SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

June 14, 2024

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Saltleaf Community Development District

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

June 7, 2024

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

Board of Supervisors
Saltleaf Community Development District

Dear Board Members:

The Board of Supervisors of the Saltleaf Community Development District will hold a Regular Meeting on June 14, 2024 at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Consideration of Resolution, 2024-11, Ratifying, Confirming, and Approving the Sale of the Saltleaf Community Development District Capital Improvement Revenue Bonds, Series 2024; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding The Sale And Closing of the Bonds; Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

4. Consideration of Resolution 2024-12, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

5. Consideration of Resolution 2024-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

6. Ratification Items
   - A. Letter Agreement for Acquisition of Work Product (LB Estero Bay Investments)
   - B. Letter Agreement for Acquisition of Improvements, Bridge & Conservation Improvements (LB Raptor Investments)
   - C. Letter Agreement for Acquisition of Work Product (Saltleaf Marina Investments)
   - D. Letter Agreement for Acquisition of Work Product (London Bay Development)

E. Letter Agreement for Acquisition of Improvements, Marina Phase I (Saltleaf Marina Investments)

7. Update: Market Study

8. Acceptance of Unaudited Financial Statements as of April 30, 2024

9. Approval of March 8, 2024 Public Hearing and Regular Meeting Minutes

10. Staff Reports
    A. District Counsel: *Kutak Rock LLP*
    B. District Engineer (Interim): *Barraco and Associates, Inc.*
    C. District Manager: *Wrathell, Hunt and Associates, LLC*
        - 0 Registered Voters in District as of April 15, 2024
        - NEXT MEETING DATE: July 12, 2024 at 3:00 PM
            - QUORUM CHECK

SEAT 1	CRAIG KLINGENSMITH	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	SUSAN WATTS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	AJ STAMOULIS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	RAYMOND PIACENTE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	BRIAN SIMPER	☐ IN PERSON	☐ PHONE	☐ NO

11. Board Members' Comments/Requests

12. Public Comments

13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

Sincerely,

Chesley E. Adams, Jr.
District Manager

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SALTLEAF COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE SALTLEAF COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2024; RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE BONDS; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Capital Improvement Revenue Bonds, Series 2024, in the par amount of $30,000,000 ("Series 2024 Bonds"); and

WHEREAS, the District previously adopted a resolution authorizing the finalization of the debt assessment lien securing the Series 2024 Bonds, including but not limited to authorization to finalize the supplemental engineer's report and supplemental assessment report; and

WHEREAS, the District closed on the sale of the Series 2024 Bonds on April 11, 2024; and

WHEREAS, as prerequisites to the issuance of the Series 2024 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents ("Closing Documents"); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2024 Bonds.

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

SECTION 1. The sale, issuance, and closing of the Series 2024 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2024 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and

affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2024 Bonds, including but not limited to: (1) the execution and delivery of the Closing Documents, (2) the exercise of all authority granted pursuant to Resolution 2024-08 which authorized the issuance of the Bonds, (3) the exercise of all authority pursuant to, and finalization of, Resolution 2024-09 which confirmed the maximum assessment lien securing the Bonds, and (4) the execution and delivery of such other certifications or other documents required for the closing on the Series 2024 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects, and Resolutions 2024-08 and 2024-09 on file with the District Manager and as included in the transcript for the Series 2024 Bonds are hereby determined to be in final form.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of June, 2024.

ATTEST:

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2024-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SALTLEAF COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Saltleaf Community Development District (**"District"**) prior to June 15, 2024, a proposed operating budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (**"Fiscal Year 2024/2025"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: 3:00 p.m.

LOCATION: Estero Community Church
21115 Design Parc Ln.,
Estero, Florida 33928

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit copy of the proposed budget to the local general purpose unit(s) of government at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 14th day of June, 2024.

ATTEST:

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Budget

Exhibit A: Fiscal Year 2024/2025 Budget

SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025

SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
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SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 03/31/2024	Projected through 09/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Landowner contribution	$ 92,623	$ 2,058	$ 137,647	$ 139,705	$ 217,123
Total revenues	92,623	2,058	137,647	139,705	217,123
EXPENDITURES					
Professional & administrative					
Supervisors	-	431	431	862	-
Management/accounting/recording	44,000	12,000	32,000	44,000	44,000
Legal	25,000	47,230	10,000	57,230	25,000
Engineering	2,000	8,990	7,000	15,990	10,000
Audit	4,500	-	4,500	4,500	4,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	833	-	833	833	833
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	160	340	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	-	1,750	1,750	1,750
Annual special district fee	175	-	175	175	175
Insurance	5,500	5,000	500	5,500	5,500
Contingencies/bank charges	750	722	28	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	210	-	210	210
Conservation area maintenance	-	-	-	-	96,500
Conservation area bridges	-	-	-	-	20,000
Total professional & administrative	92,623	75,093	64,612	139,705	217,123
Total expenditures	92,623	75,093	64,612	139,705	217,123
Excess/(deficiency) of revenues over/(under) expenditures	-	(73,035)	73,035	-	-
Fund balance - beginning (unaudited)	-	-	-	-	-
Fund balance - ending (projected)	$ -	$ -	$ -	$ -	$ -

SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional & administrative	
Management/accounting/recording	$ 44,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	10,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	833
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,750
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Conservation area maintenance	96,500
Intended to cover the cost of maintaining 25 +/- acres of first time high intensity maintenance Conservation Areas (4 events/ year) and 190 +/- acres of low intensity Conservation Areas (2 events/ year).	
Conservation area bridges	20,000
Intended to cover the cost of annual pressure washing and refinishing as well as inspection, hardware tightening and periodic Board replacement.	
Total expenditures	$217,123

SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Assessment levy: off-roll	$ -	$ -	$ -	$ -	$ -
Total revenues	-	-	-	-	-
EXPENDITURES					
Debt service					
Interest	-	-	-	-	1,832,847
Underwriter's discount	-	-	600,000	600,000	-
Cost of issuance	-	8,367	264,567	272,934	-
Total expenditures	-	8,367	864,567	872,934	1,832,847
Excess/(deficiency) of revenues over/(under) expenditures	-	(8,367)	(864,567)	(872,934)	(1,832,847)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	6,643,550	6,643,550	-
Original issue discount	-	-	(69,598)	(69,598)	-
Total other financing sources/(uses)	-	-	6,573,952	6,573,952	-
Net increase/(decrease) in fund balance	-	(8,367)	5,709,385	5,701,018	(1,832,847)
Fund balance:					
Beginning fund balance (unaudited)	-	-	(8,367)	-	5,701,018
Ending fund balance (projected)	$ -	$ (8,367)	$5,701,018	$ 5,701,018	3,868,171
Use of fund balance:					
Debt service reserve account balance (required)					(2,131,791)
Interest expense - November 1, 2025					(868,191)
Projected fund balance surplus/(deficit) as of September 30, 2025					$ 868,189

SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon	Interest	Debt Service	Bond Balance	
04/11/24						
05/01/24			-	-	30,000,000.00	
11/01/24			964,656.25	964,656.25	30,000,000.00	CAPI
05/01/25	-		868,190.63	868,190.63	30,000,000.00	CAPI
11/01/25			868,190.63	868,190.63	30,000,000.00	CAPI
05/01/26	-		868,190.63	868,190.63	30,000,000.00	CAPI
11/01/26			868,190.63	868,190.63	29,595,000.00	
05/01/27	405,000.00	4.750%	868,190.63	1,273,190.63	29,595,000.00	
11/01/27			858,571.88	858,571.88	29,175,000.00	
05/01/28	420,000.00	4.750%	858,571.88	1,278,571.88	29,175,000.00	
11/01/28			848,596.88	848,596.88	28,730,000.00	
05/01/29	445,000.00	4.750%	848,596.88	1,293,596.88	28,730,000.00	
11/01/29			838,028.13	838,028.13	28,265,000.00	
05/01/30	465,000.00	4.750%	838,028.13	1,303,028.13	28,265,000.00	
11/01/30			826,984.38	826,984.38	27,780,000.00	
05/01/31	485,000.00	4.750%	826,984.38	1,311,984.38	27,780,000.00	
11/01/31			815,465.63	815,465.63	27,265,000.00	
05/01/32	515,000.00	5.625%	815,465.63	1,330,465.63	27,265,000.00	
11/01/32			800,981.25	800,981.25	26,720,000.00	
05/01/33	545,000.00	5.625%	800,981.25	1,345,981.25	26,720,000.00	
11/01/33			785,653.13	785,653.13	26,145,000.00	
05/01/34	575,000.00	5.625%	785,653.13	1,360,653.13	26,145,000.00	
11/01/34			769,481.25	769,481.25	25,540,000.00	
05/01/35	605,000.00	5.625%	769,481.25	1,374,481.25	25,540,000.00	
11/01/35			752,465.63	752,465.63	24,895,000.00	
05/01/36	645,000.00	5.625%	752,465.63	1,397,465.63	24,895,000.00	
11/01/36			734,325.00	734,325.00	24,215,000.00	
05/01/37	680,000.00	5.625%	734,325.00	1,414,325.00	24,215,000.00	
11/01/37			715,200.00	715,200.00	23,495,000.00	
05/01/38	720,000.00	5.625%	715,200.00	1,435,200.00	23,495,000.00	
11/01/38			694,950.00	694,950.00	22,735,000.00	
05/01/39	760,000.00	5.625%	694,950.00	1,454,950.00	22,735,000.00	
11/01/39			673,575.00	673,575.00	21,930,000.00	
05/01/40	805,000.00	5.625%	673,575.00	1,478,575.00	21,930,000.00	
11/01/40			650,934.38	650,934.38	21,080,000.00	
05/01/41	850,000.00	5.625%	650,934.38	1,500,934.38	21,080,000.00	
11/01/41			627,028.13	627,028.13	20,180,000.00	
05/01/42	900,000.00	5.625%	627,028.13	1,527,028.13	20,180,000.00	
11/01/42			601,715.63	601,715.63	19,225,000.00	
05/01/43	955,000.00	5.625%	601,715.63	1,556,715.63	19,225,000.00	
11/01/43			574,856.25	574,856.25	18,215,000.00	
05/01/44	1,010,000.00	5.625%	574,856.25	1,584,856.25	18,215,000.00	
11/01/44			546,450.00	546,450.00	17,145,000.00	
05/01/45	1,070,000.00	6.000%	546,450.00	1,616,450.00	17,145,000.00	
11/01/45			514,350.00	514,350.00	16,010,000.00	
05/01/46	1,135,000.00	6.000%	514,350.00	1,649,350.00	16,010,000.00	
11/01/46			480,300.00	480,300.00	14,805,000.00	
05/01/47	1,205,000.00	6.000%	480,300.00	1,685,300.00	14,805,000.00	
11/01/47			444,150.00	444,150.00	13,525,000.00	
05/01/48	1,280,000.00	6.000%	444,150.00	1,724,150.00	13,525,000.00	

SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/48			405,750.00	405,750.00	12,165,000.00
05/01/49	1,360,000.00	6.000%	405,750.00	1,765,750.00	12,165,000.00
11/01/49			364,950.00	364,950.00	10,725,000.00
05/01/50	1,440,000.00	6.000%	364,950.00	1,804,950.00	10,725,000.00
11/01/50			321,750.00	321,750.00	9,195,000.00
05/01/51	1,530,000.00	6.000%	321,750.00	1,851,750.00	9,195,000.00
11/01/51			275,850.00	275,850.00	7,570,000.00
05/01/52	1,625,000.00	6.000%	275,850.00	1,900,850.00	7,570,000.00
11/01/52			227,100.00	227,100.00	7,570,000.00
05/01/53	1,725,000.00	6.000%	227,100.00	1,952,100.00	5,845,000.00
11/01/53			175,350.00	175,350.00	5,845,000.00
05/01/54	1,835,000.00	6.000%	175,350.00	2,010,350.00	4,010,000.00
11/01/54			120,300.00	120,300.00	4,010,000.00
05/01/55	1,945,000.00	6.000%	120,300.00	2,065,300.00	2,065,000.00
11/01/55			61,950.00	61,950.00	2,065,000.00
05/01/56	2,065,000.00	6.000%	61,950.00	2,126,950.00	-
11/01/56			-	-	-
Total	**30,000,000.00**		**38,319,734.50**	**68,319,734.50**	

SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS

Off-Roll					
Product/Parcel	**Units**	**FY 2025 O&M Assessment per Unit**	**FY 2025 DS Assessment per Unit**	**FY 2025 Total Assessment per Unit**	**FY 2024 Total Assessment per Unit**
Highrise Condo	704	$ -	$ -	$ -	$ -
Midrise Condo	264	-	-	-	-
Attached Villa	76	-	-	-	-
Commerical (per 1,000 sq ft)	25	-	-	-	-
Total	**1,069**				

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SALTLEAF COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2024/2025 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING FISCAL YEAR 2024/2025 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of June, 2024.

ATTEST**:**

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION *Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 11, 2024	**Regular Meeting**	**3:00 PM**
November 8, 2024	**Regular Meeting**	**3:00 PM**
December 13, 2024	**Regular Meeting**	**3:00 PM**
January 10, 2025	**Regular Meeting**	**3:00 PM**
February 14, 2025	**Regular Meeting**	**3:00 PM**
March 14, 2025	**Regular Meeting**	**3:00 PM**
April 11, 2025	**Regular Meeting**	**3:00 PM**
May 9, 2025	**Regular Meeting**	**3:00 PM**
June 13, 2025	**Regular Meeting**	**3:00 PM**
July 11, 2025	**Regular Meeting**	**3:00 PM**
August 8, 2025	**Regular Meeting**	**3:00 PM**
September 12, 2025	**Regular Meeting**	**3:00 PM**

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

6A

April 9, 2024

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

Re: Letter Agreement for Acquisition of Work Product (LB Estero Bay Investments)

Dear District Manager,

Pursuant to that certain *Acquisition Agreement,* dated April 11, 2024 (**"Acquisition Agreement"**), by and between the Saltleaf Community Development District (**"District"**) and LB Estero Bay Investments, LLC (**"Developer"**), you are hereby notified that the Developer has completed and wishes to sell (**"Sale"**) to the District certain "**Work Product**" as described in **Exhibit A** attached hereto. As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds for the Work Product the eligible costs for the Work Product identified in **Exhibit A**. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.

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

Agreed to by:

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

Name: Craig Klingensmith
Title: Vice Chairman

Sincerely,

LB ESTERO BAY INVESTMENTS, LLC

[SIGNATURE ON FOLLOWING PAGE]

By: _____
Its: _____

April 9, 2024

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

Re: Letter Agreement for Acquisition of Work Product (LB Estero Bay Investments)

Dear District Manager,

Pursuant to that certain *Acquisition Agreement,* dated April 11, 2024 (**"Acquisition Agreement"**), by and between the Saltleaf Community Development District (**"District"**) and LB Estero Bay Investments, LLC (**"Developer"**), you are hereby notified that the Developer has completed and wishes to sell (**"Sale"**) to the District certain **"Work Product"** as described in **Exhibit A** attached hereto. As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds for the Work Product the eligible costs for the Work Product identified in **Exhibit A**. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.

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

Agreed to by:

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

[SIGNATURE ON PRIOR PAGE]

Name: _____

Title: _____

Sincerely,

LB ESTERO BAY INVESTMENTS, LLC

By: Stephen G. Wilson

Its: Authorized Representative

EXHIBIT A

Description of Work Product (LB Estero Bay Investments)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Arquitectonica	7/31/2022	1001.010555.003-001	$20,539.43	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	3/31/2023	1001.010555.003-02	$3,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	4/30/2023	1001.010555.003-03	$2,498.85	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	5/31/2023	1001.010555.003-4	$5,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	6/30/2023	1001.010555.003-5	$2,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	7/31/2023	1001.010555.003-6	$2,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	8/31/2023	1001.010555.003-7	$1,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	9/30/2023	1001.010555.003-8	$2,500.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	10/30/2023	1001.010555.003-9	$2,500.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	11/30/2023	1001.010555.003-10	$4,205.24	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	12/31/2023	1001.010555.003-11	$2,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	1/31/2024	1001.010555.003-12	$1,500.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	2/11/2022	268398	$18,557.80	$5,610.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/11/2022	270226	$20,820.10	$4,964.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/12/2022	271973	$33,381.99	$5,459.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/13/2022	276492	$9,155.20	$2,340.08	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/13/2022	278642	$622.11	$	N/A (soft costs)	Reimbursables only - excluded from CDD eligibility
Atwell, LLC	8/11/2022	281048	$4,576.00	$2,200.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284000	$481.80	$	N/A (soft costs)	Reimbursables only - excluded from CDD eligibility
Atwell, LLC	11/11/2022	288004	$3,456.10	$1,700.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	12/13/2022	290624	$369.54	$	N/A (soft costs)	Reimbursables only - excluded from CDD eligibility
Atwell, LLC	1/9/2023	291886	$2,582.60	$1,200.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	2/11/2023	294544	$1,887.88	$369.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/13/2023	297586	$2,889.55	$1,429.38	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/11/2023	300363	$3,476.00	$1,738.00	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	5/8/2023	303074	$3,083.90	$1,523.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	7/10/2023	308977	$4,318.50	$2,159.25	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	7/26/2023	311539	$796.00	$398.00	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	9/12/2023	315294	$2,394.00	$1,197.00	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	10/11/2023	318835	$5,084.50	$2,542.25	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	2/11/2022	268404	$18,600.00	$8,400.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/11/2022	270229	$15,900.00	$6,600.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	5/12/2022	274364	$23,455.00	$10,800.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/13/2022	276501	$20,700.00	$9,000.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	7/13/2022	278649	$11,400.00	$4,800.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	8/11/2022	281064	$6,637.40	$3,120.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284024	$3,720.00	$1,680.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288072	$1,380.00	$600.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	10/12/2022	285514	$21,546.10	$10,681.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288011	$5,761.50	$2,880.75	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	12/13/2022	290636	$5,843.00	$2,921.50	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	1/9/2023	291888	$990.00	$495.00	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	2/11/2023	294546	$2,387.50	$1,193.75	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	3/13/2023	297588	$3,084.00	$1,542.00	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
						(spine road and public marina only)
Atwell, LLC	4/11/2023	300365	$548.50	$274.25	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	12/13/2022	290637	$39,000.00	$19,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	1/9/2023	291889	$23,387.00	$11,050.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	2/11/2023	294547	$27,133.00	$13,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/13/2023	297591	$28,134.50	$13,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/11/2023	300366	$8,688.50	$2,200.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	5/8/2023	303078	$14,743.74	$2,750.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/11/2023	306349	$6,000.00	$	N/A (soft costs)	Private utilities only - excluded from CDD eligibility
Atwell, LLC	7/10/2023	308980	$47,500.00	$21,750.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	8/8/2023	312206	$15,000.00	$4,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/22/2023	317441	$16,503.99	$1,355.13	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	10/24/2023	321201	$9,284.98	$1,022.88	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/11/2023	300370	$975.00	$975.00	N/A (soft costs)	Offsite roadway LDO - 100% CDD Eligible
Atwell, LLC	6/11/2023	306351	$5,580.00	$5,580.00	N/A (soft costs)	Offsite roadway LDO - 100% CDD Eligible
Atwell, LLC	2/13/2024	332430	$8,156.50	$250.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Bonita Springs Utilities, Inc.	7/26/2022	612	$500.00	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	12/2/2022	753	$250.00	$	N/A (permit fee)	Private utility - not CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Bonita Springs Utilities, Inc.	11/19/2021	396	$10,360.74	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	3/30/2022	475	$1,551.55	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	3/30/2022	476	$1,226.35	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	3/30/2022	477	$1,899.22	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	4/4/2023	901	$1,047.71	$	N/A (permit fee)	Private utility - not CDD eligible
City of Bonita Springs	10/22/2021	375	$29.25	$	N/A (permit fee)	Lot unity - not CDD eligible
City of Bonita Springs	9/15/2021	360	$250.00	$	N/A (permit fee)	Lot unity - not CDD eligible
City of Bonita Springs	11/18/2021	393	$1,000.00	$500.00	N/A (permit fee)	DO cost recovery fee (CDD eligibility estimated at 50%)
City of Bonita Springs	11/18/2021	394	$9,914.00	$4,957.00	N/A (permit fee)	DO review fee (CDD eligibility estimated at 50%)
City of Bonita Springs	1/21/2022	429	$1,000.00	$500.00	N/A (permit fee)	Access road final plan approval application fee (CDD eligibility estimated at 50%)
City of Bonita Springs	2/10/2022	446	$1,000.00	$500.00	N/A (permit fee)	Cost recovery fee - ICPR review (CDD eligibility estimated at 50%)
City of Bonita Springs	5/6/2022	506	$1,200.00	$600.00	N/A (permit fee)	Plat review fee (CDD eligibility estimated at 50%)
City of Bonita Springs	10/18/2022	711	$1,200.00	$600.00	N/A (permit fee)	Preliminary Plat review fee (CDD eligibility estimated at 50%)
City of Bonita Springs	6/29/2022	601	$500.00	$250.00	N/A (permit fee)	DO resubmittal fee (CDD eligibility estimated at 50%)
City of Bonita Springs	7/19/2022	610	$500.00	$	N/A (permit fee)	Private utility - not CDD eligible
City of Bonita Springs	8/3/2022	615	$250.00	$125.00	N/A (permit fee)	DO resubmittal fee (CDD eligibility estimated at 50%)
City of Bonita Springs	10/18/2022	710	$100.00	$50.00	N/A (permit fee)	Mylar recording fee (CDD eligibility estimated at 50%)
City of Bonita Springs	11/2/2022	739	$250.00	$125.00	N/A (permit fee)	DO resubmittal fee (CDD eligibility estimated at 50%)
City of Bonita Springs	12/21/2022	790	$20.75	$10.38	N/A (permit fee)	DO approval recording fee (CDD eligibility estimated at 50%)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
City of Bonita Springs	4/4/2023	903	$1,750.00	$875.00	N/A (permit fee)	DO amendment review fee (CDD eligibility estimated at 50%)
Coastal Engineering Consultants, Inc.	8/31/2017	44547	$2,500.00	$2,500.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	10/6/2017	44626	$2,064.50	$2,064.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	12/12/2017	44772	$9,923.50	$9,923.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	5/4/2018	45224	$3,071.50	$3,071.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	8/6/2018	45618	$2,655.00	$2,655.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	9/12/2018	45726	$4,775.50	$4,775.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	10/5/2018	45809	$3,735.00	$3,735.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	11/26/2018	45986	$1,761.00	$1,761.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	12/26/2018	46076	$3,317.50	$3,317.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	1/15/2019	46167	$1,961.00	$1,961.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	2/19/2019	46272	$4,143.00	$4,143.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	3/18/2019	46354	$6,520.40	$6,520.40	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	4/12/2019	46517	$2,508.00	$2,508.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	5/20/2019	46622	$129.00	$129.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	6/6/2019	46667	$2,340.00	$2,340.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	8/23/2019	46971	$5,782.50	$5,649.60	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/21/2019	47189	$4,393.75	$4,373.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Coastal Engineering Consultants, Inc.	12/19/2019	47392	$6,989.00	$6,723.80	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/15/2020	47469	$3,224.75	$2,857.55	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	2/21/2020	47597	$918.00	$897.60	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	3/16/2020	47663	$7,945.00	$7,700.20	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	5/18/2020	47812	$4,460.50	$4,460.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	6/23/2020	47954	$3,415.50	$3,307.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	11/20/2020	48447	$11,036.25	$9,114.20	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	4/22/2021	48949	$12,273.00	$9,393.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	5/14/2021	49025	$1,528.25	$1,091.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	7/20/2021	49249	$16,034.75	$10,832.83	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	8/20/2021	49361	$8,474.50	$5,649.67	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	9/22/2021	49441	$8,067.50	$5,459.93	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/11/2021	49520	$3,376.25	$2,250.83	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	12/15/2021	49760	$3,085.00	$2,247.07	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/21/2022	49863	$3,080.00	$2,050.33	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	3/8/2022	50002	$6,224.50	$	N/A (soft costs)	Not eligible - work duplicated by subsequent invoice 50211
Coastal Engineering Consultants, Inc.	5/18/2022	50211	$26,125.00	$17,245.20	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Earth View, LLC	5/3/2023	10497	$760.00	$760.00	N/A (soft costs)	Locate existing utilities - spine road - 100% CDD Eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Earth View, LLC	6/8/2023	10620	$760.00	$760.00	N/A (soft costs)	Locate existing utilities - spine road - 100% CDD Eligible
ECS Florida, LLC	8/4/2023	1094361	$601.80	$	N/A (soft costs)	Density tests - no location map provided - exclude from CDD
ECS Florida, LLC	9/8/2023	1101029	$6,845.55	$	N/A (soft costs)	Density tests - no location map provided - exclude from CDD
ECS Florida, LLC	10/9/2023	1111213	$8,691.60	$	N/A (soft costs)	Density tests - no location map provided - exclude from CDD
EDSA, Inc.	12/3/2019	1911028	$9,260.00	$4,630.00	N/A (soft costs)	Marina site plan design - 50% CDD Eligible (public portion only)
EDSA, Inc.	1/10/2020	1912137	$3,330.00	$1,665.00	N/A (soft costs)	Marina site plan design - 50% CDD Eligible (public portion only)
EDSA, Inc.	2/5/2020	2001031	$7,140.00	$605.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	3/6/2020	2002053	$1,520.00	$760.00	N/A (soft costs)	Marina site plan design - 50% CDD Eligible (public portion only)
EDSA, Inc.	5/9/2022	2204045	$24,053.01	$10,000.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	6/9/2022	2205096	$24,665.23	$4,631.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	11/7/2022	2210121	$28,177.23	$5,369.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	12/6/2022	2211133	$12,909.00	$6,250.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	1/9/2023	2212054	$14,045.42	$12,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	3/7/2023	2302126	$20,570.40	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
EDSA, Inc.	4/6/2023	2303055	$10,064.36	$4,417.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	5/5/2023	2304062	$20,297.32	$2,722.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	6/1/2023	2305018	$28,690.00	$210.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	9/14/2023	2308170	$20,200.00	$4,015.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	1/11/2024	2312132	$28,291.39	$1,397.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
EDSA, Inc.	2/6/2024	2401122	$10,543.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
FDEP	8/25/2023	1679296	$989.88	$989.88	N/A (permit fee)	FDEP ERP Application fee (100% CDD eligible)
FDEP	9/21/2022	1579847	$250.00	$250.00	N/A (permit fee)	FDEP ERP Modification Application fee (100% CDD eligible)
FDEP	1/19/2021	1421706	$420.00	$420.00	N/A (permit fee)	FDEP Application fee (100% CDD eligible)
FDEP	4/6/2022	491	$400.00	$200.00	N/A (permit fee)	FDEP NOI application fee (CDD eligibility estimated at 50%)
FDEP	12/5/2022	763	$250.00	$	N/A (permit fee)	Wastewater fee - exclude as wastewater system is private
FDEP	12/5/2022	759	$650.00	$	N/A (permit fee)	Potable water fee - exclude as potable water system is private
FDEP	12/5/2022	760	$250.00	$	N/A (permit fee)	Wastewater fee - exclude as wastewater system is private
FDEP	12/5/2022	761	$250.00	$	N/A (permit fee)	Wastewater fee - exclude as wastewater system is private
FDEP	12/5/2022	762	$250.00	$	N/A (permit fee)	Wastewater fee - exclude as wastewater system is private
FDEP	12/5/2022	756	$650.00	$	N/A (permit fee)	Potable water fee - exclude as potable water system is private
FDEP	12/5/2022	757	$650.00	$	N/A (permit fee)	Potable water fee - exclude as potable water system is private
FDEP	12/5/2022	758	$650.00	$	N/A (permit fee)	Potable water fee - exclude as potable water system is private
JR Evans Engineering, PA	N/A	N/A	$8,500.00	$	N/A (permit fee)	LOMR Application fees - exclude not CDD eligible
JR Evans Engineering, P.A.	10/5/2023	01102-00-01	$8,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
JR Evans Engineering, P.A.	11/1/2023	01102-00-02	$2,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
JR Evans Engineering, P.A.	12/4/2023	01102-00-03	$7,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
JR Evans Engineering, P.A.	1/4/2024	01102-00-04	$3,018.72	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Jezerinac Group	2/28/2023	23.22.002-02	$2,200.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	3/31/2023	23.22.002-03	$4,950.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	6/30/2023	23.22.002-04	$5,086.25	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	7/31/2023	23.22.002-05	$2,750.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	7/31/2023	23.22.002-06	$3,272.50	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	8/31/2023	23.22.002-07	$4,620.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	9/30/2023	23.22.002-08	$1,006.25	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	9/30/2023	23.22.002-09	$770.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	10/31/2023	23.22.002-10	$4,817.50	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	11/30/2023	23.22.002-11	$1,540.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	11/30/2023	23.22.002-12	$3,695.00	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	12/31/2023	23.22.002-13	$770.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	12/31/2023	23.22.002.01-01	$5,000.00	$	N/A (soft costs)	Retaining wall - location/purpose not specified - exclude from CDD eligibility

