***Biscayne Drive Estates***
***Community Development District***
***June 26, 2026***

# Biscayne Drive Estates

## Community Development District

***(Sedona Estates/Rambo/Redlands Abess)***

***Special Meeting Agenda***

| | |
|---|---|
| Seat 1: Teresa Baluja – C. | |
| Seat 5: Carmen Orozco – V.C. | |
| Seat 2: Lilibeth Hauck– A.S. | |
| Seat 3: Marc Szasz – A.S. | |
| Seat 4: Vanessa Perez – A.S. | |

**Friday**
**June 26, 2026**
**10:30 a.m.**

**The Offices of Lennar Homes**
**5505 Waterford District Drive Miami, Florida**
**Join the meeting now**
**Meeting ID: 256 682 355 984 03 and Passcode: Ts2p3Ni2**
**1 872-240-4685 and Phone Conference ID: 618 183 376#**

1. Roll Call

2. Approval of Minutes of the March 20, 2026 Meeting **– Page 4**

3. Public Hearing to Adopt the Fiscal Year 2026 Budget **– Page 9**
   A. Motion to Open the Public Hearing

   B. Public Comment and Discussion **– Page 18**

   C. Consideration of **Resolution #2026-03** Annual Appropriation Resolution **– Page 23**

   D. Consideration of **Resolution #2026-04** Levy of Non Ad Valorem Assessments **– Page 26**

   E. Motion to Close the Public Hearing

4. Discussion of Financing Matters related to Expansion Area
   A. Consideration of First Supplemental Engineers Report **– Page 33**

   B. Consideration of Master Assessment Methodology **– Page 58**

   C. Consideration of **Resolution #2026-05** Declaring Special Assessments **– Page 74**

   D. Consideration of **Resolution #2026-06** Calling for a Public Hearing to Impose Special Assessments **– Page 78**

   E. Consideration of **Resolution #2026-07** Bond Authorizing Resolution **– Page 82**
      1) Exhibit A: Second Supplemental Indenture **– Page 90**

5. Ratification of First Amended Notice of Establishment **– Page 141**

6. Discussion of Drainage System

7. Staff Reports
   A. Attorney – Memorandum – 2026 Legislative Update **– Page 146**

   B. Engineer

   C. Field

D. Manager
   1) District Updates **– Page 152**

   2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule **– Page 160**

   3) Form 1 Financial Disclosure Due July 1, 2026 – ***everyone has filed*** **– Page 161**

   4) Reminder to Complete Annual Ethics Training by December 31, 2026

   5) Number of Registered Voters in the District – **216 – Page 164**

8. Financial Reports
   A. Acceptance of Check Register **– Page 165**

   B. Acceptance of Unaudited Financials **– Page 169**

9. Supervisors Requests and Audience Comments – Formal Objection to Proposed CDD Tax and Special Assessment Increase

10. Adjournment

***Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: https://www.biscaynedriveestatescdd.com/***

# MINUTES OF MEETING
# BISCAYNE DRIVE ESTATES
# COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Biscayne Drive Estates Community Development District was held on March 20, 2026, at 10:30 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

| | |
|---|---|
| Teresa Baluja | Chairperson |
| Lilibeth Hauck | Assistant Secretary |
| Vanessa Perez | Assistant Secretary |

Also present were:

| | |
|---|---|
| Juliana Duque | District Manager |
| Michael Pawelczyk | District Counsel |
| Raisa Krause | Lennar |

## FIRST ORDER OF BUSINESS — Roll Call

Ms. Duque called the meeting to order and took roll. Three Board members were present in person, constituting a quorum.

## SECOND ORDER OF BUSINESS — Approval of the Minutes of the October 17, 2025 Meeting

Ms. Duque: You have the minutes from the October 17, 2025, meeting before you. Are there any comments, corrections, or changes. Hearing none from the Board, I will ask for a motion to approve.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the October 17, 2025, Meeting were approved.

## THIRD ORDER OF BUSINESS Public Hearing to Adopt the Rules

### A. Motion to Open the Public Hearing

Ms. Duque: The next item is the public hearing to adopt the rules. Is there a motion to open the public hearing?

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Opening the Public Hearing, was approved.

### B. Public Comment and Discussion

Ms. Duque: The proposed parking rules regulate parking within the District's mailbox areas, designated parking areas, and District-owned roads and rights-of-way. They limit the use of mailbox parking spaces and establish prohibitions on parking on swales and landscaped areas. The only remaining item is the designation of the overnight parking hours; typically, a fixed window of 10:00 p.m. to 5:00 a.m. is used for this purpose in similar community settings.

### C. Consideration of Resolution #2026-01 Adopting the Parking Rules

Ms. Duque: A motion to consider Resolution 2026-01, adopting the parking rules, will now be in order

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-01 Adopting the Parking Rules, was approved.

### D. Motion to Close the Public Hearing

Ms. Duque: Is there a motion to close the public hearing?

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Closing the Public Hearing, was approved.

## FOURTH ORDER OF BUSINESS — Consideration of Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Duque: The next item is consideration of Resolution 2026-02 approving the proposed Fiscal Year 2027 budget and setting the public hearing. The proposed FY 2027 budget for Biscayne Drive Estates CDD increases General Fund revenues and expenditures from $146,895 to $213,895, primarily due to higher operations and maintenance costs and the elimination of developer contributions. The main changes are new funding for stormwater drainage, road resurfacing, the mail kiosk, and a contingency line item. As a result, the O&M assessment for each of the 148 single-family units increases from $717.89 to $1,407.50, and the total non-ad valorem assessment (O&M plus debt) rises from $2,667.67 to $3,357.28 per unit, an annual increase of $689.61 per unit. The proposed 2027 general fund, as the Board is aware, is funded by the on-roll assessment. The District is required to adopt this budget and transmit it to the Clerk of the Miami-Dade County Board of County Commissioners by June 15. The Board must also schedule a public hearing at least 60 days from today to adopt the budget. Given that a public hearing is already scheduled for June 26, 2026, the Board may wish to set the budget adoption hearing for that same date, or select an alternative location and date if the Board so decides.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing for June 26, 2026, was approved.

## FIFTH ORDER OF BUSINESS — Acceptance of Audit for Fiscal Year Ending September 30, 2025

Ms. Duque: The next item is acceptance of the audit for the fiscal year ending September 30, 2025. The report concludes that the District's financial statements are fairly presented, with no material weaknesses or significant findings requiring corrective action.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Audit for Fiscal Year Ending September 30, 2025, was approved.

## SIXTH ORDER OF BUSINESS — Discussion of Procedures for Landowners Election Meeting – November 20, 2026

Ms. Duque: There is no action required from the Board at this time; this item is for informational purposes only. The landowners' election is scheduled for November 20, 2026. You have the proxies and sample forms in your agenda, which identify the seats that are up for election.

## SEVENTH ORDER OF BUSINESS — Staff Reports

### A. Attorney – Petition to Expand

Mr. Pawelczyk: The only thing I have for Biscayne Drive is the petition to expand that we authorized some time ago. It did pass first reading on April 21, 2026. Scheduled for second reading June 6, 2026 before the Board of County Commissioners. That's the only update.

### B. Engineer – Engineer's Personnel Billing Rates

Ms. Duque: Under the engineer's report, the letter in your agenda outlines the proposed hourly rate schedule going forward. If the Board has no question, we can entertain a motion to approve the updated rate schedule.

> On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engineer's Personnel Billing Rates, was approved.

### C. Field

Ms. Duque: I don't have anything additional to report.

### D. Manager

Ms. Duque: Nothing to report under the manager section.

## EIGHTH ORDER OF BUSINESS Financial Reports

**A. Acceptance of Check Register**

**B. Acceptance of Unaudited Financials**

Ms. Duque: Under the financial reports, you have the check register and the unaudited financials. If there are no questions, I would ask for a motion to accept those.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Check Register and Unaudited Financials was approved.

## NINTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

## TENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the meeting was adjourned.

________________________________ ________________________________

Secretary /Assistant Secretary Chairman / Vice Chairman

# *Biscayne Drive Estates*

## *Community Development District*

## *Approved Proposed Budget*

*FY 2027*

# Table of Contents

# Biscayne Drive Estates

## Community Development District

### Approved Proposed Budget

### General Fund

| Description | Adopted Budget FY2026 | Actuals Thru 5/31/26 | Projected Next 4 Months | Projected Thru 9/30/26 | Approved Proposed Budget FY 2027 |
|---|---|---|---|---|---|
| **REVENUES:** | | | | | |
| Special Assessments - On Roll | $ 100,935 | $ 97,978 | $ 2,957 | $ 100,935 | $ 197,895 |
| Interest Income | 6,000 | 5,174 | 2,587 | 7,761 | 6,000 |
| Devloper Contributions | 31,200 | 31,666 | - | 31,666 | - |
| Carry Forward Surplus | 8,760 | 2,889 | 8,760 | 11,649 | 10,000 |
| **TOTAL REVENUES** | **$ 146,895** | **$ 137,708** | **$ 14,304** | **$ 152,012** | **$ 213,895** |
| **EXPENDITURES:** | | | | | |
| **Administrative** | | | | | |
| Engineering | $ 5,000 | $ 686 | $ 343 | $ 1,029 | $ 5,000 |
| Attorney | 12,000 | 7,610 | 5,436 | 13,046 | 12,000 |
| Annual Audit | 5,500 | 5,500 | - | 5,500 | 5,600 |
| Assessment Administration | 2,000 | 2,000 | - | 2,000 | 2,000 |
| Arbitrage Rebate | 1,200 | - | 600 | 600 | 600 |
| Dissemination Agent | 1,260 | 840 | 420 | 1,260 | 1,260 |
| Trustee Fees | 4,500 | 4,445 | - | 4,445 | 4,500 |
| Management Fees | 30,000 | 20,000 | 10,000 | 30,000 | 31,800 |
| Information Technology | 1,200 | 800 | 400 | 1,200 | 1,200 |
| Website Maintenance | 1,200 | 800 | 400 | 1,200 | 1,200 |
| Postage & Delivery | 200 | 5 | 3 | 8 | 200 |
| Insurance General Liability | 6,600 | 5,732 | - | 5,732 | 6,600 |
| Printing & Binding | 200 | 7 | 4 | 11 | 200 |
| Legal Advertising | 2,500 | 3,435 | 1,717 | 5,152 | 2,500 |
| Other Current Charges | 300 | 575 | 287 | 862 | 800 |
| Dues, Licenses & Subscriptions | 175 | 175 | - | 175 | 175 |
| **TOTAL ADMINISTRATIVE** | **$ 73,835** | **$ 52,610** | **$ 19,610** | **$ 72,219** | **$ 75,635** |

# Biscayne Drive Estates

## Community Development District

### Approved Proposed Budget

### General Fund

| Description | Adopted Budget FY2026 | Actuals Thru 5/31/26 | Projected Next 4 Months | Projected Thru 9/30/26 | Approved Proposed Budget FY 2027 |
|---|---|---|---|---|---|
| ***Operations & Maintenance*** | | | | | |
| **Field Expenditures** | | | | | |
| Electric - Street Lighting | $ 36,000 | $ 24,532 | $ 12,266 | $ 36,799 | $ 36,000 |
| Repairs and Maintenance | 2,500 | - | 833 | 833 | 2,500 |
| Landscape Maintenance | 31,200 | 19,200 | 9,600 | 28,800 | 31,200 |
| Mail Kiosk | - | - | - | - | 5,000 |
| Resurfacing Roads | - | - | - | - | 30,000 |
| Stormwater Drainage | 3,360 | - | 3,360 | 3,360 | 23,560 |
| Contingencies | - | - | - | - | 10,000 |
| **TOTAL FIELD EXPENDITURES** | **$ 73,060** | **$ 43,732** | **$ 26,060** | **$ 69,792** | **$ 138,260** |
| **TOTAL EXPENDITURES** | **$ 146,895** | **$ 96,342** | **$ 45,669** | **$ 142,011** | **$ 213,895** |
| **EXCESS REVENUES (EXPENDITURES)** | **$ 0** | **$ 41,366** | **$ (31,365)** | **$ 10,000** | **$ -** |

| | |
|---|---|
| Gross Assessments | $ 208,310 |
| Less: Discounts & Collections 5% | (10,416) |
| Net Assessments | **$ 197,895** |

| Product | Assessable Units | Total Gross Assessment | FY26 Gross Per Unit | FY27 Gross Per Unit | Increase/ (Decrease) |
|---|---|---|---|---|---|
| Single Family | 148 | $ 208,310.00 | $ 717.89 | $ 1,407.50 | $ 689.61 |
| **Total** | **148** | **$ 208,310.00** | | | |

# Biscayne Drive Estates

## Community Development District

**Budget Narrative**

## REVENUES

**Special Assessments - Tax Roll**
The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Interest Income**
The District earns interest on the monthly average collected balance for each of their State Board accounts.

## Expenditures - Administrative

**Engineering**
The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**Attorney**
The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

**Assessment Roll Administration**
GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**Dissemination Agent**
The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Trustee Fees**
The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

**Management Fees**
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Information Technology**
The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

**Website Maintenance**
Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

**Postage and Delivery**
Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance General Liability**
The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

**Printing and Binding**
Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**
The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Other Current Charges**
This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Due, Licenses & Subscriptions**
The District is required to pay an annual fee to the Florida Department of Commerce for $175.

# Biscayne Drive Estates

## Community Development District

**Budget Narrative**

**Expenditures – Field**

**Electric - Street Lighting (80 poles)**
Costs from FPL associated with common area street lights

**Repairs and Maintenance**
Represents any general repairs and maintenance items to District property.

**Landscape Maintenance**
The district will contracted Tony's Nursery & Garden to provide landscaping maintenance to the district areas.

**Drainage Clean Up**
The District will enter into a contract for the monthly maintenance of the District drainage system.

