55''W$ along the South line of said Fraction for 298.24 feet to an intersection with the centerline of Williams Road; thence run $N43^{\circ}43'44''W$ along said centerline for 168.94 feet to a point of curvature; thence continuing along said centerline run Northwesterly along the arc of said curve to the right of radius 3,125.43 feet (delta $04^{\circ}17'59''$) (chord bearing $N41^{\circ}34'45''W$) (chord 234.49 feet), for 234.55 feet to a point of tangency; thence continuing along said centerline run $N39^{\circ}25'45''W$ for 1,190.43 feet to an intersection with the West line of said Fraction; thence run $N00^{\circ}11'23''E$ along said West line for 101.73 feet to the Northwest corner of said Fraction; thence run $N00^{\circ}32'23''E$ along the West line of the East Half (E 1/2) of the Northeast Quarter of said Section 19 for 2,652.91 feet to the Northwest corner of said Fraction; thence run $N88^{\circ}20'13''E$ along the North line of the Northeast quarter (NE 1/4) of said Section 19 for 1,322.60 feet to the POINT OF BEGINNING.

Containing 467.25 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the North line of the Northeast quarter (NE 1/4) of said Section 19 to bear $N88^{\circ}20'13''E$.

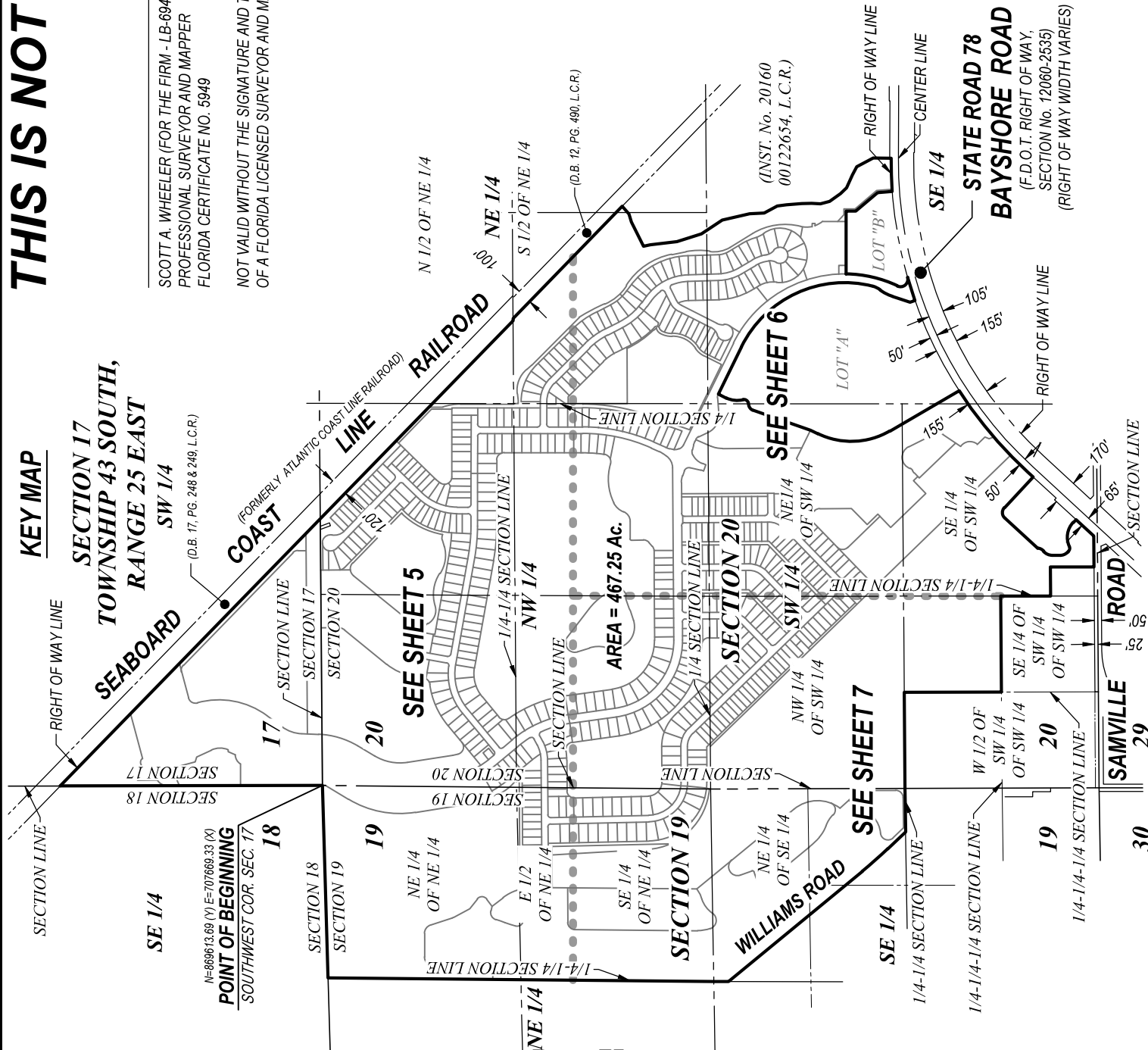
 Scott A. Wheeler (For The Firm)
 Professional Surveyor and Mapper
 Florida Certificate No. 5949

L:\23668 - Chapel Oak (Pulte)\Surveying\Descriptions\CDD\23668CDD02.doc

THIS IS NOT A SURVEY

KEY MAP

SECTION 17
TOWNSHIP 43 SOUTH,
RANGE 25 EAST



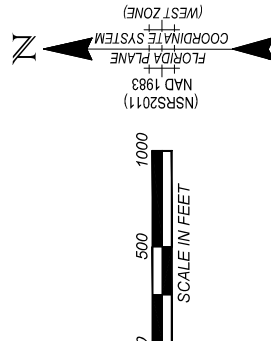
DATE SIGNED:

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999444 TO OBTAIN GRID DISTANCES.
2. D.B. - DENOTES DEED BOOK.
3. D.E. - DENOTES DRAINAGE EASEMENT.
4. INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
5. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
6. (P) - DENOTES PLAT.
7. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
10. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983) (NSRS 2011) AND ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19 TO BEAR N88°20'13"E.
10. DESCRIPTION IS ATTACHED.



STATE ROAD 78
BAYSHORE ROAD
(F.D.O.T. RIGHT OF WAY,
SECTION No. 12060-2535)
(RIGHT OF WAY WIDTH VARIES)

WILLIAMS ROAD

SEABOARD COAST LINE RAILROAD

SEABOARD

WILLIAMS ROAD

SEABOARD

SEABOARD

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2771 MCGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**SPECIAL
DISTRICT
SERVICES,
INC.**

PROJECT DESCRIPTION

A PARCEL OF LAND IN
SECTIONS 17, 19 & 20,
TOWNSHIP 43 SOUTH,
RANGE 25 EAST,
LEE COUNTY, FLORIDA

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED OR DIGITAL SEAL OF A
LICENSED SURVEYOR AND MAPPER

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LAYOUT	4
LOCATION	1206052002.DWG
PLOT DATE	FRI 12-5-2008 - 10:07 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	12/04/2008
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	
PLAN REVISIONS	

STRAP NUMBERS

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT FILE NO.
2506052002
SHEET NUMBER
4 OF 7

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2771 MCGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800
FORT MYERS (239) 661-3170
FORT MYERS (239) 661-3170
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-8460