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Lee County Community Development	3/30/2022	478	$1,100.00	$1,100.00	N/A (permit fee)	Type D LDO application review fee (100% CDD eligible)
Lee County Clerk of Courts	10/19/2022	713	$75.00	$37.50	N/A (permit fee)	Mylar recording fee (CDD eligibility estimated at 50%)
Lee County BOCC	7/19/2022	608	$3,084.00	$3,084.00	N/A (permit fee)	DO Application review fee (offsite parking lot) (100% CDD eligible)
Passarella and Associates, Inc.	6/15/2022	2A (21LBE3631)	$4,511.00	$4,511.00	N/A (soft costs)	Environmental services for marina and offsite - 100% CDD eligible
Passarella and Associates, Inc.	7/11/2022	3A (21LBE3631)	$520.50	$520.50	N/A (soft costs)	Environmental services for marina and offsite - 100% CDD eligible
Passarella and Associates, Inc.	12/14/2022	1B (21LBE3631)	$6,630.00	$3,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	2/16/2023	2B (21LBE3631)	$4,663.75	$3,827.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	3/15/2023	3B (21LBE3631)	$2,085.00	$1,122.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	6/14/2023	6B (21LBE3631)	$1,927.50	$1,800.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	9/15/2023	8B (21LBE3631)	$4,978.75	$1,871.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	11/14/2023	9B (21LBE3631)	$1,786.25	$951.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	12/12/2023	10B (21LBE3631)	$1,402.50	$701.25	N/A (soft costs)	Environmental services for marina and spine road - 50% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	4/16/2019	2019-204	$2,800.00	$2,800.00	N/A (soft costs)	Boundary survey and topo - Off-site marina parking - 100% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	12/13/2019	19-204-2	$10,000.00	$5,000.00	N/A (soft costs)	Boundary survey and topo - 30.5 acre parcel - 50% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	9/16/2022	2022-658	$1,200.00	$1,200.00	N/A (soft costs)	Legal description and sketch - drainage easements - 100% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	12/28/2022	2022-755	$400.00	$400.00	N/A (soft costs)	Legal description and sketch - 5 acre expansion - 100% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	8/11/2023	19-204-7	$4,495.00	$2,247.50	N/A (soft costs)	Boundary survey and topo - 30.5 acre parcel - 50% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Rhodes & Rhodes, Land Surveying, Inc.	12/28/2022	2022-307	$12,500.00	$6,250.00	N/A (soft costs)	Boundary and platting - Bayview Phase 1 - public portion estimated at 50% CDD eligibility
South Florida Water Management District	9/21/2020	278	$7,500.00	$2,750.00	N/A (permit fee)	ERP Application (CDD eligbiilty estimated at 50% of $5,500 review fee)
South Florida Water Management District	11/10/2021	388	$1,200.00	$600.00	N/A (permit fee)	ERP Modification (CDD eligibility estimated at 50%)
South Florida Water Management District	6/10/2022	556	$3,300.00	$1,650.00	N/A (permit fee)	ERP Modification (CDD eligibility estimated at 50%)
South Florida Water Management District	8/15/2022	630	$1,800.00	$900.00	N/A (permit fee)	Water use - dewatering - new (CDD eligibility estimated at 50%)
South Florida Water Management District	4/5/2023	900	$3,300.00	$1,650.00	N/A (permit fee)	ERP Modification (CDD eligibility estimated at 50%)
TR Transportation Consultants, Inc.	8/5/2019	3923	$1,600.00	$	N/A (soft costs)	TIS update for zoning - not CDD eligible
TR Transportation Consultants, Inc.	12/27/2019	4011	$2,100.00	$1,050.00	N/A (soft costs)	TIS updates for restaurant and parking spaces - 50% CDD eligible (public portion only)
TR Transportation Consultants, Inc.	11/3/2021	4498	$4,300.00	$2,150.00	N/A (soft costs)	TIS for Phase 1 DO - 50% CDD eligible
TR Transportation Consultants, Inc.	11/18/2021	4524	$3,300.00	$1,650.00	N/A (soft costs)	Photometrics plans for Phase 1 DO - 50% CDD eligible
Wadsworth O'Neal Associates	2/15/2023	15454	$7,601.25	$3,800.63	N/A (soft costs)	Emergency lift and grinder pump design - 50% CDD eligible
Wadsworth O'Neal Associates	10/18/2023	15541	$1,531.25	$765.62	N/A (soft costs)	Emergency lift and grinder pump design - 50% CDD eligible
Waldrop Engineering	9/1/2021	33363	$19,430.00	$9,715.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	10/4/2021	33800	$45,918.20	$21,857.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	11/2/2021	34066	$69,018.50	$33,476.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	12/8/2021	34631	$51,115.80	$23,970.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	4/1/2019	24335	$775.00	$620.00	N/A (soft costs)	Offsite plans and permitting - estimated 80% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Waldrop Engineering	11/2/2021	34069	$11,400.00	$5,700.00	N/A (soft costs)	ERP permitting - estimated 50% CDD eligible
Waldrop Engineering	12/8/2021	34634	$6,900.00	$3,450.00	N/A (soft costs)	ERP permitting - estimated 50% CDD eligible
Waldrop Engineering	6/1/2019	24881	$3,805.00	$1,902.50	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	9/1/2019	25707	$2,037.50	$1,000.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	1/1/2020	26811	$400.00	$200.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	4/1/2020	27634	$500.00	$250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	5/8/2020	28036	$6,670.00	$3,335.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	7/6/2020	28622	$17,200.00	$8,600.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	8/5/2020	28887	$5,000.00	$2,500.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	9/11/2020	29475	$12,500.00	$6,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	10/14/2020	29830	$7,500.00	$3,750.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	11/12/2020	30191	$2,500.00	$1,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	1/7/2021	30656	$2,500.00	$1,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	4/5/2021	31518	$400.00	$200.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Waldrop Engineering	5/5/2021	31914	$5,000.00	$2,500.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	7/1/2021	32533	$2,500.00	$1,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	2/9/2021	31017	$2,742.40	$2,742.40	N/A (soft costs)	Spine road due diligence - 100% CDD eligible (required for public access)
Waldrop Engineering	4/5/2021	31517	$2,280.73	$2,280.73	N/A (soft costs)	Spine road due diligence - 100% CDD eligible (required for public access)
Total Invoice Amount (all invoices - this requisition)			**$1,518,212.06**			
Total CDD Payable (all invoices this requisition)			**$618,047.82**			

CORPORATE DECLARATION REGARDING COSTS PAID
[WORK PRODUCT (LB ESTERO BAY INVESTMENTS)]

LB ESTERO BAY INVESTMENTS, LLC, a Florida limited liability company ("**Developer**"), does hereby certify to the Saltleaf Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the Developer of certain lands within the District.

2. The District's *Amended & Restated Engineer's Report,* dated March 19, 2024 (together, "**Engineer's Report**") describes certain public infrastructure improvements and work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

3. Developer has expended funds to develop and/or acquire certain of the work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain work product that has been completed to date and states the amounts that Developer has spent on that work product. Developer hereby represents that no amounts are owed to contractors and no liens are on the property and related to the installation and/or creation of the work product.

4. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure work product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Executed this 8th day of April, 2024.

LB ESTERO BAY INVESTMENTS, LLC

By: Stephen G. Wilson
Its: Authorized Representative

STATE OF FLORIDA:
COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 8th day of April, 2024, by Stephen G. Wilson, as Authorized Representative of **LB Estero Bay Investments, LLC**, a Florida limited liability company, on behalf thereof. He/She [✓] is personally known to me or [ ] has produced _____ as identification.

(NOTARY SEAL)

LISA VAN DIEN
MY COMMISSION # HH 396653
EXPIRES: July 31, 2027

NOTARY SIGNATURE

PRINTED NOTARY NAME

Exhibit A – Description of Work Product (LB Estero Bay Investments)

EXHIBIT A

Description of Work Product (LB Estero Bay Investments)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Arquitectonica	7/31/2022	1001.010555.003-001	$20,539.43	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	3/31/2023	1001.010555.003-02	$3,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	4/30/2023	1001.010555.003-03	$2,498.85	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	5/31/2023	1001.010555.003-4	$5,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	6/30/2023	1001.010555.003-5	$2,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	7/31/2023	1001.010555.003-6	$2,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	8/31/2023	1001.010555.003-7	$1,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	9/30/2023	1001.010555.003-8	$2,500.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	10/30/2023	1001.010555.003-9	$2,500.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	11/30/2023	1001.010555.003-10	$4,205.24	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	12/31/2023	1001.010555.003-11	$2,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	1/31/2024	1001.010555.003-12	$1,500.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	2/11/2022	268398	$18,557.80	$5,610.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/11/2022	270226	$20,820.10	$4,964.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/12/2022	271973	$33,381.99	$5,459.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/13/2022	276492	$9,155.20	$2,340.08	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/13/2022	278642	$622.11	$	N/A (soft costs)	Reimbursables only - excluded from CDD eligibility
Atwell, LLC	8/11/2022	281048	$4,576.00	$2,200.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284000	$481.80	$	N/A (soft costs)	Reimbursables only - excluded from CDD eligibility
Atwell, LLC	11/11/2022	288004	$3,456.10	$1,700.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	12/13/2022	290624	$369.54	$	N/A (soft costs)	Reimbursables only - excluded from CDD eligibility
Atwell, LLC	1/9/2023	291886	$2,582.60	$1,200.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	2/11/2023	294544	$1,887.88	$369.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/13/2023	297586	$2,889.55	$1,429.38	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/11/2023	300363	$3,476.00	$1,738.00	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	5/8/2023	303074	$3,083.90	$1,523.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	7/10/2023	308977	$4,318.50	$2,159.25	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	7/26/2023	311539	$796.00	$398.00	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	9/12/2023	315294	$2,394.00	$1,197.00	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	10/11/2023	318835	$5,084.50	$2,542.25	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	2/11/2022	268404	$18,600.00	$8,400.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/11/2022	270229	$15,900.00	$6,600.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	5/12/2022	274364	$23,455.00	$10,800.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/13/2022	276501	$20,700.00	$9,000.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	7/13/2022	278649	$11,400.00	$4,800.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	8/11/2022	281064	$6,637.40	$3,120.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284024	$3,720.00	$1,680.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288072	$1,380.00	$600.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	10/12/2022	285514	$21,546.10	$10,681.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288011	$5,761.50	$2,880.75	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	12/13/2022	290636	$5,843.00	$2,921.50	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	1/9/2023	291888	$990.00	$495.00	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	2/11/2023	294546	$2,387.50	$1,193.75	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	3/13/2023	297588	$3,084.00	$1,542.00	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
						(spine road and public marina only)
Atwell, LLC	4/11/2023	300365	$548.50	$274.25	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	12/13/2022	290637	$39,000.00	$19,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	1/9/2023	291889	$23,387.00	$11,050.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	2/11/2023	294547	$27,133.00	$13,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/13/2023	297591	$28,134.50	$13,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/11/2023	300366	$8,688.50	$2,200.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	5/8/2023	303078	$14,743.74	$2,750.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/11/2023	306349	$6,000.00	$	N/A (soft costs)	Private utilities only - excluded from CDD eligibility
Atwell, LLC	7/10/2023	308980	$47,500.00	$21,750.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	8/8/2023	312206	$15,000.00	$4,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/22/2023	317441	$16,503.99	$1,355.13	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	10/24/2023	321201	$9,284.98	$1,022.88	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/11/2023	300370	$975.00	$975.00	N/A (soft costs)	Offsite roadway LDO - 100% CDD Eligible
Atwell, LLC	6/11/2023	306351	$5,580.00	$5,580.00	N/A (soft costs)	Offsite roadway LDO - 100% CDD Eligible
Atwell, LLC	2/13/2024	332430	$8,156.50	$250.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Bonita Springs Utilities, Inc.	7/26/2022	612	$500.00	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	12/2/2022	753	$250.00	$	N/A (permit fee)	Private utility - not CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Bonita Springs Utilities, Inc.	11/19/2021	396	$10,360.74	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	3/30/2022	475	$1,551.55	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	3/30/2022	476	$1,226.35	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	3/30/2022	477	$1,899.22	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	4/4/2023	901	$1,047.71	$	N/A (permit fee)	Private utility - not CDD eligible
City of Bonita Springs	10/22/2021	375	$29.25	$	N/A (permit fee)	Lot unity - not CDD eligible
City of Bonita Springs	9/15/2021	360	$250.00	$	N/A (permit fee)	Lot unity - not CDD eligible
City of Bonita Springs	11/18/2021	393	$1,000.00	$500.00	N/A (permit fee)	DO cost recovery fee (CDD eligibility estimated at 50%)
City of Bonita Springs	11/18/2021	394	$9,914.00	$4,957.00	N/A (permit fee)	DO review fee (CDD eligibility estimated at 50%)
City of Bonita Springs	1/21/2022	429	$1,000.00	$500.00	N/A (permit fee)	Access road final plan approval application fee (CDD eligibility estimated at 50%)
City of Bonita Springs	2/10/2022	446	$1,000.00	$500.00	N/A (permit fee)	Cost recovery fee - ICPR review (CDD eligibility estimated at 50%)
City of Bonita Springs	5/6/2022	506	$1,200.00	$600.00	N/A (permit fee)	Plat review fee (CDD eligibility estimated at 50%)
City of Bonita Springs	10/18/2022	711	$1,200.00	$600.00	N/A (permit fee)	Preliminary Plat review fee (CDD eligibility estimated at 50%)
City of Bonita Springs	6/29/2022	601	$500.00	$250.00	N/A (permit fee)	DO resubmittal fee (CDD eligibility estimated at 50%)
City of Bonita Springs	7/19/2022	610	$500.00	$	N/A (permit fee)	Private utility - not CDD eligible
City of Bonita Springs	8/3/2022	615	$250.00	$125.00	N/A (permit fee)	DO resubmittal fee (CDD eligibility estimated at 50%)
City of Bonita Springs	10/18/2022	710	$100.00	$50.00	N/A (permit fee)	Mylar recording fee (CDD eligibility estimated at 50%)
City of Bonita Springs	11/2/2022	739	$250.00	$125.00	N/A (permit fee)	DO resubmittal fee (CDD eligibility estimated at 50%)
City of Bonita Springs	12/21/2022	790	$20.75	$10.38	N/A (permit fee)	DO approval recording fee (CDD eligibility estimated at 50%)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
City of Bonita Springs	4/4/2023	903	$1,750.00	$875.00	N/A (permit fee)	DO amendment review fee (CDD eligibility estimated at 50%)
Coastal Engineering Consultants, Inc.	8/31/2017	44547	$2,500.00	$2,500.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	10/6/2017	44626	$2,064.50	$2,064.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	12/12/2017	44772	$9,923.50	$9,923.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	5/4/2018	45224	$3,071.50	$3,071.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	8/6/2018	45618	$2,655.00	$2,655.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	9/12/2018	45726	$4,775.50	$4,775.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	10/5/2018	45809	$3,735.00	$3,735.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	11/26/2018	45986	$1,761.00	$1,761.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	12/26/2018	46076	$3,317.50	$3,317.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	1/15/2019	46167	$1,961.00	$1,961.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	2/19/2019	46272	$4,143.00	$4,143.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	3/18/2019	46354	$6,520.40	$6,520.40	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	4/12/2019	46517	$2,508.00	$2,508.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	5/20/2019	46622	$129.00	$129.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	6/6/2019	46667	$2,340.00	$2,340.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	8/23/2019	46971	$5,782.50	$5,649.60	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/21/2019	47189	$4,393.75	$4,373.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Coastal Engineering Consultants, Inc.	12/19/2019	47392	$6,989.00	$6,723.80	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/15/2020	47469	$3,224.75	$2,857.55	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	2/21/2020	47597	$918.00	$897.60	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	3/16/2020	47663	$7,945.00	$7,700.20	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	5/18/2020	47812	$4,460.50	$4,460.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	6/23/2020	47954	$3,415.50	$3,307.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	11/20/2020	48447	$11,036.25	$9,114.20	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	4/22/2021	48949	$12,273.00	$9,393.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	5/14/2021	49025	$1,528.25	$1,091.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	7/20/2021	49249	$16,034.75	$10,832.83	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	8/20/2021	49361	$8,474.50	$5,649.67	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	9/22/2021	49441	$8,067.50	$5,459.93	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/11/2021	49520	$3,376.25	$2,250.83	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	12/15/2021	49760	$3,085.00	$2,247.07	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/21/2022	49863	$3,080.00	$2,050.33	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	3/8/2022	50002	$6,224.50	$	N/A (soft costs)	Not eligible - work duplicated by subsequent invoice 50211
Coastal Engineering Consultants, Inc.	5/18/2022	50211	$26,125.00	$17,245.20	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Earth View, LLC	5/3/2023	10497	$760.00	$760.00	N/A (soft costs)	Locate existing utilities - spine road - 100% CDD Eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Earth View, LLC	6/8/2023	10620	$760.00	$760.00	N/A (soft costs)	Locate existing utilities - spine road - 100% CDD Eligible
ECS Florida, LLC	8/4/2023	1094361	$601.80	$	N/A (soft costs)	Density tests - no location map provided - exclude from CDD
ECS Florida, LLC	9/8/2023	1101029	$6,845.55	$	N/A (soft costs)	Density tests - no location map provided - exclude from CDD
ECS Florida, LLC	10/9/2023	1111213	$8,691.60	$	N/A (soft costs)	Density tests - no location map provided - exclude from CDD
EDSA, Inc.	12/3/2019	1911028	$9,260.00	$4,630.00	N/A (soft costs)	Marina site plan design - 50% CDD Eligible (public portion only)
EDSA, Inc.	1/10/2020	1912137	$3,330.00	$1,665.00	N/A (soft costs)	Marina site plan design - 50% CDD Eligible (public portion only)
EDSA, Inc.	2/5/2020	2001031	$7,140.00	$605.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	3/6/2020	2002053	$1,520.00	$760.00	N/A (soft costs)	Marina site plan design - 50% CDD Eligible (public portion only)
EDSA, Inc.	5/9/2022	2204045	$24,053.01	$10,000.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	6/9/2022	2205096	$24,665.23	$4,631.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	11/7/2022	2210121	$28,177.23	$5,369.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	12/6/2022	2211133	$12,909.00	$6,250.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	1/9/2023	2212054	$14,045.42	$12,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	3/7/2023	2302126	$20,570.40	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
EDSA, Inc.	4/6/2023	2303055	$10,064.36	$4,417.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	5/5/2023	2304062	$20,297.32	$2,722.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	6/1/2023	2305018	$28,690.00	$210.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	9/14/2023	2308170	$20,200.00	$4,015.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	1/11/2024	2312132	$28,291.39	$1,397.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
EDSA, Inc.	2/6/2024	2401122	$10,543.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
FDEP	8/25/2023	1679296	$989.88	$989.88	N/A (permit fee)	FDEP ERP Application fee (100% CDD eligible)
FDEP	9/21/2022	1579847	$250.00	$250.00	N/A (permit fee)	FDEP ERP Modification Application fee (100% CDD eligible)
FDEP	1/19/2021	1421706	$420.00	$420.00	N/A (permit fee)	FDEP Application fee (100% CDD eligible)
FDEP	4/6/2022	491	$400.00	$200.00	N/A (permit fee)	FDEP NOI application fee (CDD eligibility estimated at 50%)
FDEP	12/5/2022	763	$250.00	$	N/A (permit fee)	Wastewater fee - exclude as wastewater system is private
FDEP	12/5/2022	759	$650.00	$	N/A (permit fee)	Potable water fee - exclude as potable water system is private
FDEP	12/5/2022	760	$250.00	$	N/A (permit fee)	Wastewater fee - exclude as wastewater system is private
FDEP	12/5/2022	761	$250.00	$	N/A (permit fee)	Wastewater fee - exclude as wastewater system is private
FDEP	12/5/2022	762	$250.00	$	N/A (permit fee)	Wastewater fee - exclude as wastewater system is private
FDEP	12/5/2022	756	$650.00	$	N/A (permit fee)	Potable water fee - exclude as potable water system is private
FDEP	12/5/2022	757	$650.00	$	N/A (permit fee)	Potable water fee - exclude as potable water system is private
FDEP	12/5/2022	758	$650.00	$	N/A (permit fee)	Potable water fee - exclude as potable water system is private
JR Evans Engineering, PA	N/A	N/A	$8,500.00	$	N/A (permit fee)	LOMR Application fees - exclude not CDD eligible
JR Evans Engineering, P.A.	10/5/2023	01102-00-01	$8,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
JR Evans Engineering, P.A.	11/1/2023	01102-00-02	$2,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
JR Evans Engineering, P.A.	12/4/2023	01102-00-03	$7,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
JR Evans Engineering, P.A.	1/4/2024	01102-00-04	$3,018.72	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Jezerinac Group	2/28/2023	23.22.002-02	$2,200.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	3/31/2023	23.22.002-03	$4,950.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	6/30/2023	23.22.002-04	$5,086.25	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	7/31/2023	23.22.002-05	$2,750.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	7/31/2023	23.22.002-06	$3,272.50	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	8/31/2023	23.22.002-07	$4,620.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	9/30/2023	23.22.002-08	$1,006.25	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	9/30/2023	23.22.002-09	$770.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	10/31/2023	23.22.002-10	$4,817.50	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	11/30/2023	23.22.002-11	$1,540.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	11/30/2023	23.22.002-12	$3,695.00	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	12/31/2023	23.22.002-13	$770.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	12/31/2023	23.22.002.01-01	$5,000.00	$	N/A (soft costs)	Retaining wall - location/purpose not specified - exclude from CDD eligibility

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Lee County Community Development	3/30/2022	478	$1,100.00	$1,100.00	N/A (permit fee)	Type D LDO application review fee (100% CDD eligible)
Lee County Clerk of Courts	10/19/2022	713	$75.00	$37.50	N/A (permit fee)	Mylar recording fee (CDD eligibility estimated at 50%)
Lee County BOCC	7/19/2022	608	$3,084.00	$3,084.00	N/A (permit fee)	DO Application review fee (offsite parking lot) (100% CDD eligible)
Passarella and Associates, Inc.	6/15/2022	2A (21LBE3631)	$4,511.00	$4,511.00	N/A (soft costs)	Environmental services for marina and offsite - 100% CDD eligible
Passarella and Associates, Inc.	7/11/2022	3A (21LBE3631)	$520.50	$520.50	N/A (soft costs)	Environmental services for marina and offsite - 100% CDD eligible
Passarella and Associates, Inc.	12/14/2022	1B (21LBE3631)	$6,630.00	$3,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	2/16/2023	2B (21LBE3631)	$4,663.75	$3,827.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	3/15/2023	3B (21LBE3631)	$2,085.00	$1,122.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	6/14/2023	6B (21LBE3631)	$1,927.50	$1,800.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	9/15/2023	8B (21LBE3631)	$4,978.75	$1,871.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	11/14/2023	9B (21LBE3631)	$1,786.25	$951.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	12/12/2023	10B (21LBE3631)	$1,402.50	$701.25	N/A (soft costs)	Environmental services for marina and spine road - 50% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	4/16/2019	2019-204	$2,800.00	$2,800.00	N/A (soft costs)	Boundary survey and topo - Off-site marina parking - 100% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	12/13/2019	19-204-2	$10,000.00	$5,000.00	N/A (soft costs)	Boundary survey and topo - 30.5 acre parcel - 50% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	9/16/2022	2022-658	$1,200.00	$1,200.00	N/A (soft costs)	Legal description and sketch - drainage easements - 100% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	12/28/2022	2022-755	$400.00	$400.00	N/A (soft costs)	Legal description and sketch - 5 acre expansion - 100% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	8/11/2023	19-204-7	$4,495.00	$2,247.50	N/A (soft costs)	Boundary survey and topo - 30.5 acre parcel - 50% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Rhodes & Rhodes, Land Surveying, Inc.	12/28/2022	2022-307	$12,500.00	$6,250.00	N/A (soft costs)	Boundary and platting - Bayview Phase 1 - public portion estimated at 50% CDD eligibility
South Florida Water Management District	9/21/2020	278	$7,500.00	$2,750.00	N/A (permit fee)	ERP Application (CDD eligbiilty estimated at 50% of $5,500 review fee)
South Florida Water Management District	11/10/2021	388	$1,200.00	$600.00	N/A (permit fee)	ERP Modification (CDD eligibility estimated at 50%)
South Florida Water Management District	6/10/2022	556	$3,300.00	$1,650.00	N/A (permit fee)	ERP Modification (CDD eligibility estimated at 50%)
South Florida Water Management District	8/15/2022	630	$1,800.00	$900.00	N/A (permit fee)	Water use - dewatering - new (CDD eligibility estimated at 50%)
South Florida Water Management District	4/5/2023	900	$3,300.00	$1,650.00	N/A (permit fee)	ERP Modification (CDD eligibility estimated at 50%)
TR Transportation Consultants, Inc.	8/5/2019	3923	$1,600.00	$	N/A (soft costs)	TIS update for zoning - not CDD eligible
TR Transportation Consultants, Inc.	12/27/2019	4011	$2,100.00	$1,050.00	N/A (soft costs)	TIS updates for restaurant and parking spaces - 50% CDD eligible (public portion only)
TR Transportation Consultants, Inc.	11/3/2021	4498	$4,300.00	$2,150.00	N/A (soft costs)	TIS for Phase 1 DO - 50% CDD eligible
TR Transportation Consultants, Inc.	11/18/2021	4524	$3,300.00	$1,650.00	N/A (soft costs)	Photometrics plans for Phase 1 DO - 50% CDD eligible
Wadsworth O'Neal Associates	2/15/2023	15454	$7,601.25	$3,800.63	N/A (soft costs)	Emergency lift and grinder pump design - 50% CDD eligible
Wadsworth O'Neal Associates	10/18/2023	15541	$1,531.25	$765.62	N/A (soft costs)	Emergency lift and grinder pump design - 50% CDD eligible
Waldrop Engineering	9/1/2021	33363	$19,430.00	$9,715.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	10/4/2021	33800	$45,918.20	$21,857.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	11/2/2021	34066	$69,018.50	$33,476.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	12/8/2021	34631	$51,115.80	$23,970.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	4/1/2019	24335	$775.00	$620.00	N/A (soft costs)	Offsite plans and permitting - estimated 80% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Waldrop Engineering	11/2/2021	34069	$11,400.00	$5,700.00	N/A (soft costs)	ERP permitting - estimated 50% CDD eligible
Waldrop Engineering	12/8/2021	34634	$6,900.00	$3,450.00	N/A (soft costs)	ERP permitting - estimated 50% CDD eligible
Waldrop Engineering	6/1/2019	24881	$3,805.00	$1,902.50	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	9/1/2019	25707	$2,037.50	$1,000.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	1/1/2020	26811	$400.00	$200.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	4/1/2020	27634	$500.00	$250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	5/8/2020	28036	$6,670.00	$3,335.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	7/6/2020	28622	$17,200.00	$8,600.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	8/5/2020	28887	$5,000.00	$2,500.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	9/11/2020	29475	$12,500.00	$6,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	10/14/2020	29830	$7,500.00	$3,750.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	11/12/2020	30191	$2,500.00	$1,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	1/7/2021	30656	$2,500.00	$1,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	4/5/2021	31518	$400.00	$200.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Waldrop Engineering	5/5/2021	31914	$5,000.00	$2,500.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	7/1/2021	32533	$2,500.00	$1,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	2/9/2021	31017	$2,742.40	$2,742.40	N/A (soft costs)	Spine road due diligence - 100% CDD eligible (required for public access)
Waldrop Engineering	4/5/2021	31517	$2,280.73	$2,280.73	N/A (soft costs)	Spine road due diligence - 100% CDD eligible (required for public access)
Total Invoice Amount (all invoices - this requisition)			**$1,518,212.06**			
Total CDD Payable (all invoices this requisition)			**$618,047.82**			

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[WORK PRODUCT (LB ESTERO BAY INVESTMENTS)]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 9 day of April, 2024, by **Atwell, LLC (as successor in interest to Waldrop Engineering, P.A.),** having a mailing address of 2 Towne Square, Suite 700, Southfield, MI 48076 ("**Professional**"), in favor of the **Saltleaf Community Development District** ("**District**"), which is a local unit of special-purpose government situated in the Lee County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to certain *Agreement(s) for Professional Services*, and between Professional and LB Estero Bay Investments, LLC, a Florida limited liability company ("**Developer**"), Professional has created certain work products, as described in **Exhibit A** ("**Work Product**"); and

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

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

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

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

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Work Product, and that there is no disagreement as to the appropriateness of payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

4. **EFFECTIVE DATE.** This Release shall take effect upon execution.