**Mail Kiosk**
Represents any repairs and maintenance to the mail kiosk area within the District.

**Resurfacing Roads**
Represents the repairs and maintenance to all roads within the District,

**Stormwater Drainage**
Represents any expenditures not mentioned above during the Fiscal Year.

**Contingencies**
Annual Storm Drain Cleaning for all Storm Drains throughout the District.

# Biscayne Drive Estates

## Community Development District

### Approved Proposed Budget

### Debt Service Series 2022 Special Assessment Bonds

| Description | Adopted Budget FY2026 | Actuals Thru 5/31/26 | Projected Next 4 Months | Projected Thru 9/30/26 | Approved Proposed Budget FY 2027 |
|---|---|---|---|---|---|
| **REVENUES:** | | | | | |
| Special Assessments-On Roll | $ 272,287 | $ 264,201 | $ 8,086 | $ 272,287 | $ 272,287 |
| Interest Earnings | 2,000 | 8,512 | 4,256 | 12,768 | 8,000 |
| Carry Forward Surplus [(1)] | 138,456 | 137,723 | - | 137,723 | 145,641 |
| **TOTAL REVENUES** | **$ 412,743** | **$ 410,436** | **$ 12,341** | **$ 422,777** | **$ 425,927** |
| **EXPENDITURES:** | | | | | |
| Interest - 12/15 | $ 106,081 | $ 106,081 | $ - | $ 106,081 | $ 104,581 |
| Principal - 6/15 | 60,000 | - | 60,000 | 60,000 | 60,000 |
| Interest - 6/15 | 106,081 | - | 106,081 | 106,081 | 104,581 |
| **TOTAL EXPENDITURES** | **$ 272,163** | **$ 106,081** | **$ 166,081** | **$ 272,163** | **$ 269,163** |
| **Other Sources/(Uses)** | | | | | |
| Interfund transfer In/(Out) | $ - | $ (3,316) | $ (1,658) | $ (4,974) | $ - |
| **TOTAL OTHER SOURCES/(USES)** | **$ -** | **$ (3,316)** | **$ (1,658)** | **$ (4,974)** | **$ -** |
| **TOTAL EXPENDITURES** | **$ 272,163** | **$ 109,398** | **$ 167,739** | **$ 277,137** | **$ 269,163** |
| **EXCESS REVENUES (EXPENDITURES)** | **$ 140,580** | **$ 301,038** | **$ (155,398)** | **$ 145,641** | **$ 156,765** |

[(1)] Carry Forward is Net of Reserve Requirement

| | |
|---|---|
| Interest Due 12/15/27 | $103,081.25 |
| | $103,081.25 |

| | |
|---|---|
| Gross Assessments | $ 286,618 |
| Less: Discounts & Collections 5% | (14,331) |
| Net Assessments | **$ 272,287** |

| Product | Assessable Units | Total Gross Assessment | FY26 Gross Per Unit | FY27 Gross Per Unit | Increase/ (Decrease) |
|---|---|---|---|---|---|
| Single Family | 147 | $ 286,617.66 | $ 1,949.78 | $ 1,949.78 | $ - |
| **Total** | **147** | **$ 286,617.66** | | | |

# Biscayne Drive Estates
## Community Development District
### AMORTIZATION SCHEDULE

**Debt Service Series 2022 Special Assessment Bonds**

| Period | Outstanding Balance | Coupons | Principal | Interest | Annual Debt Service |
|---|---|---|---|---|---|
| **12/15/25** | **3,635,000** | **5.000%** | **-** | **106,081** | **268,537.50** |
| **06/15/26** | **3,635,000** | **5.000%** | **60,000** | **106,081** | |
| 12/15/26 | 3,575,000 | 5.000% | - | 104,581 | 270,662.50 |
| 06/15/27 | 3,575,000 | 5.000% | 60,000 | 104,581 | |
| 12/15/27 | 3,515,000 | 5.000% | - | 103,081 | 267,662.50 |
| 06/15/28 | 3,515,000 | 5.000% | 65,000 | 103,081 | |
| 12/15/28 | 3,450,000 | 5.000% | - | 101,456 | 269,537.50 |
| 06/15/29 | 3,450,000 | 5.000% | 70,000 | 101,456 | |
| 12/15/29 | 3,380,000 | 5.000% | - | 99,706 | 271,162.50 |
| 06/15/30 | 3,380,000 | 5.750% | 75,000 | 99,706 | |
| 12/15/30 | 3,305,000 | 5.750% | - | 97,550 | 272,256.25 |
| 06/15/31 | 3,305,000 | 5.750% | 75,000 | 97,550 | |
| 12/15/31 | 3,230,000 | 5.750% | - | 95,394 | 267,943.75 |
| 06/15/32 | 3,230,000 | 5.750% | 80,000 | 95,394 | |
| 12/15/32 | 3,150,000 | 5.750% | - | 93,094 | 268,487.50 |
| 06/15/33 | 3,150,000 | 5.750% | 85,000 | 93,094 | |
| 12/15/33 | 3,065,000 | 5.750% | - | 90,650 | 268,743.75 |
| 06/15/34 | 3,065,000 | 5.750% | 90,000 | 90,650 | |
| 12/15/34 | 2,975,000 | 5.750% | - | 88,063 | 268,712.50 |
| 06/15/35 | 2,975,000 | 5.750% | 95,000 | 88,063 | |
| 12/15/35 | 2,880,000 | 5.750% | - | 85,331 | 268,393.75 |
| 06/15/36 | 2,880,000 | 5.750% | 100,000 | 85,331 | |
| 12/15/36 | 2,780,000 | 5.750% | - | 82,456 | 267,787.50 |
| 06/15/37 | 2,780,000 | 5.750% | 110,000 | 82,456 | |
| 12/15/37 | 2,670,000 | 5.750% | - | 79,294 | 271,750.00 |
| 06/15/38 | 2,670,000 | 5.750% | 115,000 | 79,294 | |
| 12/15/38 | 2,555,000 | 5.750% | - | 75,988 | 270,281.25 |
| 06/15/39 | 2,555,000 | 5.750% | 120,000 | 75,988 | |
| 12/15/39 | 2,435,000 | 5.750% | - | 72,538 | 268,525.00 |
| 06/15/40 | 2,435,000 | 5.750% | 130,000 | 72,538 | |
| 12/15/40 | 2,305,000 | 5.750% | - | 68,800 | 271,337.50 |
| 06/15/41 | 2,305,000 | 5.750% | 135,000 | 68,800 | |
| 12/15/41 | 2,170,000 | 5.750% | - | 64,919 | 268,718.75 |
| 06/15/42 | 2,170,000 | 5.750% | 145,000 | 64,919 | |
| 12/15/42 | 2,025,000 | 5.750% | - | 60,750 | 270,668.75 |
| 06/15/43 | 2,025,000 | 6.000% | 155,000 | 60,750 | |
| 12/15/43 | 1,870,000 | 6.000% | - | 56,100 | 271,850.00 |
| 06/15/44 | 1,870,000 | 6.000% | 160,000 | 56,100 | |
| 12/15/44 | 1,710,000 | 6.000% | - | 51,300 | 267,400.00 |
| 06/15/45 | 1,710,000 | 6.000% | 170,000 | 51,300 | |
| 12/15/45 | 1,540,000 | 6.000% | - | 46,200 | 267,500.00 |
| 06/15/46 | 1,540,000 | 6.000% | 185,000 | 46,200 | |
| 12/15/46 | 1,355,000 | 6.000% | - | 40,650 | 271,850.00 |
| 06/15/47 | 1,355,000 | 6.000% | 195,000 | 40,650 | |
| 12/15/47 | 1,160,000 | 6.000% | - | 34,800 | 270,450.00 |
| 06/15/48 | 1,160,000 | 6.000% | 205,000 | 34,800 | |
| 12/15/48 | 955,000 | 6.000% | - | 28,650 | 268,450.00 |
| 06/15/49 | 955,000 | 6.000% | 220,000 | 28,650 | |
| 12/15/49 | 735,000 | 6.000% | - | 22,050 | 270,700.00 |
| 06/15/50 | 735,000 | 6.000% | 230,000 | 22,050 | |
| 12/15/50 | 505,000 | 6.000% | - | 15,150 | 267,200.00 |
| 06/15/51 | 505,000 | 6.000% | 245,000 | 15,150 | |
| 12/15/51 | 260,000 | 6.000% | - | 7,800 | 267,950.00 |
| 06/15/52 | 260,000 | 6.000% | 260,000 | 7,800 | 267,800.00 |
| **Total** | | | **$3,635,000** | **$3,744,863** | **$7,379,863** |

# Biscayne Drive Estates

## Community Development District

### Non-Ad Valorem Assessments Comparison

### 2026-2027

| Neighborhood | O&M Units | Bonds Units 2022 | Annual Maintenance Assessments | | | Annual Debt Assessments | | | Total Assessed Per Unit | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | **FY 2027** | **FY2026** | **Increase/ (decrease)** | **FY 2027** | **FY2026** | **Increase/ (decrease)** | **FY 2027** | **FY2026** | **Increase/ (decrease)** |
| Single Family | 148 | 147 | **$1,407.50** | $717.89 | **$689.61** | **$1,949.78** | $1,949.78 | **$0.00** | **$3,357.28** | $2,667.67 | **$689.61** |
| Total | 148 | 147 | | | | | | | | | |

May 14, 2026

Biscayne Drive Estates
Community Development District
5385 N. Nob Hill Road
Sunrise, Florida 33351

Attention: Juliana Duque

RE: Notice of Public Hearing: Assessment, etc.

To the Biscayne Drive Estates Community Development District Board,

I am submitting this letter as a formal objection to the proposed FY2027 assessment increase for Biscayne Drive Estates Community Development District.

After reviewing both the FY2026 adopted budget and the FY2027 proposed budget, it is clear that homeowners are being asked to absorb an excessive and sudden increase in costs without sufficient justification, transparency, or homeowner representation.

The proposed annual Operations & Maintenance assessment per home is increasing from approximately $717.89 to $1,407.50 – an increase of nearly 100%. However, the notice fails to clearly emphasize that homeowners are already paying substantial annual CDD assessments through their property tax bills.

According to my tax bill, my current Biscayne Drive Estates CDD assessment is already approximately $2,667.67 annually. Under the proposed FY2027 budget, that total annual assessment will increase to approximately $3,357.28 per home.

This means residents are not facing a minor adjustment – homeowners are being asked to pay nearly $700 more per year on top of an already significant annual CDD financial burden.

The proposed budget shows this increase is largely driven by newly added spending categories, including:

- $30,000 for road resurfacing
- $20,200 for stormwater drainage
- $10,000 contingency reserve
- $5,000 for mail kiosk maintenance

In addition, homeowners are now expected to absorb landscaping expenses previously covered through developer contributions.

While maintenance and long-term planning are important, residents have not been provided:

- Detailed vendor proposals
- Competitive bid information
- Reserve studies
- Engineering reports
- Timelines for resurfacing work

- Explanation of why these costs were not phased in gradually
- Clear accounting of prior years' collected funds and balances

The inclusion of a $10,000 contingency line item without specific oversight or explanation is especially concerning given the already substantial financial burden placed on residents.
The proposed budget also allocates more than $75,000 toward administrative expenses, including management fees, legal fees, audits, engineering, trustee fees, and administrative services. Homeowners deserve a detailed explanation of how these expenses directly benefit the community and whether cost-saving alternatives were explored before nearly doubling assessments.
Additionally, residents are being asked to fund increased infrastructure and maintenance costs despite there being visible deficiencies throughout the community. For example:

- Some streets and blocks still do not even have light poles installed
- Certain roads appear to lack proper legal roadway markings and striping
- Residents are being asked to fund resurfacing and drainage improvements while basic infrastructure concerns remain unresolved

It is unreasonable to impose such a dramatic increase while homeowners continue to experience incomplete or inadequate infrastructure within the community.
Unlike many communities with comparable annual assessments, Biscayne Drive Estates does not have a traditional HOA that provides extensive homeowner services or amenities.
Residents are individually responsible for:

- Lawn maintenance
- Exterior property upkeep
- General home maintenance and repairs

In addition, homeowners in this community are already burdened by a required internet provider arrangement with unusually high monthly costs and limited consumer choice.
Despite these existing financial obligations placed directly on residents, homeowners are now being asked to absorb a dramatic increase in CDD assessments while still questioning the overall value, transparency, and visible benefit of these expenditures to the community.
For many homeowners, paying more than $3,300 annually in CDD assessments alone – without HOA-provided amenities or property maintenance services – is excessive and increasingly difficult to justify.
Most importantly, the residents who are paying these assessments do not appear to have meaningful representation or decision-making authority within the district. It is unreasonable for homeowners to continue funding major financial decisions while the governing structure remains controlled primarily by business or developer interests rather than the residents themselves.
Accordingly, I respectfully request that the Board:

1. Reject or substantially reduce the proposed FY2027 assessment increase
2. Provide detailed financial transparency regarding all expenditures and reserves
3. Provide supporting documentation for all newly added budget items

4. Consider a phased implementation of any necessary increases rather than a sudden near doubling of assessments

5. Address unresolved infrastructure deficiencies before imposing substantial additional costs on residents

6. Transition the CDD Board toward homeowner-majority representation so that residents have meaningful oversight regarding how their money is spent

The homeowners of Biscayne Drive Estates deserve transparency, accountability, completed infrastructure, and fair representation before being asked to fund such a dramatic increase.

Sincerely,

Grace Wantuck
16951 SW 292 ST
Homestead, Fl, 33030
Biscayne Drive Estates Homeowner

MARY WANTUCK
16951 SW 292 STREET
HOMESTEAD, FLORIDA 33030

May 14, 2026

Biscayne Drive Estates
Community Development District
5385 N. Nob Hill Road
Sunrise, Florida 33351

Attention: Juliana Duque

RE: Notice of Public Hearing: Assessment, etc.