PREPARED FOR

**SPECIAL
DISTRICT
SERVICES,
INC.**

PROJECT DESCRIPTION

A PARCEL OF LAND IN
SECTIONS 17, 19 & 20,
TOWNSHIP 43 SOUTH,
RANGE 25 EAST,
LEE COUNTY, FLORIDA

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL SEAL OF THE SURVEYOR OR THE
LICENSED SURVEYOR AND MAPPER

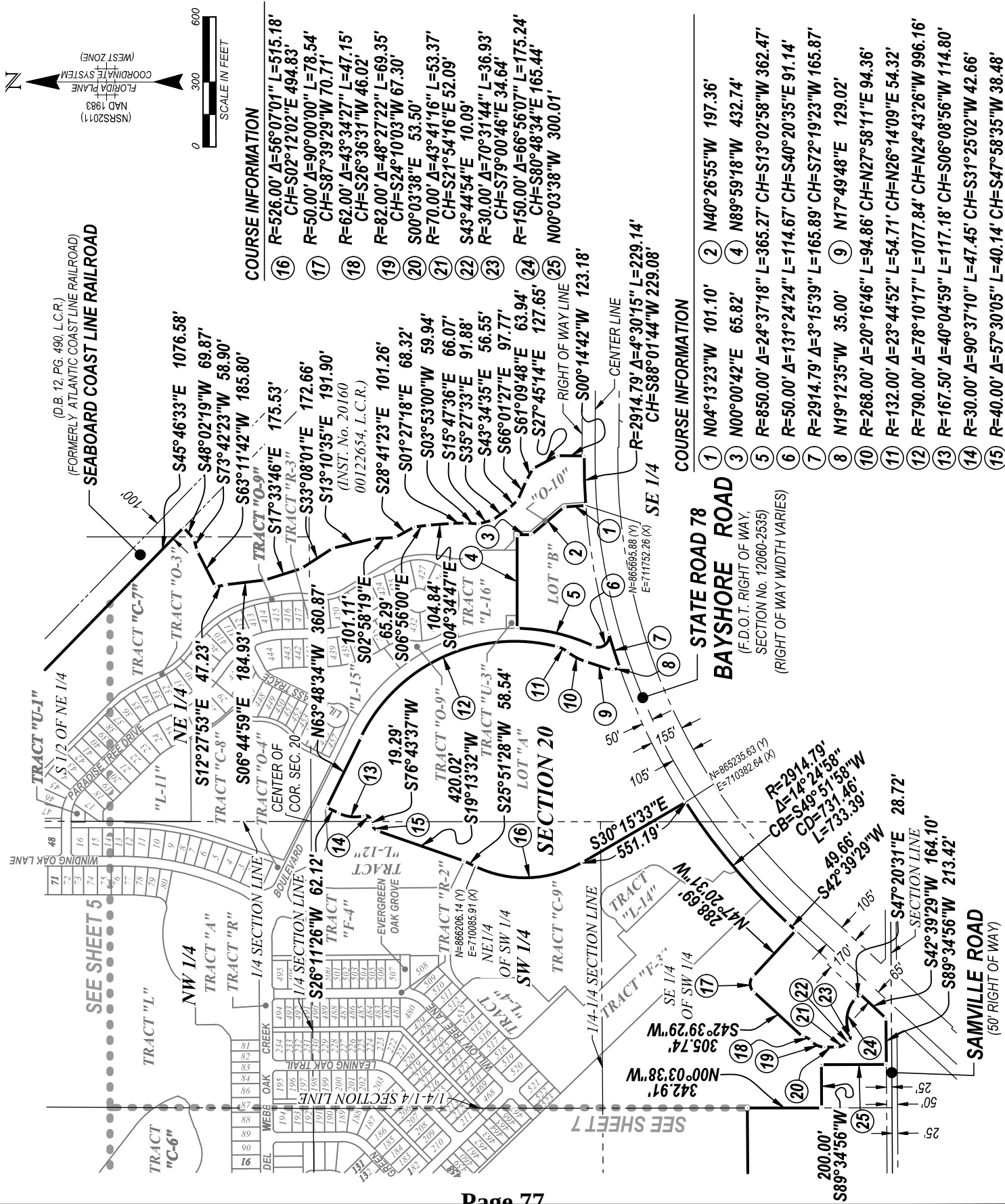
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PLOT BY: PETER OLSEN
DRAWING DATA
SURVEY DATE: 12/20/24
DRAWN BY: P. OLSEN
CHECKED BY: P. OLSEN
SCALE: 1"=100'
FIELD BOOK:
PLAN REVISIONS

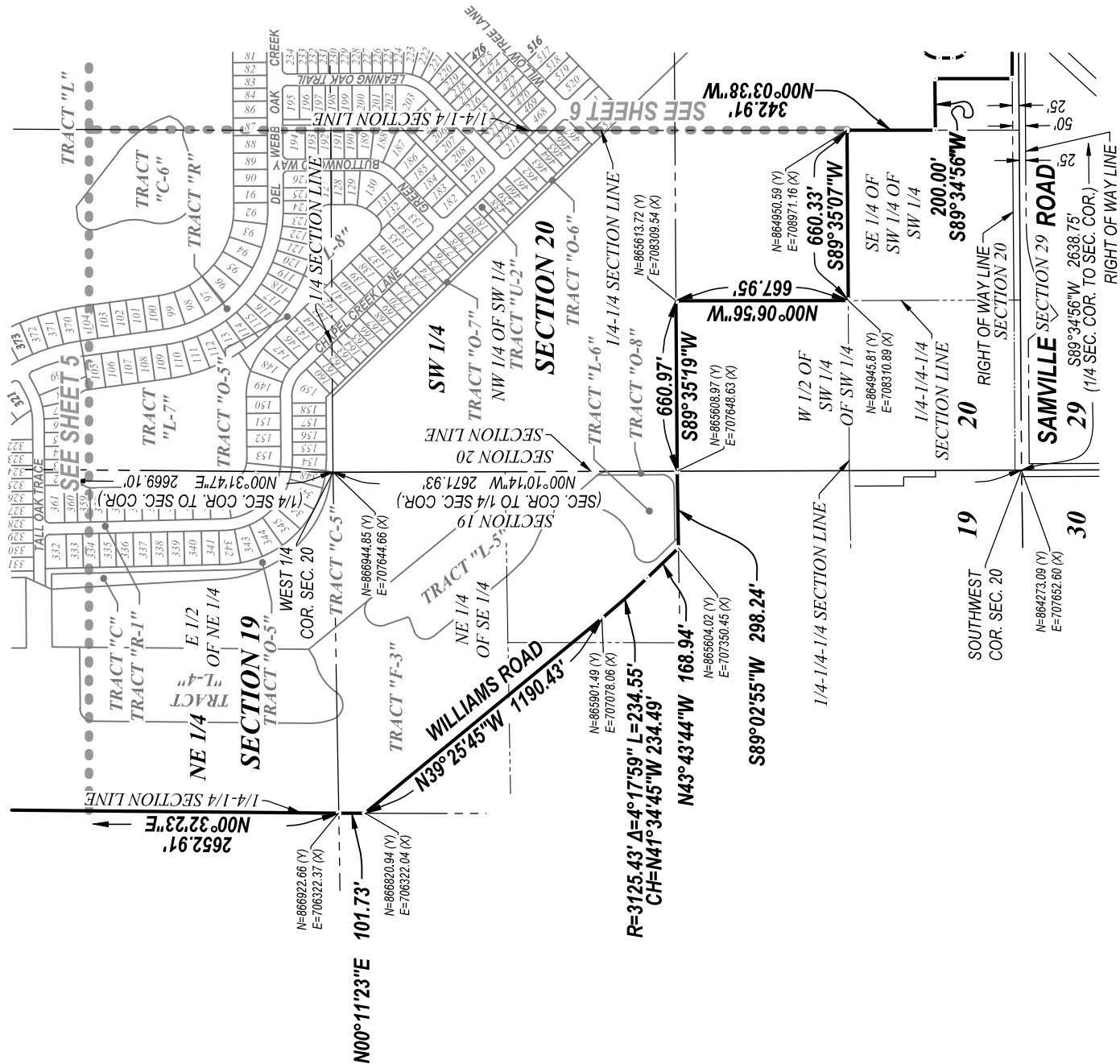
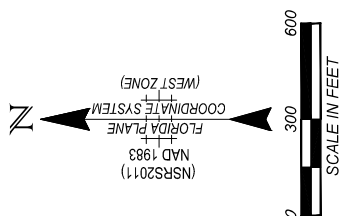
STRAP NUMBERS

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT FILE NO.
250805000

SHEET NUMBER
6 OF 7





**SPECIAL
DISTRICT
SERVICES,
INC.**

PROJECT DESCRIPTION

**A PARCEL OF LAND IN
SECTIONS 17, 19 & 20,
TOWNSHIP 43 SOUTH,
RANGE 25 EAST,
LEE COUNTY, FLORIDA**

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

[illegible][illegible]

PROJECT / FILE NO.	SHEET NUMBER
23668/24127 17-43-25	7 OF 7

Exhibit C

Maturities and Coupon of Series 2025 Bonds

BOND PRICING

Del Webb Oak Creek Community Development District
Special Assessment Bonds, Series 2025 (2025 Project Area)

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term 1:	05/01/2030	745,000	3.750%	3.750%	100.000
Term 2:	05/01/2045	3,870,000	5.375%	5.400%	99.697
Term 3:	05/01/2055	5,045,000	5.625%	5.625%	100.000
		9,660,000			

Dated Date	10/15/2025	
Delivery Date	10/15/2025	
First Coupon	05/01/2026	
Par Amount	9,660,000.00	
Original Issue Discount	-11,726.10	
Production	9,648,273.90	99.878612%
Underwriter's Discount	-193,200.00	-2.000000%
Purchase Price	9,455,073.90	97.878612%
Accrued Interest		
Net Proceeds	9,455,073.90	

Exhibit D

Sources and Uses of Funds for Series 2025 Bonds

SOURCES AND USES OF FUNDS

Del Webb Oak Creek Community Development District
Special Assessment Bonds, Series 2025 (2025 Project Area)

Sources:

Bond Proceeds:

Par Amount	9,660,000.00
Original Issue Discount	-11,726.10

9,648,273.90

Uses:

Other Fund Deposits:

Debt Service Reserve Fund (50% MADS)	331,045.32
--------------------------------------	------------

Delivery Date Expenses:

Cost of Issuance	207,375.00
Underwriter's Discount	193,200.00
	400,575.00

Other Uses of Funds:

Construction Fund	8,916,653.58
-------------------	--------------

9,648,273.90

Exhibit E

Annual Debt Service Payment Due on Series 2025 Bonds

BOND DEBT SERVICE

Del Webb Oak Creek Community Development District
Special Assessment Bonds, Series 2025 (2025 Project Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2026	120,000	3.750%	282,964.79	402,964.79	
11/01/2026			257,615.63	257,615.63	660,580.42
05/01/2027	145,000	3.750%	257,615.63	402,615.63	
11/01/2027			254,896.88	254,896.88	657,512.51
05/01/2028	155,000	3.750%	254,896.88	409,896.88	
11/01/2028			251,990.63	251,990.63	661,887.51
05/01/2029	160,000	3.750%	251,990.63	411,990.63	
11/01/2029			248,990.63	248,990.63	660,981.26
05/01/2030	165,000	3.750%	248,990.63	413,990.63	
11/01/2030			245,896.88	245,896.88	659,887.51
05/01/2031	175,000	5.375%	245,896.88	420,896.88	
11/01/2031			241,193.75	241,193.75	662,090.63
05/01/2032	180,000	5.375%	241,193.75	421,193.75	
11/01/2032			236,356.25	236,356.25	657,550.00
05/01/2033	190,000	5.375%	236,356.25	426,356.25	
11/01/2033			231,250.00	231,250.00	657,606.25
05/01/2034	205,000	5.375%	231,250.00	436,250.00	
11/01/2034			225,740.63	225,740.63	661,990.63
05/01/2035	215,000	5.375%	225,740.63	440,740.63	
11/01/2035			219,962.50	219,962.50	660,703.13
05/01/2036	225,000	5.375%	219,962.50	444,962.50	
11/01/2036			213,915.63	213,915.63	658,878.13
05/01/2037	240,000	5.375%	213,915.63	453,915.63	
11/01/2037			207,465.63	207,465.63	661,381.26
05/01/2038	250,000	5.375%	207,465.63	457,465.63	
11/01/2038			200,746.88	200,746.88	658,212.51
05/01/2039	265,000	5.375%	200,746.88	465,746.88	
11/01/2039			193,625.00	193,625.00	659,371.88
05/01/2040	280,000	5.375%	193,625.00	473,625.00	
11/01/2040			186,100.00	186,100.00	659,725.00
05/01/2041	295,000	5.375%	186,100.00	481,100.00	
11/01/2041			178,171.88	178,171.88	659,271.88
05/01/2042	310,000	5.375%	178,171.88	488,171.88	
11/01/2042			169,840.63	169,840.63	658,012.51
05/01/2043	330,000	5.375%	169,840.63	499,840.63	
11/01/2043			160,971.88	160,971.88	660,812.51
05/01/2044	345,000	5.375%	160,971.88	505,971.88	
11/01/2044			151,700.00	151,700.00	657,671.88
05/01/2045	365,000	5.375%	151,700.00	516,700.00	
11/01/2045			141,890.63	141,890.63	658,590.63
05/01/2046	385,000	5.625%	141,890.63	526,890.63	
11/01/2046			131,062.50	131,062.50	657,953.13
05/01/2047	410,000	5.625%	131,062.50	541,062.50	
11/01/2047			119,531.25	119,531.25	660,593.75
05/01/2048	435,000	5.625%	119,531.25	554,531.25	
11/01/2048			107,296.88	107,296.88	661,828.13
05/01/2049	460,000	5.625%	107,296.88	567,296.88	
11/01/2049			94,359.38	94,359.38	661,656.26
05/01/2050	485,000	5.625%	94,359.38	579,359.38	
11/01/2050			80,718.75	80,718.75	660,078.13
05/01/2051	510,000	5.625%	80,718.75	590,718.75	
11/01/2051			66,375.00	66,375.00	657,093.75
05/01/2052	540,000	5.625%	66,375.00	606,375.00	
11/01/2052			51,187.50	51,187.50	657,562.50
05/01/2053	575,000	5.625%	51,187.50	626,187.50	

Publication Date
2025-09-29

Subcategory
Miscellaneous Notices

DEL WEBB OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICTS INTENT TO USE THE UNIFORM METHOD
OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Del Webb Oak Creek 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 October 13, 2025, at 11:30 a.m., at 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134.

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, or to be added to, 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, the design, installation and construction of certain roadway improvements, water and sewer systems, stormwater management facilities, landscaping, hardscaping, signage, and 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 Office at 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922, 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 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.

Michelle Krizen

District Manager

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

www.delwebboakcreekcdd.org

9/15, 9/22, 9/29, 10/6/25 #11658102

RESOLUTION 2025-10

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB OAK CREEK 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 DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Del Webb Oak Creek Community Development District ("District") was established pursuant to the provisions of Chapter 190, *Florida Statutes* ("Act"), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; 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, the District previously adopted Resolution 2022-28 which expressed the District's intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes* over the lands located within the District at the time of the District's establishment ("Existing Lands"); and

WHEREAS, subsequent to the adoption of Resolution 2022-28, the Lee County Board of County Commissioners adopted Ordinance No. 25-15 which expanded the boundaries of the District to include an additional 53.30 acres of land ("2025 New Lands"); 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 Lee County for four (4) consecutive weeks prior to such hearing, which notice addressed the District's intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes* over the 2025 New Lands.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEL WEBB OAK CREEK 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 special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida*

Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, 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 for the 2025 New Lands and the Existing Lands. The legal description of the boundaries of the real property subject to a levy of assessments (which includes the 2025 New Lands and the Existing Lands) 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 of Lee County 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 13th day of October, 2025.

ATTEST:

**DEL WEBB OAK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Legal Description

EXHIBIT A

Barraco
and Associates, Inc.

www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION

Parcel in
Sections 17, 19 and 20, Township 43 South, Range 25 East
Lee County, Florida

A tract or parcel of land being ALL of the record plat "DEL WEBB OAK CREEK" recorded in Instrument No. 2022000137258, LESS AND EXCEPT LOT "A" and LOT "B" thereof, and ALL of the record plat "DEL WEBB OAK CREEK PHASE 1A" recorded in Instrument No. 2023000360804 and ALL of the record plat "DEL WEBB OAK CREEK PHASE 2" recorded in Instrument No. 2024000135431, all in the Public Records of Lee Florida, and lands lying in Section 20, Township 43 South, Range 25 East, Lee County, Florida, said tract or parcel lying in Sections 17, 19 and 20, Township 43 South, Range 25 East, Lee County, Florida and being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 17 run $N00^{\circ}06'34''W$ along the West line of the Southwest Quarter (SW 1/4) of said Section 17 for 1,802.86 feet to an intersection with the Southwesterly line of the Seaboard Coast Line Railroad as described in Deed Book 17, Pages 248 and 249, Lee County Records; thence run $S45^{\circ}46'33''E$ along said Southwesterly line for 4,463.79 feet to an intersection with the South line of the Northwest quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section 20; thence run $N80^{\circ}35'12''E$ along the South line of said Fraction for 14.23 feet to an intersection with the Westerly line of the Seaboard Coast Line Railroad, as described in Deed Book 12, Page 490, Lee County Records; thence run $S45^{\circ}46'33''E$ along said Westerly line for 1,076.58 feet to the Northerly most corner of lands described in deed recorded in Instrument Number 2016000122654, Lee County Records; thence run along the Northerly and Westerly line of said lands the following Twenty (20) courses: $S48^{\circ}02'19''W$ for 69.87 feet; $S73^{\circ}42'23''W$ for 58.90 feet; $S63^{\circ}11'42''W$ for 185.80 feet; $S12^{\circ}27'53''E$ for 47.23 feet; $S06^{\circ}44'59''E$ for 184.93 feet; $S17^{\circ}33'46''E$ for 175.53 feet; $S33^{\circ}08'01''E$ for 172.66 feet; $S13^{\circ}10'35''E$ for 191.90 feet; $S02^{\circ}58'19''E$ for 101.11 feet; $S28^{\circ}41'23''E$ for 101.26 feet; $S06^{\circ}56'00''E$ for 65.29 feet; $S04^{\circ}34'47''E$ for 104.84 feet; $S01^{\circ}27'18''E$ for 68.32 feet; $S03^{\circ}53'00''W$ for 59.94 feet; $S15^{\circ}47'36''E$ for 66.07 feet; $S35^{\circ}27'33''E$ for 91.88 feet; $S43^{\circ}34'35''E$ for 56.55 feet; $S66^{\circ}01'27''E$ for 97.77 feet; $S61^{\circ}09'48''E$ for 63.94 feet and $S27^{\circ}45'14''E$ for 127.65 feet to an intersection with an Easterly line of lands described in Official Record Book 3718, Page 4367, Lee County Records; thence run $S00^{\circ}14'42''W$ along said Easterly line for 123.18 feet to a point on a non-tangent curve and an intersection with the Northerly right of way line of Bayshore Road (State Road No. 78) as shown on F.D.O.T. Right of Way Map, Section No. 12060-2535; thence run Westerly along said Northerly right of way line along an arc of a curve to the left of radius 2,914.79 feet (delta $04^{\circ}30'15''$) (chord bearing $S88^{\circ}01'44''W$) (chord 229.08 feet) for 229.14 feet to an intersection with the Easterly line of said LOT "B"; thence run along the Easterly, Northerly and Westerly line of said LOT "B" the following courses: $N04^{\circ}13'23''W$ along a radial line for 101.10 feet; $N40^{\circ}26'55''W$ for 197.36 feet; $N00^{\circ}00'42''E$ for 65.82 feet; $N89^{\circ}59'18''W$ for 432.74 feet to a point on a non-tangent curve; Southerly along an arc of a curve to the right of radius 850.00 feet (delta $24^{\circ}37'18''$) (chord bearing $S13^{\circ}02'58''W$) (chord 362.47 feet) for 365.27 feet to a point of reverse curvature and Southeasterly along an arc of a curve to the left of radius 50.00 feet (delta $131^{\circ}21'21''$) (chord bearing $S10^{\circ}20'35''E$) (chord 91.11 feet) for 114.67 feet to a point of cusp and an intersection with said Northerly right of way line; thence run Westerly along said Northerly right of way line along an arc of a curve to the left of radius 2,914.79 feet (delta $03^{\circ}15'39''$) (chord bearing $S72^{\circ}19'23''W$) (chord 165.87 feet) for 165.89 feet to an intersection with the Easterly line of said LOT "A"; thence run