ATWELL, LLC

By: Jeremy H. Arnold, P.E.
Its: Vice President

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of April, 2024, by Jeremy H. Arnold as Vice President of Atwell, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

JESSICA K LINN
Notary Public-State of Florida
Commission # HH 211052
My Commission Expires
April 16, 2026

NOTARY PUBLIC, STATE OF Florida

Name: Jessica K. Linn
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Description of Work Product

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	2/11/2022	268398	$18,557.80	$5,610.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/11/2022	270226	$20,820.10	$4,964.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/12/2022	271973	$33,381.99	$5,459.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/13/2022	276492	$9,155.20	$2,340.08	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/13/2022	278642	$622.11	$ -	N/A (soft costs)	Reimbursables only - excluded from CDD eligibility
Atwell, LLC	8/11/2022	281048	$4,576.00	$2,200.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284000	$481.80	$ -	N/A (soft costs)	Reimbursables only - excluded from CDD eligibility
Atwell, LLC	11/11/2022	288004	$3,456.10	$1,700.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	12/13/2022	290624	$369.54	$ -	N/A (soft costs)	Reimbursables only - excluded from CDD eligibility
Atwell, LLC	1/9/2023	291886	$2,582.60	$1,200.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	2/11/2023	294544	$1,887.88	$369.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/13/2023	297586	$2,889.55	$1,429.38	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/11/2023	300363	$3,476.00	$1,738.00	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	5/8/2023	303074	$3,083.90	$1,523.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	7/10/2023	308977	$4,318.50	$2,159.25	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	7/26/2023	311539	$796.00	$398.00	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	9/12/2023	315294	$2,394.00	$1,197.00	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	10/11/2023	318835	$5,084.50	$2,542.25	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	2/11/2022	268404	$18,600.00	$8,400.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/11/2022	270229	$15,900.00	$6,600.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	5/12/2022	274364	$23,455.00	$10,800.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/13/2022	276501	$20,700.00	$9,000.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	7/13/2022	278649	$11,400.00	$4,800.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	8/11/2022	281064	$6,637.40	$3,120.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284024	$3,720.00	$1,680.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288072	$1,380.00	$600.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	10/12/2022	285514	$21,546.10	$10,681.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288011	$5,761.50	$2,880.75	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	12/13/2022	290636	$5,843.00	$2,921.50	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	1/9/2023	291888	$990.00	$495.00	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	2/11/2023	294546	$2,387.50	$1,193.75	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	3/13/2023	297588	$3,084.00	$1,542.00	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	4/11/2023	300365	$548.50	$274.25	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	12/13/2022	290637	$39,000.00	$19,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	1/9/2023	291889	$23,387.00	$11,050.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	2/11/2023	294547	$27,133.00	$13,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/13/2023	297591	$28,134.50	$13,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/11/2023	300366	$8,688.50	$2,200.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	5/8/2023	303078	$14,743.74	$2,750.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/11/2023	306349	$6,000.00	$ -	N/A (soft costs)	Private utilities only - excluded from CDD eligibility
Atwell, LLC	7/10/2023	308980	$47,500.00	$21,750.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	8/8/2023	312206	$15,000.00	$4,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/22/2023	317441	$16,503.99	$1,355.13	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	10/24/2023	321201	$9,284.98	$1,022.88	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/11/2023	300370	$975.00	$975.00	N/A (soft costs)	Offsite roadway LDO - 100% CDD Eligible
Atwell, LLC	6/11/2023	306351	$5,580.00	$5,580.00	N/A (soft costs)	Offsite roadway LDO - 100% CDD Eligible
Atwell, LLC	2/13/2024	332430	$8,156.50	$250.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Waldrop Engineering	9/1/2021	33363	$19,430.00	$9,715.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	10/4/2021	33800	$45,918.20	$21,857.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	11/2/2021	34066	$69,018.50	$33,476.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	12/8/2021	34631	$51,115.80	$23,970.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	4/1/2019	24335	$775.00	$620.00	N/A (soft costs)	Offsite plans and permitting - estimated 80% CDD eligible
Waldrop Engineering	11/2/2021	34069	$11,400.00	$5,700.00	N/A (soft costs)	ERP permitting - estimated 50% CDD eligible
Waldrop Engineering	12/8/2021	34634	$6,900.00	$3,450.00	N/A (soft costs)	ERP permitting - estimated 50% CDD eligible
Waldrop Engineering	6/1/2019	24881	$3,805.00	$1,902.50	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	9/1/2019	25707	$2,037.50	$1,000.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	1/1/2020	26811	$400.00	$200.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	4/1/2020	27634	$500.00	$250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	5/8/2020	28036	$6,670.00	$3,335.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	7/6/2020	28622	$17,200.00	$8,600.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	8/5/2020	28887	$5,000.00	$2,500.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	9/11/2020	29475	$12,500.00	$6,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	10/14/2020	29830	$7,500.00	$3,750.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Waldrop Engineering	11/12/2020	30191	$2,500.00	$1,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	1/7/2021	30656	$2,500.00	$1,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	4/5/2021	31518	$400.00	$200.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	5/5/2021	31914	$5,000.00	$2,500.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	7/1/2021	32533	$2,500.00	$1,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	2/9/2021	31017	$2,742.40	$2,742.40	N/A (soft costs)	Spine road due diligence - 100% CDD eligible (required for public access)
Waldrop Engineering	4/5/2021	31517	$2,280.73	$2,280.73	N/A (soft costs)	Spine road due diligence - 100% CDD eligible (required for public access)

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[WORK PRODUCT (LB ESTERO BAY INVESTMENTS)]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 9 day of April, 2024, by **Coastal Engineering Consultants, Inc.,** having a mailing address of 28421 Bonita Crossing Boulevard, Bonita Springs, Florida 34135 ("**Professional**"), in favor of the **Saltleaf Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Lee County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to certain *Agreement(s) for Professional Services*, and between Professional and LB Estero Bay Investments, LLC, a Florida limited liability company ("**Developer**"), Professional has created certain work products, as described in **Exhibit A** ("**Work Product**"); and

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

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

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

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

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Work Product, and that there is no disagreement as to the appropriateness of payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

4. **EFFECTIVE DATE.** This Release shall take effect upon execution.

COASTAL ENGINEERING CONSULTANTS, INC.

By: RICHARD J. EWING

Its: VP

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 9 day of April, 2024, by Richard Ewing as VP of CEC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Tia René Davis

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Tia René Davis
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

NOTARY PUBLIC STATE OF FLORIDA

TIA RENÉ DAVIS
Commission # HH 094947
Expires June 18, 2025
Bonded Thru Budget Notary Services

EXHIBIT A

Description of Work Product

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Coastal Engineering Consultants, Inc.	8/31/2017	44547	$2,500.00	$2,500.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	10/6/2017	44626	$2,064.50	$2,064.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	12/12/2017	44772	$9,923.50	$9,923.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	5/4/2018	45224	$3,071.50	$3,071.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	8/6/2018	45618	$2,655.00	$2,655.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	9/12/2018	45726	$4,775.50	$4,775.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	10/5/2018	45809	$3,735.00	$3,735.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	11/26/2018	45986	$1,761.00	$1,761.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	12/26/2018	46076	$3,317.50	$3,317.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	1/15/2019	46167	$1,961.00	$1,961.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	2/19/2019	46272	$4,143.00	$4,143.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	3/18/2019	46354	$6,520.40	$6,520.40	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	4/12/2019	46517	$2,508.00	$2,508.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	5/20/2019	46622	$129.00	$129.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	6/6/2019	46667	$2,340.00	$2,340.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	8/23/2019	46971	$5,782.50	$5,649.60	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/21/2019	47189	$4,393.75	$4,373.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Coastal Engineering Consultants, Inc.	12/19/2019	47392	$6,989.00	$6,723.80	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/15/2020	47469	$3,224.75	$2,857.55	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	2/21/2020	47597	$918.00	$897.60	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	3/16/2020	47663	$7,945.00	$7,700.20	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	5/18/2020	47812	$4,460.50	$4,460.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	6/23/2020	47954	$3,415.50	$3,307.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	11/20/2020	48447	$11,036.25	$9,114.20	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	4/22/2021	48949	$12,273.00	$9,393.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	5/14/2021	49025	$1,528.25	$1,091.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	7/20/2021	49249	$16,034.75	$10,832.83	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	8/20/2021	49361	$8,474.50	$5,649.67	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	9/22/2021	49441	$8,067.50	$5,459.93	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/11/2021	49520	$3,376.25	$2,250.83	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	12/15/2021	49760	$3,085.00	$2,247.07	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/21/2022	49863	$3,080.00	$2,050.33	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	3/8/2022	50002	$6,224.50	$ -	N/A (soft costs)	Not eligible - work duplicated by subsequent invoice 50211
Coastal Engineering Consultants, Inc.	5/18/2022	50211	$26,125.00	$17,245.20	N/A (soft costs)	CDD eligibility varies by task - see invoice for details

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[WORK PRODUCT (LB ESTERO BAY INVESTMENTS)]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 10th day of April, 2024, by **ESDA, Inc.,** having a mailing address of 1512 E. Broward Boulevard, Suite 110, Fort Lauderdale, Florida 33301 ("**Professional**"), in favor of the **Saltleaf Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Lee County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to certain *Agreement(s) for Professional Services*, and between Professional and LB Estero Bay Investments, LLC, a Florida limited liability company ("**Developer**"), Professional has created certain work products, as described in **Exhibit A** ("**Work Product**"); and

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

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

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

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

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Work Product, and that there is no disagreement as to the appropriateness of payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

4. **EFFECTIVE DATE.** This Release shall take effect upon execution.

ESDA, INC.

By: Pablo S. Massari
Its:Principal

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 10th day of April, 2024, by Pablo Massari as Principal of EDSA, Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced N/A as identification.

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Notary Public State of Florida
Natalie I Santana
My Commission HH 076517
Expires 01/03/2025

Name: Natalie I Santana
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A
Description of Work Product

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
EDSA, Inc.	12/3/2019	1911028	$9,260.00	$4,630.00	N/A (soft costs)	Marina site plan design - 50% CDD Eligible (public portion only)
EDSA, Inc.	1/10/2020	1912137	$3,330.00	$1,665.00	N/A (soft costs)	Marina site plan design - 50% CDD Eligible (public portion only)
EDSA, Inc.	2/5/2020	2001031	$7,140.00	$605.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	3/6/2020	2002053	$1,520.00	$760.00	N/A (soft costs)	Marina site plan design - 50% CDD Eligible (public portion only)
EDSA, Inc.	5/9/2022	2204045	$24,053.01	$10,000.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	6/9/2022	2205096	$24,665.23	$4,631.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	11/7/2022	2210121	$28,177.23	$5,369.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	12/6/2022	2211133	$12,909.00	$6,250.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	1/9/2023	2212054	$14,045.42	$12,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	3/7/2023	2302126	$20,570.40	$ -	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
EDSA, Inc.	4/6/2023	2303055	$10,064.36	$4,417.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	5/5/2023	2304062	$20,297.32	$2,722.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	6/1/2023	2305018	$28,690.00	$210.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	9/14/2023	2308170	$20,200.00	$4,015.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	1/11/2024	2312132	$28,291.39	$1,397.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	2/6/2024	2401122	$10,543.00	$ -	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[WORK PRODUCT (LB ESTERO BAY INVESTMENTS)]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 9th day of April, 2024, by **Passarella and Associates, Inc.,** having a mailing address of 13620 Metropolis Avenue, Suite 200, Fort Myers, Florida 33912 ("**Professional**"), in favor of the **Saltleaf Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Lee County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to certain *Agreement(s) for Professional Services*, and between Professional and LB Estero Bay Investments, LLC, a Florida limited liability company ("**Developer**"), Professional has created certain work products, as described in **Exhibit A** ("**Work Product**"); and

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

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

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

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

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Work Product, and that there is no disagreement as to the appropriateness of payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

4. **EFFECTIVE DATE.** This Release shall take effect upon execution.

PASSARELLA AND ASSOCIATES, INC.

By: Kenneth C. Passarella
Its: President

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 9th day of April, 2024, by Kenneth C. Passarella as President of Passarella & Associates, Inc, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

MELISSA M. KRUSE
Notary Public-State of Florida
Commission # HH 183737
My Commission Expires
October 09, 2025

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF Florida

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

EXHIBIT A
Description of Work Product

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Passarella and Associates, Inc.	6/15/2022	2A (21LBE3631)	$4,511.00	$4,511.00	N/A (soft costs)	Environmental services for marina and offsite - 100% CDD eligible
Passarella and Associates, Inc.	7/11/2022	3A (21LBE3631)	$520.50	$520.50	N/A (soft costs)	Environmental services for marina and offsite - 100% CDD eligible
Passarella and Associates, Inc.	12/14/2022	1B (21LBE3631)	$6,630.00	$3,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	2/16/2023	2B (21LBE3631)	$4,663.75	$3,827.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	3/15/2023	3B (21LBE3631)	$2,085.00	$1,122.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	6/14/2023	6B (21LBE3631)	$1,927.50	$1,800.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	9/15/2023	8B (21LBE3631)	$4,978.75	$1,871.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	11/14/2023	9B (21LBE3631)	$1,786.25	$951.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	12/12/2023	10B (21LBE3631)	$1,402.50	$701.25	N/A (soft costs)	Environmental services for marina and spine road - 50% CDD eligible

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[WORK PRODUCT (LB ESTERO BAY INVESTMENTS)]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 9th day of APRIL, 2024, by **Rhodes & Rhodes Land Surveying, Inc.,** having a mailing address of 28100 Bonita Grande Drive, Suite 107, Bonita Springs, Florida 34135 ("**Professional**"), in favor of the **Saltleaf Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Lee County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to certain *Agreement(s) for Professional Services*, and between Professional and LB Estero Bay Investments, LLC, a Florida limited liability company ("**Developer**"), Professional has created certain work products, as described in **Exhibit A** ("**Work Product**"); and

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

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

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

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

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Work Product, and that there is no disagreement as to the appropriateness of payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

4. **EFFECTIVE DATE.** This Release shall take effect upon execution.

RHODES & RHODES LAND SURVEYING, INC.

By: JOHN SCOTT RHODES
Its: PRESIDENT

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of APRIL, 2024, by JOHN SCOTT RHODES as PRESIDENT of RHODES & RHODE LAND SURV. and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

ANN C BOHLEY
Notary Public - State of Florida
Commission # HH 186987
My Comm. Expires Dec 12, 2025
Bonded through National Notary Assn.

Name: ANN C. BOHLEY
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A
Description of Work Product

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Rhodes & Rhodes, Land Surveying, Inc.	4/16/2019	2019-204	$2,800.00	$2,800.00	N/A (soft costs)	Boundary survey and topo - Off-site marina parking - 100% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	12/13/2019	19-204-2	$10,000.00	$5,000.00	N/A (soft costs)	Boundary survey and topo - 30.5 acre parcel - 50% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	9/16/2022	2022-658	$1,200.00	$1,200.00	N/A (soft costs)	Legal description and sketch - drainage easements - 100% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	12/28/2022	2022-755	$400.00	$400.00	N/A (soft costs)	Legal description and sketch - 5 acre expansion - 100% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	8/11/2023	19-204-7	$4,495.00	$2,247.50	N/A (soft costs)	Boundary survey and topo - 30.5 acre parcel - 50% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	12/28/2022	2022-307	$12,500.00	$6,250.00	N/A (soft costs)	Boundary and platting - Bayview Phase 1 - public portion estimated at 50% CDD eligibility

DISTRICT ENGINEER'S CERTIFICATE
[WORK PRODUCT (LB ESTERO BAY INVESTMENTS)]

April 9, 2024

Board of Supervisors
Saltleaf Community Development District

Re: Acquisition of Work Product

Ladies and Gentlemen:

The undersigned is a representative of Barraco and Associates, Inc. ("**District Engineer**"), as District Engineer for the Saltleaf Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from LB Estero Bay Investments, LLC ("**Developer**") of certain **"Work Product"** as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed certain documentation relating to the Work Product, including but not limited to certain invoices, plans, and other documents, as applicable.

2. The Work Product is within the scope of the District's capital improvement plan as set forth in the District's *Amended & Restated Engineer's Report,* dated March 28, 2024 (together, "**Engineer's Report**"), and specially benefits property within the District as further described in the Engineer's Report.

3. I am not aware of any defects in the Work Product.

4. The total costs associated with the Work Product are as set forth in **Exhibit A.** Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Work Product, and (ii) the reasonable fair market value of the Work Product.

5. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Work Product.

[CONTINUED ON NEXT PAGE]

BARRACO AND ASSOCIATES, INC.

CARL A. BARRACO, P.E.
Florida Registration No. 38536
District Engineer CERT OF AUT # 7995
BARRACO & ASSOC.
2271 MCGREGOR BLVD
Fort Myers, FL 33901

STATE OF FL
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of April, 2024, by Carl A Barraco as President of Barraco and Associates, Inc, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARIAL SEAL)

AMY HUGHES
Notary Public - State of Florida
Commission # HH 414784
My Comm. Expires Aug 16, 2027
Bonded through National Notary Assn.

NOTARY PUBLIC, STATE OF FL

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

EXHIBIT A

Description of Work Product (LB Estero Bay Investments)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Arquitectonica	7/31/2022	1001.010555.003-001	$20,539.43	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	3/31/2023	1001.010555.003-02	$3,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	4/30/2023	1001.010555.003-03	$2,498.85	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	5/31/2023	1001.010555.003-4	$5,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	6/30/2023	1001.010555.003-5	$2,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	7/31/2023	1001.010555.003-6	$2,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	8/31/2023	1001.010555.003-7	$1,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	9/30/2023	1001.010555.003-8	$2,500.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	10/30/2023	1001.010555.003-9	$2,500.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	11/30/2023	1001.010555.003-10	$4,205.24	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	12/31/2023	1001.010555.003-11	$2,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	1/31/2024	1001.010555.003-12	$1,500.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	2/11/2022	268398	$18,557.80	$5,610.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/11/2022	270226	$20,820.10	$4,964.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/12/2022	271973	$33,381.99	$5,459.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/13/2022	276492	$9,155.20	$2,340.08	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/13/2022	278642	$622.11	$	N/A (soft costs)	Reimbursables only - excluded from CDD eligibility
Atwell, LLC	8/11/2022	281048	$4,576.00	$2,200.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284000	$481.80	$	N/A (soft costs)	Reimbursables only - excluded from CDD eligibility
Atwell, LLC	11/11/2022	288004	$3,456.10	$1,700.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	12/13/2022	290624	$369.54	$	N/A (soft costs)	Reimbursables only - excluded from CDD eligibility
Atwell, LLC	1/9/2023	291886	$2,582.60	$1,200.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	2/11/2023	294544	$1,887.88	$369.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/13/2023	297586	$2,889.55	$1,429.38	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/11/2023	300363	$3,476.00	$1,738.00	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	5/8/2023	303074	$3,083.90	$1,523.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	7/10/2023	308977	$4,318.50	$2,159.25	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	7/26/2023	311539	$796.00	$398.00	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	9/12/2023	315294	$2,394.00	$1,197.00	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	10/11/2023	318835	$5,084.50	$2,542.25	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	2/11/2022	268404	$18,600.00	$8,400.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/11/2022	270229	$15,900.00	$6,600.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	5/12/2022	274364	$23,455.00	$10,800.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/13/2022	276501	$20,700.00	$9,000.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	7/13/2022	278649	$11,400.00	$4,800.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	8/11/2022	281064	$6,637.40	$3,120.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284024	$3,720.00	$1,680.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288072	$1,380.00	$600.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	10/12/2022	285514	$21,546.10	$10,681.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288011	$5,761.50	$2,880.75	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	12/13/2022	290636	$5,843.00	$2,921.50	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	1/9/2023	291888	$990.00	$495.00	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	2/11/2023	294546	$2,387.50	$1,193.75	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	3/13/2023	297588	$3,084.00	$1,542.00	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
						(spine road and public marina only)
Atwell, LLC	4/11/2023	300365	$548.50	$274.25	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	12/13/2022	290637	$39,000.00	$19,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	1/9/2023	291889	$23,387.00	$11,050.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	2/11/2023	294547	$27,133.00	$13,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/13/2023	297591	$28,134.50	$13,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/11/2023	300366	$8,688.50	$2,200.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	5/8/2023	303078	$14,743.74	$2,750.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/11/2023	306349	$6,000.00	$	N/A (soft costs)	Private utilities only - excluded from CDD eligibility
Atwell, LLC	7/10/2023	308980	$47,500.00	$21,750.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	8/8/2023	312206	$15,000.00	$4,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/22/2023	317441	$16,503.99	$1,355.13	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	10/24/2023	321201	$9,284.98	$1,022.88	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/11/2023	300370	$975.00	$975.00	N/A (soft costs)	Offsite roadway LDO - 100% CDD Eligible
Atwell, LLC	6/11/2023	306351	$5,580.00	$5,580.00	N/A (soft costs)	Offsite roadway LDO - 100% CDD Eligible
Atwell, LLC	2/13/2024	332430	$8,156.50	$250.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Bonita Springs Utilities, Inc.	7/26/2022	612	$500.00	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	12/2/2022	753	$250.00	$	N/A (permit fee)	Private utility - not CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Bonita Springs Utilities, Inc.	11/19/2021	396	$10,360.74	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	3/30/2022	475	$1,551.55	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	3/30/2022	476	$1,226.35	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	3/30/2022	477	$1,899.22	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	4/4/2023	901	$1,047.71	$	N/A (permit fee)	Private utility - not CDD eligible
City of Bonita Springs	10/22/2021	375	$29.25	$	N/A (permit fee)	Lot unity - not CDD eligible
City of Bonita Springs	9/15/2021	360	$250.00	$	N/A (permit fee)	Lot unity - not CDD eligible
City of Bonita Springs	11/18/2021	393	$1,000.00	$500.00	N/A (permit fee)	DO cost recovery fee (CDD eligibility estimated at 50%)
City of Bonita Springs	11/18/2021	394	$9,914.00	$4,957.00	N/A (permit fee)	DO review fee (CDD eligibility estimated at 50%)
City of Bonita Springs	1/21/2022	429	$1,000.00	$500.00	N/A (permit fee)	Access road final plan approval application fee (CDD eligibility estimated at 50%)
City of Bonita Springs	2/10/2022	446	$1,000.00	$500.00	N/A (permit fee)	Cost recovery fee - ICPR review (CDD eligibility estimated at 50%)
City of Bonita Springs	5/6/2022	506	$1,200.00	$600.00	N/A (permit fee)	Plat review fee (CDD eligibility estimated at 50%)
City of Bonita Springs	10/18/2022	711	$1,200.00	$600.00	N/A (permit fee)	Preliminary Plat review fee (CDD eligibility estimated at 50%)
City of Bonita Springs	6/29/2022	601	$500.00	$250.00	N/A (permit fee)	DO resubmittal fee (CDD eligibility estimated at 50%)
City of Bonita Springs	7/19/2022	610	$500.00	$	N/A (permit fee)	Private utility - not CDD eligible
City of Bonita Springs	8/3/2022	615	$250.00	$125.00	N/A (permit fee)	DO resubmittal fee (CDD eligibility estimated at 50%)
City of Bonita Springs	10/18/2022	710	$100.00	$50.00	N/A (permit fee)	Mylar recording fee (CDD eligibility estimated at 50%)
City of Bonita Springs	11/2/2022	739	$250.00	$125.00	N/A (permit fee)	DO resubmittal fee (CDD eligibility estimated at 50%)
City of Bonita Springs	12/21/2022	790	$20.75	$10.38	N/A (permit fee)	DO approval recording fee (CDD eligibility estimated at 50%)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
City of Bonita Springs	4/4/2023	903	$1,750.00	$875.00	N/A (permit fee)	DO amendment review fee (CDD eligibility estimated at 50%)
Coastal Engineering Consultants, Inc.	8/31/2017	44547	$2,500.00	$2,500.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	10/6/2017	44626	$2,064.50	$2,064.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	12/12/2017	44772	$9,923.50	$9,923.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	5/4/2018	45224	$3,071.50	$3,071.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	8/6/2018	45618	$2,655.00	$2,655.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	9/12/2018	45726	$4,775.50	$4,775.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	10/5/2018	45809	$3,735.00	$3,735.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	11/26/2018	45986	$1,761.00	$1,761.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	12/26/2018	46076	$3,317.50	$3,317.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	1/15/2019	46167	$1,961.00	$1,961.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	2/19/2019	46272	$4,143.00	$4,143.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	3/18/2019	46354	$6,520.40	$6,520.40	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	4/12/2019	46517	$2,508.00	$2,508.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	5/20/2019	46622	$129.00	$129.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	6/6/2019	46667	$2,340.00	$2,340.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	8/23/2019	46971	$5,782.50	$5,649.60	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/21/2019	47189	$4,393.75	$4,373.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Coastal Engineering Consultants, Inc.	12/19/2019	47392	$6,989.00	$6,723.80	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/15/2020	47469	$3,224.75	$2,857.55	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	2/21/2020	47597	$918.00	$897.60	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	3/16/2020	47663	$7,945.00	$7,700.20	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	5/18/2020	47812	$4,460.50	$4,460.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	6/23/2020	47954	$3,415.50	$3,307.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	11/20/2020	48447	$11,036.25	$9,114.20	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	4/22/2021	48949	$12,273.00	$9,393.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	5/14/2021	49025	$1,528.25	$1,091.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	7/20/2021	49249	$16,034.75	$10,832.83	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	8/20/2021	49361	$8,474.50	$5,649.67	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	9/22/2021	49441	$8,067.50	$5,459.93	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/11/2021	49520	$3,376.25	$2,250.83	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	12/15/2021	49760	$3,085.00	$2,247.07	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/21/2022	49863	$3,080.00	$2,050.33	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	3/8/2022	50002	$6,224.50	$	N/A (soft costs)	Not eligible - work duplicated by subsequent invoice 50211
Coastal Engineering Consultants, Inc.	5/18/2022	50211	$26,125.00	$17,245.20	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Earth View, LLC	5/3/2023	10497	$760.00	$760.00	N/A (soft costs)	Locate existing utilities - spine road - 100% CDD Eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Earth View, LLC	6/8/2023	10620	$760.00	$760.00	N/A (soft costs)	Locate existing utilities - spine road - 100% CDD Eligible
ECS Florida, LLC	8/4/2023	1094361	$601.80	$	N/A (soft costs)	Density tests - no location map provided - exclude from CDD
ECS Florida, LLC	9/8/2023	1101029	$6,845.55	$	N/A (soft costs)	Density tests - no location map provided - exclude from CDD
ECS Florida, LLC	10/9/2023	1111213	$8,691.60	$	N/A (soft costs)	Density tests - no location map provided - exclude from CDD
EDSA, Inc.	12/3/2019	1911028	$9,260.00	$4,630.00	N/A (soft costs)	Marina site plan design - 50% CDD Eligible (public portion only)
EDSA, Inc.	1/10/2020	1912137	$3,330.00	$1,665.00	N/A (soft costs)	Marina site plan design - 50% CDD Eligible (public portion only)
EDSA, Inc.	2/5/2020	2001031	$7,140.00	$605.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	3/6/2020	2002053	$1,520.00	$760.00	N/A (soft costs)	Marina site plan design - 50% CDD Eligible (public portion only)
EDSA, Inc.	5/9/2022	2204045	$24,053.01	$10,000.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	6/9/2022	2205096	$24,665.23	$4,631.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	11/7/2022	2210121	$28,177.23	$5,369.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	12/6/2022	2211133	$12,909.00	$6,250.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	1/9/2023	2212054	$14,045.42	$12,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	3/7/2023	2302126	$20,570.40	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
EDSA, Inc.	4/6/2023	2303055	$10,064.36	$4,417.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	5/5/2023	2304062	$20,297.32	$2,722.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	6/1/2023	2305018	$28,690.00	$210.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	9/14/2023	2308170	$20,200.00	$4,015.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	1/11/2024	2312132	$28,291.39	$1,397.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
EDSA, Inc.	2/6/2024	2401122	$10,543.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
FDEP	8/25/2023	1679296	$989.88	$989.88	N/A (permit fee)	FDEP ERP Application fee (100% CDD eligible)
FDEP	9/21/2022	1579847	$250.00	$250.00	N/A (permit fee)	FDEP ERP Modification Application fee (100% CDD eligible)
FDEP	1/19/2021	1421706	$420.00	$420.00	N/A (permit fee)	FDEP Application fee (100% CDD eligible)
FDEP	4/6/2022	491	$400.00	$200.00	N/A (permit fee)	FDEP NOI application fee (CDD eligibility estimated at 50%)
FDEP	12/5/2022	763	$250.00	$	N/A (permit fee)	Wastewater fee - exclude as wastewater system is private
FDEP	12/5/2022	759	$650.00	$	N/A (permit fee)	Potable water fee - exclude as potable water system is private
FDEP	12/5/2022	760	$250.00	$	N/A (permit fee)	Wastewater fee - exclude as wastewater system is private
FDEP	12/5/2022	761	$250.00	$	N/A (permit fee)	Wastewater fee - exclude as wastewater system is private
FDEP	12/5/2022	762	$250.00	$	N/A (permit fee)	Wastewater fee - exclude as wastewater system is private
FDEP	12/5/2022	756	$650.00	$	N/A (permit fee)	Potable water fee - exclude as potable water system is private
FDEP	12/5/2022	757	$650.00	$	N/A (permit fee)	Potable water fee - exclude as potable water system is private
FDEP	12/5/2022	758	$650.00	$	N/A (permit fee)	Potable water fee - exclude as potable water system is private
JR Evans Engineering, PA	N/A	N/A	$8,500.00	$	N/A (permit fee)	LOMR Application fees - exclude not CDD eligible
JR Evans Engineering, P.A.	10/5/2023	01102-00-01	$8,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
JR Evans Engineering, P.A.	11/1/2023	01102-00-02	$2,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
JR Evans Engineering, P.A.	12/4/2023	01102-00-03	$7,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
JR Evans Engineering, P.A.	1/4/2024	01102-00-04	$3,018.72	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Jezerinac Group	2/28/2023	23.22.002-02	$2,200.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	3/31/2023	23.22.002-03	$4,950.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	6/30/2023	23.22.002-04	$5,086.25	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	7/31/2023	23.22.002-05	$2,750.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	7/31/2023	23.22.002-06	$3,272.50	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	8/31/2023	23.22.002-07	$4,620.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	9/30/2023	23.22.002-08	$1,006.25	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	9/30/2023	23.22.002-09	$770.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	10/31/2023	23.22.002-10	$4,817.50	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	11/30/2023	23.22.002-11	$1,540.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	11/30/2023	23.22.002-12	$3,695.00	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	12/31/2023	23.22.002-13	$770.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	12/31/2023	23.22.002.01-01	$5,000.00	$	N/A (soft costs)	Retaining wall - location/purpose not specified - exclude from CDD eligibility