Dear Sirs/Madams:

We have just received a notice of the Public Hearing regarding Assessments dated May 6, 2026, and are shocked, dismayed and appalled.

First of all, the entire Board of the CDD is made up of Lennar appointees. To the best of my knowledge, there are no actual homeowners on the Board making requests for additional Assessments.

We, as Homeowner, are already assessed significant amounts each year; yet we have seen no maintenance or improvements regarding sidewalks, roadways, nor even mowing of the grass in common areas. There are not even any street lines separating lanes of traffic on the roadways.

I would request that we, the Homeowners, be apprised of what specific items will be addressed if the Assessment is approved, as well as the cost of each project.

Until these issues are resolved, I wish to officially voice my OBJECTION to any increase in Assessments.

You may contact me utilizing the information below.

Sincerely,

Mary Wantuck

Mary Wantuck
786-218-6836

**From:** Guillermo Herrera
**Sent:** Sunday, May 10, 2026 8:58 PM
**To:** Juliana Duque
**Cc:** Jesus Lorenzo
**Subject:** Subject: Formal Objection to Proposed CDD Tax and Special Assessment Increase meeting on 6/26/2026

To the Community Development District Board and Property Management,
I am writing to formally object to the proposed increase in CDD taxes and special assessments for our community.
As a homeowner and taxpayer in this community, I find it unacceptable that residents are being asked to pay more while the overall condition and maintenance of the neighborhood continue to decline. The most basic responsibilities expected from the CDD and management are not being consistently fulfilled.
The landscaping and lawn maintenance throughout the community are routinely neglected. Grass is often left uncut for extended periods, common areas appear poorly maintained, and the overall appearance of the neighborhood reflects a serious lack of care and oversight. Instead of seeing improvements that justify higher assessments, residents are witnessing deterioration in the quality and appearance of the community.
It is unreasonable to demand additional financial burdens from homeowners when existing funds do not appear to be producing acceptable results. Before any increase is approved, residents deserve:

- A full accounting of how current CDD funds and assessments are being spent
- Clear justification for the proposed increase
- A detailed maintenance and improvement plan
- Accountability for ongoing failures in property upkeep and community appearance

Many homeowners take pride in maintaining their personal properties, yet the common areas managed by the district are not being held to the same standard. This negatively affects property values, resident satisfaction, and the reputation of the entire neighborhood.
I strongly urge the Board to reject or postpone any tax or special assessment increase until visible and consistent improvements are made to community maintenance and services. Residents should not be expected to pay more for declining standards.
Please include this letter in the official public record regarding the proposed assessment increase.
I can send over images and photos if you like since no one oversees what is actually being done or spent in this community.
Sincerely,
Guillermo A. Herrera

**RESOLUTION 2026-03**
**[FY 2027 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Biscayne Drive Estates Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. RECITALS**

The foregoing recitals are hereby incorporated as findings of fact of the Board.

**SECTION 2. BUDGET**

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

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Biscayne Drive Estates Community Development District for the Fiscal Year Ending September 30, 2027."

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

**SECTION 3. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

**SECTION 4. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

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

**PASSED AND ADOPTED THIS 26th DAY OF June 2026.**

ATTEST:

**BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

**Exhibit A:** FY 2027 Budget

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Biscayne Drive Estates Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

**WHEREAS**, the District is located in Miami-Dade County, Florida (the "County"); and

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

**WHEREAS,** the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"), attached hereto as Exhibit A and incorporated by reference herein; and

**WHEREAS,** the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS,** the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

**WHEREAS,** Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the "Assessments") on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS,** the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

**WHEREAS,** Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Biscayne Drive Estates Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. RECITALS**. The foregoing recitals are hereby incorporated as findings of fact of the Board.

**SECTION 2. BENEFIT & ALLOCATION FINDINGS**. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

**SECTION 3. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance Assessments.

**SECTION 4. COLLECTION.** The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 5. ASSESSMENT ROLL**. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 6. ASSESSMENT ROLL AMENDMENT**. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 7. SEVERABILITY**. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 26th day of June 2026.

| | |
|---|---|
| ATTEST: | **BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT** |
| ______________________________ | By:______________________________ |
| Secretary/Assistant Secretary | Chair / Vice Chair |

**Exhibit A:** Adopted Budget for Fiscal Year 2027
**Exhibit B**: Assessment Roll

# Biscayne Drive Estates CDD

*Exhibit B*

| Folio | Debt | O&M | Count |
|---|---|---|---|
| 30-7906-010-0010 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0020 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0030 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0040 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0050 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0060 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0070 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0080 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0090 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0100 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0110 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0120 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0130 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0140 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0150 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0160 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0170 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0180 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0190 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0200 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0210 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0220 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0230 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0240 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0250 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0260 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0270 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0280 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0290 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0300 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0310 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0320 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0330 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0340 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0350 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0360 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0370 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0380 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0390 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0400 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0410 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0420 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0430 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0440 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0450 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0460 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0470 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0480 | $1,949.78 | $1,407.50 | 1 |

| Folio | Debt | O&M | Count |
|---|---|---|---|
| 30-7906-010-0490 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0500 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0510 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0520 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0530 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0540 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0550 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0560 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0570 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0580 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0590 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0600 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0610 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0620 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0630 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0640 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0650 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0660 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0670 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0680 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0690 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0700 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0710 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0720 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0730 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0740 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0750 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0760 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0770 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0780 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0790 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0800 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0810 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0820 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0830 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0840 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0850 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0860 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0870 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0880 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0890 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0900 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0910 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0920 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0930 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0940 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0950 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0960 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0970 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0980 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-0990 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1000 | $1,949.78 | $1,407.50 | 1 |

| Folio | Debt | O&M | Count |
|---|---|---|---|
| 30-7906-010-1010 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1020 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1030 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1040 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1050 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1060 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1070 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1080 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1090 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1100 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1110 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1120 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1130 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1140 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1150 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1160 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1170 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1180 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1190 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1200 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1210 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1220 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1230 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1240 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1250 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1260 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1270 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1280 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1290 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1300 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1310 | $0.00 | $1,407.50 | 1 |
| 30-7906-010-1320 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1330 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1340 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1350 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1360 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1370 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1380 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1390 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1400 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1410 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1420 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1430 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1440 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1450 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1460 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1470 | $1,949.78 | $1,407.50 | 1 |
| 30-7906-010-1480 | $1,949.78 | $1,407.50 | 1 |
| | **$286,617.66** | **$208,310.00** | **148** |

**Biscayne Drive Estates Community Development District**

**First Supplemental**
**Engineer's Report for the Expansion Area**
Infrastructure Improvements

Prepared for
**Biscayne Drive Estates Community Development District**
**Board of Supervisors**
Miami-Dade County, Florida

Prepared by
**Alvarez Engineers, Inc.**

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**June 26, 2026**

# TABLE OF CONTENTS

**Narrative**



**Appendix**



**Tables (Estimate of Construction Costs Details)**



**FOURTH DRAFT**

## I. Introduction.

The Biscayne Drive Community Development District (the "District") was established by the enactment of Miami-Dade County Ordinance No. 21-101 (the "Establishment Ordinance") on October 5, 2021 by the Board of County Commissioners of Miami-Dade County (the "BOCC"). Such Ordinance became effective ten days later on October 15, 2021. The District measured approximately 64.02 acres and contained 148 single family residential units (the "Original District"). The public infrastructure supporting the development within the Original District was described in the District Engineer's Report dated November 19, 2021 (the "Initial Engineer's Report"). As of the date of this First Supplemental Report (the "Report"), construction of the infrastructure described in the Initial Engineer's Report has been completed.

The Board of Supervisors of the District petitioned the BOCC to expand the boundaries of the CDD by adding approximately 54.43 acres to the Original District and to plan for 166 additional single family residential units (the "Expansion Area"). The expansion was approved by the BOCC by enacting Miami-Dade County Ordinance No. 26-40 on June 2, 2026. Such Ordinance became effective ten days later on June 12, 2026 (the "Expansion Ordinance").

The Expansion Area is contained within two plats, one to the north of SW 286 Street (the "Abess" plat), and the other to the south of SW 286 Street (the "Abess South" plat). Both plats lie wholly within unincorporated Miami-Dade County, Florida (the "County"), in an area bounded by SW 177 Avenue/Krome Avenue on the west, SW 284 Street on the north, SW 172 Avenue on the east, and SW 292 Street on the south (Refer to Exhibits 1 and 2). The District will partially finance the public infrastructure that supports the residential development within the Expansion Area (the "Development"). The developer of the Development is Lennar Homes LLC (the "Developer"). The current owners of the land within the Expansion Area are listed in the Master Assessment Methodology report prepared by Governmental Management Services-South Florida, LLC ("GMS".)

The Abess plat measures 26.28 acres and contains 78 single family residential units. The Abess South plat measures 28.15 acres and contains 88 single family residential units. Together, the two plats constitute the 166-residential-unit Development located within the 54.43-acre Expansion Area of the District.

The Abess plat was recorded on September 29, 2025 in Plat Book 179, on Page 29, and the Abess South plat was recorded on May 22, 2026 in Plat Book 179, on Page 97 of the Public Records of Miami-Dade County.

The Development within the Expansion Area consists of the construction of the 166 residential units with associated roadway improvements, stormwater drainage, potable water, and sanitary sewer collection systems. The roads, drainage, water, and sewer systems constitute the improvements to be partially financed by the District and are hereinafter referred to as the "Public Infrastructure." Such Public Infrastructure is estimated to cost approximately $12,316,000.

## II. Purpose of this Engineer's Report.

The District will partially finance the acquisition or construction of the Public Infrastructure that supports the Development. This Report was prepared for the purpose of describing the following: **(i)** the composition of the land within the District and the intended future ownership of the Public Infrastructure tracts, and easements to be granted; **(ii)** the Public Infrastructure; **(iii)** the future ownership and entity responsible for operating and maintaining of the Public Infrastructure; **(iv)** the current status of construction permits; **(v)** the intended schedule of construction and; **(vi)** the estimated Public Infrastructure construction costs.

**FOURTH DRAFT**

## III. Composition of the Land Within the Expansion Area, Intended Future Ownerships and Easements to be Granted to the CDD.

The Expansion Area of the District is subdivided by plat into 166 residential lots, landscape buffers, sanitary pump station, mailbox facility, dog park, road rights of way, and common space tracts as shown in Tables 1 and 2 below. It is intended that the HOA own the landscape buffers, the mail facilities, and the common space tracts, and utilities tracts.. The sanitary pump station and the road rights of way have been dedicated to the County by plat for ownership and maintenance.

It is intended that the Landowners grant the drainage easement to the CDD indicated in Tables 1 and 2 at no cost.

**Table 1. CDD Area Composition, Future Ownership and CDD Easements - Abess.**

| Abess | Use | Square Footage | Acreage | Future Ownership | | | | CDD Drainage Easements |
|---|---|---|---|---|---|---|---|---|
| | | | | CDD | HOA | County | Private | |
| A | Landscape Buffer | 4,266 | 0.10 | | X | | | X |
| B | Landscape Buffer | 1,639 | 0.04 | | X | | | X |
| C | Sanitary Pump Station | 3,375 | 0.08 | | | X | | |
| D | USPS Mailboxes | 6,694 | 0.15 | | X | | | X |
| E | Dog Park | 10,084 | 0.23 | | X | | | X |
| ROW | County-dedicated Road ROWs | 281,398 | 6.46 | | | X | | |
| 78 | Single Family Residential Lots | 837,301 | 19.22 | | | | X | |
| Total Abess Plat | | 1,144,756 | 26.28 | | | | | |

**Table 2. CDD Area Composition, Future Ownership and CDD Easements - Abess South.**

| Abess South | Use | Square Footage | Acreage | Future Ownership | | | | CDD Drainage Easements |
|---|---|---|---|---|---|---|---|---|
| | | | | CDD | HOA | County | Private | |
| A | Common Space and Utilities | 12,457 | 0.29 | | X | | | X |
| ROW | County-dedicated Road ROWs | 202,356 | 4.65 | | | X | | |
| 88 | Single Family Residential Lots | 1,011,401 | 23.22 | | | | X | |
| Total Abess South | | 1,226,214 | 28.15 | | | | | |

## IV. Description of the Public Infrastructure.

The Public Infrastructure, as described in this Report, consists of roadway improvements, stormwater management and drainage, and water and sanitary sewer improvements that will give service and access to the Development located within the Expansion Area. The proposed Public Infrastructure, as outlined herein, is necessary for the functional development of the Expansion Area and provides a direct and special benefit to the assessable lots within the Expansion Area. All of the Public Infrastructure will be constructed on land owned by units of local government, or on land subject to a perpetual easement in favor of the District or other units of local government.

**FOURTH DRAFT**

**a. Roadway Improvements.**

The roadway improvements to be financed by the District comprise the construction of roads in County right of ways, including the payment of Miami-Dade County Mobility Impact fees. The onsite and offsite roadway improvements will be constructed in accordance with County-approved paving, grading and drainage plans prepared by Hadonne Corp. for Abess and for Abess South..

The Miami-Dade County Road Mobility Impact Fees are included in the estimated cost of CDD roadway improvements. The Developer intends to advance the funds to pay for such impact fees on behalf of the District.

The District will not finance the cost of any earthwork that involves transportation to, or the spreading or grading on, the private lots.

**b. Stormwater Management and Drainage Facilities.**

The District will fund the construction or the acquisition of the drainage system that supports the Development. Once the drainage system is completed and conveyed to the District, the District will transfer to the County the portion of the drainage system that is located within County-owned right of ways for permanent ownership and maintenance and will retain the remainder of the drainage facilities for ownership and maintenance.