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

DESCRIPTION (CONTINUED)

along the Easterly, Northerly and Westerly line of said LOT "A" the following courses: N19°12'35"W for 35.00 feet; N17°49'48"E for 129.02 feet to a point of curvature; Northeasterly along an arc of a curve to the right of radius 268.00 feet (delta 20°16'46") (chord bearing N27°58'11"E) (chord 94.36 feet) for 94.86 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the left of radius 132.00 feet (delta 23°44'52") (chord bearing N26°14'09"E) (chord 54.32 feet) for 54.71 feet to a point of compound curvature; Northwesterly along an arc of a curve to the left of radius 790.00 feet (delta 78°10'17") (chord bearing N24°43'26"W) (chord 996.16 feet) for 1,077.84 feet to a point of tangency; N63°48'34"W for 360.87 feet; S26°11'26"W for 62.12 feet to a point of curvature; Southerly along an arc of a curve to the left of radius 167.50 feet (delta 40°04'59") (chord bearing S06°08'56"W) (chord 114.80 feet) for 117.18 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 30.00 feet (delta 90°37'10") (chord bearing S31°25'02"W) (chord 42.66 feet) for 47.45 feet to a point of tangency; S76°43'37"W for 19.29 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 40.00 feet (delta 57°30'05") (chord bearing S47°58'35"W) (chord 38.48 feet) for 40.14 feet to a point of tangency; S19°13'32"W for 420.02 feet; S25°51'28"W for 58.54 feet to a point of curvature; Southerly along an arc of a curve to the left of radius 526.00 feet (delta 56°07'01") (chord bearing S02°12'02"E) (chord 494.83 feet) for 515.18 feet to a point of tangency and S30°15'33"E for 551.19 feet to a point on a non-tangent curve and an intersection with the Northwesterly line right of way line of said Bayshore Road (State Road No. 78); thence run along said Northwesterly right of way line the following courses: Southwesterly along an arc of a curve to the left of radius 2,914.79 feet (delta 14°24'58") (chord bearing S49°51'58"W) (chord 731.46 feet) for 733.39 feet to a point of tangency and S42°39'29"W for 49.66 feet; thence run N47°20'31"W for 288.69 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 50.00 feet (delta 90°00'00") (chord bearing S87°39'29"W) (chord 70.71 feet) for 78.54 feet to a point of tangency; thence run S42°39'29"W for 305.74 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the right of radius 62.00 feet (delta 43°34'27") (chord bearing S26°36'31"W) (chord 46.02 feet) for 47.15 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 82.00 feet (delta 48°27'22") (chord bearing S24°10'03"W) (chord 67.30 feet) for 69.35 feet to a point of tangency; thence run S00°03'38"E for 53.50 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 70.00 feet (delta 43°41'16") (chord bearing S21°54'16"E) (chord 52.09 feet) for 53.37 feet to a point of tangency; thence run S43°44'54"E for 10.09 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 30.00 feet (delta 70°31'44") (chord bearing S79°00'46"E) (chord 34.64 feet) for 36.93 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 150.00 feet (delta 66°56'07") (chord bearing S80°48'34"E) (chord 165.44 feet) for 175.24 feet to a point of tangency; thence run S47°20'31"E for 28.72 feet to an intersection with said Northwesterly right of way line of Bayshore Road; thence run S42°39'29"W along said Northwesterly right of way line for 164.10 feet to an intersection with the North right of way line of Samville Road, also being the North line of the South 25 feet of said Southwest Quarter (SW 1/4) of said Section 20; thence run S89°34'56"W along said North right of way line for 213.12 feet to an intersection with the East line of the West 200 feet of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run N00°03'38"W along said East line for 300.01 feet to an intersection with the North line of the South 325 feet of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run S89°34'56"W along said North line for 200.00 feet to an

DESCRIPTION (CONTINUED)

intersection with the West line of said Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run $N00^{\circ}03'38''W$ along said West line for 342.91 feet to the Northeast corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run $S89^{\circ}35'07''W$ along the North line of said Fraction for 660.33 feet to an intersection with the East line of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run $N00^{\circ}06'56''W$ along said East line for 667.95 feet to the Northeast corner of said Fraction; thence run $S89^{\circ}35'19''W$ along the North line of said Fraction for 660.97 feet to the Southeast corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 19; thence run $S89^{\circ}02'55''W$ along the South line of said Fraction for 298.24 feet to an intersection with the centerline of Williams Road; thence run $N43^{\circ}43'44''W$ along said centerline for 168.94 feet to a point of curvature; thence continuing along said centerline run Northwesterly along the arc of said curve to the right of radius 3,125.43 feet (delta $04^{\circ}17'59''$) (chord bearing $N41^{\circ}34'45''W$) (chord 234.49 feet), for 234.55 feet to a point of tangency; thence continuing along said centerline run $N39^{\circ}25'45''W$ for 1,190.43 feet to an intersection with the West line of said Fraction; thence run $N00^{\circ}11'23''E$ along said West line for 101.73 feet to the Northwest corner of said Fraction; thence run $N00^{\circ}32'23''E$ along the West line of the East Half (E 1/2) of the Northeast Quarter of said Section 19 for 2,652.91 feet to the Northwest corner of said Fraction; thence run $N88^{\circ}20'13''E$ along the North line of the Northeast quarter (NE 1/4) of said Section 19 for 1,322.60 feet to the POINT OF BEGINNING.

Containing 467.25 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the North line of the Northeast quarter (NE 1/4) of said Section 19 to bear $N88^{\circ}20'13''E$.

Digitally signed

by Scott A

Wheeler

Date: 2025.03.27

'09:19:02 -04'00



Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\23668 - Chapel Oak (Pulte)\Surveying\Descriptions\CD\23668CDD02.doc

**This Instrument Prepared by
and return to:**

Alyssa C. Willson, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

**DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT'S
NOTICE OF SERIES 2025 SPECIAL ASSESSMENTS**

PLEASE TAKE NOTICE that the Board of Supervisors of the Del Webb Oak Creek Community Development District ("**District**"), in accordance with Chapters 170, 190 and 197, *Florida Statutes*, adopted Resolution Numbers 2022-24, 2022-25, 2022-29, 2025-07, and 2025-09 (collectively the "**Assessment Resolutions**"), providing for, levying and setting forth the terms of non-ad valorem special assessments constituting a governmental lien on certain real property withing the boundaries of the district that are specially benefitted by the improvements of the 2025 Project as described in the District's adopted *Amended and Restated Engineer's Report for Del Webb Oak Creek Community Development District*, dated April 14, 2025, revised on August 11, 2025 (the "**Engineer's Report**").

To finance the costs of the Series 2025 Project, the District issued Del Webb Oak Creek Community Development District (Lee County, Florida) Special Assessment Bonds, Series 2025 (2025 Project), which are secured by the non-ad valorem assessments levied pursuant to the Assessment Resolutions (the "**Series 2025 Assessments**"), as described in the *Amended and Restated Master Special Assessment Methodology Report*, dated August 11, 2025, and the *Second Supplemental Special Assessment Methodology Report*, dated September 17, 2025 (together, the "**2025 Assessment Report**"). The legal description of the lands on which said

Series 2025 Assessments are imposed is attached to this Notice as **Exhibit A**. Copies of the Engineer's Report and Assessment Resolutions may be obtained by contacting the District at:

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL DISTRICT SERVICES, INC.
2501A BURNS ROAD
PALM BEACH GARDENS, FLORIDA 33410
PH: 561-630-4922

The Series 2025 Assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and the Series 2025 Assessments constitute and will at all relevant times in the future constitute, legal, valid and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other certain non-federal tax liens, titles and claims.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. THE LIEN FOR THE SERIES 2025 ASSESSMENTS IS STATUTORY AND NO FILING IS NECESSARY IN ORDER TO PERFECT OR PROVIDE RECORD NOTICE THEREOF. THIS NOTICE IS FOR**

INFORMATIONAL PURPOSES. IN ADDITION TO THE MINUTES, RECORDS AND OTHER MATERIAL FO THE DISTRICT AVAILABLE FROM THE DISTRICT, THIS ALSO CONSTITUTES A LIEN OF RECORD FOR PURPOSES OF SECTION 197.573 OF THE FLORIDA STATUTES AND ALL OTHER APPLICABLE PROVISIONS OF TRHE FLORIDA STATUTES AND OTHER APPLICABLE LAW.

[Signatures on next page]

IN WITNESS WHEREOF, this Notice has been executed as of the 15th day of October, 2025, and recorded in the Official Records of Lee County, Florida.

**DEL WEBB OAK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Witness

Print Name

By: _____
Chairperson, Board of Supervisors

Witness

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 15th day of October 2025, by _____, Chairperson of the Board of Supervisors of the Del Webb Oak Creek Community Development District, who is personally know to me or has produced _____ as identification.

[notary stamp]

(official notary signature)
Name: _____

Exhibit A

**AMENDED AND RESTATED SUPPLEMENTAL ACQUISITION AGREEMENT
(2025 PROJECT)**

THIS AMENDED AND RESTATED SUPPLEMENTAL ACQUISITION AGREEMENT (2025 PROJECT) (“Agreement”) is made and entered into, by and between:

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida, whose address is c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (“**District**”); and

PULTE HOME COMPANY, LLC, a Michigan limited liability company and a landowner in the District, whose address is 3350 Peachtree Road Northeast, Suite 150, Atlanta, Georgia 30326 (“**Developer**”).