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Lee County Community Development	3/30/2022	478	$1,100.00	$1,100.00	N/A (permit fee)	Type D LDO application review fee (100% CDD eligible)
Lee County Clerk of Courts	10/19/2022	713	$75.00	$37.50	N/A (permit fee)	Mylar recording fee (CDD eligibility estimated at 50%)
Lee County BOCC	7/19/2022	608	$3,084.00	$3,084.00	N/A (permit fee)	DO Application review fee (offsite parking lot) (100% CDD eligible)
Passarella and Associates, Inc.	6/15/2022	2A (21LBE3631)	$4,511.00	$4,511.00	N/A (soft costs)	Environmental services for marina and offsite - 100% CDD eligible
Passarella and Associates, Inc.	7/11/2022	3A (21LBE3631)	$520.50	$520.50	N/A (soft costs)	Environmental services for marina and offsite - 100% CDD eligible
Passarella and Associates, Inc.	12/14/2022	1B (21LBE3631)	$6,630.00	$3,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	2/16/2023	2B (21LBE3631)	$4,663.75	$3,827.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	3/15/2023	3B (21LBE3631)	$2,085.00	$1,122.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	6/14/2023	6B (21LBE3631)	$1,927.50	$1,800.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	9/15/2023	8B (21LBE3631)	$4,978.75	$1,871.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	11/14/2023	9B (21LBE3631)	$1,786.25	$951.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	12/12/2023	10B (21LBE3631)	$1,402.50	$701.25	N/A (soft costs)	Environmental services for marina and spine road - 50% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	4/16/2019	2019-204	$2,800.00	$2,800.00	N/A (soft costs)	Boundary survey and topo - Off-site marina parking - 100% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	12/13/2019	19-204-2	$10,000.00	$5,000.00	N/A (soft costs)	Boundary survey and topo - 30.5 acre parcel - 50% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	9/16/2022	2022-658	$1,200.00	$1,200.00	N/A (soft costs)	Legal description and sketch - drainage easements - 100% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	12/28/2022	2022-755	$400.00	$400.00	N/A (soft costs)	Legal description and sketch - 5 acre expansion - 100% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	8/11/2023	19-204-7	$4,495.00	$2,247.50	N/A (soft costs)	Boundary survey and topo - 30.5 acre parcel - 50% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Rhodes & Rhodes, Land Surveying, Inc.	12/28/2022	2022-307	$12,500.00	$6,250.00	N/A (soft costs)	Boundary and platting - Bayview Phase 1 - public portion estimated at 50% CDD eligibility
South Florida Water Management District	9/21/2020	278	$7,500.00	$2,750.00	N/A (permit fee)	ERP Application (CDD eligbiilty estimated at 50% of $5,500 review fee)
South Florida Water Management District	11/10/2021	388	$1,200.00	$600.00	N/A (permit fee)	ERP Modification (CDD eligibility estimated at 50%)
South Florida Water Management District	6/10/2022	556	$3,300.00	$1,650.00	N/A (permit fee)	ERP Modification (CDD eligibility estimated at 50%)
South Florida Water Management District	8/15/2022	630	$1,800.00	$900.00	N/A (permit fee)	Water use - dewatering - new (CDD eligibility estimated at 50%)
South Florida Water Management District	4/5/2023	900	$3,300.00	$1,650.00	N/A (permit fee)	ERP Modification (CDD eligibility estimated at 50%)
TR Transportation Consultants, Inc.	8/5/2019	3923	$1,600.00	$	N/A (soft costs)	TIS update for zoning - not CDD eligible
TR Transportation Consultants, Inc.	12/27/2019	4011	$2,100.00	$1,050.00	N/A (soft costs)	TIS updates for restaurant and parking spaces - 50% CDD eligible (public portion only)
TR Transportation Consultants, Inc.	11/3/2021	4498	$4,300.00	$2,150.00	N/A (soft costs)	TIS for Phase 1 DO - 50% CDD eligible
TR Transportation Consultants, Inc.	11/18/2021	4524	$3,300.00	$1,650.00	N/A (soft costs)	Photometrics plans for Phase 1 DO - 50% CDD eligible
Wadsworth O'Neal Associates	2/15/2023	15454	$7,601.25	$3,800.63	N/A (soft costs)	Emergency lift and grinder pump design - 50% CDD eligible
Wadsworth O'Neal Associates	10/18/2023	15541	$1,531.25	$765.62	N/A (soft costs)	Emergency lift and grinder pump design - 50% CDD eligible
Waldrop Engineering	9/1/2021	33363	$19,430.00	$9,715.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	10/4/2021	33800	$45,918.20	$21,857.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	11/2/2021	34066	$69,018.50	$33,476.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	12/8/2021	34631	$51,115.80	$23,970.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	4/1/2019	24335	$775.00	$620.00	N/A (soft costs)	Offsite plans and permitting - estimated 80% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Waldrop Engineering	11/2/2021	34069	$11,400.00	$5,700.00	N/A (soft costs)	ERP permitting - estimated 50% CDD eligible
Waldrop Engineering	12/8/2021	34634	$6,900.00	$3,450.00	N/A (soft costs)	ERP permitting - estimated 50% CDD eligible
Waldrop Engineering	6/1/2019	24881	$3,805.00	$1,902.50	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	9/1/2019	25707	$2,037.50	$1,000.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	1/1/2020	26811	$400.00	$200.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	4/1/2020	27634	$500.00	$250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	5/8/2020	28036	$6,670.00	$3,335.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	7/6/2020	28622	$17,200.00	$8,600.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	8/5/2020	28887	$5,000.00	$2,500.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	9/11/2020	29475	$12,500.00	$6,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	10/14/2020	29830	$7,500.00	$3,750.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	11/12/2020	30191	$2,500.00	$1,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	1/7/2021	30656	$2,500.00	$1,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	4/5/2021	31518	$400.00	$200.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Waldrop Engineering	5/5/2021	31914	$5,000.00	$2,500.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	7/1/2021	32533	$2,500.00	$1,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	2/9/2021	31017	$2,742.40	$2,742.40	N/A (soft costs)	Spine road due diligence - 100% CDD eligible (required for public access)
Waldrop Engineering	4/5/2021	31517	$2,280.73	$2,280.73	N/A (soft costs)	Spine road due diligence - 100% CDD eligible (required for public access)
Total Invoice Amount (all invoices - this requisition)			**$1,518,212.06**			
Total CDD Payable (all invoices this requisition)			**$618,047.82**			

BILL OF SALE AND LIMITED ASSIGNMENT
[WORK PRODUCT (LB ESTERO BAY INVESTMENTS)]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 9th day of April, 2024, by and between **LB ESTERO BAY INVESTMENTS, LLC,** a Florida limited liability partnership, with an address of 2210 Vanderbilt Beach Road, Suite 1300, Naples, Florida 34109 ("**Grantor**"), and for good and valuable consideration, to it paid by the **SALTLEAF COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

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

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

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

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

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

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

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

[CONTINUED ON FOLLOWING PAGE]

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

Signed, sealed and delivered by:

WITNESSES

By: _____
Name: Lisa Van Dien

By: _____
Name: Anne Murphy

LB ESTERO BAY INVESTMENTS, LLC

_____
Name: Stephen G. Wilson
Title: Authorized Representative

STATE OF Florida
COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 8th day of April, 2024, by Stephen G. Wilson as Authorized Representative of LB Estero Bay Investments, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

LISA VAN DIEN
MY COMMISSION # HH 396653
EXPIRES: July 31, 2027

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

EXHIBIT A

Description of Work Product (LB Estero Bay Investments)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Arquitectonica	7/31/2022	1001.010555.003-001	$20,539.43	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	3/31/2023	1001.010555.003-02	$3,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	4/30/2023	1001.010555.003-03	$2,498.85	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	5/31/2023	1001.010555.003-4	$5,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	6/30/2023	1001.010555.003-5	$2,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	7/31/2023	1001.010555.003-6	$2,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	8/31/2023	1001.010555.003-7	$1,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	9/30/2023	1001.010555.003-8	$2,500.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	10/30/2023	1001.010555.003-9	$2,500.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	11/30/2023	1001.010555.003-10	$4,205.24	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	12/31/2023	1001.010555.003-11	$2,000.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Arquitectonica	1/31/2024	1001.010555.003-12	$1,500.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	2/11/2022	268398	$18,557.80	$5,610.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/11/2022	270226	$20,820.10	$4,964.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/12/2022	271973	$33,381.99	$5,459.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/13/2022	276492	$9,155.20	$2,340.08	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/13/2022	278642	$622.11	$	N/A (soft costs)	Reimbursables only - excluded from CDD eligibility
Atwell, LLC	8/11/2022	281048	$4,576.00	$2,200.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284000	$481.80	$	N/A (soft costs)	Reimbursables only - excluded from CDD eligibility
Atwell, LLC	11/11/2022	288004	$3,456.10	$1,700.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	12/13/2022	290624	$369.54	$	N/A (soft costs)	Reimbursables only - excluded from CDD eligibility
Atwell, LLC	1/9/2023	291886	$2,582.60	$1,200.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	2/11/2023	294544	$1,887.88	$369.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/13/2023	297586	$2,889.55	$1,429.38	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/11/2023	300363	$3,476.00	$1,738.00	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	5/8/2023	303074	$3,083.90	$1,523.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	7/10/2023	308977	$4,318.50	$2,159.25	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	7/26/2023	311539	$796.00	$398.00	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	9/12/2023	315294	$2,394.00	$1,197.00	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	10/11/2023	318835	$5,084.50	$2,542.25	N/A (soft costs)	Phase 1 engineering construction services - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	2/11/2022	268404	$18,600.00	$8,400.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/11/2022	270229	$15,900.00	$6,600.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	5/12/2022	274364	$23,455.00	$10,800.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/13/2022	276501	$20,700.00	$9,000.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	7/13/2022	278649	$11,400.00	$4,800.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	8/11/2022	281064	$6,637.40	$3,120.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284024	$3,720.00	$1,680.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288072	$1,380.00	$600.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	10/12/2022	285514	$21,546.10	$10,681.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288011	$5,761.50	$2,880.75	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	12/13/2022	290636	$5,843.00	$2,921.50	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	1/9/2023	291888	$990.00	$495.00	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	2/11/2023	294546	$2,387.50	$1,193.75	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	3/13/2023	297588	$3,084.00	$1,542.00	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
						(spine road and public marina only)
Atwell, LLC	4/11/2023	300365	$548.50	$274.25	N/A (soft costs)	Design changes, meetings and coordination - 50% CDD eligible (spine road and public marina only)
Atwell, LLC	12/13/2022	290637	$39,000.00	$19,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	1/9/2023	291889	$23,387.00	$11,050.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	2/11/2023	294547	$27,133.00	$13,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	3/13/2023	297591	$28,134.50	$13,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/11/2023	300366	$8,688.50	$2,200.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	5/8/2023	303078	$14,743.74	$2,750.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/11/2023	306349	$6,000.00	$	N/A (soft costs)	Private utilities only - excluded from CDD eligibility
Atwell, LLC	7/10/2023	308980	$47,500.00	$21,750.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	8/8/2023	312206	$15,000.00	$4,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/22/2023	317441	$16,503.99	$1,355.13	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	10/24/2023	321201	$9,284.98	$1,022.88	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	4/11/2023	300370	$975.00	$975.00	N/A (soft costs)	Offsite roadway LDO - 100% CDD Eligible
Atwell, LLC	6/11/2023	306351	$5,580.00	$5,580.00	N/A (soft costs)	Offsite roadway LDO - 100% CDD Eligible
Atwell, LLC	2/13/2024	332430	$8,156.50	$250.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Bonita Springs Utilities, Inc.	7/26/2022	612	$500.00	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	12/2/2022	753	$250.00	$	N/A (permit fee)	Private utility - not CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Bonita Springs Utilities, Inc.	11/19/2021	396	$10,360.74	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	3/30/2022	475	$1,551.55	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	3/30/2022	476	$1,226.35	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	3/30/2022	477	$1,899.22	$	N/A (permit fee)	Private utility - not CDD eligible
Bonita Springs Utilities, Inc.	4/4/2023	901	$1,047.71	$	N/A (permit fee)	Private utility - not CDD eligible
City of Bonita Springs	10/22/2021	375	$29.25	$	N/A (permit fee)	Lot unity - not CDD eligible
City of Bonita Springs	9/15/2021	360	$250.00	$	N/A (permit fee)	Lot unity - not CDD eligible
City of Bonita Springs	11/18/2021	393	$1,000.00	$500.00	N/A (permit fee)	DO cost recovery fee (CDD eligibility estimated at 50%)
City of Bonita Springs	11/18/2021	394	$9,914.00	$4,957.00	N/A (permit fee)	DO review fee (CDD eligibility estimated at 50%)
City of Bonita Springs	1/21/2022	429	$1,000.00	$500.00	N/A (permit fee)	Access road final plan approval application fee (CDD eligibility estimated at 50%)
City of Bonita Springs	2/10/2022	446	$1,000.00	$500.00	N/A (permit fee)	Cost recovery fee - ICPR review (CDD eligibility estimated at 50%)
City of Bonita Springs	5/6/2022	506	$1,200.00	$600.00	N/A (permit fee)	Plat review fee (CDD eligibility estimated at 50%)
City of Bonita Springs	10/18/2022	711	$1,200.00	$600.00	N/A (permit fee)	Preliminary Plat review fee (CDD eligibility estimated at 50%)
City of Bonita Springs	6/29/2022	601	$500.00	$250.00	N/A (permit fee)	DO resubmittal fee (CDD eligibility estimated at 50%)
City of Bonita Springs	7/19/2022	610	$500.00	$	N/A (permit fee)	Private utility - not CDD eligible
City of Bonita Springs	8/3/2022	615	$250.00	$125.00	N/A (permit fee)	DO resubmittal fee (CDD eligibility estimated at 50%)
City of Bonita Springs	10/18/2022	710	$100.00	$50.00	N/A (permit fee)	Mylar recording fee (CDD eligibility estimated at 50%)
City of Bonita Springs	11/2/2022	739	$250.00	$125.00	N/A (permit fee)	DO resubmittal fee (CDD eligibility estimated at 50%)
City of Bonita Springs	12/21/2022	790	$20.75	$10.38	N/A (permit fee)	DO approval recording fee (CDD eligibility estimated at 50%)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
City of Bonita Springs	4/4/2023	903	$1,750.00	$875.00	N/A (permit fee)	DO amendment review fee (CDD eligibility estimated at 50%)
Coastal Engineering Consultants, Inc.	8/31/2017	44547	$2,500.00	$2,500.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	10/6/2017	44626	$2,064.50	$2,064.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	12/12/2017	44772	$9,923.50	$9,923.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	5/4/2018	45224	$3,071.50	$3,071.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	8/6/2018	45618	$2,655.00	$2,655.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	9/12/2018	45726	$4,775.50	$4,775.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	10/5/2018	45809	$3,735.00	$3,735.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	11/26/2018	45986	$1,761.00	$1,761.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	12/26/2018	46076	$3,317.50	$3,317.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	1/15/2019	46167	$1,961.00	$1,961.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	2/19/2019	46272	$4,143.00	$4,143.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	3/18/2019	46354	$6,520.40	$6,520.40	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	4/12/2019	46517	$2,508.00	$2,508.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	5/20/2019	46622	$129.00	$129.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	6/6/2019	46667	$2,340.00	$2,340.00	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	8/23/2019	46971	$5,782.50	$5,649.60	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/21/2019	47189	$4,393.75	$4,373.75	N/A (soft costs)	CDD eligibility varies by task - see invoice for details

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Coastal Engineering Consultants, Inc.	12/19/2019	47392	$6,989.00	$6,723.80	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/15/2020	47469	$3,224.75	$2,857.55	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	2/21/2020	47597	$918.00	$897.60	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	3/16/2020	47663	$7,945.00	$7,700.20	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	5/18/2020	47812	$4,460.50	$4,460.50	N/A (soft costs)	Initial marina due diligence, design and permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	6/23/2020	47954	$3,415.50	$3,307.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	11/20/2020	48447	$11,036.25	$9,114.20	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	4/22/2021	48949	$12,273.00	$9,393.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	5/14/2021	49025	$1,528.25	$1,091.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	7/20/2021	49249	$16,034.75	$10,832.83	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	8/20/2021	49361	$8,474.50	$5,649.67	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	9/22/2021	49441	$8,067.50	$5,459.93	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/11/2021	49520	$3,376.25	$2,250.83	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	12/15/2021	49760	$3,085.00	$2,247.07	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/21/2022	49863	$3,080.00	$2,050.33	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	3/8/2022	50002	$6,224.50	$	N/A (soft costs)	Not eligible - work duplicated by subsequent invoice 50211
Coastal Engineering Consultants, Inc.	5/18/2022	50211	$26,125.00	$17,245.20	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Earth View, LLC	5/3/2023	10497	$760.00	$760.00	N/A (soft costs)	Locate existing utilities - spine road - 100% CDD Eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Earth View, LLC	6/8/2023	10620	$760.00	$760.00	N/A (soft costs)	Locate existing utilities - spine road - 100% CDD Eligible
ECS Florida, LLC	8/4/2023	1094361	$601.80	$	N/A (soft costs)	Density tests - no location map provided - exclude from CDD
ECS Florida, LLC	9/8/2023	1101029	$6,845.55	$	N/A (soft costs)	Density tests - no location map provided - exclude from CDD
ECS Florida, LLC	10/9/2023	1111213	$8,691.60	$	N/A (soft costs)	Density tests - no location map provided - exclude from CDD
EDSA, Inc.	12/3/2019	1911028	$9,260.00	$4,630.00	N/A (soft costs)	Marina site plan design - 50% CDD Eligible (public portion only)
EDSA, Inc.	1/10/2020	1912137	$3,330.00	$1,665.00	N/A (soft costs)	Marina site plan design - 50% CDD Eligible (public portion only)
EDSA, Inc.	2/5/2020	2001031	$7,140.00	$605.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	3/6/2020	2002053	$1,520.00	$760.00	N/A (soft costs)	Marina site plan design - 50% CDD Eligible (public portion only)
EDSA, Inc.	5/9/2022	2204045	$24,053.01	$10,000.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	6/9/2022	2205096	$24,665.23	$4,631.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	11/7/2022	2210121	$28,177.23	$5,369.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	12/6/2022	2211133	$12,909.00	$6,250.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	1/9/2023	2212054	$14,045.42	$12,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	3/7/2023	2302126	$20,570.40	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
EDSA, Inc.	4/6/2023	2303055	$10,064.36	$4,417.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	5/5/2023	2304062	$20,297.32	$2,722.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	6/1/2023	2305018	$28,690.00	$210.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	9/14/2023	2308170	$20,200.00	$4,015.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
EDSA, Inc.	1/11/2024	2312132	$28,291.39	$1,397.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
EDSA, Inc.	2/6/2024	2401122	$10,543.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
FDEP	8/25/2023	1679296	$989.88	$989.88	N/A (permit fee)	FDEP ERP Application fee (100% CDD eligible)
FDEP	9/21/2022	1579847	$250.00	$250.00	N/A (permit fee)	FDEP ERP Modification Application fee (100% CDD eligible)
FDEP	1/19/2021	1421706	$420.00	$420.00	N/A (permit fee)	FDEP Application fee (100% CDD eligible)
FDEP	4/6/2022	491	$400.00	$200.00	N/A (permit fee)	FDEP NOI application fee (CDD eligibility estimated at 50%)
FDEP	12/5/2022	763	$250.00	$	N/A (permit fee)	Wastewater fee - exclude as wastewater system is private
FDEP	12/5/2022	759	$650.00	$	N/A (permit fee)	Potable water fee - exclude as potable water system is private
FDEP	12/5/2022	760	$250.00	$	N/A (permit fee)	Wastewater fee - exclude as wastewater system is private
FDEP	12/5/2022	761	$250.00	$	N/A (permit fee)	Wastewater fee - exclude as wastewater system is private
FDEP	12/5/2022	762	$250.00	$	N/A (permit fee)	Wastewater fee - exclude as wastewater system is private
FDEP	12/5/2022	756	$650.00	$	N/A (permit fee)	Potable water fee - exclude as potable water system is private
FDEP	12/5/2022	757	$650.00	$	N/A (permit fee)	Potable water fee - exclude as potable water system is private
FDEP	12/5/2022	758	$650.00	$	N/A (permit fee)	Potable water fee - exclude as potable water system is private
JR Evans Engineering, PA	N/A	N/A	$8,500.00	$	N/A (permit fee)	LOMR Application fees - exclude not CDD eligible
JR Evans Engineering, P.A.	10/5/2023	01102-00-01	$8,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
JR Evans Engineering, P.A.	11/1/2023	01102-00-02	$2,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
JR Evans Engineering, P.A.	12/4/2023	01102-00-03	$7,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
JR Evans Engineering, P.A.	1/4/2024	01102-00-04	$3,018.72	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Jezerinac Group	2/28/2023	23.22.002-02	$2,200.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	3/31/2023	23.22.002-03	$4,950.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	6/30/2023	23.22.002-04	$5,086.25	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	7/31/2023	23.22.002-05	$2,750.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	7/31/2023	23.22.002-06	$3,272.50	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	8/31/2023	23.22.002-07	$4,620.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	9/30/2023	23.22.002-08	$1,006.25	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	9/30/2023	23.22.002-09	$770.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	10/31/2023	23.22.002-10	$4,817.50	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	11/30/2023	23.22.002-11	$1,540.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	11/30/2023	23.22.002-12	$3,695.00	$	N/A (soft costs)	Miscellaneous additional services for restaurant - exclude from CDD eligibility
Jezerinac Group	12/31/2023	23.22.002-13	$770.00	$	N/A (soft costs)	Includes soft costs for public restroom - currently excluded from CDD
Jezerinac Group	12/31/2023	23.22.002.01-01	$5,000.00	$	N/A (soft costs)	Retaining wall - location/purpose not specified - exclude from CDD eligibility

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Lee County Community Development	3/30/2022	478	$1,100.00	$1,100.00	N/A (permit fee)	Type D LDO application review fee (100% CDD eligible)
Lee County Clerk of Courts	10/19/2022	713	$75.00	$37.50	N/A (permit fee)	Mylar recording fee (CDD eligibility estimated at 50%)
Lee County BOCC	7/19/2022	608	$3,084.00	$3,084.00	N/A (permit fee)	DO Application review fee (offsite parking lot) (100% CDD eligible)
Passarella and Associates, Inc.	6/15/2022	2A (21LBE3631)	$4,511.00	$4,511.00	N/A (soft costs)	Environmental services for marina and offsite - 100% CDD eligible
Passarella and Associates, Inc.	7/11/2022	3A (21LBE3631)	$520.50	$520.50	N/A (soft costs)	Environmental services for marina and offsite - 100% CDD eligible
Passarella and Associates, Inc.	12/14/2022	1B (21LBE3631)	$6,630.00	$3,500.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	2/16/2023	2B (21LBE3631)	$4,663.75	$3,827.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	3/15/2023	3B (21LBE3631)	$2,085.00	$1,122.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	6/14/2023	6B (21LBE3631)	$1,927.50	$1,800.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	9/15/2023	8B (21LBE3631)	$4,978.75	$1,871.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	11/14/2023	9B (21LBE3631)	$1,786.25	$951.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Passarella and Associates, Inc.	12/12/2023	10B (21LBE3631)	$1,402.50	$701.25	N/A (soft costs)	Environmental services for marina and spine road - 50% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	4/16/2019	2019-204	$2,800.00	$2,800.00	N/A (soft costs)	Boundary survey and topo - Off-site marina parking - 100% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	12/13/2019	19-204-2	$10,000.00	$5,000.00	N/A (soft costs)	Boundary survey and topo - 30.5 acre parcel - 50% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	9/16/2022	2022-658	$1,200.00	$1,200.00	N/A (soft costs)	Legal description and sketch - drainage easements - 100% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	12/28/2022	2022-755	$400.00	$400.00	N/A (soft costs)	Legal description and sketch - 5 acre expansion - 100% CDD eligible
Rhodes & Rhodes, Land Surveying, Inc.	8/11/2023	19-204-7	$4,495.00	$2,247.50	N/A (soft costs)	Boundary survey and topo - 30.5 acre parcel - 50% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Rhodes & Rhodes, Land Surveying, Inc.	12/28/2022	2022-307	$12,500.00	$6,250.00	N/A (soft costs)	Boundary and platting - Bayview Phase 1 - public portion estimated at 50% CDD eligibility
South Florida Water Management District	9/21/2020	278	$7,500.00	$2,750.00	N/A (permit fee)	ERP Application (CDD eligbiilty estimated at 50% of $5,500 review fee)
South Florida Water Management District	11/10/2021	388	$1,200.00	$600.00	N/A (permit fee)	ERP Modification (CDD eligibility estimated at 50%)
South Florida Water Management District	6/10/2022	556	$3,300.00	$1,650.00	N/A (permit fee)	ERP Modification (CDD eligibility estimated at 50%)
South Florida Water Management District	8/15/2022	630	$1,800.00	$900.00	N/A (permit fee)	Water use - dewatering - new (CDD eligibility estimated at 50%)
South Florida Water Management District	4/5/2023	900	$3,300.00	$1,650.00	N/A (permit fee)	ERP Modification (CDD eligibility estimated at 50%)
TR Transportation Consultants, Inc.	8/5/2019	3923	$1,600.00	$	N/A (soft costs)	TIS update for zoning - not CDD eligible
TR Transportation Consultants, Inc.	12/27/2019	4011	$2,100.00	$1,050.00	N/A (soft costs)	TIS updates for restaurant and parking spaces - 50% CDD eligible (public portion only)
TR Transportation Consultants, Inc.	11/3/2021	4498	$4,300.00	$2,150.00	N/A (soft costs)	TIS for Phase 1 DO - 50% CDD eligible
TR Transportation Consultants, Inc.	11/18/2021	4524	$3,300.00	$1,650.00	N/A (soft costs)	Photometrics plans for Phase 1 DO - 50% CDD eligible
Wadsworth O'Neal Associates	2/15/2023	15454	$7,601.25	$3,800.63	N/A (soft costs)	Emergency lift and grinder pump design - 50% CDD eligible
Wadsworth O'Neal Associates	10/18/2023	15541	$1,531.25	$765.62	N/A (soft costs)	Emergency lift and grinder pump design - 50% CDD eligible
Waldrop Engineering	9/1/2021	33363	$19,430.00	$9,715.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	10/4/2021	33800	$45,918.20	$21,857.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	11/2/2021	34066	$69,018.50	$33,476.25	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	12/8/2021	34631	$51,115.80	$23,970.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	4/1/2019	24335	$775.00	$620.00	N/A (soft costs)	Offsite plans and permitting - estimated 80% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Waldrop Engineering	11/2/2021	34069	$11,400.00	$5,700.00	N/A (soft costs)	ERP permitting - estimated 50% CDD eligible
Waldrop Engineering	12/8/2021	34634	$6,900.00	$3,450.00	N/A (soft costs)	ERP permitting - estimated 50% CDD eligible
Waldrop Engineering	6/1/2019	24881	$3,805.00	$1,902.50	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	9/1/2019	25707	$2,037.50	$1,000.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Waldrop Engineering	1/1/2020	26811	$400.00	$200.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	4/1/2020	27634	$500.00	$250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	5/8/2020	28036	$6,670.00	$3,335.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	7/6/2020	28622	$17,200.00	$8,600.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	8/5/2020	28887	$5,000.00	$2,500.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	9/11/2020	29475	$12,500.00	$6,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	10/14/2020	29830	$7,500.00	$3,750.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	11/12/2020	30191	$2,500.00	$1,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	1/7/2021	30656	$2,500.00	$1,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	4/5/2021	31518	$400.00	$200.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Waldrop Engineering	5/5/2021	31914	$5,000.00	$2,500.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	7/1/2021	32533	$2,500.00	$1,250.00	N/A (soft costs)	Phase 1 site plan design and permitting - estimated 50% CDD eligible
Waldrop Engineering	2/9/2021	31017	$2,742.40	$2,742.40	N/A (soft costs)	Spine road due diligence - 100% CDD eligible (required for public access)
Waldrop Engineering	4/5/2021	31517	$2,280.73	$2,280.73	N/A (soft costs)	Spine road due diligence - 100% CDD eligible (required for public access)
Total Invoice Amount (all invoices - this requisition)			**$1,518,212.06**			
Total CDD Payable (all invoices this requisition)			**$618,047.82**			

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

6B

April 18, 2024

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

Re: Letter Agreement for Acquisition of Improvements (LB Raptor Investments)

Dear District Manager,

Pursuant to the *Acquisition Agreement,* dated April 11, 2024 (**"Acquisition Agreement"**), by and between the Saltleaf Community Development District (**"District"**) and LB Raptor Investments, LLC (**"Developer"**), you are hereby notified that the Developer has completed and wishes to sell (**"Sale"**) to the District certain **"Improvements"** as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A,** may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District may process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer has provided easement rights in favor of the District for the Improvements as set forth in the *Community Declaration for Saltleaf on Estero Bay,* as recorded in Book ____, Page ____, of the Official Records of Lee County, Florida. The Developer agrees to provide perpetual easements or other equivalent or greater property rights for the ownership, construction, installation, acquisition, maintenance, operation, repair and replacement of the Improvements via a recorded plat and/or recorded condominium declaration as the land is further developed.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the County for turnover of the roadways (which comprise a portion of the Improvements) to the County.