The onsite and offsite stormwater management and drainage improvements will be constructed in accordance with County-approved paving, grading and drainage plans prepared by Hadonne Corp. for the Abess and Abess South plats.

The Developer intends to grant the CDD the drainage easements on the open tracts indicated in Tables 1 and 2 to construct or acquire the drainage improvements mentioned above.

**c. Water Distribution and Sewer Collection Systems.**

The construction of the water and sewer systems is included in the Public Infrastructure. The systems extend from the point of connection with County facilities to the property lines of the residential lots.

The Developer intends to grant the District, at no cost, the necessary easements for accessing these improvements. The District intends to convey to the County the completed water distribution and sewer collection systems for future ownership and maintenance.

The Connection Charges for water and sewer are included in the estimated costs of the Public Infrastructure improvements. The Developer intends to advance the funds to pay for the connection charges on behalf of the District.

The onsite and offsite water and sewer improvements will be constructed in accordance with County-approved water and sewer plans prepared by Hadonne Corp. for the Abess and Abess South plats.

**d. Property to be Transferred, and Easements to be Granted, to the CDD.**

The Developer intends to grant the CDD at no cost, the easements identified in Tables 1 and 2 above.

## V. Ownership and Maintenance.

The District will partially finance the acquisition and/or construction of the Public Infrastructure. It will then transfer certain of the improvements to the following agencies for ownership and maintenance:

| Table 3 | | |
|---|---|---|
| **Description** | **Future Ownership** | **Future Maintenance** |
| Road Improvements in County Right of Ways | County | County |
| Stormwater Drainage Systems in County Right of Ways | County | County |
| Stormwater Drainage Systems in Common Tracts and Buffers | CDD | CDD |
| Water Distribution System | County | County |
| Sanitary Sewer | County | County |

## VI. Permitting Status.

Table 4 reflects the permitting status of the Development as of the date of this Report.

| Table 4 | | | | |
|---|---|---|---|---|
| Permit | Agency | In Process | Approved | Date/Anticipated |
| Ordinance to Create CDD | County | | X | June 12, 2026 |
| Recorded Plat for Abess PB 179, PG 29 | County | | X | September 29, 2025 |
| Recorded Plat for Abess South PB 179, PG 97 | County | | X | May 22, 2026 |
| Abess Plat Approvals: | | | | |
| Paving, Drainage Section | County | | X | April 9, 2025 |
| Env. Monitoring and Restoration Division. | County | | X | April 10, 2025 |
| Highway Division - Roadway | County | | X | April 9, 2025 |
| Traffic Engineering Division | County | | X | April 10, 2025 |
| Tree and Forest Resources Section | County | | X | April 10, 2025 |
| Water Control Section | County | | X | April 10, 2025 |
| RER-DERM Water | County | | X | June 12, 2025 |
| RER Sewerage Facilities | County | | X | June 12, 2025 |
| FL. Dept. of Health | County | | X | July 2, 2025 |
| Water and Sewer Dept. (WASD) | County | | X | June 11, 2025 |
| Storm Drainage Design Section | County | | X | April 9, 2025 |
| Abess South Plat Approvals: | | | | |
| Paving, Drainage Section | County | | X | November 17, 2025 |
| Env. Monitoring and Restoration Division. | County | | X | September 24, 2025 |
| Highway Division - Roadway | County | | X | November 17, 2025 |
| Traffic Engineering Division | County | | X | November 18, 2025 |
| Tree and Forest Resources Section | County | | X | November 17, 2025 |
| Water Control Section | County | | X | November 17, 2025 |
| RER-DERM Water | County | | X | December 19, 2025 |

**FOURTH DRAFT**

| Table 4 | | | | |
|---|---|---|---|---|
| Permit | Agency | In Process | Approved | Date/Anticipated |
| RER Sewerage Facilities | County | | X | December 23, 2025 |
| FL. Dept. of Health | County | | X | December 23, 2025 |
| Water and Sewer Dept. (WASD) | County | | X | December 18, 2025 |
| Fire Department | County | | X | December 22, 2025 |
| Pollution Remediation Section | County | | X | November 17, 2025 |

### VII. Schedule of Construction.

Table 4 reflects the intended schedule of construction of the Development as of the date of this Engineer's Report.

| Table 5 | | | | | | |
|---|---|---|---|---|---|---|
| **Development** | **Earthwork and Drainage** | | **Roads** | | **Water and Sewer** | |
| | **Start** | **End** | **Start** | **End** | **Start** | **End** |
| Entire Site | Q3/2025 | Q3/2026 | Q3/2025 | Q3/2026 | Q3/2025 | Q3/2026 |

### VIII. Estimate of Public Infrastructure Costs.

| Table 6 | |
|---|---|
| **Infrastructure Component (1)** | **Total ($)** |
| Roadway Improvements (2) | 4,195,000 |
| Stormwater Management | 2,036,000 |
| Water System (3) | 2,279,000 |
| Sanitary Sewers (4) | 3,806,000 |
| Total | 12,316,000 |

(1) Rounded Up to Nearest $1,000.
(2) Includes County Mobility Impact Fees (f.k.a. Road Impact Fees) for 166 Single Family Residential Units.
(3) Includes Water connection Fees for 166 Single Family Residential Units.
(4) Includes Sewer connection Fees for 166 Single Family Residential Units

Details of the estimates of costs may be found in the cost tables in the Appendix.

### IX. Engineer's Certification.

It is our opinion that the proposed improvements constituting the Public Infrastructure and their estimated costs set forth herein are fair and reasonable, and that the landowners and residents that will live or own residential units within the Expansion Area within the District will receive a direct and special benefit equal to or greater than the cost of such improvements, and that the general public will also receive incidental benefits. We believe that the improvements comprised of the Public Infrastructure can be permitted, constructed, and installed at the costs described in this Report. The District will pay the actual cost or fair market value of the Public Infrastructure, whichever is less.



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Telephone (305) 640-1345 E-Mail: Alvarez@AlvarezEng.com

I hereby certify that the foregoing is a true and correct copy of the First Supplemental Engineer's Report for the Biscayne Drive Estates Community Development District.

Juan R. Alvarez, PE
Florida Registration No. 38522
Alvarez Engineers, Inc.
June 26, 2026

# APPENDIX



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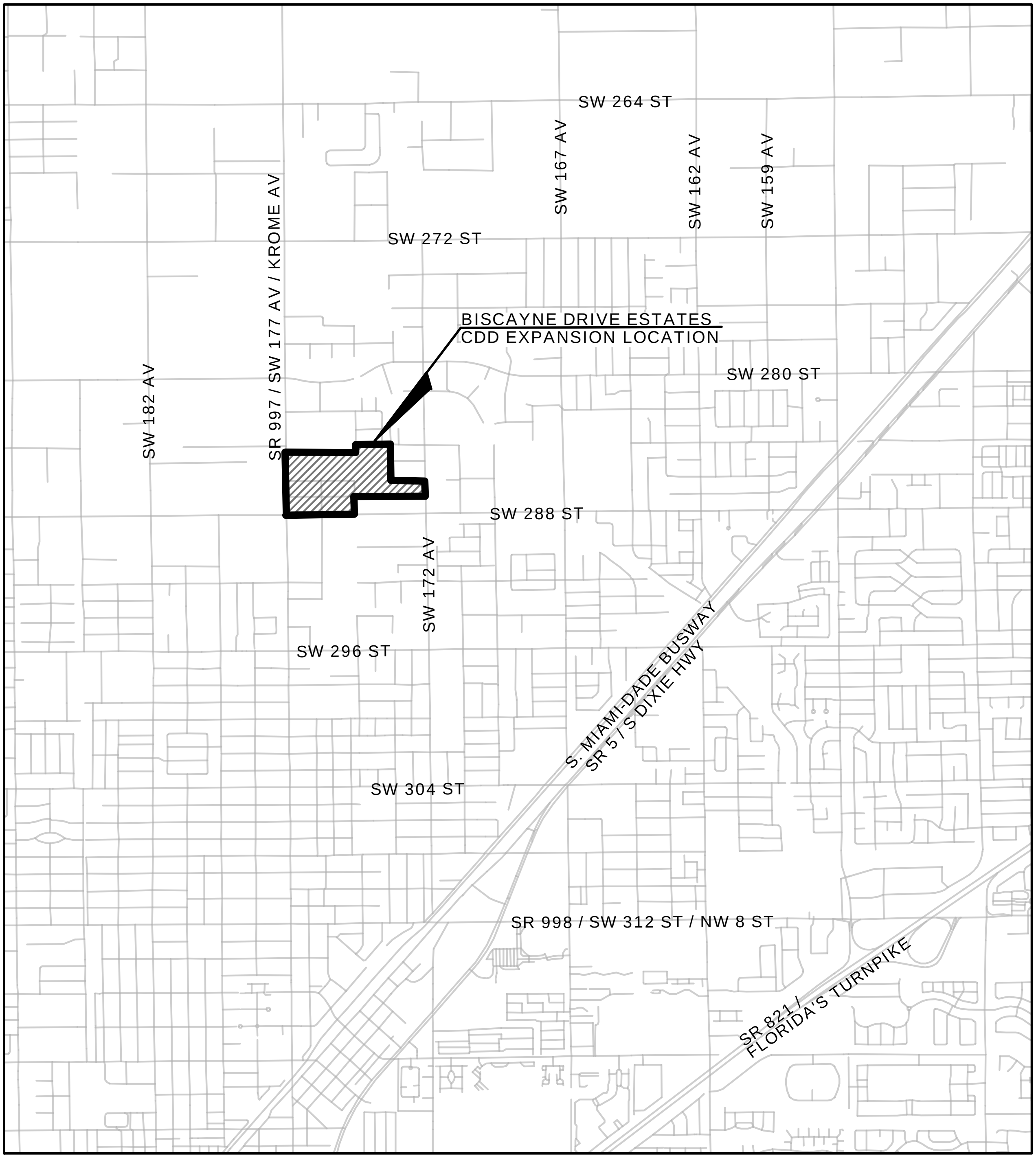
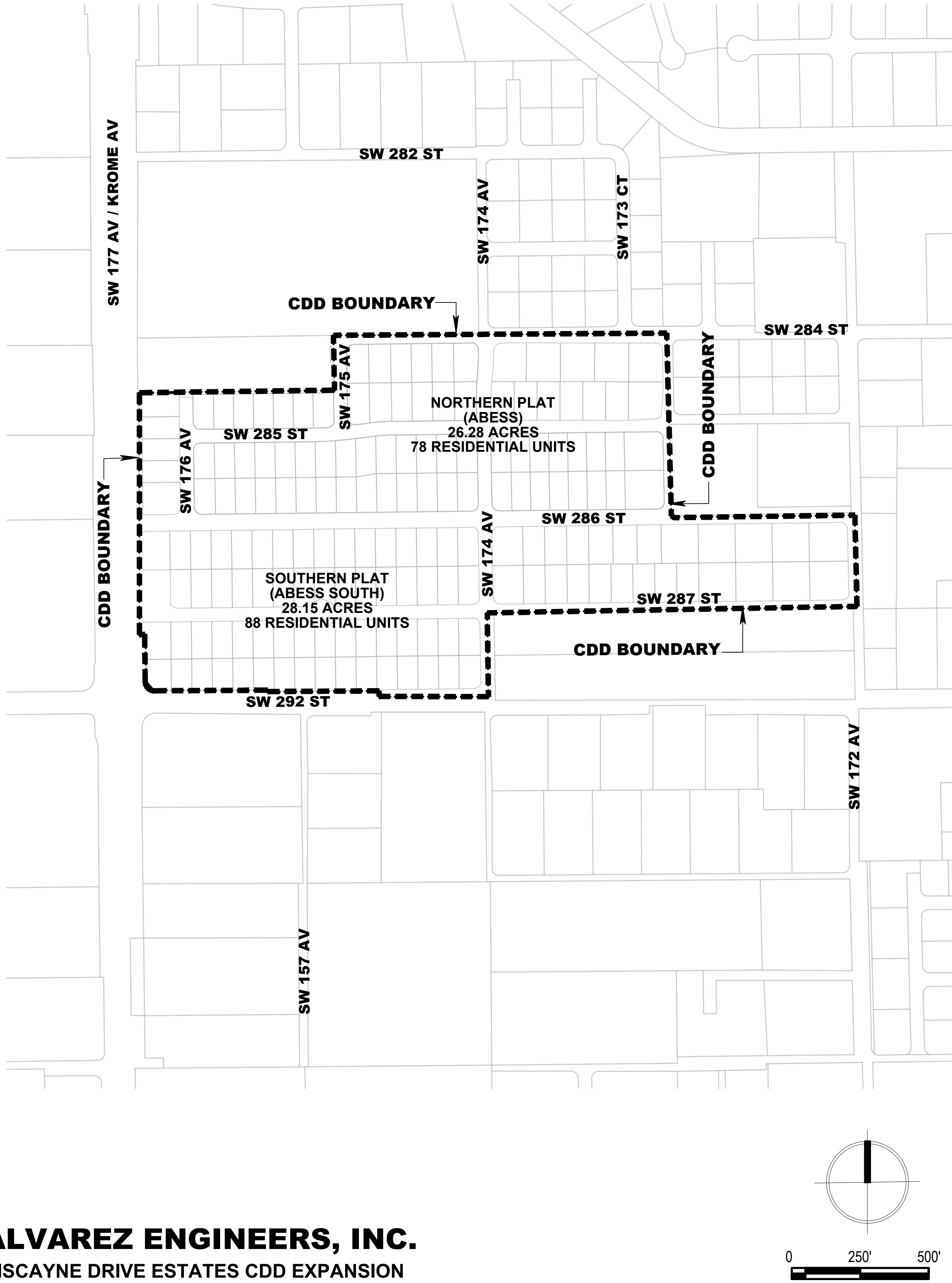



ALVAREZ ENGINEERS, INC.