RECITALS

WHEREAS, on April 14, 2025, the Parties entered into the Supplemental Acquisition Agreement (2025) Project (the “Acquisition Agreement”); and

WHEREAS, the scope and description of the hereinafter defined Series 2025 Project has been updated; and

WHEREAS, as a result the Parties desire to amend and replace the Acquisition Agreement in its entirety with this Agreement; and

WHEREAS, the District was established by Ordinance No. 22-15 enacted by the Board of County Commissioners in and for Lee County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, certain infrastructure, including storm water management systems, roadways, landscaping, utilities, and other infrastructure within or without the boundaries of the District; and

WHEREAS, the Developer is the primary owner of certain lands in unincorporated Lee County, Florida, located within the boundaries of the District; and

WHEREAS, the District previously financed the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services to benefit what is known as “**2023 Project**,” with is a portion of the master project as detailed in the *Engineer’s Report* dated July 11, 2022, which is attached to this Agreement as **Exhibit A** and entered into the Amended & Restated Acquisition Agreement (“**A&R Acquisition Agreement**”); and

WHEREAS, the District presently intends to finance the planning, design, acquisition, construction, and installation of certain additional infrastructure improvements, facilities, and services to benefit what is known as the remaining “**Project**,” as detailed in the *Amended and Restated Engineer’s Report*, dated August 11, 2025 (“**Master Engineer’s Report**”) which is attached to this Agreement as **Exhibit B (“Project”)**; and

WHEREAS, the District intends to finance a portion of the Project through the use of proceeds from the anticipated future sale of Del Webb Oak Creek Community Development District Special Assessment Bonds (“**Bonds**”); and

WHEREAS, the District has not had sufficient monies on hand to allow the District to contract directly for: (i) the preparation of the surveys, testing, reports, drawings, plans, permits, specifications, and related documents necessary to complete the Project (“**Work Product**”); or (ii) construction and/or installation of the improvements comprising the Project (“**Improvements**”); and

WHEREAS, the District acknowledges the Developer’s need to commence development of the lands within the remaining portion of the District in an expeditious and timely manner; and

WHEREAS, in order to avoid a delay in the commencement of the development of the Work Product and/or the Improvements, the Developer has advanced, funded, commenced, and completed and/or will complete certain of the Work Product and/or Improvements; and

WHEREAS, the Developer and the District are entering into this Agreement to supplement the A&R Acquisition Agreement to set forth the process by which the District may acquire the Work Product, the Improvements, and any related real property interests (“**Real Property**”) and in order to ensure the timely provision of the infrastructure and development within or for the benefit of the District.

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 District and the Developer agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. WORK PRODUCT AND IMPROVEMENTS. The parties agree to cooperate and use good faith and best efforts to undertake and complete the acquisition process contemplated by this Agreement on such date or dates as the parties may jointly agree upon (herein each an “**Acquisition Date**”). Subject to any applicable legal requirements (e.g., but not limited to, those laws governing the use of proceeds from tax exempt bonds), and the requirements of this Agreement, the District agrees to acquire completed Work Product and Improvements that are part of the Project that are commenced or completed prior to the District’s receipt of proceeds from the Bonds.

- a. ***Request for Conveyance and Supporting Documentation*** – When Work Product or Improvements are ready for conveyance by the Developer to the District, the Developer shall notify the District in writing, describing the nature of the Work Product and/or Improvement and estimated cost. Additionally, Developer agrees to provide, at or prior to the Acquisition Date, the following: (i) documentation of actual costs paid, (ii) instruments of conveyance such as warranty bills of sale or such other instruments as may be requested by the District, and (iii) any other releases, warranties, indemnifications or documentation as may be reasonably requested by the District. All documentation of any acquisition (e.g., bills of sale, receipts, maintenance bonds, as-builts, evidence of costs, deeds or easements, etc.) shall be to the satisfaction of the District.
- b. ***Costs*** – Subject to any applicable legal requirements (e.g., but not limited to, those laws governing the use of proceeds from tax exempt bonds), the availability of proceeds from the Bonds, and the requirements of this Agreement, the District shall pay no more than the actual cost incurred, or the fair market value of the Work Product or Improvements, whichever is less, as determined by the District Engineer. The Developer shall provide copies of any and all invoices, bills, receipts, or other evidence of costs incurred by the Developer for any Work Product and/or Improvements. The District Engineer shall review all evidence of cost and shall certify to the District Board the total actual amount of cost, which in the District Engineer’s sole opinion, is reasonable for the Work Product and/or Improvements. The District Engineer’s opinion as to cost shall be set forth in an Engineer’s Certificate which shall accompany the requisition for the funds from the District’s Trustee for the Bonds (“**Trustee**”).
- i. In the event that the Developer disputes the District Engineer’s opinion as to cost, the District and the Developer agree to use good faith efforts to resolve such dispute. If the parties are unable to resolve any such dispute, the parties agree to jointly select a third party engineer whose decision as to any such dispute shall be binding upon the parties. Such a decision by a third-party engineer shall be set forth in an Engineer’s Affidavit which shall accompany the requisition for the funds from the Trustee.
- c. ***Right to Rely on Work Product and Releases*** – The Developer agrees to release to the District all right, title, and interest which the Developer may have in and to any Work Product conveyed hereunder, as well as all common law, statutory, and other reserved rights, including all copyrights in the Work Product and extensions and renewals thereof under United States law and throughout the world, and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums, and media, now known or hereinafter devised. To the extent determined necessary by the District, the Developer shall obtain all releases from any professional

providing services in connection with the Work Product to enable the District to use and rely upon the Work Product. Such releases may include, but are not limited to, any architectural, engineering, or other professional services. Such releases shall be provided in a timely manner in the sole discretion of the District.

- i. The District agrees to allow the Developer access to and use of the Work Product without the payment of any fee by the Developer. However, to the extent the Developer's access to and use of the Work Product causes the District to incur any cost or expense, such as copying costs, the Developer agrees to pay such cost or expense.
- d. ***Transfers to Third Party Governments*** – If any item acquired is to be conveyed to a third-party governmental body, then the Developer agrees to cooperate and provide such certifications, documents, bonds, warranties, and/or forms of security as may be required by that governmental body, if any.
- e. ***Permits*** – The Developer agrees to cooperate fully in the transfer of any permits to the District or a governmental entity with maintenance obligations for any Improvements conveyed pursuant to this Agreement.
- f. ***Engineer's Certification*** – Nothing herein shall require the District to accept any Work Product and/or Improvements unless the District Engineer (or other consulting engineer reasonably acceptable to the District), in his/her professional opinion, is able to certify that, in addition to any other requirements of law: (i) the Work Product and/or Improvements are part of the Project; (ii) the price for such Work Product and/or Improvements did not exceed the lesser of the cost of the Work Product and/or Improvements or the fair market value of the Work Product and/or Improvements; (iii) as to Work Product, the Work Product is capable of being used for the purposes intended by the District, and, as to any Improvements, the Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended; and (iv) as to any Improvements, all known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

3. CONVEYANCE OF REAL PROPERTY. The Developer agrees that it will convey to the District at or prior to the Acquisition Date as determined solely by the District, by a special warranty deed or other instrument acceptable to the District's Board of Supervisors together with a metes and bounds or other description, the Real Property upon which any Improvements are constructed or which are necessary for the operation and maintenance of, and access to, the Improvements.

- a. **Cost.** The parties agree that all Real Property shall be provided to the District at no cost, unless (i) the costs for the Real Property are included as part of the Project, and (ii) the purchase price for the Real Property is equal to the appraised value of the Real Property or the cost basis, whichever is less, based on an appraisal obtained by the District and a representative by the Developer as to its costs for this purpose. The parties agree that the purchase price shall not include amounts attributable to the value of improvements on the Real Property and other improvements serving the Real Property that have been, or will be, funded by the District.
- b. **Fee Title and Other Interests** – The District may determine in its reasonable discretion that fee title for Real Property is not necessary and, in such cases, shall accept such other interest in the lands upon which the Improvements are constructed as the District deems acceptable.
- c. **Developer Reservation** – Any conveyance of Real Property hereunder by special warranty deed or other instrument shall be subject to a reservation by Developer of its right and privilege to use the area conveyed to construct any Improvements and any future improvements to such area for any related purposes (including, but not limited to, construction traffic relating to the construction of the Development) not inconsistent with the District’s use, occupation or enjoyment thereof.
- d. **Fees, Taxes, Title Insurance** – The Developer shall pay the cost for recording fees and documentary stamps required, if any, for the conveyance of the lands upon which the Improvements are constructed. The Developer shall be responsible for all taxes and assessments levied on the lands upon which the Improvements are constructed until such time as the Developer conveys all said lands to the District. At the time of conveyance, the Developer shall provide, at its expense, an owner’s title insurance policy in a form satisfactory to the District. In the event the title search reveals exceptions to title which render title unmarketable or which, in the District’s reasonable discretion, would materially interfere with the District’s use of such lands, the Developer shall cure, or cause to be cured, such defects at no expense to the District.
- e. **Boundary Adjustments** – Developer and the District agree that reasonable future boundary adjustments may be made as deemed necessary by both parties in order to accurately describe lands conveyed to the District and lands which remain in Developer’s ownership. Unless otherwise determined by the District’s bond counsel, the parties agree that any land transfers made to accommodate such adjustments shall be accomplished by donation. However, the party requesting such adjustment shall pay any transaction costs resulting from the adjustment, including but not limited to taxes, title insurance, recording fees or other costs. Developer agrees that if a court or other governmental entity determines that a re-platting of the lands within the

District is necessary, Developer shall pay all costs and expenses associated with such actions.