[CONTINUED ON FOLLOWING PAGE]

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

Agreed to by:
SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

Name: CRAIG KNIGHTSMITH
Title: VICE CHAIRMAN

Sincerely,
LB RAPTOR INVESTMENTS, LLC

[SIGNATURE ON FOLLOWING PAGE]
Name: _____
Title: _____

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

Agreed to by:
SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

[SIGNATURE ON PRIOR PAGE]
Name: _____
Title: _____

Sincerely,
LB RAPTOR INVESTMENTS, LLC

_____
Name: Stephen G. Wilson
Title: Authorized Representative

EXHIBIT A

Description of Improvements (LB Raptor Investments)

Access Bridges To Conservation Area – Those public improvements associated with the restoration and construction of two (2) access bridges to provide required access to the eco park conservation area for perpetual environmental maintenance activities, located within and on the real property associated with Lee County STRAP number 08-47-25-00-00001.0030, and as further detailed by the legal description and sketch, herein attached as **Exhibit B.**

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
O & O Construction Co., Inc.	1/12/2022	1142021	$25,770.70	$25,770.70	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	6/15/2022	2	$35,628.00	$35,628.00	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	8/17/2022	3	$170,537.60	$170,537.60	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	11/16/2022	4	$180,000.00	$180,000.00	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	12/1/2022	5	$185,000.00	$185,000.00	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	12/15/2022	6	$77,313.13	$77,313.13	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	2/1/2023	7	$77,313.31	$77,313.31	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	2/22/2023	8	$128,851.26	$128,851.26	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
Total Invoice Amount (all invoices - this requisition)			**$880,414.00**			
Total CDD Payable (all invoices this requisition)			**$880,414.00**			

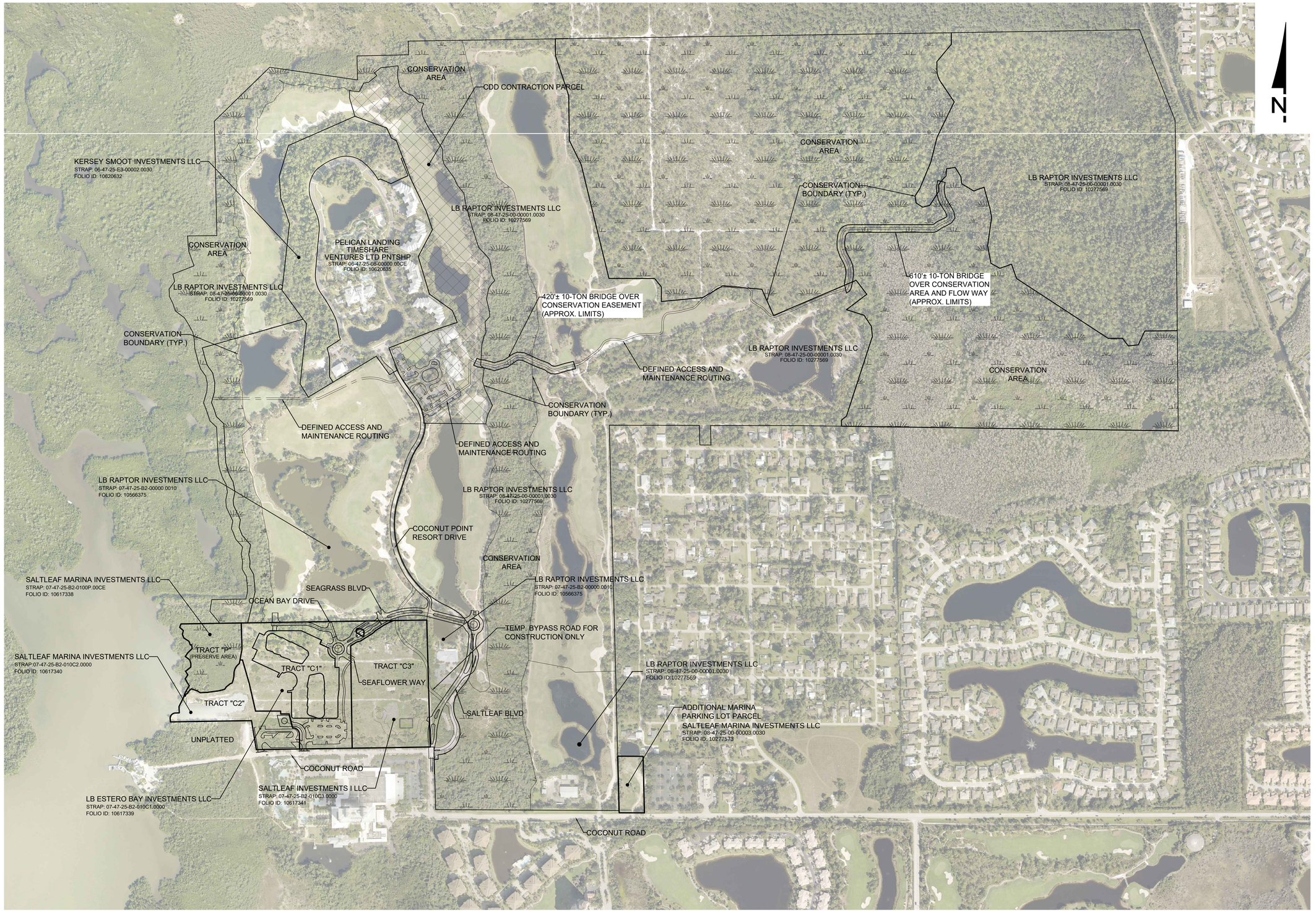
Conservation Area Restoration Plantings – Installation of restoration plantings and environmental maintenance activities, including exotic removal and monitoring, as outlined by applicable SFWMD and/or ACOE environmental permit requirements, located within and on dedicated conservation areas, both inside and outside the District, herein attached as **Exhibit C**.

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Earth Tech Environmental	3/24/2021	6957	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	6/14/2021	7230	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	9/15/2021	7478	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	12/16/2021	7786	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	3/31/2022	8120	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	7/8/2022	8445	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	12/14/2022	8816	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	12/31/2022	8867	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	2/8/2023	8958	$6,250.00	$6,250.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	6/21/2023	9383	$6,250.00	$6,250.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	9/5/2023	9603	$6,250.00	$6,250.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	12/23/2023	9924	$6,250.00	$6,250.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible

Sandhill Environmental Services, LLC	5/6/2022	3156			No	Restoration plantings - spine road and preserves - 100% CDD eligible
Sandhill Environmental Services, LLC	10/12/2022	3255			No	Exotic removal and treatment - environmental - 100% CDD eligible
Sandhill Environmental Services, LLC	2/2/2023	3329			No	Exotic removal and treatment - environmental - 100% CDD eligible
Sandhill Environmental Services, LLC	7/24/2023	3413			No	Additional mobilization cost re: CDD plantings - 100% CDD eligible
Sandhill Environmental Services, LLC	8/31/2023	3447			No	Restoration plantings - spine road and preserves - 100% CDD eligible

-	**$417,740.15**
Total CDD Payable (all invoices this requisition)	**$417,740.15**

EXHIBIT B



ATWELL
866.850.4200 www.atwell-group.com
28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
239.405.7777

SALTLEAF

CLIENT: LB RAPTOR INVESTMENTS, LLC

CDD EXHIBIT - BRIDGE LOCATIONS

PLAN REVISIONS

REV00 <<SUBMITTED / BID SET>> XX/XX/XX

0 150 300 600

SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 704-500

SHEET : 1

B:\Projects\704-202 (Bayview) Residences DO #1 & Villas\Drawings-Exhibits\Design\JPM\2024-04-09 NEW CDD Exhibit for Rlav\(2024-04-09) 24065-EXHIBIT.dwg
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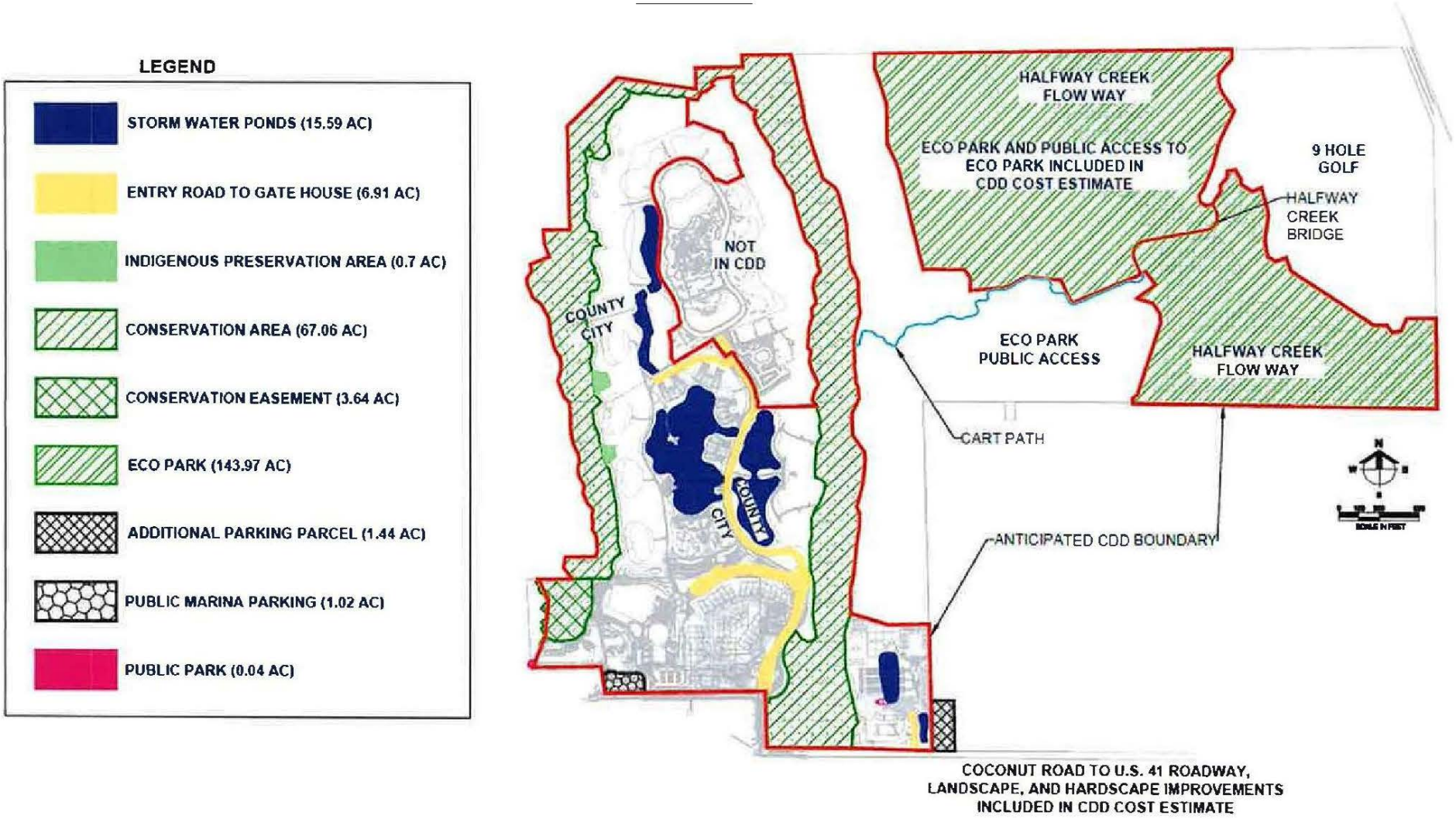
EXHIBIT C


LEGEND
STORM WATER PONDS (15.59 AC)
ENTRY ROAD TO GATE HOUSE (6.91 AC)
INDIGENOUS PRESERVATION AREA (0.7 AC)
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CONSERVATION EASEMENT (3.64 AC)
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PUBLIC PARK (0.04 AC)
HALFWAY CREEK FLOW WAY
ECO PARK AND PUBLIC ACCESS TO ECO PARK INCLUDED IN CDD COST ESTIMATE
9 HOLE GOLF
HALFWAY CREEK BRIDGE
NOT IN CDD
COUNTY
CITY
ECO PARK PUBLIC ACCESS
HALFWAY CREEK FLOW WAY
CART PATH
ANTICIPATED CDD BOUNDARY
COCONUT ROAD TO U.S. 41 ROADWAY, LANDSCAPE, AND HARDSCAPE IMPROVEMENTS INCLUDED IN CDD COST ESTIMATE

CORPORATE DECLARATION REGARDING COSTS PAID
[IMPROVEMENTS (LB RAPTOR INVESTMENTS)]

LB RAPTOR INVESTMENTS, LLC, a Florida limited liability company ("**Developer**"), does hereby certify to the Saltleaf Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the developer of certain lands within District.

2. The District's *Amended & Restated Engineer's Report,* dated March 19, 2024 (together, "**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements.

4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.

5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, the undersigned has executed this certificate for and on behalf of the Developer as of the 16th day of April, 2024.

LB RAPTOR INVESTMENTS, LLC

Name: Stephen G. Wilson
Title: Authorized Representative

STATE OF Florida
COUNTY OF Collier

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization this 16th day of April, 2024, by Stephen G. Wilson as Authorized Representative of LB Raptor Investments, LLC, a Florida limited liability company, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF Florida
Name: Carrie J. Lynn
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)

CARRIE J. LYNN
MY COMMISSION # HH 398934
EXPIRES: May 19, 2027

EXHIBIT A

Description of Improvements (LB Raptor Investments)

Access Bridges To Conservation Area – Those public improvements associated with the restoration and construction of two (2) access bridges to provide required access to the eco park conservation area for perpetual environmental maintenance activities, located within and on the real property associated with Lee County STRAP number 08-47-25-00-00001.0030, and as further detailed by the legal description and sketch, herein attached as **Exhibit B.**

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
O & O Construction Co., Inc.	1/12/2022	1142021	$25,770.70	$25,770.70	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	6/15/2022	2	$35,628.00	$35,628.00	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	8/17/2022	3	$170,537.60	$170,537.60	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	11/16/2022	4	$180,000.00	$180,000.00	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	12/1/2022	5	$185,000.00	$185,000.00	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	12/15/2022	6	$77,313.13	$77,313.13	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	2/1/2023	7	$77,313.31	$77,313.31	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	2/22/2023	8	$128,851.26	$128,851.26	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
Total Invoice Amount (all invoices - this requisition)			**$880,414.00**			
Total CDD Payable (all invoices this requisition)			**$880,414.00**			

Conservation Area Restoration Plantings – Installation of restoration plantings and environmental maintenance activities, including exotic removal and monitoring, as outlined by applicable SFWMD and/or ACOE environmental permit requirements, located within and on dedicated conservation areas, both inside and outside the District, herein attached as **Exhibit C**.

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Earth Tech Environmental	3/24/2021	6957	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	6/14/2021	7230	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	9/15/2021	7478	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	12/16/2021	7786	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	3/31/2022	8120	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	7/8/2022	8445	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	12/14/2022	8816	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	12/31/2022	8867	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	2/8/2023	8958	$6,250.00	$6,250.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	6/21/2023	9383	$6,250.00	$6,250.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	9/5/2023	9603	$6,250.00	$6,250.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	12/23/2023	9924	$6,250.00	$6,250.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible

Sandhill Environmental Services, LLC	5/6/2022	3156			No	Restoration plantings - spine road and preserves - 100% CDD eligible
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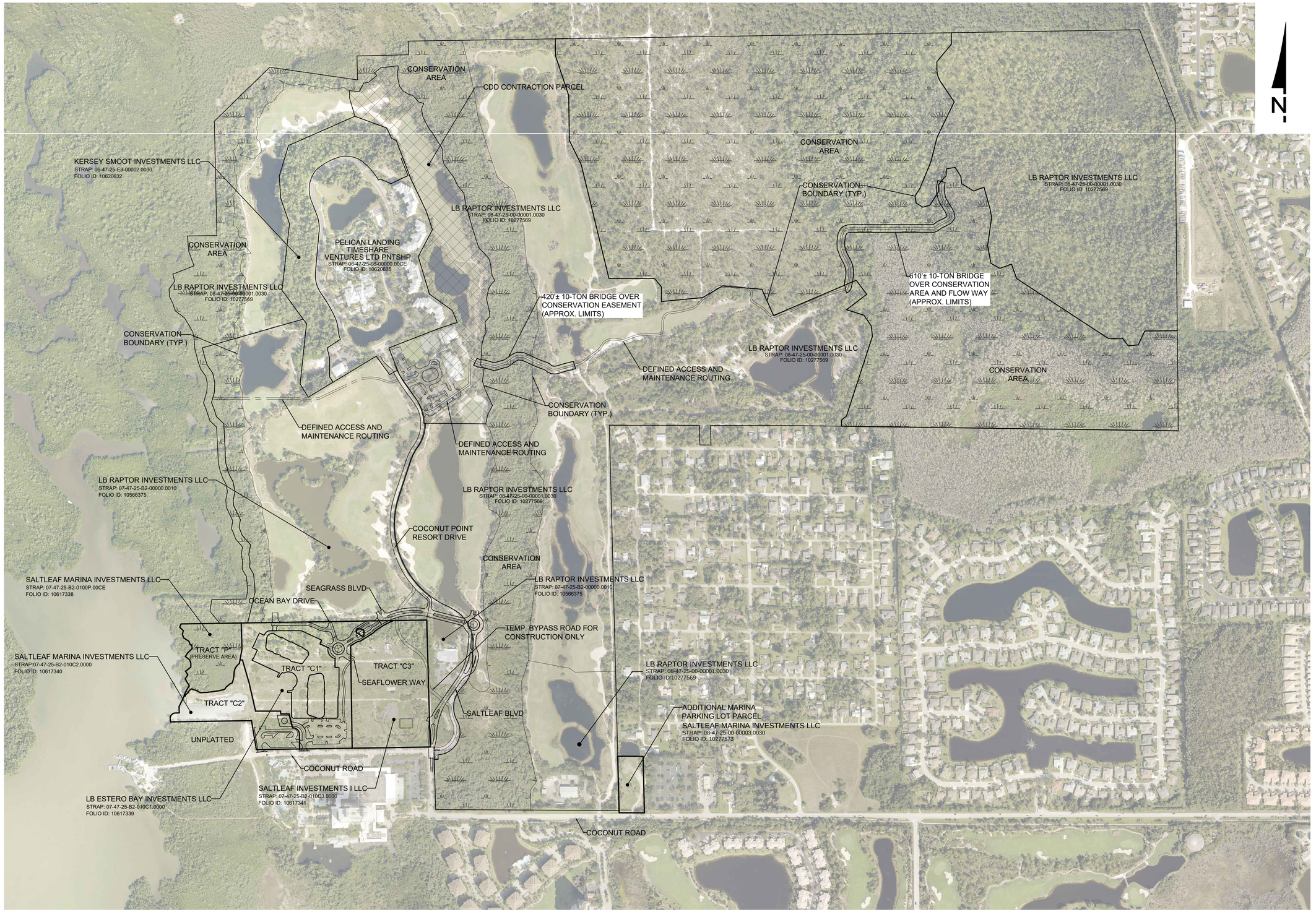
-	**$417,740.15**
Total CDD Payable (all invoices this requisition)	**$417,740.15**

EXHIBIT B



ATWELL
866.850.4200 www.atwell-group.com
28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
239.405.7777

SALTLEAF

CLIENT: LB RAPTOR INVESTMENTS, LLC

CDD EXHIBIT - BRIDGE LOCATIONS

PLAN REVISIONS

REV00 <<SUBMITTED / BID SET>> XX/XX/XX

0 150 300 600

SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 704-500

SHEET : 1

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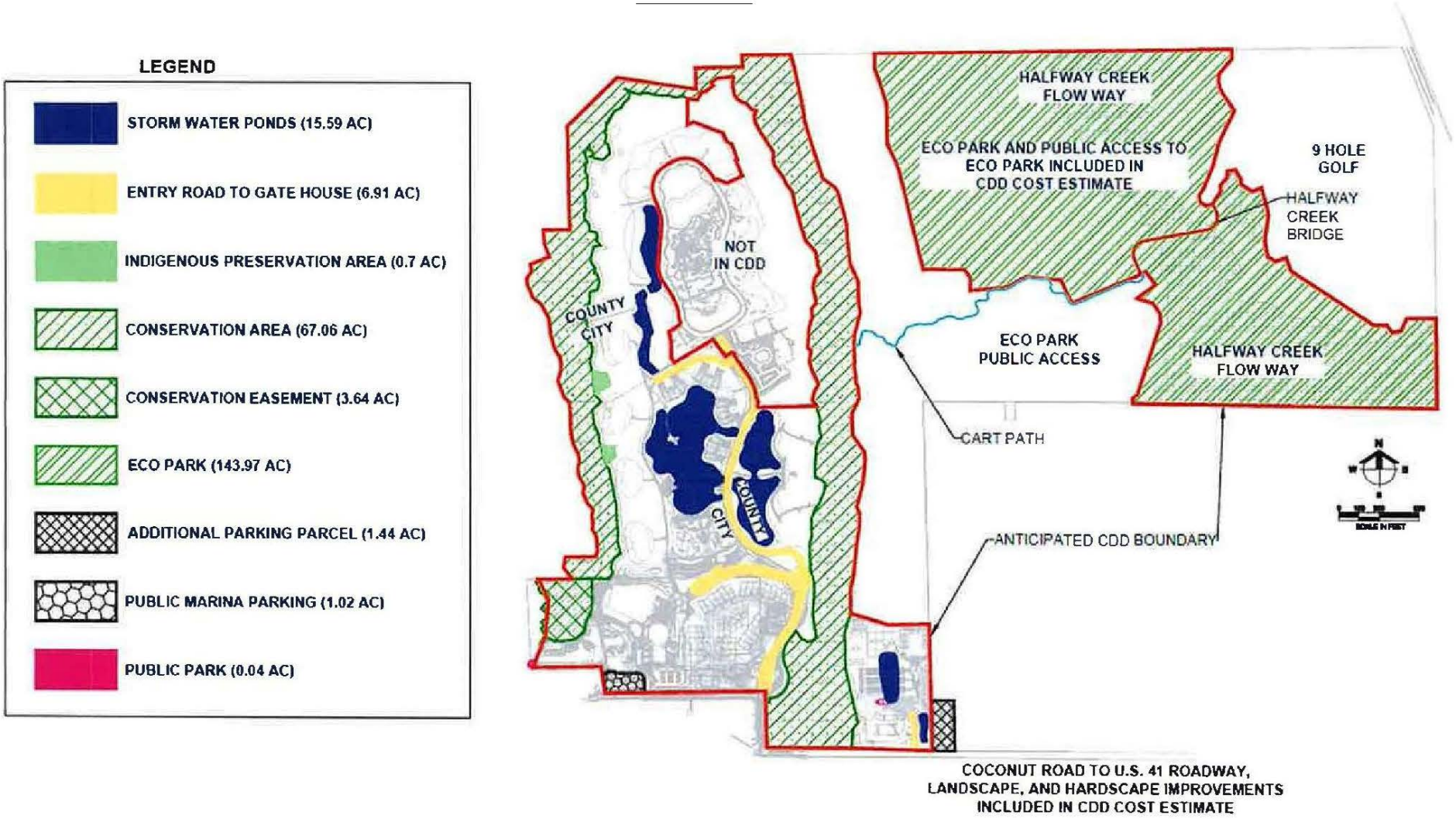
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HALFWAY CREEK FLOW WAY
CART PATH
ANTICIPATED CDD BOUNDARY
COCONUT ROAD TO U.S. 41 ROADWAY, LANDSCAPE, AND HARDSCAPE IMPROVEMENTS INCLUDED IN CDD COST ESTIMATE

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[IMPROVEMENTS (LB RAPTOR INVESTMENTS)]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the 16th day of April, 2024, by **Sandhill Environmental Services, LLC** ("**Contractor**"), with an address of 16150 Lee Rd #115, Fort Myers, FL 33912, in favor of the **Saltleaf Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Lee County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Contractor Agreement*, dated May 5, 2022 ("**Contract**") and between Contractor and LB Raptor Investments, LLC ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("**Improvements**"); and

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

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

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

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

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

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

4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to

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

SANDHILL ENVIRONMENTAL SERVICES, LLC

By: Christopher Holly
Its: COO

STATE OF Florida
COUNTY OF DeSoto

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 16th day of April, 2024, by Christopher Holly as COO of Sandhill Environmental Services, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced Personally Known as identification.

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

DAPHNE COSTA
MY COMMISSION # HH 202806
EXPIRES: March 25, 2026
Bonded Thru Notary Public Underwriters

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

EXHIBIT A

Description of Improvements (LB Raptor Investments)

Conservation Area Restoration Plantings – Installation of restoration plantings and environmental maintenance activities, including exotic removal and monitoring, as outlined by applicable SFWMD and/or ACOE environmental permit requirements, located within and on dedicated conservation areas, both inside and outside the District, herein attached as **Exhibit B**.

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Sandhill Environmental Services, LLC	5/6/2022	3156	$31,203.88	$31,203.88	No	Restoration plantings - spine road and preserves - 100% CDD eligible
Sandhill Environmental Services, LLC	10/12/2022	3255	$81,518.03	$81,518.03	No	Exotic removal and treatment - environmental - 100% CDD eligible
Sandhill Environmental Services, LLC	2/2/2023	3329	$74,164.57	$74,164.57	No	Exotic removal and treatment - environmental - 100% CDD eligible
Sandhill Environmental Services, LLC	7/24/2023	3413	$19,539.00	$19,539.00	No	Additional mobilization cost re: CDD plantings - 100% CDD eligible
Sandhill Environmental Services, LLC	8/31/2023	3447	$139,514.67	$139,514.67	No	Restoration plantings - spine road and preserves - 100% CDD eligible

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[IMPROVEMENTS (LB RAPTOR INVESTMENTS)]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the 18th day of April, 2024, by **Earth Tech Environmental, LLC** ("**Contractor**"), with an address of 10600 Jolea Avenue, Bonita Springs, Florida 34125, in favor of the **Saltleaf Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Lee County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Contractor Agreement*, dated 1/1/2021, ("**Contract**") and between Contractor and LB Raptor Investments, LLC ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("**Improvements**"); and

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

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

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

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

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

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

4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to

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

EARTH TECH ENVIRONMENTAL, LLC

By: Donn Brown
Its: President

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 17th day of April, 2024, by Donn Brown as President of Earth Tech Environmental LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

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

WENCYS BOONE
MY COMMISSION # HH 482019
EXPIRES: January 17, 2028

EXHIBIT A

Description of Improvements (LB Raptor Investments)

Conservation Area Restoration Plantings – Installation of restoration plantings and environmental maintenance activities, including exotic removal and monitoring, as outlined by applicable SFWMD and/or ACOE environmental permit requirements, located within and on dedicated conservation areas, both inside and outside the District, herein attached as **Exhibit C**.

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Earth Tech Environmental	3/24/2021	6957	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	6/14/2021	7230	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	9/15/2021	7478	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	12/16/2021	7786	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	3/31/2022	8120	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	7/8/2022	8445	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
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Earth Tech Environmental	12/31/2022	8867	$5,850.00	$5,850.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	2/8/2023	8958	$6,250.00	$6,250.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	6/21/2023	9383	$6,250.00	$6,250.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	9/5/2023	9603	$6,250.00	$6,250.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible
Earth Tech Environmental	12/23/2023	9924	$6,250.00	$6,250.00	No	ECO Park quarterly preserve maintenance - 100% CDD eligible

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[IMPROVEMENTS (LB RAPTOR INVESTMENTS)]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the 15th day of April, 2024, by **O&O Construction Co. Inc.** ("**Contractor**"), with an address of 5790 Estelle Street, Jacksonville, Florida 32254, in favor of the **Saltleaf Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Lee County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Contractor Agreement*, dated January 12, 2022 ("**Contract**") and between Contractor and LB Raptor Investments, LLC ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("**Improvements**"); and

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

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

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

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

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

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

4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to

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

O&O CONSTRUCTION CO. INC.