**BISCAYNE DRIVE ESTATES CDD EXPANSION**

LOCATION MAP

**EXHIBIT 1**




# ALVAREZ ENGINEERS, INC.

BISCAYNE DRIVE ESTATES CDD EXPANSION

## CDD BOUNDARY MAP

EXHIBIT 2

## Summary of BISCAYNE DRIVE CDD Expansion Area
## Estimated Construction Costs and Schedule of Construction

| Description | Estimated Costs (4) ($) | Estimated Construction Schedule (Quarter/Year) | | |
|---|---|---|---|---|
| **Infrastructure Component** | | **Begin** | **End** | **Remarks** |
| Roadway Improvements (1) | 4,195,000 | Q3/2025 | Q3/2026 | |
| Stormwater Management System | 2,036,000 | Q3/2025 | Q3/2026 | |
| Water Distribution System (2) | 2,279,000 | Q3/2025 | Q3/2026 | |
| Sanitary Sewer System (3) | 3,806,000 | Q3/2025 | Q3/2026 | |
| **Total** | **12,316,000** | | | |

(1) Includes Miami-Dade County Mobility Impact Fees for 166 SFH

(2) Includes Water Connection Fees for 166 SFH

(3) Includes Sanitary Sewer Connection Fees for 166 SFH

(4) Rounded up to the nearest $1000.00

# Biscayne Drive Estates CDD Expansion Area
## Estimate of Construction Costs
## Abess Plat

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| | **DEMOLITION** | | | | | | | | |
| 1 | Asphalt Removal | 90.00 | SY | $5.00 | 24.58 | 75.42 | 110.62 | 339.38 | 450.00 |
| 2 | Sawcut Existing | 1.00 | LS | $515.00 | 24.58 | 75.42 | 126.59 | 388.41 | 515.00 |
| 3 | Remove Existing Sign | 10.00 | EA | $50.00 | 24.58 | 75.42 | 122.91 | 377.09 | 500.00 |
| 4 | MOT & Traffic Control | 1.00 | LS | $100.00 | 24.58 | 75.42 | 24.58 | 75.42 | 100.00 |
| **Total DEMOLITION** | | | | | | | **384.70** | **1,180.30** | **1,565.00** |
| | **EARTHWORK** | | | | | | | | |
| 1 | Disc Site | 26.00 | AC | $412.00 | 24.58 | 75.42 | 2,633.16 | 8,078.84 | 10,712.00 |
| 2 | Silt Fence (No Maintenance) | 5,245.00 | LF | $1.96 | 100.00 | - | 10,280.20 | - | 10,280.20 |
| 3 | Washed Rock Entrance | 1.00 | EA | $3,610.00 | 100.00 | - | 3,610.00 | - | 3,610.00 |
| 4 | Proof Roll Site | 123,940.00 | SY | $0.11 | 24.58 | 75.42 | 3,351.29 | 10,282.11 | 13,633.40 |
| 5 | Strip ROW 6" & Stockpile | 4,605.00 | CY | $1.85 | 24.58 | 75.42 | 2,094.15 | 6,425.10 | 8,519.25 |
| 6 | Move to Site (Outside ROW) | 4,605.00 | CY | $2.60 | 24.58 | 75.42 | 2,943.14 | 9,029.86 | 11,973.00 |
| 7 | Import Fill | 51,770.00 | TN | $21.93 | 24.58 | 75.42 | 279,077.04 | 856,239.06 | 1,135,316.10 |
| 8 | Miscellaneous Landscape Grading | 389,225.00 | SF | $0.06 | 24.58 | 75.42 | 5,740.63 | 17,612.87 | 23,353.50 |
| 9 | Laser Grade Building Pad @ +12.00 NGVD | 658,215.00 | SF | $0.06 | - | 100.00 | - | 39,492.90 | 39,492.90 |
| 10 | Survey | 1.00 | LS | $15,850.00 | 24.58 | 75.42 | 3,896.16 | 11,953.84 | 15,850.00 |
| **Total EARTHWORK** | | | | | | | **313,625.76** | **959,114.59** | **1,272,740.35** |
| | **PAVEMENT: ASPHALT** | | | | | | | | |
| 1 | 12" Compacted Subgrade | 14,280.00 | SY | $1.09 | 100.00 | - | 15,565.20 | - | 15,565.20 |
| 2 | 8" Rock Base | 13,535.00 | SY | $15.82 | 100.00 | - | 214,123.70 | - | 214,123.70 |
| 3 | 1" Type SP-9.5 Asphalt (1st Lift) | 12,825.00 | SY | $7.50 | 100.00 | - | 96,187.50 | - | 96,187.50 |
| 4 | 1" Type FC-9.5 Asphalt (2nd Lift) | 12,825.00 | SY | $7.50 | 100.00 | - | 96,187.50 | - | 96,187.50 |
| 5 | MOT & Traffic Control | 1.00 | LS | $2,000.00 | 100.00 | - | 2,000.00 | - | 2,000.00 |
| 6 | Survey | 1.00 | LS | $8,580.00 | 100.00 | - | 8,580.00 | - | 8,580.00 |
| **Total PAVEMENT: ASPHALT** | | | | | | | **432,643.90** | **-** | **432,643.90** |
| | **CONCRETE** | | | | | | | | |
| 1 | 2' Valley Gutter | 9,525.00 | LF | $14.25 | 100.00 | - | 135,731.25 | - | 135,731.25 |
| 2 | 6" x 18" Type "D" Curb | 85.00 | LF | $10.50 | 100.00 | - | 892.50 | - | 892.50 |
| 3 | Survey | 1.00 | LS | $3,580.00 | 100.00 | - | 3,580.00 | - | 3,580.00 |
| **Total CONCRETE** | | | | | | | **140,203.75** | **-** | **140,203.75** |
| | **SIGNS & MARKINGS** | | | | | | | | |
| 1 | R1-1 | 2.00 | EA | $196.00 | 100.00 | - | 392.00 | - | 392.00 |
| 2 | R1-1 w/ (2) D3-1 | 8.00 | EA | $232.00 | 100.00 | - | 1,856.00 | - | 1,856.00 |
| 3 | R1-1 w/ (2) D3-1, R3-5R & R6-1R | 1.00 | EA | $285.00 | 100.00 | - | 285.00 | - | 285.00 |
| 4 | R1-1 w/ (2) D3-1 & R5-1 | 1.00 | EA | $285.00 | 100.00 | - | 285.00 | - | 285.00 |
| 5 | R1-1 w/ (2) D3-1 & R3-2 | 2.00 | EA | $285.00 | 100.00 | - | 570.00 | - | 570.00 |
| 6 | R5-1 | 1.00 | EA | $196.00 | 100.00 | - | 196.00 | - | 196.00 |
| 7 | R5-1 w/ (2) R6-1R | 2.00 | EA | $232.00 | 100.00 | - | 464.00 | - | 464.00 |
| 8 | R6-1R | 2.00 | EA | $196.00 | 100.00 | - | 392.00 | - | 392.00 |
| 9 | W1-1R | 1.00 | EA | $196.00 | 100.00 | - | 196.00 | - | 196.00 |
| 10 | W1-2 | 1.00 | EA | $196.00 | 100.00 | - | 196.00 | - | 196.00 |
| 11 | W1-6R w/ OM-1 (Yellow Reflectors) | 2.00 | EA | $196.00 | 100.00 | - | 392.00 | - | 392.00 |
| 12 | OM-1 w/ Red Reflectors | 3.00 | EA | $196.00 | 100.00 | - | 588.00 | - | 588.00 |
| 13 | OM-1 w/ Yellow Reflectors | 4.00 | EA | $196.00 | 100.00 | - | 784.00 | - | 784.00 |
| 14 | 6" Yellow 2' - 4' Skip (P) | 30.00 | LF | $0.80 | 100.00 | - | 24.00 | - | 24.00 |
| 15 | 6" Yellow 10' - 30' Skip (P) | 415.00 | LF | $0.80 | 100.00 | - | 332.00 | - | 332.00 |
| 16 | 6" Double Yellow (P) | 890.00 | LF | $1.20 | 100.00 | - | 1,068.00 | - | 1,068.00 |
| 17 | 6" White (P) | 835.00 | LF | $0.80 | 100.00 | - | 668.00 | - | 668.00 |
| 18 | 6" White (P)<br>*6" White At SW 286th Street Not Shown* | 1,890.00 | LF | $0.80 | 100.00 | - | 1,512.00 | - | 1,512.00 |
| 19 | 6" Yellow (P) | 805.00 | LF | $0.80 | 100.00 | - | 644.00 | - | 644.00 |

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| 20 | 12" White (P) | 985.00 | LF | $1.55 | 100.00 | - | 1,526.75 | - | 1,526.75 |
| 21 | 18" Yellow (P) | 95.00 | LF | $1.95 | 100.00 | - | 185.25 | - | 185.25 |
| 22 | 24" White (P) | 205.00 | LF | $2.20 | 100.00 | - | 451.00 | - | 451.00 |
| 23 | 6" Yellow 2' - 4' Skip (T) | 30.00 | LF | $1.10 | 100.00 | - | 33.00 | - | 33.00 |
| 24 | 6" Yellow 10' - 30' Skip (T) | 415.00 | LF | $1.10 | 100.00 | - | 456.50 | - | 456.50 |
| 25 | 6" Double Yellow (T) | 890.00 | LF | $1.66 | 100.00 | - | 1,477.40 | - | 1,477.40 |
| 26 | 6" White (T) | 835.00 | LF | $1.10 | 100.00 | - | 918.50 | - | 918.50 |
| 27 | 6" White (T) | 1,890.00 | LF | $1.10 | 100.00 | - | 2,079.00 | - | 2,079.00 |
| 28 | 6" Yellow (T) | 805.00 | LF | $1.10 | 100.00 | - | 885.50 | - | 885.50 |
| 29 | 12" White (T) | 985.00 | LF | $2.15 | 100.00 | - | 2,117.75 | - | 2,117.75 |
| 30 | 18" Yellow (T) | 95.00 | LF | $2.95 | 100.00 | - | 280.25 | - | 280.25 |
| 31 | 24" White (T) | 205.00 | LF | $3.30 | 100.00 | - | 676.50 | - | 676.50 |
| 32 | White Directional Arrow (T) | 6.00 | EA | $69.00 | 100.00 | - | 414.00 | - | 414.00 |
| 33 | Pavement Message "ONLY" (P) | 1.00 | EA | $100.00 | 100.00 | - | 100.00 | - | 100.00 |
| 34 | Double Parking Stall (P) | 2.00 | EA | $7.00 | 100.00 | - | 14.00 | - | 14.00 |
| 35 | Handicap Stall w/ Sign & Logo (P) | 1.00 | EA | $315.00 | 100.00 | - | 315.00 | - | 315.00 |
| 36 | Handicap Walkway (P) | 1.00 | EA | $70.00 | 100.00 | - | 70.00 | - | 70.00 |
| 37 | Concrete Wheelstops (no paint) | 3.00 | EA | $45.00 | 100.00 | - | 135.00 | - | 135.00 |
| 38 | Loading Zone (P) | 1.00 | EA | $200.00 | 100.00 | - | 200.00 | - | 200.00 |
| 39 | RPMs Amber / Amber | 62.00 | EA | $6.00 | 100.00 | - | 372.00 | - | 372.00 |
| 40 | RPMs Blue | 14.00 | EA | $6.00 | 100.00 | - | 84.00 | - | 84.00 |
| 41 | Hydro Blasting | 1.00 | LS | $4,500.00 | 100.00 | - | 4,500.00 | - | 4,500.00 |
| 42 | MOT & Traffic Control | 1.00 | LS | $2,500.00 | 100.00 | - | 2,500.00 | - | 2,500.00 |
| 43 | Survey | 1.00 | LS | $2,440.00 | 100.00 | - | 2,440.00 | - | 2,440.00 |
| **Total SIGNS & MARKINGS** | | | | | | | **33,075.40** | **-** | **33,075.40** |
| | **STORM DRAIN** | | | | | | | | |
| 1 | 18" French Drain w/ P-HDPE (3.5' x 15' Trench) | 1,260.00 | LF | 184.50 | 100.00 | - | 232,470.00 | - | 232,470.00 |
| 2 | 18" HDPE<br>*Solid Pipe Added Between Structure #60 And Structure #61* | 4,535.00 | LF | 52.29 | 100.00 | - | 237,135.15 | - | 237,135.15 |
| 3 | Pipe Bedding | 1,250.00 | TN | 30.83 | 100.00 | - | 38,537.50 | - | 38,537.50 |
| 4 | Catch Basin 48" Dia. w/ USF 4155-6210 | 28.00 | EA | 3,750.00 | 100.00 | - | 105,000.00 | - | 105,000.00 |
| 5 | Catch Basin 60" Dia. w/ USF 4155-6210 | 2.00 | EA | 5,650.00 | 100.00 | - | 11,300.00 | - | 11,300.00 |
| 6 | Valley Inlet 48" Dia.w/ USF 5105-6148 | 32.00 | EA | 3,650.00 | 100.00 | - | 116,800.00 | - | 116,800.00 |
| 7 | Valley Inlet 60" Dia.w/ USF 5105-6148 | 2.00 | EA | 4,500.00 | 100.00 | - | 9,000.00 | - | 9,000.00 |
| 8 | Ditch Bottom Inlet 48" Dia. w/ USF 6607 PTD | 1.00 | EA | 6,300.00 | 100.00 | - | 6,300.00 | - | 6,300.00 |
| 9 | Storm Manhole 48" Dia. w/ USF 310 | 8.00 | EA | 3,850.00 | 100.00 | - | 30,800.00 | - | 30,800.00 |
| 10 | Storm Manhole 60" Dia. w/ USF 310 | 1.00 | EA | 4,200.00 | 100.00 | - | 4,200.00 | - | 4,200.00 |
| 11 | Concrete Apron for Catch Basin | 29.00 | EA | 385.00 | 100.00 | - | 11,165.00 | - | 11,165.00 |
| 12 | Concrete Collar for Catch Basin | 1.00 | EA | 385.00 | 100.00 | - | 385.00 | - | 385.00 |
| 13 | PRB's for 18" FD (CMP)<br>*Per Sheet C-16, Structure Table* | 23.00 | EA | 670.00 | 100.00 | - | 15,410.00 | - | 15,410.00 |
| 14 | 18" Endcap HDPE | 1.00 | EA | 250.00 | 100.00 | - | 250.00 | - | 250.00 |
| 15 | Coredrill & Connect | 1.00 | EA | 850.00 | 100.00 | - | 850.00 | - | 850.00 |
| 16 | Excavate & Connect to Existing | 1.00 | EA | 750.00 | 100.00 | - | 750.00 | - | 750.00 |
| 17 | Trench Box | 1.00 | LS | 57,950.00 | 100.00 | - | 57,950.00 | - | 57,950.00 |
| 18 | Filter Fabric in Grates | 65.00 | EA | 25.00 | 100.00 | - | 1,625.00 | - | 1,625.00 |
| 19 | Filter Fabric in Existing Grates | 4.00 | EA | 25.00 | 100.00 | - | 100.00 | - | 100.00 |
| 20 | Vacuum Structures For Derm Walk-through | 74.00 | EA | 250.00 | 100.00 | - | 18,500.00 | - | 18,500.00 |
| 21 | Vacuum Existing Structures at Final | 4.00 | EA | 250.00 | 100.00 | - | 1,000.00 | - | 1,000.00 |
| 22 | Steel Plate Rental | 1.00 | LS | 1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 23 | Survey | 1.00 | LS | 5,850.00 | 100.00 | - | 5,850.00 | - | 5,850.00 |
| **Total STORM DRAIN** | | | | | | | **907,267.65** | **-** | **907,267.65** |