4. TAXES, ASSESSMENTS, AND COSTS.

- a. *Taxes and Assessments on Property Being Acquired.*** The District is an exempt governmental unit acquiring property pursuant to this Agreement for use exclusively for public purposes. Accordingly, in accordance with Florida law, the Developer agrees to place in escrow with the Lee County tax collector an amount equal to the current ad valorem taxes and non-ad valorem assessments (with the exception of those ad valorem taxes and non-ad valorem assessments levied by the District) prorated to the date of transfer of title, based upon the expected assessment and millage rates giving effect to the greatest discount available for early payment.
- i.** If and only to the extent the property acquired by the District is subject to ad valorem taxes or non-ad valorem assessments, the Developer agrees to reimburse the District for payment, or pay on its behalf, any and all ad valorem taxes and non-ad valorem assessments imposed during the calendar year in which each parcel of property is conveyed.
 - ii.** Nothing in this Agreement shall prevent the District from asserting any rights to challenge any taxes or assessments imposed, if any, on any property of the District.
- b. *Notice.*** The parties agree to provide notice to the other within ten (10) calendar days of receipt of any notice of potential or actual taxes, assessments, or costs, as a result of any transaction pursuant to this Agreement, or notice of any other taxes, assessments, or costs imposed on the property acquired by the District as described in subsection a. above. The Developer covenants to make any payments due hereunder in a timely manner in accord with Florida law. In the event that the Developer fails to make timely payment of any such taxes, assessments, or costs, the Developer acknowledges the District's right to make such payment. If the District makes such payment, the Developer agrees to reimburse the District within thirty (30) calendar days of receiving notice of such payment, and to include in such reimbursement any fees, costs, penalties, or other expenses which accrued to the District as a result of making such a payment, including interest at the maximum rate allowed by law from the date of the payment made by the District.
- c. *Tax liability not created.*** Nothing herein is intended to create or shall create any new or additional tax liability on behalf of the Developer or the District. Furthermore, the parties reserve all respective rights to challenge, pay under protest, contest or litigate the imposition of any tax, assessment, or cost in good faith they believe is unlawfully or inequitably imposed and agree to cooperate in good faith in the challenge of any such imposition.

5. INDEMNIFICATION. For all actions or activities which occur prior to the date of the acquisition of the relevant Work Product, Improvements or Real Property hereunder, the Developer agrees to indemnify and hold harmless the District and its officers, staff, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or claims of any nature arising out of, or in connection with, this Agreement or the use by the Developer, its officers, agents, employees, invitees or affiliates, of the Work Product, Improvements or Real Property, including litigation or any appellate proceedings with respect thereto, irrespective of the date of the initiation or notice of the claim, suit, etc.; provided, however, that the Developer shall not indemnify the District for a default by the District under this Agreement.

6. ACQUISITIONS AND BOND PROCEEDS. The District and Developer hereby agree that an acquisition by the District may be completed prior to the District obtaining proceeds from the Bonds (“**Prior Acquisitions**”) or after the District has spent all of the proceeds from the Bonds. The District agrees to pursue the issuance of the Bonds in good faith, and, within 30 days from the issuance of such Bonds, to make payment for any Prior Acquisitions completed pursuant to the terms of this Agreement; provided, however, that in the event bond counsel determines that any such Prior Acquisitions are not properly compensable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to make payment for such Prior Acquisitions. Interest shall not accrue on the amounts owed for any Prior Acquisitions. In the event the District does not or cannot issue the Bonds within five (5) years from the date of this Agreement, and, thus does not make payment to the Developer for the Prior Acquisitions, then the parties agree that the District shall have no reimbursement obligation whatsoever. The Developer acknowledges that the District may convey some or all of the Work Product and/or Improvements in the Engineer’s Report to Lee County, Florida and consents to the District’s conveyance of such Work Product and/or Improvements prior to payment for any Prior Acquisitions.

7. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance.

8. ATTORNEYS’ FEES AND COSTS. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys’ fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Developer.

10. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the

Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

11. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: Del Webb Oak Creek Community
Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
Attn: District Manager

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

B. If to the Developer: Pulte Home Company, LLC
24311 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134
Attn: Mike Hueniken

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Developer may deliver Notice on behalf of the District and the Developer, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

12. ARM’S LENGTH TRANSACTION. Except as provided below, this Agreement has been negotiated fully between the District and the Developer as an arm’s length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

13. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective representatives, successors, and assigns. Notwithstanding anything in this Agreement to the contrary, the Trustee for the Bonds shall be a direct third-party beneficiary of the terms and conditions of this Agreement and, acting at the direction of and on behalf of the bondholders owning a majority of the aggregate principal amount of Bonds outstanding, shall be entitled to cause the District to enforce the Developer's obligations hereunder. The Trustee shall not be deemed to have assumed any obligations under this Agreement.

14. ASSIGNMENT. Neither the District nor the Developer may assign this Agreement or any monies to become due hereunder without the prior written approval of the other and the Trustee and bondholders owning a majority of the aggregate principal amount of the Bonds outstanding, which consent shall not be unreasonably withheld. Such consent shall not be required in the event of a sale of the majority of the lands within the District then owned by the Developer pursuant to which the unaffiliated purchaser agrees to assume any remaining obligations of the Developer under this Agreement, provided however that no such assignment shall be valid where the assignment is being made for the purpose of avoiding the Developer's obligations hereunder.

15. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Lee County, Florida.

16. PUBLIC RECORDS. The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

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

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

19. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

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

21. EFFECTIVE DATE. This Agreement shall be effective October 15, 2025.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREFORE, the parties below execute the Acquisition Agreement.

Attest:

**DEL WEBB OAK CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

PULTE HOME COMPANY, LLC

Witness

By: _____
Its: _____

Exhibit A: *Engineer's Report* dated July 11, 2022

Exhibit B: *Amended and Restated Engineer's Report*, dated August 11, 2025

Exhibit A

Engineer's Report dated July 11, 2022

Exhibit B

Amended and Restated Engineer's Report, dated August 11, 2025

Upon recording, this instrument should be returned to:

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

(This space reserved for Clerk)

**SECOND SUPPLEMENTAL DISCLOSURE OF PUBLIC FINANCING AND
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors¹

Del Webb Oak Creek Community Development District

Scott Brooks
Chairperson

Naomi Robertson
Assistant Secretary

Laura Ray
Vice Chairperson

Patrick Butler
Assistant Secretary

Kim Morton
Assistant Secretary

Special District Services, Inc.
District Manager
2501A Burns Road
Palm Beach Gardens, Florida 33410
(561) 630-4922

District records are on file at the offices of Special District Services, Inc., at 2501A Burns Road, Palm Beach Gardens, Florida 33410, and are available for public inspection upon request during normal business hours.

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¹ This list reflects the composition of the Board of Supervisors as of October 13, 2025. For a current list of Board Members, please contact the District Manager's office.

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DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The Del Webb Oak Creek Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well as maintenance of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Del Webb Oak Creek Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent, special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “Act”), and established by Ordinance No. 22-15, enacted by the Board of County Commissioners of Lee County, Florida, which was effective on June 27, 2022. The District encompasses approximately 413.95 acres of land located entirely within the boundaries of Lee County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Lee County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 413.95 acres, and located entirely within Lee County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A”. The public infrastructure necessary to support the District’s development program includes, but is not limited to, stormwater management and drainage systems and related earthwork, potable water distribution systems, reclaimed water distribution systems, sanitary sewer collection and conveyance systems, landscaping, irrigation, and hardscape improvements, off-site roadway improvements² and offsite utility improvements. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted the *Amended and Restated Engineer’s Report*, dated April 14, 2025, revised August 11, 2025, (the “Engineer’s Report”), which details all of the improvements currently contemplated for the completion of the infrastructure of the District (the “Capital Improvement Plan”). Copies of the Engineer’s Report are available for review in the District’s public records.

These public infrastructure improvements have been and will be funded by the District’s sale of bonds. On November 30, 2022, the Twentieth Judicial Circuit Court of the State of Florida, in and for Lee County, Florida, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$38,560,000 in Special Assessment Bonds for infrastructure needs of the District.

On October 15, 2025, the District issued \$9,660,000 Del Webb Oak Creek Community Development District Special Assessment Bonds, Series 2025 (2025 Project Area) (the “Series 2025 Bonds”) for the purpose of: (1) financing a portion of the costs associated with the acquisition, construction, installation and equipping the Series 2025 Project, a portion of the Capital Improvement Plan as described in the Engineer’s Report and generally described below; (2) funding the Series 2025 Reserve Account in an amount equal to the Series 2025 Reserve Account Requirement; (3) capitalizing a portion of the interest to accrue on the Series 2025 Bonds, and (4) paying certain costs associated with the issuance of the Series 2025 Bonds.

DRAINAGE AND SURFACE WATER MANAGEMENT SYSTEM

The drainage and surface water management system will consist of excavated stormwater dry and wet detention areas, culverts, inlets, perimeter berms, and stormwater control structures spanning various basins wholly within the expanded boundary of the Development. A total of ±82.45 acres of wet detention lakes is proposed. Approximately 80% of the surface water management system is constructed. Material excavated from the lakes will be placed, compacted, and spread as part of District-funded infrastructure improvements. Any excess balance of excavated material will be placed on the future portions of the site, as this is considered to be the most cost-effective alternative for disposal of excavated material, given that the Lee County Land Development Code prohibits removal of excavated material from the project site without Lee County approval. The cost of utilizing excess soil from District

² Internal roadways behind the gate are not included within the scope of the Capital Improvement Plan.

excavation, including placing, grading and compacting, will be the responsibility of the Developer. The surface water management lakes will be excavated to at least the minimum size and depth requirements of the South Florida Water Management District ("SFWMD") and in accordance with approved Environmental Resource Permit ("ERP") No. 36-105316-P. The current ERP may require future modification to accommodate the final design for those original and additional lands associated with the boundary expansion.

A sediment and erosion control plan will be prepared and implemented with all construction. Sediment and erosion control includes slope and outfall protection, such as synthetic bales, staked silt fences and floating turbidity barriers. A National Pollutant Discharge Elimination System (NPDES) permit must be obtained for construction activities, including a Stormwater Pollution Prevention Plan.

The District will establish conservation and mitigation areas in order to offset impacts associated with the Development as required by the SFWMD ERP. These lands will be cleared of exotic vegetation, enhanced and monitored by the District. The conservation and mitigation area restoration is generally completed and monitoring is ongoing, with the final duration determined by permit conditions; upon final acceptance of all restoration and monitoring activities by SFWMD, these lands will continue to be maintained by the District in perpetuity thereafter.