By: Charles E. O'Neal

Its: President

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of April, 2024, by Charles O'Neal as President of O&O Construction Co Inc and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced D.L. as identification.

Barbara G O'Neal

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

BARBARA G O'NEAL
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH225233
MY COMMISSION EXPIRES FEB. 11, 2026

Name: Barbara G O'Neal
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Description of Improvements (LB Raptor Investments)

Access Bridges To Conservation Area – Those public improvements associated with the restoration and construction of two (2) access bridges to provide required access to the eco park conservation area for perpetual environmental maintenance activities, located within and on the real property associated with Lee County STRAP number 08-47-25-00-00001.0030, and as further detailed by the legal description and sketch, herein attached as **Exhibit B.**

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
O & O Construction Co., Inc.	1/12/2022	1142021	$25,770.70	$25,770.70	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	6/15/2022	2	$35,628.00	$35,628.00	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	8/17/2022	3	$170,537.60	$170,537.60	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	11/16/2022	4	$180,000.00	$180,000.00	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	12/1/2022	5	$185,000.00	$185,000.00	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	12/15/2022	6	$77,313.13	$77,313.13	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	2/1/2023	7	$77,313.31	$77,313.31	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
O & O Construction Co., Inc.	2/22/2023	8	$128,851.26	$128,851.26	No	Bridges over conservation and flow-way - sole access to ECO park - 100% CDD eligible
Total Invoice Amount (all invoices - this requisition)			**$880,414.00**			
Total CDD Payable (all invoices this requisition)			**$880,414.00**			

DISTRICT ENGINEER'S CERTIFICATE
[IMPROVEMENTS (LB RAPTOR INVESTMENTS)]

April 18, 2024

Board of Supervisors
Saltleaf Community Development District

Re: Acquisition of Improvements

Ladies and Gentlemen:

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

1. I have reviewed certain documentation relating to the Improvements, including but not limited to certain invoices, approved contractor applicants for payment, and other documents, as applicable.

2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Amended & Restated Engineer's Report,* dated March 28, 2024 ("**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.

3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.

4. The total costs associated with the Improvements are as set forth in **Exhibit A.** Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements, and (ii) the reasonable fair market value of the Improvements.

5. All known permits necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

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

BARRACO AND ASSOCIATES, INC.

4-18-24
CARL A. BARRACO, P.E.
Florida Registration No. 39536
District Engineer
BARRACO + ASSOC. INC.
2271 McGregor Blvd
Fort Myers, FL 33901
FL Cert of Authorization 7995

STATE OF FL
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 18 day of April, 2024, by Carl A Barraco as President of Barraco and Associates, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

AMY HUGHES
Notary Public - State of Florida
Commission # HH 414784
My Comm. Expires Aug 16, 2027
Bonded through National Notary Assn.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FL

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

EXHIBIT A

Description of Improvements (LB Raptor Investments)

Access Bridges To Conservation Area – Those public improvements associated with the restoration and construction of two (2) access bridges to provide required access to the eco park conservation area for perpetual environmental maintenance activities, located within and on the real property associated with Lee County STRAP number 08-47-25-00-00001.0030, and as further detailed by the legal description and sketch, herein attached as **Exhibit B.**

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
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Total Invoice Amount (all invoices - this requisition)			**$880,414.00**			
Total CDD Payable (all invoices this requisition)			**$880,414.00**			

Conservation Area Restoration Plantings – Installation of restoration plantings and environmental maintenance activities, including exotic removal and monitoring, as outlined by applicable SFWMD and/or ACOE environmental permit requirements, located within and on dedicated conservation areas, both inside and outside the District, herein attached as **Exhibit C**.

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Sandhill Environmental Services, LLC	10/12/2022	3255			No	Exotic removal and treatment - environmental - 100% CDD eligible
Sandhill Environmental Services, LLC	2/2/2023	3329			No	Exotic removal and treatment - environmental - 100% CDD eligible
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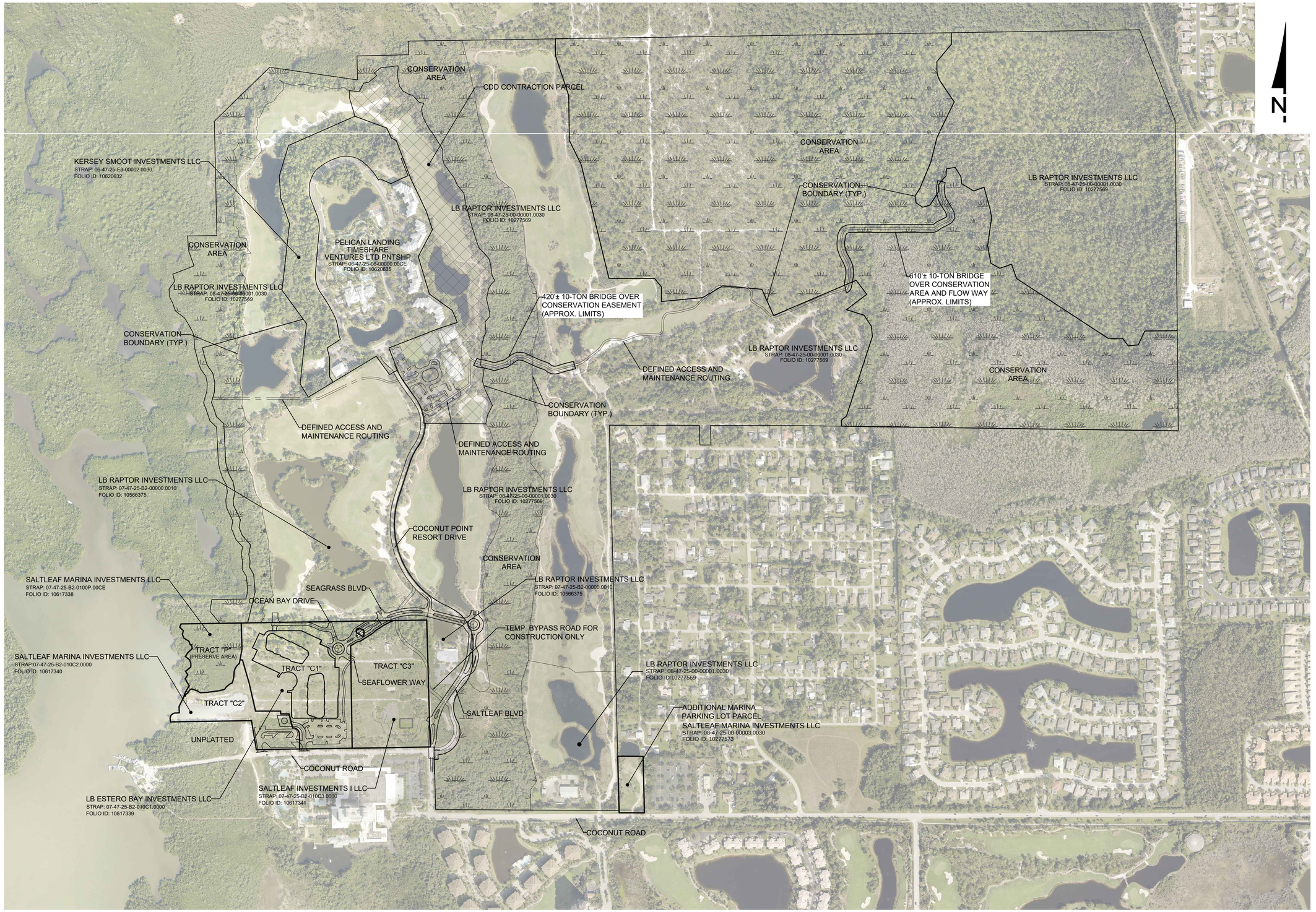
-	**$417,740.15**
Total CDD Payable (all invoices this requisition)	**$417,740.15**

EXHIBIT B



ATWELL
866.850.4200 www.atwell-group.com
28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
239.405.7777

SALTLEAF

CLIENT: LB RAPTOR INVESTMENTS, LLC

CDD EXHIBIT - BRIDGE LOCATIONS

PLAN REVISIONS

REV00 <<SUBMITTED / BID SET>> XX/XX/XX

0 150 300 600

SCALE IN FEET

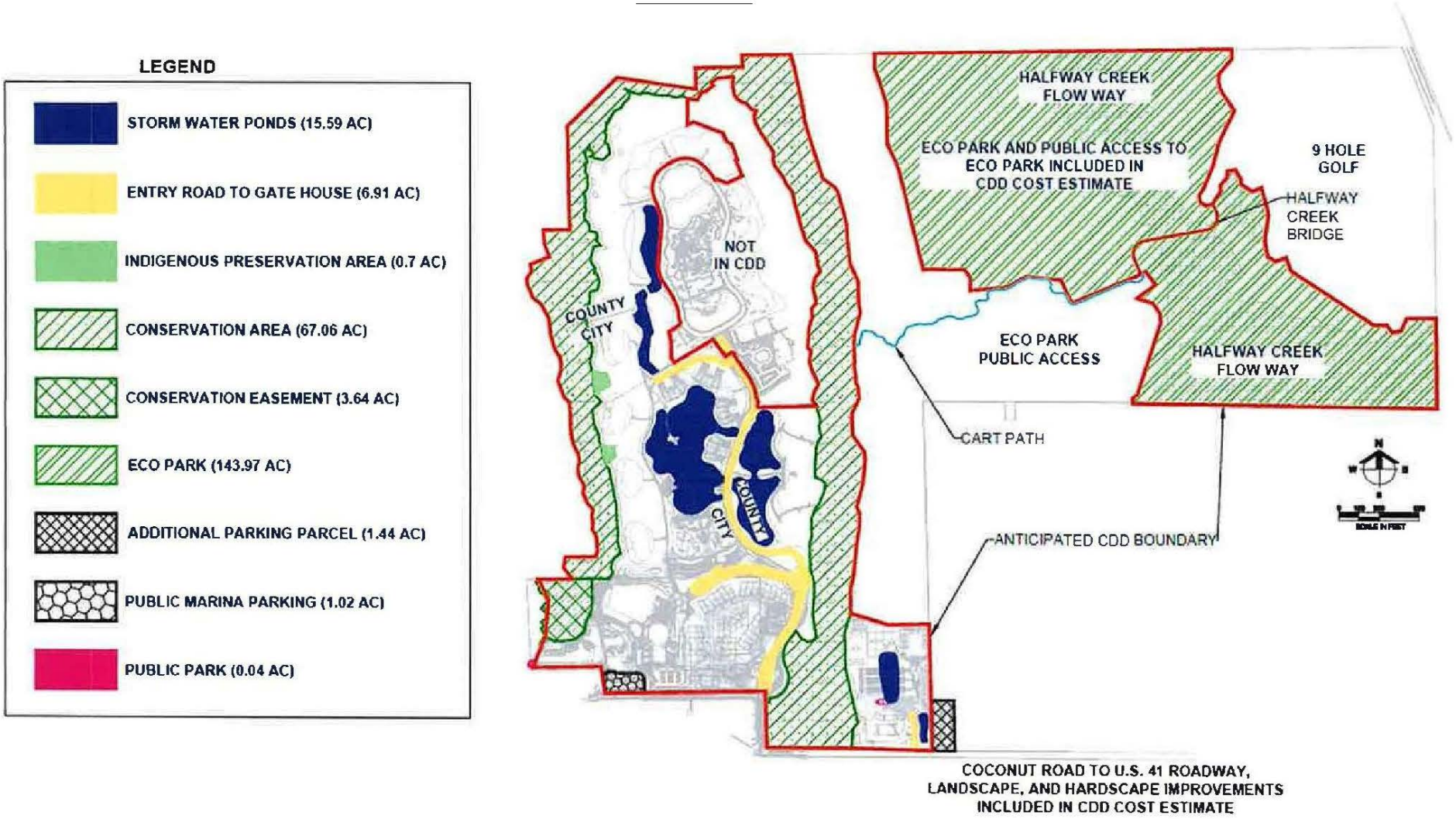
FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 704-500

SHEET : 1

B:\Projects\704-202 (Bayview) Residences DO #1 & Villas\Drawings-Exhibits\Design\JPM\2024-04-09 NEW CDD Exhibit for Rlav\(2024-04-09) 24065-EXHIBIT.dwg
4/10/2024 12:45:12 PM

EXHIBIT C


LEGEND
STORM WATER PONDS (15.59 AC)
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COCONUT ROAD TO U.S. 41 ROADWAY, LANDSCAPE, AND HARDSCAPE IMPROVEMENTS INCLUDED IN CDD COST ESTIMATE

BILL OF SALE AND LIMITED ASSIGNMENT
[IMPROVEMENTS (LB RAPTOR INVESTMENTS)]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 16 day of April, 2024, by and between **LB RAPTOR INVESTMENTS, LLC,** a Florida limited liability partnership, with an address of 2210 Vanderbilt Beach Road, Suite 1300, Naples, Florida 34109 ("**Grantor**"), and for good and valuable consideration, to it paid by the **SALTLEAF COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

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

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

a) All of the improvements and work product identified in **Exhibit A;** and
b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements and work product described in **Exhibit A**; and
c) The Developer has provided easement rights in favor of the District for the improvements that are part of the Property as set forth in the *Community Declaration for Saltleaf on Estero Bay,* as recorded in Book ____, Page ____, of the Official Records of Lee County, Florida. The Developer agrees to provide perpetual easements or other equivalent or greater property rights for the ownership, construction, installation, acquisition, maintenance, operation, repair and replacement of the improvements that are part of the Property via a recorded plat and/or recorded condominium declaration as the land is further developed.

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

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or

liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, **"AS IS, WHERE IS", AND "WITH ALL FAULTS"**. The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of it successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all claims, loss, costs, expense or judgments of any nature whatsoever known or unknown, suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

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

[CONTINUED ON FOLLOWING PAGE]

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

Signed, sealed and delivered by:

WITNESSES

By: _____
Name: Carrie J. Lynn
Address: 2210 Vanderbilt Beach Rd. Naples, FL 34109

By: _____
Name: Lisa Van Dien

LB RAPTOR INVESTMENTS, LLC

_____
Name: Stephen G. Wilson
Title: Authorized Representative

STATE OF Florida
COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of April, 2024, by Stephen G. Wilson as Authorized Representative of LB Raptor Investments, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF Florida

Name: Carrie J. Lynn
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)

CARRIE J. LYNN
MY COMMISSION # HH 398934
EXPIRES: May 19, 2027

EXHIBIT A

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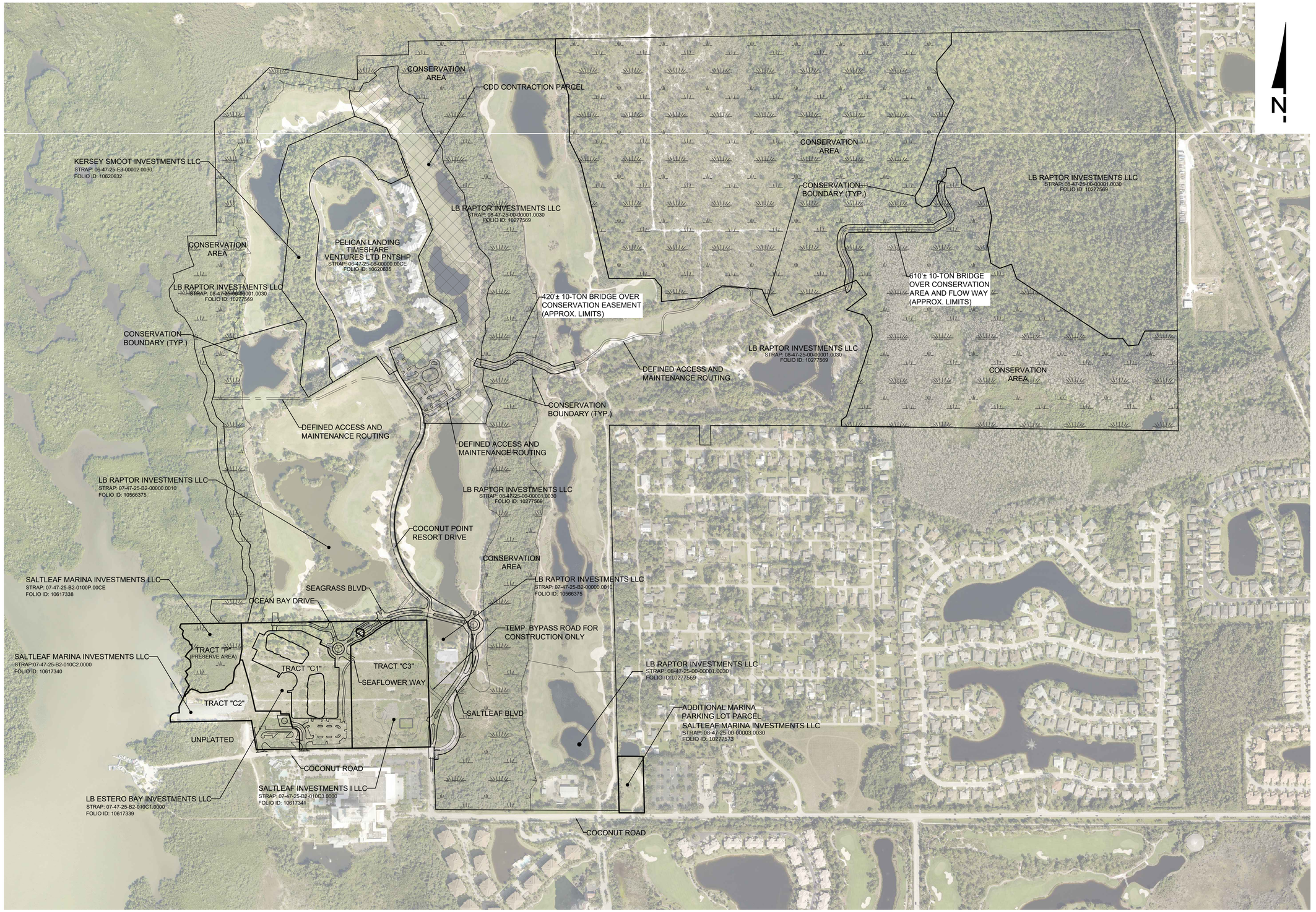

ATWELL
866.850.4200 www.atwell-group.com
28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
239.405.7777

SALTLEAF

CLIENT: LB RAPTOR INVESTMENTS, LLC

CDD EXHIBIT - BRIDGE LOCATIONS

PLAN REVISIONS

REV00 <<SUBMITTED / BID SET>> XX/XX/XX

0 150 300 600

SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 704-500

SHEET : 1

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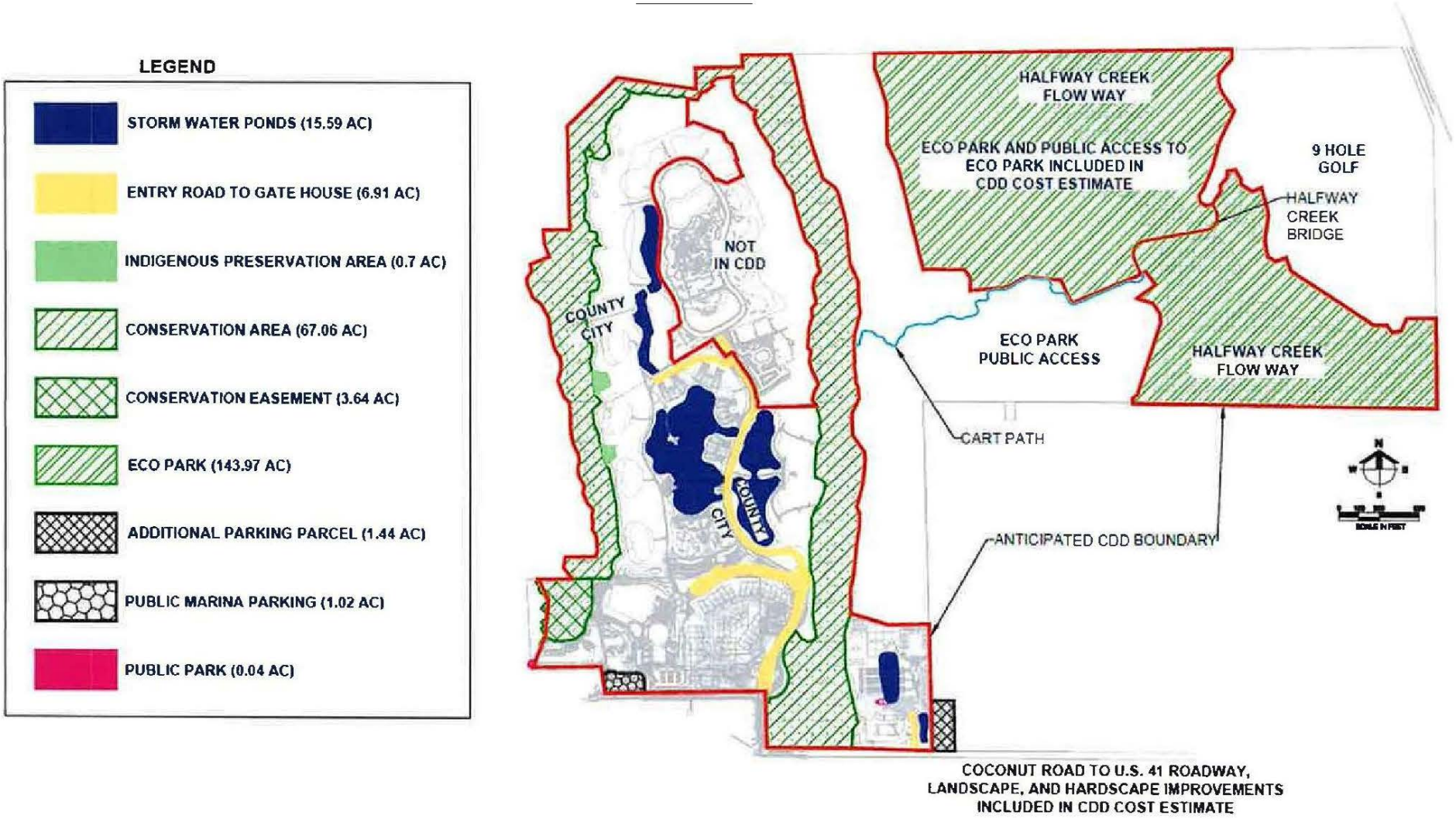
EXHIBIT C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CART PATH
ANTICIPATED CDD BOUNDARY
COCONUT ROAD TO U.S. 41 ROADWAY, LANDSCAPE, AND HARDSCAPE IMPROVEMENTS INCLUDED IN CDD COST ESTIMATE

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

6C

April 9, 2024

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

Re: Letter Agreement for Acquisition of Work Product (Saltleaf Marina Investments)

Dear District Manager,

Pursuant to that certain *Acquisition Agreement,* dated April 14, 2024 (**"Acquisition Agreement"**), by and between the Saltleaf Community Development District (**"District"**) and Saltleaf Marina Investments, LLC ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Work Product**" as described in **Exhibit A** attached hereto. As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds for the Work Product the eligible costs for the Work Product identified in **Exhibit A**. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.

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

Agreed to by:

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

Name: Craig Kuykendall
Title: Vice Chairman

Sincerely,

SALTLEAF MARINA INVESTMENTS, LLC

[SIGNATURE ON FOLLOWING PAGE]

By: _____
Its: _____

April 9, 2024

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

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

Agreed to by:

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

[SIGNATURE ON PRIOR PAGE]
Name: _____
Title: _____

Sincerely,

SALTLEAF MARINA INVESTMENTS, LLC

_____
By: Stephen G. Wilson
Its: Authorized Representative

EXHIBIT A

Description of Work Product (Saltleaf Marina Investments)

Atwell, LLC	12/14/2023	327269			N/A (soft costs)	Professional services for off-site public parking - 100% CDD eligible
Atwell, LLC	2/13/2024	332455			N/A (soft costs)	Professional services for off-site public parking - 100% CDD eligible
Atwell, LLC	12/14/2023	327258			N/A (soft costs)	Professional services for off-site public parking - 100% CDD eligible
Atwell, LLC	1/10/2024	329247			N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/18/2023	51990			N/A (soft costs)	Professional services for FEMA map revisions - exclude

Total Invoice Amount (all invoices - this requisition)	**$15,213.60**
Total CDD Payable (all invoices this requisition)	**$12,300.50**

CORPORATE DECLARATION REGARDING COSTS PAID
[WORK PRODUCT (SALTLEAF MARINA INVESTMENTS)]

SALTLEAF MARINA INVESTMENTS, LLC, a Florida limited liability company ("**Developer**"), does hereby certify to the Saltleaf Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the Developer of certain lands within the District.

2. The District's *Amended & Restated Engineer's Report,* dated March 19, 2024 (together, "**Engineer's Report**") describes certain public infrastructure improvements and work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

3. Developer has expended funds to develop and/or acquire certain of the work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain work product that has been completed to date and states the amounts that Developer has spent on that work product. Developer hereby represents that no amounts are owed to contractors and no liens are on the property and related to the installation and/or creation of the work product.

4. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure work product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Executed this 8th day of April, 2024.

SALTLEAF MARINA INVESTMENTS, LLC

By: Stephen G. Wilson
Its: Authorized Representative

STATE OF FLORIDA:
COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 8th day of April, 2024, by Stephen G. Wilson, as Authorized Rep of **Saltleaf Marina Investments, LLC**, a Florida limited liability company, on behalf thereof. He/She [ ] is personally known to me or [ ] has produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC STATE OF FLORIDA
LISA VAN DIEN
MY COMMISSION # HH 396653
EXPIRES: July 31, 2027

NOTARY SIGNATURE

PRINTED NOTARY NAME

Exhibit A – Description of Work Product (Saltleaf Marina Investments)

EXHIBIT A

Description of Work Product (Saltleaf Marina Investments)

Atwell, LLC	12/14/2023	327269			N/A (soft costs)	Professional services for off-site public parking - 100% CDD eligible
Atwell, LLC	2/13/2024	332455			N/A (soft costs)	Professional services for off-site public parking - 100% CDD eligible
Atwell, LLC	12/14/2023	327258			N/A (soft costs)	Professional services for off-site public parking - 100% CDD eligible
Atwell, LLC	1/10/2024	329247			N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/18/2023	51990			N/A (soft costs)	Professional services for FEMA map revisions - exclude

Total Invoice Amount (all invoices - this requisition)	**$15,213.60**
Total CDD Payable (all invoices this requisition)	**$12,300.50**

DISTRICT ENGINEER'S CERTIFICATE
[WORK PRODUCT (SALTLEAF MARINA INVESTMENTS)]

April 9, 2024

Board of Supervisors
Saltleaf Community Development District

Re: Acquisition of Work Product

Ladies and Gentlemen:

The undersigned is a representative of Barraco and Associates, Inc. ("**District Engineer**"), as District Engineer for the Saltleaf Community Development District ("**District**") and does Saltleaf Marina Investments, LLC ("**Developer**") of certain **"Work Product"** as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed certain documentation relating to the Work Product, including but not limited to certain invoices, plans, and other documents, as applicable.

2. The Work Product is within the scope of the District's capital improvement plan as set forth in the District's *Amended & Restated Engineer's Report,* dated March 28, 2024 (together, "**Engineer's Report**"), and specially benefits property within the District as further described in the Engineer's Report.

3. I am not aware of any defects in the Work Product.

4. The total costs associated with the Work Product are as set forth in **Exhibit A.** Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Work Product, and (ii) the reasonable fair market value of the Work Product.

5. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Work Product.

[CONTINUED ON NEXT PAGE]

BARRACO AND ASSOCIATES, INC.