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| | **WATER** | | | | | | | | |
| 1 | 8" DIP | 6,250.00 | LF | 72.00 | 100.00 | - | 450,000.00 | - | 450,000.00 |
| 2 | 6" DIP | 150.00 | LF | 58.00 | 100.00 | - | 8,700.00 | - | 8,700.00 |
| 3 | 8" Sleeves | 4.00 | EA | 1,250.00 | 100.00 | - | 5,000.00 | - | 5,000.00 |
| 4 | Blueline Paint Water Main | 6,400.00 | LF | 0.40 | 100.00 | - | 2,560.00 | - | 2,560.00 |
| 5 | Pipe Bedding for Water Main | 2,250.00 | TN | 30.83 | 100.00 | - | 69,367.50 | - | 69,367.50 |
| 6 | Fire Hydrant w/ Mega Lug | 14.00 | EA | 4,550.00 | 100.00 | - | 63,700.00 | - | 63,700.00 |
| 7 | 8" Gate Valve & Box w/ Mega Lug | 22.00 | EA | 2,850.00 | 100.00 | - | 62,700.00 | - | 62,700.00 |
| 8 | 6" Gate Valve & Box w/ Mega Lug | 13.00 | EA | 2,100.00 | 100.00 | - | 27,300.00 | - | 27,300.00 |
| 9 | 8" x 8" Cross w/ Mega Lug | 1.00 | EA | 1,075.00 | 100.00 | - | 1,075.00 | - | 1,075.00 |
| 10 | 8" x 8" Tee w/ Mega Lug | 9.00 | EA | 1,450.00 | 100.00 | - | 13,050.00 | - | 13,050.00 |
| 11 | 8" x 6" Tee w/ Mega Lug | 13.00 | EA | 1,250.00 | 100.00 | - | 16,250.00 | - | 16,250.00 |
| 12 | 8" 90 Bend w/ Mega Lug | 3.00 | EA | 890.00 | 100.00 | - | 2,670.00 | - | 2,670.00 |
| 13 | 8" 45 Bend w/ Mega Lug | 8.00 | EA | 890.00 | 100.00 | - | 7,120.00 | - | 7,120.00 |
| 14 | 8" 45 Offset Bend w/ Mega Lug | 76.00 | EA | 890.00 | 100.00 | - | 67,640.00 | - | 67,640.00 |
| 15 | 8" 11 Bend w/ Mega Lug | 8.00 | EA | $890.00 | 100.00 | - | 7,120.00 | - | 7,120.00 |
| 16 | 6" 45 Offset Bend w/ Mega Lug | 30.00 | EA | $480.00 | 100.00 | - | 14,400.00 | - | 14,400.00 |
| 17 | 8" Cap Tap 2" w/ Mega Lug | 3.00 | EA | $450.00 | 100.00 | - | 1,350.00 | - | 1,350.00 |
| 18 | 2" FVO Ass'y. | 3.00 | EA | $1,250.00 | 100.00 | - | 3,750.00 | - | 3,750.00 |
| 19 | Air Release Valve Ass'y. (manual) | 9.00 | EA | $3,250.00 | 100.00 | - | 29,250.00 | - | 29,250.00 |
| 20 | 1" Double Water Service<br>*Meter Box Not Included* | 23.00 | EA | $1,220.00 | 100.00 | - | 28,060.00 | - | 28,060.00 |
| 21 | 1" Single Water Service<br>*Meter Box Not Included* | 32.00 | EA | $1,220.00 | 100.00 | - | 39,040.00 | - | 39,040.00 |
| 22 | Wood Stakes | 78.00 | EA | $11.00 | 100.00 | - | 858.00 | - | 858.00 |
| 23 | 8" Pipe Joint Restraint | 111.00 | EA | $280.00 | 100.00 | - | 31,080.00 | - | 31,080.00 |
| 24 | 8" x 6" Tapping Sleeve & Valve | 1.00 | EA | $11,850.00 | 100.00 | - | 11,850.00 | - | 11,850.00 |
| 25 | Tie-In To Existing (Active 8" WM)<br>*Includes Notification Notice, WSDA Coordination Meetings, Testing And Crew/Equipment* | 2.00 | EA | $12,850.00 | 100.00 | - | 25,700.00 | - | 25,700.00 |
| 26 | 8" Fill & Flush Connection | 2.00 | EA | $1,850.00 | 100.00 | - | 3,700.00 | - | 3,700.00 |
| 27 | HRS & Sample Points | 1.00 | LS | $1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 28 | Sawcut Existing | 1.00 | LS | $515.00 | 100.00 | - | 515.00 | - | 515.00 |
| 29 | Steel Plate Rental | 1.00 | LS | $1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 30 | Base & Subgrade Restoration w/ CLR | 1.00 | LS | $3,500.00 | 100.00 | - | 3,500.00 | - | 3,500.00 |
| 31 | Pavement Restoration | 1.00 | LS | $3,500.00 | 100.00 | - | 3,500.00 | - | 3,500.00 |
| 32 | MOT & Traffic Control | 1.00 | LS | $1,500.00 | 100.00 | - | 1,500.00 | - | 1,500.00 |
| 33 | Survey | 1.00 | LS | $7,850.00 | 100.00 | - | 7,850.00 | - | 7,850.00 |
| **Total WATER** | | | | | | | **1,013,935.50** | **-** | **1,013,935.50** |
| | **SAN. SEWER** | | | | | | | | |
| 1 | 6" DIP Epoxy Coated<br>*(1,755' LF)Plan View + (8' LF)(78 EA) = 2,380' LF* | 2,380.00 | LF | 33.00 | 100.00 | - | 78,540.00 | - | 78,540.00 |
| 2 | 8" DIP Epoxy Coated 12/14 | 523.00 | LF | $145.00 | 100.00 | - | 75,835.00 | - | 75,835.00 |
| 3 | 8" DIP Epoxy Coated 14/16 | 2,133.00 | LF | $153.00 | 100.00 | - | 326,349.00 | - | 326,349.00 |
| 4 | 8" DIP Epoxy Coated 16/18 | 2,433.00 | LF | $164.00 | 100.00 | - | 399,012.00 | - | 399,012.00 |
| 5 | 8" DIP Epoxy Coated 18/20 | 481.00 | LF | $175.00 | 100.00 | - | 84,175.00 | - | 84,175.00 |
| 6 | 10" DIP Epoxy Coated 18/20 | 105.00 | LF | $222.00 | 100.00 | - | 23,310.00 | - | 23,310.00 |
| 7 | Pipe Bedding for Sewer Laterals | 360.00 | TN | $30.83 | 100.00 | - | 11,098.80 | - | 11,098.80 |
| 8 | Manhole 12/14 | 5.00 | EA | $5,500.00 | 100.00 | - | 27,500.00 | - | 27,500.00 |
| 9 | Manhole 14/16 | 8.00 | EA | $7,000.00 | 100.00 | - | 56,000.00 | - | 56,000.00 |

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| 10 | Manhole 16/18 | 8.00 | EA | $9,300.00 | 100.00 | - | 74,400.00 | - | 74,400.00 |
| 11 | Manhole 18/20 | 3.00 | EA | $11,250.00 | 100.00 | - | 33,750.00 | - | 33,750.00 |
| 12 | Shrink Wrap/ PPC | 24.00 | EA | $620.00 | 100.00 | - | 14,880.00 | - | 14,880.00 |
| 13 | 8" Coupling DIP | 44.00 | EA | $975.00 | 100.00 | - | 42,900.00 | - | 42,900.00 |
| 14 | 10" Coupling DIP | 4.00 | EA | $1,550.00 | 100.00 | - | 6,200.00 | - | 6,200.00 |
| 15 | 8" Manhole Adaptor DIP | 44.00 | EA | $1,050.00 | 100.00 | - | 46,200.00 | - | 46,200.00 |
| 16 | 10" Manhole Adaptor DIP | 4.00 | EA | $2,150.00 | 100.00 | - | 8,600.00 | - | 8,600.00 |
| 17 | 8" x 6" Wye DIP | 78.00 | EA | $1,860.00 | 100.00 | - | 145,080.00 | - | 145,080.00 |
| 18 | 6" 45 Bend PVC C-900 | 195.00 | EA | $275.00 | 100.00 | - | 53,625.00 | - | 53,625.00 |
| 19 | 6" Cap PVC C-900 | 78.00 | EA | $120.00 | 100.00 | - | 9,360.00 | - | 9,360.00 |
| 20 | 6" Cleanout Ass'y. PVC C-900 | 78.00 | EA | $955.00 | 100.00 | - | 74,490.00 | - | 74,490.00 |
| 21 | Rainstoppers | 24.00 | EA | $90.00 | 100.00 | - | 2,160.00 | - | 2,160.00 |
| 22 | Wood Stakes | 78.00 | EA | $11.00 | 100.00 | - | 858.00 | - | 858.00 |
| 23 | Trench Box | 1.00 | LS | $47,708.00 | 100.00 | - | 47,708.00 | - | 47,708.00 |
| 24 | Clean & TV Sanitary Sewer (1 time only) | 5,675.00 | LF | $1.55 | 100.00 | - | 8,796.25 | - | 8,796.25 |
| 25 | Steel Plate Rental | 1.00 | LS | $1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 26 | MOT & Traffic Control | 1.00 | LS | $2,000.00 | 100.00 | - | 2,000.00 | - | 2,000.00 |
| 27 | Survey | 1.00 | LS | $6,850.00 | 100.00 | - | 6,850.00 | - | 6,850.00 |
| **Total SAN. SEWER** | | | | | | | **1,661,567.05** | **-** | **1,661,567.05** |
| | **FORCE MAIN** | | | | | | | | |
| 1 | 8" DIP Epoxy | 4,145.00 | LF | $105.00 | 100.00 | - | 435,225.00 | - | 435,225.00 |
| 2 | 8" Sleeves | 2.00 | EA | $1,250.00 | 100.00 | - | 2,500.00 | - | 2,500.00 |
| 3 | Paint for Forcemain Pipe | 4,145.00 | LF | $0.40 | 100.00 | - | 1,658.00 | - | 1,658.00 |
| 4 | Pipe Bedding | 1,450.00 | TN | $30.83 | 100.00 | - | 44,703.50 | - | 44,703.50 |
| 5 | Dump Truck | 5.00 | WK | $4,000.00 | 100.00 | - | 20,000.00 | - | 20,000.00 |
| 6 | 8" Gate Valve & Box w/ Mega Lug | 1.00 | EA | $2,850.00 | 100.00 | - | 2,850.00 | - | 2,850.00 |
| 7 | 8" Plug Valve w/ Box w/ Mega Lug | 1.00 | EA | $3,250.00 | 100.00 | - | 3,250.00 | - | 3,250.00 |
| 8 | 8" x 8" Tee w/ Mega Lug | 1.00 | EA | $1,450.00 | 100.00 | - | 1,450.00 | - | 1,450.00 |
| 9 | 8" x 6" Reducer w/ Mega Lug | 1.00 | EA | $1,350.00 | 100.00 | - | 1,350.00 | - | 1,350.00 |
| 10 | 8" 90 Bend w/ Mega Lug | 6.00 | EA | $1,450.00 | 100.00 | - | 8,700.00 | - | 8,700.00 |
| 11 | 8" 45 Bend w/ Mega Lug | 4.00 | EA | $1,450.00 | 100.00 | - | 5,800.00 | - | 5,800.00 |
| 12 | 8" 45 Offset Bend w/ Mega Lug | 40.00 | EA | $1,450.00 | 100.00 | - | 58,000.00 | - | 58,000.00 |
| 13 | 2" ARV Assembly (Automatic) | 3.00 | EA | $6,850.00 | 100.00 | - | 20,550.00 | - | 20,550.00 |
| 14 | Tie-In To Existing (Active 8" WM)<br>*Includes Notification Notice, WSDA Coordination Meetings, Testing And Crew/Equipment For 3 Days* | 1.00 | EA | $12,850.00 | 100.00 | - | 12,850.00 | - | 12,850.00 |
| 15 | 8" Pipe Joint Restraint | 39.00 | EA | $280.00 | 100.00 | - | 10,920.00 | - | 10,920.00 |
| 16 | Flush Test | 1.00 | LS | $1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 17 | Steel Plate Rental | 1.00 | LS | $1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 18 | Sawcut Existing | 6,080.00 | LF | $1.10 | 100.00 | - | 6,688.00 | - | 6,688.00 |
| 19 | Pavement Restoration (4' Wide)<br>*Milling & Overlay Not Shown, Not Included* | 1,355.00 | SY | $19.00 | 100.00 | - | 25,745.00 | - | 25,745.00 |
| 20 | Subgrade & Base Restoration w/ CLR (4' Wide) | 1,355.00 | SY | $13.00 | 100.00 | - | 17,615.00 | - | 17,615.00 |
| 21 | Pavement Marking Restoration | 1.00 | LS | $2,500.00 | 100.00 | - | 2,500.00 | - | 2,500.00 |
| 22 | MOT & Traffic Control | 1.00 | LS | $4,500.00 | 100.00 | - | 4,500.00 | - | 4,500.00 |
| 23 | Survey | 1.00 | LS | $5,850.00 | 100.00 | - | 5,850.00 | - | 5,850.00 |
| **Total FORCE MAIN** | | | | | | | **696,484.50** | **-** | **696,484.50** |
| | **LIFT STATION** | | | | | | | | |
| 1 | Lift Station<br>*No Generator or Building* | 1.00 | LS | 785,000.00 | 100.00 | - | 785,000.00 | - | 785,000.00 |
| **Total LIFT STATION** | | | | | | | **785,000.00** | **-** | **785,000.00** |
| | **LENNAR DISCOUNT** | | | | | | | | |
| 1 | Lennar discount on Sanitary Sewers | 1.00 | LS | -$346,705.00 | 100.00 | - | (346,705.00) | - | (346,705.00) |