The District shall be the responsible entity for the ongoing operation and maintenance of the master surface water management system described herein. These improvements shall either fall within real property deeded to the District, or for those improvements within real property not owned by the District, the necessary easement dedications shall be prepared and recorded in favor of the District. Any portions of the drainage and surface water management system within the boundaries of the District that are not contained within the real property conveyed to the District, nor within the dedications as outlined above, shall not be the responsibility of the District, and unless otherwise dedicated, shall be the presumed responsibility of the owner(s) of the real property wherein those improvements were constructed. These improvements are explicitly excluded from the scope of the Series 2025 Project and shall be funded by others.

ROADWAYS, LANDSCAPING AND HARDSCAPING

Roadways within the District will consist of two-lane undivided roadways. Roadways will serve the District in its entirety, including access entering and exiting the community via existing Bayshore Road. The roadway system within the District and Development will have both public and private components, with the District funding, owning and maintaining the public components only. The public portion, which constitutes the internal driveway connections to the Development from existing Bayshore Road, shall be constructed within platted rights-of-way dedicated to the District for ownership, operation and maintenance. Additional roadway throughout the Development and District, will be private and are fully outside the scope of this Series 2025 Project. As required by state and federal law, all District funded roadways will be open to the public.

Additional paved areas within the boundary of the District shall not be the responsibility of the District, and unless otherwise dedicated, shall be the presumed responsibility of the owner(s) of the real property wherein those improvements were constructed. These improvements are explicitly excluded from the scope of the Series 2025 Project and shall be funded by others.

Construction of the roadways may consist of stabilized subgrade, limerock, brick pavers, asphalt (initial lift and final lift), signing and striping. Roadways shall be designed in accordance with Lee County requirements, and may include landscaping, hardscaping, sidewalks, irrigation, master electrical, street lighting, entrance features and other incidentals. These improvements are included within the scope of the District's Series 2025 Project and are fundable by the District to the extent they are publicly owned and maintained, either by the District or by a separate public entity. Accordingly, any landscaping, hardscaping and monument features as described herein to be funded by the District will be wholly located within real property conveyed to the District, within a public right-of-way, or within recorded easements dedicated in favor of the District and directly adjacent to public property. Any landscaping, hardscaping and/or monument features within the boundary of the District that are not contained within the real property conveyed to the District, nor within the dedications as outlined above, shall not be the responsibility of the District and are excluded from the scope of the District's Series 2025 Project.

In addition to the foregoing, offsite roadway improvements, which may include, but are not limited to, turn lanes from existing Bayshore Road into the entrance of the Development, are included within the District's Series 2025 Project. The ownership and maintenance of all offsite roadway improvements will be the responsibility of the FDOT upon completion and certification.

POTABLE WATER AND WASTEWATER UTILITIES

The potable water and wastewater improvements will be funded by the District, which will be constructed within public rights-of-way or utility easements. These systems will be designed and constructed in accordance with Lee County Utilities ("LCU"), Florida Governmental Utility Authority ("FGUA"), and Florida Department of Environmental Protection ("FDEP") standards. The potable water facilities will include transmission and distribution lines, along with the necessary valves, fire hydrants and water services to individual buildings and parcels. The wastewater facilities will include individual sewer services, gravity mains, force mains, and lift stations. Approximately 70% of the potable water and wastewater facilities for are constructed. The system will be designed with lift stations discharging sewage to master lift stations, which will pump to existing FGUA infrastructure.

The dedication of completed utilities by the District to LCU and FGUA will take place upon clearance for use of said utility systems by the applicable agency. LCU will act as the supplier of water to the water distribution systems. FGUA will act as the collector of the wastewater from the wastewater collection system. Both utility franchises require respective water and sewer connection/capacity fees for all new utility services for allocation of existing treatment

plant capacities. To the extent the Developer pays the connection fees on behalf of the District, these fees are considered a reimbursable item by the District.

Assessments, Fees and Charges

The costs of acquisition or construction of the Series 2025 Project, a portion of the above-described Capital Improvement Plan, was financed by the District through the sale of its Series 2025 Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. Specifically, the Series 2025 Assessments pay back the Series 2025 Bonds for the Series 2025 Project infrastructure. The Series 2025 Assessments were initially levied on the entirety of the gross acreage located within the District for a maximum annual Series 2025 Assessment of \$6,797.91 per unplatted acre. However, upon platting, the Series 2025 Assessments will be allocated to the first 941 single family units on a first platted, first assigned basis. Upon full allocation to the 941 units, the remaining unplatted acreage will not be encumbered by the Series 2025 Assessments. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual assessment levels for the Series 2025 Bonds. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review in the District's public records.

The current maximum annual debt assessment for each issuance of the Series 2025 Bonds per unit is as follows:

Product Type	Maximum Annual Debt Assessment Per Unit
40' / 45' Garden	\$1,563.17
50' Classic	\$1,667.21
65' Estate	\$1,771.24

Note: The current listed maximum annual assessments level amounts include estimated county collection costs, which may fluctuate.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*. More information can be obtained from the Capital Improvement Plan on file with the District.

In addition to the Series 2025 Special Assessments described above, the District's Board of Supervisors may annually determine and calculate operations and maintenance assessments to

be levied against all benefited lands in the District. These assessments may also be collected in the same manner as county ad valorem taxes.

Method of Collection

The District's special and/or operation and maintenance assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and will be collected by the Lee County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the Del Webb Oak Creek Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Del Webb Oak Creek Community Development District, 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 13th day of October, 2025, and recorded in the Official Records of Lee County, Florida.

WITNESSES:

**DEL WEBB OAK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

[Print Name]

Scott Brooks
Chairperson, Board of Supervisors

[Print Name]

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 13th day of October, 2025, by Scott Brooks as Chairperson of the Board of Supervisors of the Del Webb Oak Creek Community Development District.

(Official Notary Signature & Seal)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A

**CONSIDER APPROVAL OF
ACQUISITION ITEMS AND REQUISITION NUMBER 1**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

RESOLUTION NO. 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Del Webb Oak Creek Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 13th day of October, 2025.

ATTEST:

**DEL WEBB OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Del Webb Oak Creek Community Development District

**Amended Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

CONTENTS

- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2023)**

AMENDED FINAL BUDGET
DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
O&M Assessments	205,791	206,049	206,049
Debt Assessments	868,542	868,543	868,543
Interest Income	480	12,300	12,165
Total Revenues	\$ 1,074,813	\$ 1,086,892	\$ 1,086,757
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Management	37,080	37,080	37,080
Legal	26,000	40,000	33,002
Assessment Roll	5,000	5,000	5,000
Audit Fees	4,400	4,400	4,400
Arbitrage Rebate Fee	650	650	650
Insurance	6,000	5,590	5,590
Legal Advertisements	3,500	5,500	4,065
Miscellaneous	1,250	1,000	727
Postage	250	500	491
Office Supplies	1,250	1,050	999
Dues & Subscriptions	175	175	175
Website Management & ADA Compliance	3,000	3,000	3,000
Trustee Fees	4,100	4,246	4,246
Continuing Disclosure Fee	1,000	500	500
Total Administrative Expenditures	93,655	108,691	99,925
Maintenance Expenditures			
Engineering/Inspections	6,000	55,000	45,045
Miscellaneous Maintenance	1,000	1,000	0
Preserve Maintenance	75,000	108,000	39,004
Lake Bank Maintenance	20,000	25,000	22,570
Total Maintenance Expenditures	102,000	189,000	106,619
Total Expenditures	\$ 195,655	\$ 297,691	\$ 206,544
REVENUES LESS EXPENDITURES	\$ 879,158	\$ 789,201	\$ 880,213
Bond Payments	(823,737)	(833,902)	(833,902)
BALANCE	\$ 55,421	\$ (44,701)	\$ 46,311
County Appraiser & Tax Collector Fee	(12,966)	(1,842)	(1,482)
Discounts For Early Payments	(42,455)	(41,370)	(41,370)
EXCESS/ (SHORTFALL)	\$ -	\$ (87,913)	\$ 3,459
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (87,913)	\$ 3,459

Fund Balance As Of 9/30/2024
Projected FY 2024/2025 Activity
Fund Balance As Of 9/30/2025

\$129,877
(\$87,913)
\$41,964

AMENDED FINAL BUDGET
DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2023
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	500	30,600	30,443
NAV Assessment Collection	823,737	833,902	833,902
Prepaid Bond Collection	0	71,637	71,637
Total Revenues	\$ 824,237	\$ 936,139	\$ 935,982
EXPENDITURES			
Principal Payments	200,000	200,000	200,000
Interest Payments	619,550	623,675	623,675
Bond Redemption	4,687	20,000	20,000
Total Expenditures	\$ 824,237	\$ 843,675	\$ 843,675
Excess/ (Shortfall)	\$ -	\$ 92,464	\$ 92,307

FUND BALANCE AS OF 9/30/24	\$777,019
FY 2024/2025 ACTIVITY	\$92,464
FUND BALANCE AS OF 9/30/25	\$869,483

Notes

Reserve Fund Balance = \$411,869*. Revenue Account Balance = \$457,614*

Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$307,200.

* Approximate Amounts

Series 2023 Bond Information

Original Par Amount =	\$12,585,000	Annual Principal Payments Due:
Interest Rate =	4.125% - 5.25%	May 1st
Issue Date =	March 2023	Annual Interest Payments Due:
Maturity Date =	May 2053	November 1st
Par Amount As Of 9/30/25 =	\$12,390,000	

RESOLUTION NO. 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB OF OAK CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Del Webb of Oak Creek Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-08 on September 9, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEL WEBB OF OAK CREEK COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

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 ____ day of _____, 2025.