4-9-24
CARL A. BARRACO, P.E.
Florida Registration No. 38536
District Engineer CERT OF AUTH 7995
BARRACO & ASSOC.
2271 McGregor Blvd
Fort Myers, FL 33901

STATE OF FL
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 9 day of April, 2024, by Carl A Barraco as Barraco and Associates of President, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

AMY HUGHES
Notary Public - State of Florida
Commission # HH 414784
My Comm. Expires Aug 16, 2027
Bonded through National Notary Assn.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FL

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

EXHIBIT A

Description of Work Product (Saltleaf Marina Investments)

Atwell, LLC	12/14/2023	327269			N/A (soft costs)	Professional services for off-site public parking - 100% CDD eligible
Atwell, LLC	2/13/2024	332455			N/A (soft costs)	Professional services for off-site public parking - 100% CDD eligible
Atwell, LLC	12/14/2023	327258			N/A (soft costs)	Professional services for off-site public parking - 100% CDD eligible
Atwell, LLC	1/10/2024	329247			N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/18/2023	51990			N/A (soft costs)	Professional services for FEMA map revisions - exclude

Total Invoice Amount (all invoices - this requisition)	**$15,213.60**
Total CDD Payable (all invoices this requisition)	**$12,300.50**

BILL OF SALE AND LIMITED ASSIGNMENT
[WORK PRODUCT (SALTLEAF MARINA INVESTMENTS)]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 9th day of April, 2024, by and between **SALTLEAF MARINA INVESTMENTS, LLC,** a Florida limited liability partnership, with an address of 2210 Vanderbilt Beach Road, Suite 1300, Naples, Florida 34109 ("**Grantor**"), and for good and valuable consideration, to it paid by the **SALTLEAF COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

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

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

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

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

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

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

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

[CONTINUED ON FOLLOWING PAGE]

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

Signed, sealed and delivered by:

SALTLEAF MARINA INVESTMENTS, LLC

By: Stephen G. Wilson

Its: Authorized Representative

STATE OF FLORIDA:
COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 8th day of April, 2024, by Stephen G. Wilson, as Authorized Representative of **Saltleaf Marina Investments, LLC**, a Florida limited liability company, on behalf thereof. He/She [✓] is personally known to me or [ ] has produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC STATE OF FLORIDA
LISA VAN DIEN
MY COMMISSION # HH 396653
EXPIRES: July 31, 2027

NOTARY SIGNATURE

PRINTED NOTARY NAME

EXHIBIT A

Description of Work Product (Saltleaf Marina Investments)

Atwell, LLC	12/14/2023	327269			N/A (soft costs)	Professional services for off-site public parking - 100% CDD eligible
Atwell, LLC	2/13/2024	332455			N/A (soft costs)	Professional services for off-site public parking - 100% CDD eligible
Atwell, LLC	12/14/2023	327258			N/A (soft costs)	Professional services for off-site public parking - 100% CDD eligible
Atwell, LLC	1/10/2024	329247			N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/18/2023	51990			N/A (soft costs)	Professional services for FEMA map revisions - exclude

Total Invoice Amount (all invoices - this requisition)	**$15,213.60**
Total CDD Payable (all invoices this requisition)	**$12,300.50**

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

6D

April 9, 2024

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

Re: Letter Agreement for Acquisition of Work Product (London Bay Development Group)

Dear District Manager,

Pursuant to that certain *Acquisition Agreement,* dated April 11, 2024 (**"Acquisition Agreement"**), by and between the Saltleaf Community Development District (**"District"**) and London Bay Development Group, LLC ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Work Product**" as described in **Exhibit A** attached hereto. As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds for the Work Product the eligible costs for the Work Product identified in **Exhibit A**. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.

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

Agreed to by:

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

Name: CRAIG KNICKERBOCKER
Title: VICE CHAIRMAN

Sincerely,

LONDON BAY DEVELOPMENT GROUP, LLC

[SIGNATURE ON FOLLOWING PAGE]

By: _____
Its: _____

April 9, 2024

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

Re: Letter Agreement for Acquisition of Work Product (London Bay Development Group)

Dear District Manager,

Pursuant to that certain *Acquisition Agreement,* dated April 11, 2024 (**"Acquisition Agreement"**), by and between the Saltleaf Community Development District (**"District"**) and London Bay Development Group, LLC (**"Developer"**), you are hereby notified that the Developer has completed and wishes to sell (**"Sale"**) to the District certain **"Work Product"** as described in **Exhibit A** attached hereto. As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds for the Work Product the eligible costs for the Work Product identified in **Exhibit A**. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.

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

Agreed to by:

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

[SIGNATURE ON PRIOR PAGE]
Name: _____
Title: _____

Sincerely,

LONDON BAY DEVELOPMENT GROUP, LLC

By: Stephen G. Wilson
Its: Authorized Representative

EXHIBIT A

Description of Work Product (London Bay Development Group)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	6/13/2022	276496	$24,375.00	$833.33	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	7/13/2022	278645	$27,500.00	$	N/A (soft costs)	Private utilities only - excluded from CDD eligibility
Atwell, LLC	8/11/2022	281059	$9,500.00	$333.33	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284010	$2,000.00	$166.67	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	10/12/2022	285513	$7,875.00	$1,833.33	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288007	$950.00	$166.67	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	12/13/2022	290634	$410.00	$	N/A (soft costs)	Private utilities only - excluded from CDD eligibility
Atwell, LLC	2/11/2023	294545	$4,301.50	$2,150.75	N/A (soft costs)	Professional construction and certification services - 50% CDD eligible (spine road and public marina)
Atwell, LLC	5/12/2022	274369	$1,000.00	$1,000.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	6/13/2022	276502	$4,000.00	$4,000.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	7/13/2022	278652	$500.00	$500.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	8/11/2022	281065	$1,500.00	$1,500.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	9/19/2022	284026	$1,000.00	$1,000.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	10/12/2022	285516	$200.00	$200.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	4/11/2023	300373	$1,800.00	$1,800.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	4/12/2022	271998	$552.25	$414.19	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	5/12/2022	274374	$7,470.00	$5,602.50	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	6/13/2022	276504	$6,000.00	$4,500.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	7/13/2022	278654	$4,500.00	$3,375.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	8/11/2022	281066	$7,064.90	$2,250.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284029	$1,500.00	$1,125.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	10/12/2022	285517	$2,000.00	$1,125.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288076	$4,000.00	$2,750.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	12/13/2022	290646	$850.00	$575.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	1/9/2023	291893	$263.50	$263.50	N/A (soft costs)	Alternative driveway access for offsite parking - 100% CDD eligible
Atwell, LLC	3/13/2023	297601	$298.50	$298.50	N/A (soft costs)	Alternative driveway access for offsite parking - 100% CDD eligible
Atwell, LLC	4/11/2023	300375	$199.00	$199.00	N/A (soft costs)	Driveway access for offsite parking - 100% CDD Eligible
Atwell, LLC	5/8/2023	303088	$199.00	$99.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/11/2023	306358	$240.00	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Atwell, LLC	8/8/2023	312209	$184.00	$138.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	10/11/2023	318856	$5,199.00	$3,899.25	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Coastal Engineering Consultants, Inc.	9/23/2022	50669	$44,255.50	$29,503.67	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	11/18/2022	50815	$23,780.50	$17,777.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	12/19/2022	50890	$21,580.75	$	N/A (soft costs)	Not eligible - work duplicated by subsequent invoice 50932
Coastal Engineering Consultants, Inc.	12/28/2022	50932	$21,487.00	$15,082.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/16/2023	50985	$5,406.50	$4,283.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	2/15/2023	51074	$2,566.00	$1,797.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	3/8/2023	51158	$4,590.75	$2,810.63	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	7/13/2023	51594	$66,127.28	$57,676.03	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	9/22/2023	51886	$12,518.72	$12,296.72	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/12/2023	51982	$12,633.50	$12,633.50	N/A (soft costs)	Phase 1 marina construction and dredge permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	11/16/2023	52091	$9,626.38	$8,636.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/18/2024	52308	$19,802.50	$18,613.83	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	2/21/2024	52419	$15,611.00	$14,827.67	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	3/15/2023	51184	$6,250.00	$3,125.00	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)
Coastal Engineering Consultants, Inc.	4/27/2023	51327	$750.00	$375.00	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Coastal Engineering Consultants, Inc.	6/28/2023	51541	$4,250.00	$875.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	6/28/2023	51542	$435.00	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Coastal Engineering Consultants, Inc.	7/28/2023	51660	$625.00	$312.50	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)
Coastal Engineering Consultants, Inc.	9/14/2023	51854	$125.00	$62.50	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)
Coastal Engineering Consultants, Inc.	9/14/2023	51855	$967.00	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Coastal Engineering Consultants, Inc.	10/25/2023	52035	$2,285.00	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Coastal Engineering Consultants, Inc.	12/14/2023	52180	$646.50	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Tomasello Consulting Engineers, Inc.	11/24/2021	2021-19	$8,000.00	$8,000.00	N/A (soft costs)	Golf cart bridge certification - required access for ECO park - 100% CDD eligible
Tomasello Consulting Engineers, Inc.	1/25/2022	2022-05	$2,000.00	$2,000.00	N/A (soft costs)	Golf cart bridge certification - required access for ECO park - 100% CDD eligible
Tomasello Consulting Engineers, Inc.	4/21/2021	N/A	$5,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
Tomasello Consulting Engineers, Inc.	10/30/2021	2021-25 (1)	$5,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
Tomasello Consulting Engineers, Inc.	11/30/2022	2022-26 (2)	$2,500.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
-						
Total CDD Payable (all invoices this requisition)			**$252,787.07**			

CORPORATE DECLARATION REGARDING COSTS PAID
[WORK PRODUCT (LONDON BAY DEVELOPMENT GROUP)]

LONDON BAY DEVELOPMENT GROUP, LLC, a Florida limited liability company ("**Developer**"), does hereby certify to the Saltleaf Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the Developer of certain lands within the District.

2. The District's *Amended & Restated Engineer's Report,* dated March 19, 2024 (together, "**Engineer's Report**") describes certain public infrastructure improvements and work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

3. Developer has expended funds to develop and/or acquire certain of the work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain work product that has been completed to date and states the amounts that Developer has spent on that work product. Developer hereby represents that no amounts are owed to contractors and no liens are on the property and related to the installation and/or creation of the work product.

4. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure work product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Executed this 8th day of April, 2024.

LONDON BAY DEVELOPMENT GROUP, LLC

By: Stephen G. Wilson
Its: Authorized Representative

STATE OF FLORIDA:
COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [__] online notarization, this 8th day of April, 2024, by Stephen G. Wilson, as Authorized Rep of **London Bay Development Group, LLC**, a Florida limited liability company, on behalf thereof. He/She [ ] is personally known to me or [ ] has produced _____ as identification.

(NOTARY SEAL)

LISA VAN DIEN
MY COMMISSION # HH 396653
EXPIRES: July 31, 2027

NOTARY SIGNATURE

PRINTED NOTARY NAME

Exhibit A – Description of Work Product (London Bay Development Group)

EXHIBIT A

Description of Work Product (London Bay Development Group)

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Atwell, LLC	7/13/2022	278645	$27,500.00	$	N/A (soft costs)	Private utilities only - excluded from CDD eligibility
Atwell, LLC	8/11/2022	281059	$9,500.00	$333.33	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284010	$2,000.00	$166.67	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	10/12/2022	285513	$7,875.00	$1,833.33	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288007	$950.00	$166.67	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	12/13/2022	290634	$410.00	$	N/A (soft costs)	Private utilities only - excluded from CDD eligibility
Atwell, LLC	2/11/2023	294545	$4,301.50	$2,150.75	N/A (soft costs)	Professional construction and certification services - 50% CDD eligible (spine road and public marina)
Atwell, LLC	5/12/2022	274369	$1,000.00	$1,000.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
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Atwell, LLC	7/13/2022	278652	$500.00	$500.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	8/11/2022	281065	$1,500.00	$1,500.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	9/19/2022	284026	$1,000.00	$1,000.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	10/12/2022	285516	$200.00	$200.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	4/11/2023	300373	$1,800.00	$1,800.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	4/12/2022	271998	$552.25	$414.19	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	5/12/2022	274374	$7,470.00	$5,602.50	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	6/13/2022	276504	$6,000.00	$4,500.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	7/13/2022	278654	$4,500.00	$3,375.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	8/11/2022	281066	$7,064.90	$2,250.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284029	$1,500.00	$1,125.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	10/12/2022	285517	$2,000.00	$1,125.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288076	$4,000.00	$2,750.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	12/13/2022	290646	$850.00	$575.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	1/9/2023	291893	$263.50	$263.50	N/A (soft costs)	Alternative driveway access for offsite parking - 100% CDD eligible
Atwell, LLC	3/13/2023	297601	$298.50	$298.50	N/A (soft costs)	Alternative driveway access for offsite parking - 100% CDD eligible
Atwell, LLC	4/11/2023	300375	$199.00	$199.00	N/A (soft costs)	Driveway access for offsite parking - 100% CDD Eligible
Atwell, LLC	5/8/2023	303088	$199.00	$99.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/11/2023	306358	$240.00	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Atwell, LLC	8/8/2023	312209	$184.00	$138.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	10/11/2023	318856	$5,199.00	$3,899.25	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Coastal Engineering Consultants, Inc.	9/23/2022	50669	$44,255.50	$29,503.67	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	11/18/2022	50815	$23,780.50	$17,777.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	12/19/2022	50890	$21,580.75	$	N/A (soft costs)	Not eligible - work duplicated by subsequent invoice 50932
Coastal Engineering Consultants, Inc.	12/28/2022	50932	$21,487.00	$15,082.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/16/2023	50985	$5,406.50	$4,283.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	2/15/2023	51074	$2,566.00	$1,797.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	3/8/2023	51158	$4,590.75	$2,810.63	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	7/13/2023	51594	$66,127.28	$57,676.03	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	9/22/2023	51886	$12,518.72	$12,296.72	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/12/2023	51982	$12,633.50	$12,633.50	N/A (soft costs)	Phase 1 marina construction and dredge permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	11/16/2023	52091	$9,626.38	$8,636.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/18/2024	52308	$19,802.50	$18,613.83	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	2/21/2024	52419	$15,611.00	$14,827.67	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	3/15/2023	51184	$6,250.00	$3,125.00	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)
Coastal Engineering Consultants, Inc.	4/27/2023	51327	$750.00	$375.00	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Coastal Engineering Consultants, Inc.	6/28/2023	51541	$4,250.00	$875.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	6/28/2023	51542	$435.00	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Coastal Engineering Consultants, Inc.	7/28/2023	51660	$625.00	$312.50	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)
Coastal Engineering Consultants, Inc.	9/14/2023	51854	$125.00	$62.50	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)
Coastal Engineering Consultants, Inc.	9/14/2023	51855	$967.00	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Coastal Engineering Consultants, Inc.	10/25/2023	52035	$2,285.00	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Coastal Engineering Consultants, Inc.	12/14/2023	52180	$646.50	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Tomasello Consulting Engineers, Inc.	11/24/2021	2021-19	$8,000.00	$8,000.00	N/A (soft costs)	Golf cart bridge certification - required access for ECO park - 100% CDD eligible
Tomasello Consulting Engineers, Inc.	1/25/2022	2022-05	$2,000.00	$2,000.00	N/A (soft costs)	Golf cart bridge certification - required access for ECO park - 100% CDD eligible
Tomasello Consulting Engineers, Inc.	4/21/2021	N/A	$5,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
Tomasello Consulting Engineers, Inc.	10/30/2021	2021-25 (1)	$5,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
Tomasello Consulting Engineers, Inc.	11/30/2022	2022-26 (2)	$2,500.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
-						
Total CDD Payable (all invoices this requisition)			**$252,787.07**			

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[WORK PRODUCT (LONDON BAY DEVELOPMENT GROUP)]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 9 day of April, 2024, by **Atwell, LLC,** having a mailing address of 2 Towne Square, Suite 700, Southfield, MI 48076 ("**Professional**"), in favor of the **Saltleaf Community Development District** ("**District**"), which is a local unit of special-purpose government situated in the Lee County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to certain *Agreement(s) for Professional Services*, and between Professional and London Bay Development Group, LLC, a Florida limited liability company ("**Developer**"), Professional has created certain work products, as described in **Exhibit A** ("**Work Product**"); and

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

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

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

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

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Work Product, and that there is no disagreement as to the appropriateness of payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

4. **EFFECTIVE DATE.** This Release shall take effect upon execution.

ATWELL, LLC

By: Jeremy H. Arnold, P.E.
Its: Vice President

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of April, 2024, by Jeremy H. Arnold as Vice President of Atwell, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

JESSICA K LINN
Notary Public-State of Florida
Commission # HH 211052
My Commission Expires
April 16, 2026
NOTARY SEAL

NOTARY PUBLIC, STATE OF Florida

Name: Jessica K. Linn
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Description of Work Product (London Bay Development Group)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	6/13/2022	276496	$24,375.00	$833.33	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	7/13/2022	278645	$27,500.00	$-	N/A (soft costs)	Private utilities only - excluded from CDD eligibility
Atwell, LLC	8/11/2022	281059	$9,500.00	$333.33	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284010	$2,000.00	$166.67	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	10/12/2022	285513	$7,875.00	$1,833.33	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288007	$950.00	$166.67	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	12/13/2022	290634	$410.00	$-	N/A (soft costs)	Private utilities only - excluded from CDD eligibility
Atwell, LLC	2/11/2023	294545	$4,301.50	$2,150.75	N/A (soft costs)	Professional construction and certification services - 50% CDD eligible (spine road and public marina)
Atwell, LLC	5/12/2022	274369	$1,000.00	$1,000.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	6/13/2022	276502	$4,000.00	$4,000.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	7/13/2022	278652	$500.00	$500.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	8/11/2022	281065	$1,500.00	$1,500.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	9/19/2022	284026	$1,000.00	$1,000.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	10/12/2022	285516	$200.00	$200.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	4/11/2023	300373	$1,800.00	$1,800.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	4/12/2022	271998	$552.25	$414.19	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	5/12/2022	274374	$7,470.00	$5,602.50	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	6/13/2022	276504	$6,000.00	$4,500.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	7/13/2022	278654	$4,500.00	$3,375.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	8/11/2022	281066	$7,064.90	$2,250.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284029	$1,500.00	$1,125.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	10/12/2022	285517	$2,000.00	$1,125.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288076	$4,000.00	$2,750.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	12/13/2022	290646	$850.00	$575.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	1/9/2023	291893	$263.50	$263.50	N/A (soft costs)	Alternative driveway access for offsite parking - 100% CDD eligible
Atwell, LLC	3/13/2023	297601	$298.50	$298.50	N/A (soft costs)	Alternative driveway access for offsite parking - 100% CDD eligible
Atwell, LLC	4/11/2023	300375	$199.00	$199.00	N/A (soft costs)	Driveway access for offsite parking - 100% CDD Eligible
Atwell, LLC	5/8/2023	303088	$199.00	$99.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/11/2023	306358	$240.00	$-	N/A (soft costs)	Private work only - excluded from CDD eligibility
Atwell, LLC	8/8/2023	312209	$184.00	$138.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	10/11/2023	318856	$5,199.00	$3,899.25	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[WORK PRODUCT (LONDON BAY DEVELOPMENT GROUP)]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 9 day of April, 2024, by **Coastal Engineering Consultants, Inc.,** having a mailing address of 28421 Bonita Crossing Boulevard, Bonita Springs, Florida 34135 ("**Professional**"), in favor of the **Saltleaf Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Lee County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to certain *Agreement(s) for Professional Services*, and between Professional and London Bay Development Group, LLC, a Florida limited liability company ("**Developer**"), Professional has created certain work products, as described in **Exhibit A** ("**Work Product**"); and

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

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

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

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

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Work Product, and that there is no disagreement as to the appropriateness of payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

4. **EFFECTIVE DATE.** This Release shall take effect upon execution.

COASTAL ENGINEERING CONSULTANTS, INC.

By: RICHARD J. EWING

Its: VP

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 9 day of April, 2024, by Richard Ewing as VP of CEC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Tia René Davis

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Tia René Davis
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

NOTARY PUBLIC STATE OF FLORIDA

TIA RENÉ DAVIS
Commission # HH 094947
Expires June 18, 2025
Bonded Thru Budget Notary Services

EXHIBIT A

Description of Work Product (London Bay Development Group)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Coastal Engineering Consultants, Inc.	9/23/2022	50669	$44,255.50	$29,503.67	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	11/18/2022	50815	$23,780.50	$17,777.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	12/19/2022	50890	$21,580.75	$-	N/A (soft costs)	Not eligible - work duplicated by subsequent invoice 50932
Coastal Engineering Consultants, Inc.	12/28/2022	50932	$21,487.00	$15,082.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/16/2023	50985	$5,406.50	$4,283.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	2/15/2023	51074	$2,566.00	$1,797.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	3/8/2023	51158	$4,590.75	$2,810.63	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	7/13/2023	51594	$66,127.28	$57,676.03	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	9/22/2023	51886	$12,518.72	$12,296.72	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/12/2023	51982	$12,633.50	$12,633.50	N/A (soft costs)	Phase 1 marina construction and dredge permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	11/16/2023	52091	$9,626.38	$8,636.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/18/2024	52308	$19,802.50	$18,613.83	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	2/21/2024	52419	$15,611.00	$14,827.67	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	3/15/2023	51184	$6,250.00	$3,125.00	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)
Coastal Engineering Consultants, Inc.	4/27/2023	51327	$750.00	$375.00	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Coastal Engineering Consultants, Inc.	6/28/2023	51541	$4,250.00	$875.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	6/28/2023	51542	$435.00	$-	N/A (soft costs)	Private work only - excluded from CDD eligibility
Coastal Engineering Consultants, Inc.	7/28/2023	51660	$625.00	$312.50	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)
Coastal Engineering Consultants, Inc.	9/14/2023	51854	$125.00	$62.50	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)
Coastal Engineering Consultants, Inc.	9/14/2023	51855	$967.00	$-	N/A (soft costs)	Private work only - excluded from CDD eligibility
Coastal Engineering Consultants, Inc.	10/25/2023	52035	$2,285.00	$-	N/A (soft costs)	Private work only - excluded from CDD eligibility
Coastal Engineering Consultants, Inc.	12/14/2023	52180	$646.50	$-	N/A (soft costs)	Private work only - excluded from CDD eligibility

DISTRICT ENGINEER'S CERTIFICATE
[WORK PRODUCT (LONDON BAY DEVELOPMENT GROUP)]

April 9, 2024

Board of Supervisors
Saltleaf Community Development District

Re: Acquisition of Work Product

Ladies and Gentlemen:

The undersigned is a representative of Barraco and Associates, Inc. ("**District Engineer**"), as District Engineer for the Saltleaf Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from London Bay Development Group, LLC ("**Developer**") of certain **"Work Product"** as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed certain documentation relating to the Work Product, including but not limited to certain invoices, plans, and other documents, as applicable.

2. The Work Product is within the scope of the District's capital improvement plan as set forth in the District's *Amended & Restated Engineer's Report,* dated March 28, 2024 (together, "**Engineer's Report**"), and specially benefits property within the District as further described in the Engineer's Report.

3. I am not aware of any defects in the Work Product.

4. The total costs associated with the Work Product are as set forth in **Exhibit A.** Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Work Product, and (ii) the reasonable fair market value of the Work Product.

5. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Work Product.

[CONTINUED ON NEXT PAGE]

BARRACO AND ASSOCIATES, INC.

4-9-24

CARL A. BARRACO, P.E.

Florida Registration No. 39536

District Engineer CERT OF AUTH 7996

BARRACO + ASSOC

2271 McGregor Blvd

Fort Myers, FL 33901

STATE OF FL

COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of April, 2024, by Carl A Barraco as President of Barraco and Associates, Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

AMY HUGHES
Notary Public - State of Florida
Commission # HH 414784
My Comm. Expires Aug 16, 2027
Bonded through National Notary Assn.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FL

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

EXHIBIT A

Description of Work Product (London Bay Development Group)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	6/13/2022	276496	$24,375.00	$833.33	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	7/13/2022	278645	$27,500.00	$	N/A (soft costs)	Private utilities only - excluded from CDD eligibility
Atwell, LLC	8/11/2022	281059	$9,500.00	$333.33	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284010	$2,000.00	$166.67	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	10/12/2022	285513	$7,875.00	$1,833.33	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288007	$950.00	$166.67	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	12/13/2022	290634	$410.00	$	N/A (soft costs)	Private utilities only - excluded from CDD eligibility
Atwell, LLC	2/11/2023	294545	$4,301.50	$2,150.75	N/A (soft costs)	Professional construction and certification services - 50% CDD eligible (spine road and public marina)
Atwell, LLC	5/12/2022	274369	$1,000.00	$1,000.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	6/13/2022	276502	$4,000.00	$4,000.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	7/13/2022	278652	$500.00	$500.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	8/11/2022	281065	$1,500.00	$1,500.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	9/19/2022	284026	$1,000.00	$1,000.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	10/12/2022	285516	$200.00	$200.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	4/11/2023	300373	$1,800.00	$1,800.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	4/12/2022	271998	$552.25	$414.19	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	5/12/2022	274374	$7,470.00	$5,602.50	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	6/13/2022	276504	$6,000.00	$4,500.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	7/13/2022	278654	$4,500.00	$3,375.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	8/11/2022	281066	$7,064.90	$2,250.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284029	$1,500.00	$1,125.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	10/12/2022	285517	$2,000.00	$1,125.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288076	$4,000.00	$2,750.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	12/13/2022	290646	$850.00	$575.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	1/9/2023	291893	$263.50	$263.50	N/A (soft costs)	Alternative driveway access for offsite parking - 100% CDD eligible
Atwell, LLC	3/13/2023	297601	$298.50	$298.50	N/A (soft costs)	Alternative driveway access for offsite parking - 100% CDD eligible
Atwell, LLC	4/11/2023	300375	$199.00	$199.00	N/A (soft costs)	Driveway access for offsite parking - 100% CDD Eligible
Atwell, LLC	5/8/2023	303088	$199.00	$99.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/11/2023	306358	$240.00	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Atwell, LLC	8/8/2023	312209	$184.00	$138.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	10/11/2023	318856	$5,199.00	$3,899.25	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Coastal Engineering Consultants, Inc.	9/23/2022	50669	$44,255.50	$29,503.67	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	11/18/2022	50815	$23,780.50	$17,777.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	12/19/2022	50890	$21,580.75	$	N/A (soft costs)	Not eligible - work duplicated by subsequent invoice 50932
Coastal Engineering Consultants, Inc.	12/28/2022	50932	$21,487.00	$15,082.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/16/2023	50985	$5,406.50	$4,283.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	2/15/2023	51074	$2,566.00	$1,797.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	3/8/2023	51158	$4,590.75	$2,810.63	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	7/13/2023	51594	$66,127.28	$57,676.03	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	9/22/2023	51886	$12,518.72	$12,296.72	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/12/2023	51982	$12,633.50	$12,633.50	N/A (soft costs)	Phase 1 marina construction and dredge permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	11/16/2023	52091	$9,626.38	$8,636.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/18/2024	52308	$19,802.50	$18,613.83	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	2/21/2024	52419	$15,611.00	$14,827.67	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	3/15/2023	51184	$6,250.00	$3,125.00	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)
Coastal Engineering Consultants, Inc.	4/27/2023	51327	$750.00	$375.00	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Coastal Engineering Consultants, Inc.	6/28/2023	51541	$4,250.00	$875.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	6/28/2023	51542	$435.00	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Coastal Engineering Consultants, Inc.	7/28/2023	51660	$625.00	$312.50	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)
Coastal Engineering Consultants, Inc.	9/14/2023	51854	$125.00	$62.50	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)
Coastal Engineering Consultants, Inc.	9/14/2023	51855	$967.00	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Coastal Engineering Consultants, Inc.	10/25/2023	52035	$2,285.00	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Coastal Engineering Consultants, Inc.	12/14/2023	52180	$646.50	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Tomasello Consulting Engineers, Inc.	11/24/2021	2021-19	$8,000.00	$8,000.00	N/A (soft costs)	Golf cart bridge certification - required access for ECO park - 100% CDD eligible
Tomasello Consulting Engineers, Inc.	1/25/2022	2022-05	$2,000.00	$2,000.00	N/A (soft costs)	Golf cart bridge certification - required access for ECO park - 100% CDD eligible
Tomasello Consulting Engineers, Inc.	4/21/2021	N/A	$5,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
Tomasello Consulting Engineers, Inc.	10/30/2021	2021-25 (1)	$5,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
Tomasello Consulting Engineers, Inc.	11/30/2022	2022-26 (2)	$2,500.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
-						
Total CDD Payable (all invoices this requisition)			**$252,787.07**			

BILL OF SALE AND LIMITED ASSIGNMENT
[WORK PRODUCT (LONDON BAY DEVELOPMENT GROUP)]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 9th day of April, 2024, by and between **LONDON BAY DEVELOPMENT GROUP, LLC,** a Florida limited liability partnership, with an address of 2210 Vanderbilt Beach Road, Suite 1300, Naples, Florida 34109 ("**Grantor**"), and for good and valuable consideration, to it paid by the **SALTLEAF COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

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

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

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

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

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

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

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

[CONTINUED ON FOLLOWING PAGE]

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

Signed, sealed and delivered by:

LONDON BAY DEVELOPMENT GROUP, LLC

By: Stephen G. Wilson
Its: Authorized Representative

STATE OF FLORIDA:
COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [__] online notarization, this 5th day of April, 2024, by Stephen G. Wilson, as Authorized Rep of **London Bay Development Group, LLC**, a Florida limited liability company, on behalf thereof. He/She [ ] is personally known to me or [ ] has produced _____ as identification.