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| Total LENNAR DISCOUNT | | | | | | | (346,705.00) | - | (346,705.00) |
| TOTAL CONTRACT | | | | | | | 5,637,483.21 | 960,294.89 | 6,597,778.10 |
| CHANGE ORDERS | | | | | | | | | |
| CHANGE ORDER 1 | | | | | | | | | |
| 1 | Cut & Stockpile | 535.00 | CY | $1.85 | 24.58 | 75.42 | 243.29 | 746.46 | 989.75 |
| 2 | Load, Haul & Place | 535.00 | CY | $2.60 | 24.58 | 75.42 | 341.93 | 1,049.07 | 1,391.00 |
| 3 | Import Fill | 1,975.00 | TN | $21.93 | 24.58 | 75.42 | 10,646.65 | 32,665.10 | 43,311.75 |
| 4 | Milling | 1.00 | LS | $4,000.00 | 24.58 | 75.42 | 983.26 | 3,016.74 | 4,000.00 |
| 5 | Laser Grade | 279,000.00 | SF | $0.06 | 24.58 | 75.42 | 4,114.93 | 12,625.07 | 16,740.00 |
| 6 | Survey | 1.00 | LS | $15,850.00 | 24.58 | 75.42 | 3,896.16 | 11,953.84 | 15,850.00 |
| Total CHANGE ORDER 1 EARTHWORK | | | | | | | 20,226.22 | 62,056.28 | 82,282.50 |
| CHANGE ORDER 2 | | | | | | | | | |
| 1 | 6" PVC SDR-26 | 972.00 | LF | 27.50 | 100.00 | - | 26,730.00 | - | 26,730.00 |
| 2 | 8" PVC SDR-26 12/14 | 286.00 | LF | $77.00 | 100.00 | - | 22,022.00 | - | 22,022.00 |
| 3 | 8" PVC C-900 12/14 | 242.00 | LF | $88.50 | 100.00 | - | 21,417.00 | - | 21,417.00 |
| 4 | 8" PVC C-900 14/16 | 2,149.00 | LF | $96.00 | 100.00 | - | 206,304.00 | - | 206,304.00 |
| 5 | 8" PVC C-900 16/18 | 2,371.00 | LF | $111.60 | 100.00 | - | 264,603.60 | - | 264,603.60 |
| 6 | 8" PVC C-900 18/20 | 521.00 | LF | $118.50 | 100.00 | - | 61,738.50 | - | 61,738.50 |
| 7 | 10" PVC C-900 18/20 | 113.00 | LF | $161.00 | 100.00 | - | 18,193.00 | - | 18,193.00 |
| 8 | 8" Coupling SDR-26 | 4.00 | EA | $240.00 | 100.00 | - | 960.00 | - | 960.00 |
| 9 | 8" Coupling C-900 | 40.00 | EA | $280.00 | 100.00 | - | 11,200.00 | - | 11,200.00 |
| 10 | 10" Coupling C-900 | 4.00 | EA | $950.00 | 100.00 | - | 3,800.00 | - | 3,800.00 |
| 11 | 8" Manhole Adaptor SDR-26 | 4.00 | EA | $210.00 | 100.00 | - | 840.00 | - | 840.00 |
| 12 | 8" Manhole Adaptor C-900 | 40.00 | EA | $275.00 | 100.00 | - | 11,000.00 | - | 11,000.00 |
| 13 | 10" Manhole Adaptor C-900 | 4.00 | EA | $1,250.00 | 100.00 | - | 5,000.00 | - | 5,000.00 |
| 14 | 8" x 6" Wye SDR-26 | 5.00 | EA | $280.00 | 100.00 | - | 1,400.00 | - | 1,400.00 |
| 15 | 8" x 6" Wye C-900 | 79.00 | EA | $555.00 | 100.00 | - | 43,845.00 | - | 43,845.00 |
| 16 | 6" SDR-26 / C-900 Adaptor | 39.00 | EA | $220.00 | 100.00 | - | 8,580.00 | - | 8,580.00 |
| 17 | 6" 45 Bend PVC SDR-26 | 85.00 | EA | $100.00 | 100.00 | - | 8,500.00 | - | 8,500.00 |
| 18 | 6" Cap PVC SDR-26 | 34.00 | EA | $54.00 | 100.00 | - | 1,836.00 | - | 1,836.00 |
| 19 | 6" Cleanout Ass'y. PVC SDR-26 | 34.00 | EA | $510.00 | 100.00 | - | 17,340.00 | - | 17,340.00 |
| *Subtotal* | | | | | | | *735,309.10* | - | *735,309.10* |
| 1 | 6" PVC C-900 | (800.00) | LF | $33.00 | 100.00 | - | (26,400.00) | - | (26,400.00) |
| 2 | 8" DIP Epoxy Coated 12/14 | (523.00) | LF | $145.00 | 100.00 | - | (75,835.00) | - | (75,835.00) |
| 3 | 8" DIP Epoxy Coated 14/16 | (2,133.00) | LF | $153.00 | 100.00 | - | (326,349.00) | - | (326,349.00) |
| 4 | 8" DIP Epoxy Coated 16/18 | (2,433.00) | LF | $164.00 | 100.00 | - | (399,012.00) | - | (399,012.00) |
| 5 | 8" DIP Epoxy Coated 18/20 | (481.00) | LF | $175.00 | 100.00 | - | (84,175.00) | - | (84,175.00) |
| 6 | 10" DIP Epoxy Coated 18/20 | (105.00) | LF | $222.00 | 100.00 | - | (23,310.00) | - | (23,310.00) |
| 7 | 8" Coupling DIP | (44.00) | EA | $975.00 | 100.00 | - | (42,900.00) | - | (42,900.00) |
| 8 | 10" Coupling DIP | (4.00) | EA | $1,550.00 | 100.00 | - | (6,200.00) | - | (6,200.00) |
| 9 | 8" Manhole Adaptor DIP | (44.00) | EA | $1,050.00 | 100.00 | - | (46,200.00) | - | (46,200.00) |
| 10 | 10" Manhole Adaptor DIP | (4.00) | EA | $2,150.00 | 100.00 | - | (8,600.00) | - | (8,600.00) |
| 11 | 8" x 6" Wye DIP | (78.00) | EA | $1,860.00 | 100.00 | - | (145,080.00) | - | (145,080.00) |
| 12 | 6" 45 Bend PVC C-900 | (70.00) | EA | $275.00 | 100.00 | - | (19,250.00) | - | (19,250.00) |
| 13 | 6" Cap PVC C-900 | (28.00) | EA | $120.00 | 100.00 | - | (3,360.00) | - | (3,360.00) |
| 14 | 6" Cleanout Ass'y. PVC C-900 | (28.00) | EA | $955.00 | 100.00 | - | (26,740.00) | - | (26,740.00) |
| *Subtotal* | | | | | | | *(1,233,411.00)* | - | *(1,233,411.00)* |
| *1* | *3% ADJUSTMENT* | *1.00* | *LS* | *$14,943.06* | *100.00* | - | *14,943.06* | - | *14,943.06* |
| Total CHANGE ORDER 2 SAN. SEWER | | | | | | | (483,158.84) | - | (483,158.84) |
| CHANGE ORDER 3 | | | | | | | | | |
| 1 | Trash Haul Off | 18.00 | LD | $1,500.00 | 24.58 | 75.42 | 6,636.99 | 20,363.01 | 27,000.00 |
| 2 | Tire Haul Off | 1.00 | LD | $1,500.00 | 24.58 | 75.42 | 368.72 | 1,131.28 | 1,500.00 |
| Total CHANGE ORDER 3 EARTHWORK | | | | | | | 7,005.71 | 21,494.29 | 28,500.00 |
| CHANGE ORDER 4 | | | | | | | | | |

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| 1 | 12" Compacted Subgrade | 60.00 | SY | $1.09 | 100.00 | - | 65.40 | - | 65.40 |
| 2 | 8" Rock Base | 60.00 | SY | $15.82 | 100.00 | - | 949.20 | - | 949.20 |
| 3 | 1" Type SP-9.5 Asphalt (1st Lift) | 60.00 | SY | $7.50 | 100.00 | - | 450.00 | - | 450.00 |
| 4 | 1" Type FC-9.5 Asphalt (2nd Lift) | 60.00 | SY | $7.50 | 100.00 | - | 450.00 | - | 450.00 |
| ***Subtotal PAVEMENT: ASPHALT*** | | | | | | | ***1,914.60*** | ***-*** | ***1,914.60*** |
| 1 | 18" HDPE<br>*Solid Pipe Added Between Structure #60 And Structure #6 / Structures 16-16A - (Sheet C-10)* | 20.00 | LF | $52.29 | 100.00 | - | 1,045.80 | - | 1,045.80 |
| 2 | Pipe Bedding | 5.00 | TN | $30.83 | 100.00 | - | 154.15 | - | 154.15 |
| 3 | Valley Inlet 48" Dia.w/ USF 5105-6148 | 1.00 | EA | $3,650.00 | 100.00 | - | 3,650.00 | - | 3,650.00 |
| 4 | PRB's for 18" FD (CMP)<br>*Per Sheet C-16, Structure Table* | 5.00 | EA | $670.00 | 100.00 | - | 3,350.00 | - | 3,350.00 |
| 5 | Filter Fabric in Grates | 1.00 | EA | $25.00 | 100.00 | - | 25.00 | - | 25.00 |
| 6 | Vacuum Structures For Derm Walk-through | 1.00 | EA | $250.00 | 100.00 | - | 250.00 | - | 250.00 |
| ***Subtotal STORM DRAIN*** | | | | | | | ***8,474.95*** | ***-*** | ***8,474.95*** |
| 1 | Valley Inlet 60" Dia.w/ USF 5105-6148 | 1.00 | EA | $4,500.00 | 100.00 | - | 4,500.00 | - | 4,500.00 |
| 2 | Valley Inlet 48" Dia.w/ USF 5105-6148 | (1.00) | EA | $3,650.00 | 100.00 | - | (3,650.00) | - | (3,650.00) |
| ***Subtotal STORM DRAIN: STRUCTURE SIZE INCREASE - MARKED UP SHOP DRAWING*** | | | | | | | ***850.00*** | ***-*** | ***850.00*** |
| **Grand total CHANGE ORDER 4** | | | | | | | **11,239.55** | **-** | **11,239.55** |
| **CHANGE ORDER 5** | | | | | | | | | |
| 1 | 10" DIP Epoxy Coated 18/20 | 60.00 | LF | $222.00 | 100.00 | - | 13,320.00 | - | 13,320.00 |
| 2 | 10" Coupling DIP | 2.00 | EA | $1,550.00 | 100.00 | - | 3,100.00 | - | 3,100.00 |
| 3 | 10" Manhole Adaptor DIP | 2.00 | EA | $2,150.00 | 100.00 | - | 4,300.00 | - | 4,300.00 |
| ***Subtotal*** | | | | | | | ***20,720.00*** | ***-*** | ***20,720.00*** |
| 1 | 10" PVC C-900 18/20 | (60.00) | LF | $161.00 | 100.00 | - | (9,660.00) | - | (9,660.00) |
| 2 | 10" Coupling C-900 | (2.00) | EA | $950.00 | 100.00 | - | (1,900.00) | - | (1,900.00) |
| 3 | 10" Manhole Adaptor C-900 | (2.00) | EA | $1,250.00 | 100.00 | - | (2,500.00) | - | (2,500.00) |
| ***Subtotal*** | | | | | | | ***(14,060.00)*** | ***-*** | ***(14,060.00)*** |
| **Grand total CHANGE ORDER 5 SAN. SEWER: SCOPE FROM MANHOLE #5 TO LIFT STATION** | | | | | | | **6,660.00** | **-** | **6,660.00** |
| **CHANGE ORDER 6** | | | | | | | | | |
| 1 | Trenching | 7,220.00 | LF | $4.72 | 100.00 | - | 34,078.40 | - | 34,078.40 |
| 2 | Marking Wire | 9,780.00 | LF | $0.40 | 100.00 | - | 3,912.00 | - | 3,912.00 |
| 3 | 3" PVC Conduit (Sched. 80) | 670.00 | LF | $6.81 | 100.00 | - | 4,562.70 | - | 4,562.70 |
| 4 | 3" PVC Conduit (Sched. 40) | 1,325.00 | LF | $5.81 | 100.00 | - | 7,698.25 | - | 7,698.25 |
| 5 | 2" PVC Conduit (Sched. 80) | 605.00 | LF | $5.55 | 100.00 | - | 3,357.75 | - | 3,357.75 |
| 6 | 2" PVC Conduit (Sched. 40) | 7,180.00 | LF | $4.55 | 100.00 | - | 32,669.00 | - | 32,669.00 |
| 7 | 3" 90º Bends | 15.00 | EA | $38.00 | 100.00 | - | 570.00 | - | 570.00 |
| 8 | 2" 90º Bends | 55.00 | EA | $25.00 | 100.00 | - | 1,375.00 | - | 1,375.00 |
| 9 | 3" Coupling | 30.00 | EA | $10.00 | 100.00 | - | 300.00 | - | 300.00 |
| 10 | 2" Coupling | 110.00 | EA | $8.00 | 100.00 | - | 880.00 | - | 880.00 |
| 11 | Survey | 1.00 | LS | $2,598.30 | 100.00 | - | 2,598.30 | - | 2,598.30 |
| ***Subtotal PRIMARY: (FURNISH & INSTALL)*** | | | | | | | ***92,001.40*** | ***-*** | ***92,001.40*** |
| 1 | Trenching | 505.00 | LF | $4.72 | 100.00 | - | 2,383.60 | - | 2,383.60 |
| 2 | Marking Wire | 7,320.00 | LF | $0.40 | 100.00 | - | 2,928.00 | - | 2,928.00 |
| 3 | 2" PVC Conduit (Sched. 40) | 7,320.00 | LF | $4.55 | 100.00 | - | 33,306.00 | - | 33,306.00 |
| 4 | 2" 90º Bends | 156.00 | EA | $25.00 | 100.00 | - | 3,900.00 | - | 3,900.00 |
| 5 | 2" Coupling | 312.00 | EA | $8.00 | 100.00 | - | 2,496.00 | - | 2,496.00 |
| 6 | Survey | 1.00 | LS | $500.00 | 100.00 | - | 500.00 | - | 500.00 |
| ***Subtotal SECONDARY: (FURNISH & INSTALL)*** | | | | | | | ***45,513.60*** | ***-*** | ***45,513.60*** |
| **Grand total CHANGE ORDER 6** | | | | | | | **137,515.00** | **-** | **137,515.00** |
| **CHANGE ORDER 7** | | | | | | | | | |
| 1 | Import Fill (Sand Fill) | 4,658.27 | TN | $13.16 | 24.58 | 75.42 | 15,069.12 | 46,233.71 | 61,302.83 |
| **Grand total CHANGE ORDER 7 EARTHWORK** | | | | | | | **15,069.12** | **46,233.71** | **61,302.83** |
| **CHANGE ORDER 9** | | | | | | | | | |
| 1 | 8" DIP | 10.00 | LF | $72.00 | 100.00 | - | 720.00 | - | 720.00 |