ATTEST:

**DEL WEBB OF OAK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - o If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)



Lake & Wetland Management Specialists

**2600 Golden Gate Parkway, Naples, FL 34105
239.262.2600 Office 239.261.1797 Fax**

This proposal, dated October 2, 2025, is between Collier Environmental Services and Del Webb Oak Creek CDD.

1. Collier Environmental Services will manage the Wetland Preserves at the following sites in accordance with the terms and conditions stated in this proposal for two (2) years.

Wetland preserves consisting of 129.8 acres at Oak Creek in Ft Myers, FL. The restored wetlands and uplands are indicated on the map attached.

2. Maintenance treatments to commence December 2025. This proposal is based on quarterly maintenance treatments to exotic and nuisance vegetation for a period of two (2) years.
3. Del Webb Oak Creek CDD agrees to pay Collier Environmental Services for specified services listed below for Wetland Preserve maintenance treatments.

Exotic and nuisance vegetation maintenance treatments Included
- treatments are all "kill in place"

Herbicide applications are supervised by FDACS commercially licensed personnel and only EPA materials are applied

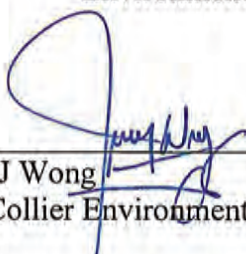
4. Wetland Preserve maintenance will include necessary inspections and treatments will be made as needed.
5. This proposal is for twenty-four (24) months with yearly automatic renewals with a 5% increase thereafter, unless negotiated or otherwise stated in a proposal Addendum. The service can be adjusted by agreement of both parties and set forth in writing.

Maintenance Treatment Program Cost Summary:

	<u>Per Treatment</u>
December 2025	\$30,600.00
March 2026	\$30,600.00
June 2026	\$30,600.00
September 2026	\$30,600.00
December 2026	\$30,600.00
March 2027	\$30,600.00
June 2027	\$30,600.00
September 2027	\$30,600.00

Grand Total for two years: \$244,800.00 (Annual total: \$122,400.00)

6. This proposal can be terminated by either party with sixty days (60) written notice to be sent via certified mail. Notice can be sent to Collier Environmental Services, 2600 Golden Gate Parkway, Naples, FL 34105.
7. Collier Environmental Services will be responsible for maintaining the preserves in compliance with all state of Florida wetland preserve vegetation guidelines with annual exotic vegetation treatments.
8. Collier Environmental Services employs Best Management Practices, calibrated equipment, authorized materials, and safety trained technicians for all treatment sites.
9. Collier Environmental Services will abide by all Local, State, and Federal laws and regulations currently in effect.
10. Collier Environmental Services is fully insured and will provide a Certificate of Insurance upon request.
11. Collection for services rendered is as follows: Thirty (30) days after invoice date. Subject to additional charges for any past due payment. If customer defaults on any provision of this agreement, a mechanics lien on the property for collection of monies will be filed.
12. Customer must remit offer of Acceptance of this proposal to Collier Environmental Services within thirty days or the proposal will be null and void.

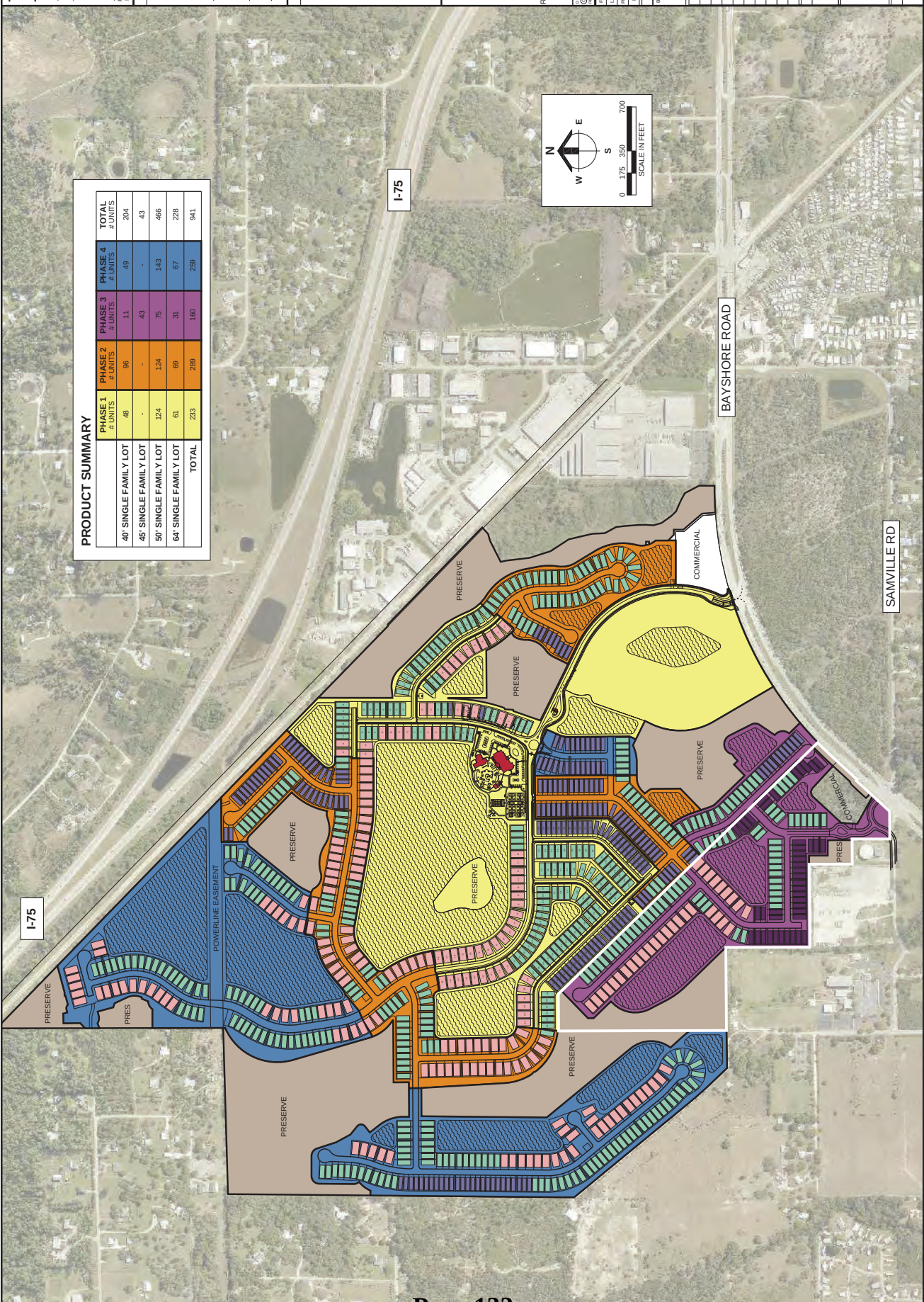


JJ Wong
Collier Environmental Services

Date

Del Webb Oak Creek CDD

Date



PRODUCT SUMMARY					
	PHASE 1 # UNITS	PHASE 2 # UNITS	PHASE 3 # UNITS	PHASE 4 # UNITS	TOTAL # UNITS
40' SINGLE FAMILY LOT	48	96	11	49	204
45' SINGLE FAMILY LOT	-	-	43	-	43
50' SINGLE FAMILY LOT	124	124	75	143	466
64' SINGLE FAMILY LOT	61	69	31	67	228
TOTAL	233	289	160	259	941

Barraco
and Associates, Inc.
CIVIL ENGINEERING, LAND SURVEYING
AND PLANNING
www.barraco.net
2201 W. UNIVERSITY BLVD.
SUITE 200
FORT MYERS, FLORIDA 33902-2800
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 SURVEYING 18-6940
PREPARED FOR:

Pulte
Homes
PULTE HOME CORPORATION
24311 VALDEMIER CENTER DRIVE
BONITA SPRINGS, FLORIDA 33134
PHONE (239) 488-7711
FAX (239) 488-7707
WWW.PULTEHOMES.COM

PROJECT DESCRIPTION
**DEL WEBB
OAK CREEK**
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY.
SITE LAYOUT AND LAND USE
INTENSITIES OR DENSITIES MAY
CHANGE SIGNIFICANTLY BASED
UPON SURVEY ENGINEERING,
ENVIRONMENTAL AND/OR
REGULATORY CONSTRAINTS AND/OR
OPPORTUNITIES.

OWNER: PULTE HOME CORPORATION
© COPYRIGHT 2024, BARRACO AND ASSOCIATES, INC.
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
WITHOUT PERMISSION IS PROHIBITED.
FILE NAME: 230806000-OP144-005-DWG
LOCATION: 132086000/OP144-005-DWG
PLOT DATE: MARCH 6, 2025 9:54 AM
PLOT BY: J. L. GARY, P.E.
CADD REFERENCE: DRAWINGS
SHEET PLAN: 230806000-OP144-005

PLAN REVISIONS
PLAN STATUS

PRELIMINARY
SITE PLAN
OPTION 44

PROJECT / FILE NO.
230668
SHEET NUMBER

October 13, 2025

RE: Del Webb Oak Creek Community Development District Auditor Renewal

At the November 14, 2022, Del Webb Oak Creek Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2022, 9-30-2023 and 9-30-2024 year end audits of the District with an option to perform the 9-30-2025 and 9-30-2026 audits.

The fees for the 9-30-2022 audit was \$3,200. The fees for the 9-30-2023 audit was \$3,300. And the fees for the 9-30-2024 audit were \$3,400. The proposed fees for the 9-30-2025 audit is \$4,500, which is more than the budgeted amount for audit fees for Fiscal Year 2024/2025. The proposed fee for the 9-30-26 audit is \$4,600. Please note the fees will increase due to new bonds being added.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore, management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2025 and 9-30-2026 audits for Grau & Associates.

Special District Services, Inc.