(NOTARY SEAL)

LISA VAN DIEN
MY COMMISSION # HH 396653
EXPIRES: July 31, 2027

NOTARY SIGNATURE

PRINTED NOTARY NAME

EXHIBIT A

Description of Work Product (London Bay Development Group)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	6/13/2022	276496	$24,375.00	$833.33	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	7/13/2022	278645	$27,500.00	$	N/A (soft costs)	Private utilities only - excluded from CDD eligibility
Atwell, LLC	8/11/2022	281059	$9,500.00	$333.33	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284010	$2,000.00	$166.67	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	10/12/2022	285513	$7,875.00	$1,833.33	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288007	$950.00	$166.67	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	12/13/2022	290634	$410.00	$	N/A (soft costs)	Private utilities only - excluded from CDD eligibility
Atwell, LLC	2/11/2023	294545	$4,301.50	$2,150.75	N/A (soft costs)	Professional construction and certification services - 50% CDD eligible (spine road and public marina)
Atwell, LLC	5/12/2022	274369	$1,000.00	$1,000.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	6/13/2022	276502	$4,000.00	$4,000.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	7/13/2022	278652	$500.00	$500.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	8/11/2022	281065	$1,500.00	$1,500.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	9/19/2022	284026	$1,000.00	$1,000.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	10/12/2022	285516	$200.00	$200.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	4/11/2023	300373	$1,800.00	$1,800.00	N/A (soft costs)	Lot split - creation of expansion parcel - 100% CDD eligible
Atwell, LLC	4/12/2022	271998	$552.25	$414.19	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	5/12/2022	274374	$7,470.00	$5,602.50	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	6/13/2022	276504	$6,000.00	$4,500.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	7/13/2022	278654	$4,500.00	$3,375.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	8/11/2022	281066	$7,064.90	$2,250.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	9/19/2022	284029	$1,500.00	$1,125.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Atwell, LLC	10/12/2022	285517	$2,000.00	$1,125.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	11/11/2022	288076	$4,000.00	$2,750.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	12/13/2022	290646	$850.00	$575.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	1/9/2023	291893	$263.50	$263.50	N/A (soft costs)	Alternative driveway access for offsite parking - 100% CDD eligible
Atwell, LLC	3/13/2023	297601	$298.50	$298.50	N/A (soft costs)	Alternative driveway access for offsite parking - 100% CDD eligible
Atwell, LLC	4/11/2023	300375	$199.00	$199.00	N/A (soft costs)	Driveway access for offsite parking - 100% CDD Eligible
Atwell, LLC	5/8/2023	303088	$199.00	$99.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Atwell, LLC	6/11/2023	306358	$240.00	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Atwell, LLC	8/8/2023	312209	$184.00	$138.00	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Atwell, LLC	10/11/2023	318856	$5,199.00	$3,899.25	N/A (soft costs)	Offsite parking lot design and permitting - 75% CDD eligible
Coastal Engineering Consultants, Inc.	9/23/2022	50669	$44,255.50	$29,503.67	N/A (soft costs)	Marina basin redesign - 66 2/3% CDD eligible
Coastal Engineering Consultants, Inc.	11/18/2022	50815	$23,780.50	$17,777.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	12/19/2022	50890	$21,580.75	$	N/A (soft costs)	Not eligible - work duplicated by subsequent invoice 50932
Coastal Engineering Consultants, Inc.	12/28/2022	50932	$21,487.00	$15,082.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/16/2023	50985	$5,406.50	$4,283.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	2/15/2023	51074	$2,566.00	$1,797.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	3/8/2023	51158	$4,590.75	$2,810.63	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	7/13/2023	51594	$66,127.28	$57,676.03	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	9/22/2023	51886	$12,518.72	$12,296.72	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	10/12/2023	51982	$12,633.50	$12,633.50	N/A (soft costs)	Phase 1 marina construction and dredge permitting - 100% CDD eligible
Coastal Engineering Consultants, Inc.	11/16/2023	52091	$9,626.38	$8,636.50	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	1/18/2024	52308	$19,802.50	$18,613.83	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	2/21/2024	52419	$15,611.00	$14,827.67	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	3/15/2023	51184	$6,250.00	$3,125.00	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)
Coastal Engineering Consultants, Inc.	4/27/2023	51327	$750.00	$375.00	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Coastal Engineering Consultants, Inc.	6/28/2023	51541	$4,250.00	$875.00	N/A (soft costs)	CDD eligibility varies by task - see invoice for details
Coastal Engineering Consultants, Inc.	6/28/2023	51542	$435.00	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Coastal Engineering Consultants, Inc.	7/28/2023	51660	$625.00	$312.50	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)
Coastal Engineering Consultants, Inc.	9/14/2023	51854	$125.00	$62.50	N/A (soft costs)	Surveying services (50% CDD eligible - spine road and Coconut Rd only)
Coastal Engineering Consultants, Inc.	9/14/2023	51855	$967.00	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Coastal Engineering Consultants, Inc.	10/25/2023	52035	$2,285.00	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Coastal Engineering Consultants, Inc.	12/14/2023	52180	$646.50	$	N/A (soft costs)	Private work only - excluded from CDD eligibility
Tomasello Consulting Engineers, Inc.	11/24/2021	2021-19	$8,000.00	$8,000.00	N/A (soft costs)	Golf cart bridge certification - required access for ECO park - 100% CDD eligible
Tomasello Consulting Engineers, Inc.	1/25/2022	2022-05	$2,000.00	$2,000.00	N/A (soft costs)	Golf cart bridge certification - required access for ECO park - 100% CDD eligible
Tomasello Consulting Engineers, Inc.	4/21/2021	N/A	$5,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
Tomasello Consulting Engineers, Inc.	10/30/2021	2021-25 (1)	$5,000.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
Tomasello Consulting Engineers, Inc.	11/30/2022	2022-26 (2)	$2,500.00	$	N/A (soft costs)	FEMA map revisions - exclude not CDD eligible
-						
Total CDD Payable (all invoices this requisition)			**$252,787.07**			

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

6E

April 9, 2024

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

Re: Letter Agreement for Acquisition of Improvements (Saltleaf Marina Investments)

Dear District Manager,

Pursuant to the *Acquisition Agreement,* dated April 11, 2024 (**"Acquisition Agreement"**), by and between the Saltleaf Community Development District (**"District"**) and Saltleaf Marina Investments, LLC (**"Developer"**), you are hereby notified that the Developer has completed and wishes to sell (**"Sale"**) to the District certain "**Improvements**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A,** may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District may process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer has provided easement rights in favor of the District for the Improvements as set forth in the *Community Declaration for Saltleaf on Estero Bay,* as recorded in Book ____, Page ____, of the Official Records of Lee County, Florida. The Developer agrees to provide perpetual easements or other equivalent or greater property rights for the ownership, construction, installation, acquisition, maintenance, operation, repair and replacement of the Improvements via a recorded plat and/or recorded condominium declaration as the land is further developed.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the County for turnover of the roadways (which comprise a portion of the Improvements) to the County.

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

Agreed to by:
SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

Name: [illegible]
Title: Vice Chairman

Sincerely,
SALTLEAF MARINA INVESTMENTS, LLC

[SIGNATURE ON FOLLOWING PAGE]

Name: _____
Title: _____

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

Agreed to by:
SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

[SIGNATURE ON PRIOR PAGE]
Name: _____
Title: _____

Sincerely,
SALTLEAF MARINA INVESTMENTS, LLC

_____
Name: Stefan G. Wilson
Title: Authorized Representative

EXHIBIT A

Description of Improvements (Saltleaf Marina Investments)

Marina Phase 1 – Those public improvements associated with Phase 1 of the Saltleaf Marina, including but not limited to basin dredging, seawall construction, concrete and vinyl sheet piling, and boat ramp grading, bedding and installation, located within and on the real property associated with Lee County STRAP numbers 07-47-25-B2-010C1.0000 and 07-47-25-B2-010C2.0000, and as further detailed by the legal description and sketch, herein attached as Exhibit B.

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Kelly Brothers, Inc.	1/15/2024	1289-01 thru 1289-12-REV	$2,902,975.53	$2,767,045.59	No	Marina Phase 1 construction - 100% CDD eligible (CDD eligible amount excludes 5% retainage and Phase 2 construction)
Total Invoice Amount (all invoices - this requisition)			**$2,902,975.53**			
Total CDD Payable (all invoices this requisition)			**$2,767,045.59**			

CORPORATE DECLARATION REGARDING COSTS PAID
[IMPROVEMENTS (SALTLEAF MARINA INVESTMENTS)]

SALTLEAF MARINA INVESTMENTS, LLC, a Florida limited liability company ("**Developer**"), does hereby certify to the Saltleaf Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the developer of certain lands within District.

2. The District's *Amended & Restated Engineer's Report,* dated March 19, 2024 (together, "**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements.

4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.

5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, the undersigned has executed this certificate for and on behalf of the Developer as of the 8th day of April, 2024.

SALTLEAF MARINA INVESTMENTS, LLC

Name: Stephen G. Wilson
Title: Authorized Representative

STATE OF Florida
COUNTY OF Collier

The foregoing instrument was sworn and subscribed before me by means of ☑ physical presence or ☐ online notarization this 8th day of April, 2024, by Stephen G. Wilson as Authorized Representative of Saltleaf Marina Investments, LLC, a Florida limited liability company, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____
Name: _____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)

LISA VAN DIEN
MY COMMISSION # HH 396653
EXPIRES: July 31, 2027

EXHIBIT A

Description of Improvements (Saltleaf Marina Investments)

Marina Phase 1 – Those public improvements associated with Phase 1 of the Saltleaf Marina, including but not limited to basin dredging, seawall construction, concrete and vinyl sheet piling, and boat ramp grading, bedding and installation, located within and on the real property associated with Lee County STRAP numbers 07-47-25-B2-010C1.0000 and 07-47-25-B2-010C2.0000, and as further detailed by the legal description and sketch, herein attached as Exhibit B.

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Kelly Brothers, Inc.	1/15/2024	1289-01 thru 1289-12-REV	$2,902,975.53	$2,767,045.59	No	Marina Phase 1 construction - 100% CDD eligible (CDD eligible amount excludes 5% retainage and Phase 2 construction)
Total Invoice Amount (all invoices - this requisition)			**$2,902,975.53**			
Total CDD Payable (all invoices this requisition)			**$2,767,045.59**			

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[IMPROVEMENTS (SALTLEAF MARINA INVESTMENTS)]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the ___ day of _____, 2024, by **Kelly Brothers, Inc.** ("**Contractor**"), with an address of 15775 Pine Ridge Road, Fort Myers, Florida 33908, in favor of the **Saltleaf Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Lee County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Agreement Between Owner and Contractor, AIA Form A104*, dated July 14, 2022, as amended ("**Contract**") between Contractor and Saltleaf Marina Investments, LLC (as assignee from Saltleaf Marina Investments, LLC) ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("**Improvements**"); and

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

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

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

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

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

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

4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding

requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements. Nothing herein shall be deemed to modify or amend the remaining provisions of the Contract for any work not yet completed.

KELLY BROTHERS, INC.

_____
By:_____
Its:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2024, by _____ as _____ of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

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

DISTRICT ENGINEER'S CERTIFICATE
[IMPROVEMENTS (SALTLEAF MARINA INVESTMENTS)]

April 9, 2024

Board of Supervisors
Saltleaf Community Development District

Re: Acquisition of Improvements

Ladies and Gentlemen:

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

1. I have reviewed certain documentation relating to the Improvements, including but not limited to certain invoices, approved contractor applicants for payment, and other documents, as applicable.

2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Amended & Restated Engineer's Report,* dated March 28, 2024 ("**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.

3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.

4. The total costs associated with the Improvements are as set forth in **Exhibit A.** Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements, and (ii) the reasonable fair market value of the Improvements.

5. All known permits necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

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

BARRACO AND ASSOCIATES, INC.

CARL A. BARRACO, P.E.
Florida Registration No. 38536
District Engineer CERT OF AUTH. 7995
BARRACO & ASSOC.
2271 McGregor Blvd
Ft Myers, FL 33901

STATE OF FL
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of April, 2024, by Carl A Barraco as President of Barraco and Associates, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

AMY HUGHES
Notary Public - State of Florida
Commission # HH 414784
My Comm. Expires Aug 16, 2027
Bonded through National Notary Assn.

NOTARY PUBLIC, STATE OF FL

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

EXHIBIT A

Description of Improvements (Saltleaf Marina Investments)

Marina Phase 1 – Those public improvements associated with Phase 1 of the Saltleaf Marina, including but not limited to basin dredging, seawall construction, concrete and vinyl sheet piling, and boat ramp grading, bedding and installation, located within and on the real property associated with Lee County STRAP numbers 07-47-25-B2-010C1.0000 and 07-47-25-B2-010C2.0000, and as further detailed by the legal description and sketch, herein attached as Exhibit B.

Vendor	Date	Invoice No(s).	Invoice Amount	CDD Eligible	Work Verified	Notes
Kelly Brothers, Inc.	1/15/2024	1289-01 thru 1289-12-REV	$2,902,975.53	$2,767,045.59	No	Marina Phase 1 construction - 100% CDD eligible (CDD eligible amount excludes 5% retainage and Phase 2 construction)
Total Invoice Amount (all invoices - this requisition)			**$2,902,975.53**			
Total CDD Payable (all invoices this requisition)			**$2,767,045.59**			

BILL OF SALE AND LIMITED ASSIGNMENT
[IMPROVEMENTS (SALTLEAF MARINA INVESTMENTS)]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 9th day of April, 2024, by and between **SALTLEAF MARINA INVESTMENTS, LLC,** a Florida limited liability partnership, with an address of 2210 Vanderbilt Beach Road, Suite 1300, Naples, Florida 34109 ("**Grantor**"), and for good and valuable consideration, to it paid by the **SALTLEAF COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

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

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

a) All of the improvements and work product identified in **Exhibit A;**
b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements and work product described in **Exhibit A**; and
c) The Developer has provided easement rights in favor of the District for the improvements that are part of the Property as set forth in the *Community Declaration for Saltleaf on Estero Bay,* as recorded in Book ____, Page ____, of the Official Records of Lee County, Florida. The Developer agrees to provide perpetual easements or other equivalent or greater property rights for the ownership, construction, installation, acquisition, maintenance, operation, repair and replacement of the improvements that are part of the Property via a recorded plat and/or recorded condominium declaration as the land is further developed.

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

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or

liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, **"AS IS, WHERE IS", AND "WITH ALL FAULTS"**. The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of it successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all claims, loss, costs, expense or judgments of any nature whatsoever known or unknown, suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

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

[CONTINUED ON FOLLOWING PAGE]

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

Signed, sealed and delivered by:

WITNESSES

By: _____
Name: Lisa Van Dien

By: _____
Name: Anna Murphy

SALTLEAF MARINA INVESTMENTS, LLC

_____
Name: Stephen G. Wilson
Title: Authorized Representative

STATE OF Florida
COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 8th day of April, 2024, by Stephen G. Wilson as Authorized Representative of Saltleaf Marina Investments, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC STATE OF FLORIDA
LISA VAN DIEN
MY COMMISSION # HH 396653
EXPIRES: July 31, 2027

(NOTARY SEAL)

_____
NOTARY PUBLIC, STATE OF _____

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

EXHIBIT A

Description of Improvements (Saltleaf Marina Investments)

Marina Phase 1 – Those public improvements associated with Phase 1 of the Saltleaf Marina, including but not limited to basin dredging, seawall construction, concrete and vinyl sheet piling, and boat ramp grading, bedding and installation, located within and on the real property associated with Lee County STRAP numbers 07-47-25-B2-010C1.0000 and 07-47-25-B2-010C2.0000, and as further detailed by the legal description and sketch, herein attached as Exhibit B.

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Total CDD Payable (all invoices this requisition)			**$2,767,045.59**			

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2024

SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	$ 5,193	$ -	$ -	$ 5,193
Investments				
Reserve	-	2,131,791	-	2,131,791
Capitalized interest	-	3,569,228	-	3,569,228
Construction	-	-	16,539,450	16,539,450
Cost of issuance	-	42,163	-	42,163
Due from Landowner	82,625	10,256	-	92,881
Due from other governments	15	-	-	15
Total assets	87,833	5,753,438	16,539,450	22,380,721
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$ 81,916	$ 10,256	$ -	$ 92,172
Due to Landowner	-	10,256	-	10,256
Landowner advance	6,000	-	-	6,000
Total liabilities	87,916	20,512	-	108,428
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	82,625	-	-	82,625
Total deferred inflows of resources	82,625	-	-	82,625
Fund balances:				
Restricted for:				
Debt service	-	5,732,926	-	5,732,926
Capital projects	-	-	16,539,450	16,539,450
Unassigned	(82,708)	-	-	(82,708)
Total fund balances	(82,708)	5,732,926	16,539,450	22,189,668
Total liabilities, deferred inflows of resources and fund balances	$ 87,833	$ 5,753,438	$16,539,450	$ 22,380,721

SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	$ -	$ 2,058	$ 92,623	2%
Total revenues	-	2,058	92,623	2%
EXPENDITURES				
Professional & administrative				
Supervisor	-	431	-	N/A
Management/accounting/recording	2,000	14,000	44,000	32%
Legal	3,162	50,393	25,000	202%
Engineering	-	8,990	2,000	450%
Audit	-	-	4,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	833	0%
Trustee*	-	-	5,500	0%
Telephone	17	116	200	58%
Postage	-	160	500	32%
Printing & binding	42	292	500	58%
Legal advertising	4,373	4,373	1,750	250%
Annual special district fee	-	-	175	0%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	79	801	750	107%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	210	210	100%
Total expenditures	9,673	84,766	92,623	92%
Excess/(deficiency) of revenues over/(under) expenditures	(9,673)	(82,708)	-	
Fund balances - beginning	(73,035)	-	-	
Fund balances - ending	$ (82,708)	$ (82,708)	$ -	

SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED APRIL 30, 2024

	Current Month	Year To Date
REVENUES	$ -	$ -
Total revenues	-	-
EXPENDITURES		
Debt service		
Cost of issuance	230,964	239,331
Underwriter's discount	69,598	69,598
Total debt service	300,562	308,929
Total expenditures	300,562	308,929
Excess/(deficiency) of revenues over/(under) expenditures	(300,562)	(308,929)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	6,643,550	6,643,550
Original issue discount	(600,000)	(600,000)
Total other financing sources	6,043,550	6,043,550
Net change in fund balances	5,742,988	5,734,621
Fund balances - beginning	(10,062)	(1,695)
Fund balances - ending	$ 5,732,926	$ 5,732,926

SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED APRIL 30, 2024

	Current Month	Year To Date
REVENUES	$ -	$ -
Total revenues	-	-
EXPENDITURES		
Capital outlay	6,817,000	6,817,000
Total expenditures	6,817,000	6,817,000
Excess/(deficiency) of revenues over/(under) expenditures	(6,817,000)	(6,817,000)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	23,356,450	23,356,450
Total other financing sources/(uses)	23,356,450	23,356,450
Net change in fund balances	16,539,450	16,539,450
Fund balances - beginning	-	-
Fund balances - ending	$ 16,539,450	$ 16,539,450

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

MINUTES OF MEETING
SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Saltleaf Community Development District held a Public Hearing and Regular Meeting on March 8, 2024 at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

Present at the meeting were:

Susan Watts	Chair
Craig Klingensmith	Vice Chair
Ray Piacente	Assistant Secretary
Brian Simper	Assistant Secretary

Also present:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Frank Savage	Interim District Engineer
Lisa Van Dien	London Bay
Stephen Wilson	London Bay
Cynthia Wilhelm (via telephone)	Bond Counsel

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

Mr. Adams called the meeting to order at 3:05 p.m. Supervisors Watts, Klingensmith and Piacente were present. Supervisor Simper was not present at roll call. Supervisor Stamoulis was not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Presentation/Consideration of Amended and Restated Master Engineer's Report**

This item was deferred.

FOURTH ORDER OF BUSINESS **Presentation/Consideration of Amended and Restated Master Special Assessment Methodology Report**

This item was deferred.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-06, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Lee County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date**

A. Boundary Amendment Funding Agreement

Mr. Earlywine presented Resolution 2024-06. He stated the Boundary Amendment anticipates rezoning the property to allow the project to include more units and to add a small piece of property to the southeast corner of the existing corner at the south end of the golf course that is also within Lee County. Some conservation areas outside of the CDD boundaries that are not necessary for development of the project would also be included.

Mr. Simper joined the meeting at 3:07 p.m.

On MOTION by Mr. Klingensmith and seconded by Mr. Piacente, with all in favor, Resolution 2024-06, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Lee County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date, and authorizing the Chair to execute was adopted, and the Boundary Amendment Funding Agreement, was adopted.

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

Severability; Providing for Conflict and Providing for an Effective Date

Mr. Adams stated that this Resolution is related to the CDD's intent to utilize the Uniform Method of levying and collecting assessments via the services of the Property Appraiser and Tax Collector, for the parcels included in the Boundary Amendment.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2024-07, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Saltleaf Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2024-07.

On MOTION by Mr. Piacente and seconded by Mr. Klingensmith, with all in favor, Resolution 2024-07, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Saltleaf Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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

Mr. Adams distributed and presented an updated version of the Supplemental Special Assessment Methodology Report, which is in substantial form, and reviewed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, True-up mechanism and the Appendix Tables. He noted the following:

- The project anticipates 1,044 residential units, 25,000 square feet of commercial space, 72 boat slips and an additional future 488 residential units.

- The proposed financing plan provides for the issuance of the Series 2024 Bonds, in the total estimated principal amount of $30,000,000 to finance a portion of the 2024 Project costs with a total amount estimated at $20,307,407.89 in actual Capital Improvement Project cost.
- No Series 2024 Bond Assessments are allocated to any private amenities or governmental property.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2024-08, Delegating to the Chairman of the Board of Supervisors of Saltleaf Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Saltleaf Community Development District Capital Improvement Revenue Bonds, Series 2024, as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2024 Bonds") in Order to Finance the Series 2024 Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2024 Bonds; Approving a Negotiated Sale of the Series 2024 Bonds to the Underwriter; Approving The Forms of the Master Trust Indenture and First Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2024 Bonds; Approving the Form of the Series 2024 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2024 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute And Deliver All Documents, Instruments and Certificates Necessary in**

Connection with the Issuance, Sale and Delivery of the Series 2024 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter Into All Agreements Required in Connection with the Acquisition and Construction of the Series 2024 Project; and Providing an Effective Date

Ms. Wilhelm presented Resolution 2024-08, known as the Delegated Award Resolution, which accomplishes the following:

- Authorizes the Chair to enter into a Bond Purchase Contract so long as the terms are within the certain parameters to be approved today.
- Approves the form of certain documents required to market, price and sell the bonds, including the Bond Purchase Contract, Master and First Supplemental Trust Indentures, Preliminary Limited Offering Memorandum and Continuing Disclosure Agreement.
- Schedule I sets forth the parameters that the Maximum Principal Amount of bonds is not to exceed $35 million.
- The Maximum Coupon Rate, or interest rate, is the Maximum Statutory Rate.
- The Underwriting Discount is a maximum 2.0%.
- The Not to Exceed Maturity Date is the maximum allowed by law.
- The Redemption Provisions are as provided in the form of the bond, which is attached to the form of the Supplemental Indenture.

Regarding ongoing quarterly reporting, Mr. Earlywine noted that the new software is very streamlined. Mr. Adams stated the software will be utilized on this project and the software cost is included in the costs of issuance; in the future, it will be included in the budget.

Ms. Van Dien stated that some language needs to be incorporated into the Supplemental Trust Indenture. Ms. Wilhelm stated that all documents are in substantial form.

On MOTION by Mr. Klingensmith and seconded by Mr. Piacente, with all in favor, Resolution 2024-08, Delegating to the Chairman of the Board of Supervisors of Saltleaf Community Development District (the "District") the

Authority to Approve the Sale, Issuance and Terms of Sale of Saltleaf Community Development District Capital Improvement Revenue Bonds, Series 2024, as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2024 Bonds") in Order to Finance the Series 2024 Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2024 Bonds; Approving a Negotiated Sale of the Series 2024 Bonds to the Underwriter; Approving The Forms of the Master Trust Indenture and First Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2024 Bonds; Approving the Form of the Series 2024 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2024 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute And Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2024 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter Into All Agreements Required in Connection with the Acquisition and Construction of the Series 2024 Project; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2024-09, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2024; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date**

Mr. Earlywine presented Resolution 2024-09.

On MOTION by Ms. Watts and seconded by Mr. Simper, with all in favor, Resolution 2024-09, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2024; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Forms of Issuer's Counsel Documents**

Mr. Earlywine presented the following:

A. Collateral Assignment Agreement

B. Completion Agreement

C. Declaration of Consent

D. Disclosure of Public Finance

E. Notice of Special Assessments

F. True-Up Agreement

G. Acquisition Agreement

On MOTION by Mr. Klingensmith and seconded by Mr. Piacente, with all in favor, the Collateral Assignment Agreement, Completion Agreement, Declaration of Consent, Disclosure of Public Finance, Notice of Special Assessments, True-Up Agreement and Acquisition Agreement, all in substantial form and subject to review by the Developer and District Staff, were approved.

ELEVENTH ORDER OF BUSINESS **Consideration of Project Related Items**

A. Acquisition of Work Product

B. Acquisition of Improvements

C. Acquisition of Real Property

Mr. Earlywine stated that the documents that would normally be presented for acquisition of work product, improvements and real property are not yet finalized. He

suggested that it is appropriate to authorize payment of those amounts to the extent set forth in the Engineer's Report and preparation of documents outside of a meeting.

On MOTION by Mr. Piacente and seconded by Mr. Simper, with all in favor, authorizing payment for acquisition of work product, improvements and real property, to the extent of the amount set forth in the Engineer's Report, and preparation of documents outside of a meeting, was approved.

TWELFTH ORDER OF BUSINESS **Consideration of Mortgagee Special Assessment Acknowledgment**

Mr. Earlywine presented the Mortgagee Special Assessment Acknowledgment for ratification.

On MOTION by Mr. Piacente and seconded by Mr. Simper, with all in favor, the Mortgagee Special Assessment Acknowledgment, was ratified.

THIRTEENTH ORDER OF BUSINESS **Update: Market Study**

This item was deferred.

FOURTEENTH ORDER OF BUSINESS **Consideration of Resolution 2024-10, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date**

Mr. Adams presented Resolution 2024-10.

On MOTION by Mr. Piacente and seconded by Mr. Klingensmith, with all in favor, Resolution 2024-10, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.

FIFTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of January 31, 2024**

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2024.

The financials were accepted.

SIXTEENTH ORDER OF BUSINESS **Approval of January 26, 2024 Public Hearing and Regular Meeting Minutes**

On MOTION by Ms. Watts and seconded by Mr. Piacente, with all in favor, the January 26, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer (Interim): Barraco and Associates, Inc.

Mr. Savage stated the District Engineer is working with Staff and the Developer to start the acquisition elements. The Amended and Restated Engineer's Report will be amended to capture the addition of additional units and expansion of the CDD boundaries, as discussed.

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

- **NEXT MEETING DATE: April 12, 2024 at 3:00 PM**

Mr. Adams stated that the next meeting will be held on April 12, 2024. Today's meeting room was requested for meetings, going forward, to accommodate the group better.

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

Ms. Watts thanked Mr. Earlywine, Ms. Wilhelm and the team for their hard work.

NINETEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

TWENTIETH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Klingensmith and seconded by Ms. Watts, with all in favor, the meeting adjourned at 3:35 p.m.

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370 _____ _____
371 Secretary/Assistant Secretary Chair/Vice Chair

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts **04/15/2024**

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2024
Babcock Ranch	0
Bay Creek	792
Bayside Improvement	3,068
Beach Road Golf Estates	1,339
Brooks I of Bonita Springs	2,253
Brooks II of Bonita Springs	1,518
Coral Bay	81
East Bonita Beach Road	647
Mediterra	446
Parklands Lee	565
Parklands West	592
River Hall	2,860
River Ridge	1,456
Saltleaf CDD	0
Savanna Lakes	82
Stonewater	226
Stoneybrook	1,740
University Square	0
University Village	0
Verandah East	997
Verandah West	1,014
Waterford Landing	1,512
WildBlue	864

Send to: Daphne Gillyard gillyardd@whhassociates.com Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329
Email: tlipa@lee.vote

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION *Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 13, 2023	**Public Hearings and Regular Meeting** *(Adoption of FY23 & FY24 Budgets)*	**3:00 PM**
November 10, 2023 CANCELED	**Regular Meeting**	**3:00 PM**
December 8, 2023	**Regular Meeting**	**3:00 PM**
January 12, 2024 *rescheduled to January 26, 2024*	**Regular Meeting**	**3:00 PM**
January 26, 2024	**Regular Meeting**	**3:00 PM**
February 9, 2024 CANCELED	**Regular Meeting**	**3:00 PM**
March 8, 2024	**Regular Meeting**	**3:00 PM**
April 12, 2024 CANCELED	**Regular Meeting**	**3:00 PM**
May 10, 2024 CANCELED	**Regular Meeting**	**3:00 PM**
June 14, 2024	**Regular Meeting**	**3:00 PM**
July 12, 2024	**Regular Meeting**	**3:00 PM**
August 9, 2024	**Regular Meeting**	**3:00 PM**
September 13, 2024	**Regular Meeting**	**3:00 PM**