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| 2 | 6" DIP | 40.00 | LF | $58.00 | 100.00 | - | 2,320.00 | - | 2,320.00 |
| 3 | Fire Hydrant w/ Mega Lug | 2.00 | EA | $4,550.00 | 100.00 | - | 9,100.00 | - | 9,100.00 |
| 4 | 6" Gate Valve & Box w/ Mega Lug | 1.00 | EA | $2,100.00 | 100.00 | - | 2,100.00 | - | 2,100.00 |
| 5 | 8" x 6" Tee w/ Mega Lug | 1.00 | EA | $1,250.00 | 100.00 | - | 1,250.00 | - | 1,250.00 |
| 6 | 8" 45 Offset Bend w/ Mega Lug | 4.00 | EA | $890.00 | 100.00 | - | 3,560.00 | - | 3,560.00 |
| 7 | 2" Sleeves | 2.00 | EA | $950.00 | 100.00 | - | 1,900.00 | - | 1,900.00 |
| 8 | 8" x 6" Tapping Sleeve & Valve | 1.00 | EA | $11,850.00 | 100.00 | - | 11,850.00 | - | 11,850.00 |
| ***Subtotal WATER*** | | | | | | | ***32,800.00*** | ***-*** | ***32,800.00*** |
| 1 | 6" PVC SDR-26 | 40.00 | LF | $27.50 | 100.00 | - | 1,100.00 | - | 1,100.00 |
| 2 | 8" PVC C-900 12/14 | 287.00 | LF | $88.50 | 100.00 | - | 25,399.50 | - | 25,399.50 |
| 3 | 8" x 6" Wye C-900 | 5.00 | EA | $555.00 | 100.00 | - | 2,775.00 | - | 2,775.00 |
| 4 | 6" 45 Bend PVC SDR-26 | 13.00 | EA | $100.00 | 100.00 | - | 1,300.00 | - | 1,300.00 |
| 5 | 6" Cap PVC SDR-26 | 5.00 | EA | $54.00 | 100.00 | - | 270.00 | - | 270.00 |
| 6 | 6" Cleanout Ass'y. PVC SDR-26 | 5.00 | EA | $510.00 | 100.00 | - | 2,550.00 | - | 2,550.00 |
| 7 | Wood Stakes | 5.00 | EA | $11.00 | 100.00 | - | 55.00 | - | 55.00 |
| 8 | Manhole 18/20 | 1.00 | EA | $11,250.00 | 100.00 | - | 11,250.00 | - | 11,250.00 |
| ***Subtotal SAN. SEWER*** | | | | | | | ***44,699.50*** | ***-*** | ***44,699.50*** |
| 1 | 8" PVC C-900 14/16 | (55.00) | LF | $96.00 | 100.00 | - | (5,280.00) | - | (5,280.00) |
| 2 | 8" PVC C-900 16/18 | (14.00) | LF | $111.60 | 100.00 | - | (1,562.40) | - | (1,562.40) |
| 3 | 8" PVC C-900 18/20 | (217.00) | LF | $118.50 | 100.00 | - | (25,714.50) | - | (25,714.50) |
| 4 | Manhole 14/16 | (1.00) | EA | $7,000.00 | 100.00 | - | (7,000.00) | - | (7,000.00) |
| ***Subtotal SAN. SEWER*** | | | | | | | ***(39,556.90)*** | ***-*** | ***(39,556.90)*** |
| 1 | 8" 45 Offset Bend w/ Mega Lug | 4.00 | EA | $1,450.00 | 100.00 | - | 5,800.00 | - | 5,800.00 |
| ***Subtotal FORCE MAIN*** | | | | | | | ***5,800.00*** | ***-*** | ***5,800.00*** |
| **Grand total CHANGE ORDER 9** | | | | | | | **43,742.60** | **-** | **43,742.60** |
| **Grand total CHANGE ORDERS** | | | | | | | **(241,700.64)** | **129,784.28** | **(111,916.36)** |
| **TOTAL CONTRACT & CHANGE ORDERS** | | | | | | | **5,395,782.57** | **1,090,079.17** | **6,485,861.74** |
| | | | | | | | | | |
| | | | | **OTHER COSTS** | | | | | |
| 1 | CDD Soft Cost and Contingency | 0.15 | % | 6,485,861.74 | 83.19 | 16.81 | 809,367.39 | 163,511.87 | 972,879.26 |
| 2 | Water Conn. Fee (78 SFH@ 210 GPD) | 16,380.00 | GPD | 1.39 | 100.00 | | 22,768.20 | - | 22,768.20 |
| 3 | Sewer Conn Fees (78 SFH@ 210 GPD) | 16,380.00 | GPD | 5.60 | 100.00 | | 91,728.00 | - | 91,728.00 |
| 4 | Mobility Fees for 78 SFH | 78.00 | EA | 10,625.00 | 100.00 | | 828,750.00 | - | 828,750.00 |
| **Sub-total Other Costs** | | | | | | | **1,752,613.59** | **163,511.87** | **1,916,125.46** |
| **GRAND TOTAL** | | | | | | | **7,148,396.16** | **1,253,591.04** | **8,401,987.20** |

## Summary of Biscayne Drive Estates CDD Expansion Area (the Abess Plat) Estimate of Construction Costs (Rounded to $1K)

| Item Description | Cost ($) | Begin Quarter/Year | End Quarter/Year |
|---|---|---|---|
| Roadway Improvements Including Miami-Dade Mobility Fees for 78 SFH | 2,096,000 | Q3/2025 | Q3/2026 |
| Stormwater Management and Drainage | 1,055,000 | Q3/2025 | Q3/2026 |
| Water Distribution System, Including Water Connection Fees for 78 SFH | 1,227,000 | Q3/2025 | Q3/2026 |
| Sanitary Sewer System, Including Connection Fees for 78 SFH | 2,773,000 | Q3/2025 | Q3/2026 |
| **Total** | **7,151,000** | | |

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| | **Biscayne Drive Estates CDD Expansion Area** | | | | | | | | |
| | **Estimate of Construction Costs** | | | | | | | | |
| | **Abess South Plat** | | | | | | | | |
| | **DEMOLITION** | | | | | | | | |
| 1 | Asphalt Removal | 3,950.00 | SF | 1.55 | 16.50 | 83.50 | 1,010.37 | 5,112.13 | 6,122.50 |
| 2 | Sawcut Existing | 1,615.00 | LF | 1.10 | 16.50 | 83.50 | 293.17 | 1,483.33 | 1,776.50 |
| 3 | MOT & Traffic Control | 1.00 | EA | 500.00 | 16.50 | 83.50 | 82.51 | 417.49 | 500.00 |
| **Total DEMOLITION** | | | | | | | **1,386.05** | **7,012.95** | **8,399.00** |
| | **EARTHWORK** | | | | | | | | |
| 1 | Disc Site | 30.00 | AC | 412.00 | 16.50 | 83.50 | 2,039.71 | 10,320.29 | 12,360.00 |
| 2 | Silt Fence (No Maintenance) | 6,625.00 | LF | 1.96 | 100.00 | - | 12,985.00 | - | 12,985.00 |
| 3 | Washed Rock Entrance | 1.00 | EA | 3,610.00 | 100.00 | - | 3,610.00 | - | 3,610.00 |
| 4 | Proof Roll Site | 134,760.00 | SY | 0.11 | 16.50 | 83.50 | 2,446.27 | 12,377.33 | 14,823.60 |
| 5 | Cut & Balance | 2,375.00 | CY | 1.55 | 16.50 | 83.50 | 607.50 | 3,073.75 | 3,681.25 |
| 6 | Import Fill | 104,985.00 | TN | 21.93 | 16.50 | 83.50 | 379,940.60 | 1,922,380.45 | 2,302,321.05 |
| 7 | Miscellaneous Landscape Grading | 375,605.00 | SF | 0.06 | 16.50 | 83.50 | 3,719.05 | 18,817.25 | 22,536.30 |
| 8 | Laser Grade Building Pad @ 12" Below FFE | 804,470.00 | SF | 0.06 | - | 100.00 | - | 48,268.20 | 48,268.20 |
| 9 | MOT & Traffic Control | 1.00 | LS | 3,500.00 | 16.50 | 83.50 | 577.59 | 2,922.41 | 3,500.00 |
| 10 | Survey | 1.00 | LS | 55,550.00 | 16.50 | 83.50 | 9,167.14 | 46,382.86 | 55,550.00 |
| **Grand total EARTHWORK** | | | | | | | **415,092.85** | **2,064,542.55** | **2,479,635.40** |
| | **PAVEMENT: ASPHALT** | | | | | | | | |
| 1 | 12" Compacted Subgrade | 15,645.00 | SY | 1.09 | 100.00 | - | 17,053.05 | - | 17,053.05 |
| 2 | 8" Rock Base | 14,830.00 | SY | 15.82 | 100.00 | - | 234,610.60 | - | 234,610.60 |
| 3 | 1" Type S-III Asphalt (1st Lift) | 9,415.00 | SY | 7.50 | 100.00 | - | 70,612.50 | - | 70,612.50 |
| 4 | 1" Type S-III Asphalt (2nd Lift) | 9,415.00 | SY | 7.50 | 100.00 | - | 70,612.50 | - | 70,612.50 |
| 5 | 2" Type S-III Asphalt (1st Lift) | 4,640.00 | SY | 15.00 | 100.00 | - | 69,600.00 | - | 69,600.00 |
| 6 | 1" Type S-III Asphalt (2nd Lift) | 4,640.00 | SY | 7.50 | 100.00 | - | 34,800.00 | - | 34,800.00 |
| 7 | 1" Milling Existing Asphalt | 4,605.00 | SY | 1.55 | 100.00 | - | 7,137.75 | - | 7,137.75 |
| 8 | 1" Type S-III Asphalt Overlay<br>*Overlay At SW 287th Street (1,705 SY) And SW 288th Street (2,900 SY)* | 4,605.00 | SY | 7.50 | 100.00 | - | 34,537.50 | - | 34,537.50 |
| 9 | Traffic Loop Restoration | 3.00 | EA | 3,000.00 | 100.00 | - | 9,000.00 | - | 9,000.00 |
| 10 | MOT & Traffic Control | 1.00 | LS | 2,500.00 | 100.00 | - | 2,500.00 | - | 2,500.00 |
| 11 | Survey | 1.00 | LS | 10,850.00 | 100.00 | - | 10,850.00 | - | 10,850.00 |
| **Grand total PAVEMENT: ASPHALT** | | | | | | | **561,313.90** | **-** | **561,313.90** |
| | **CONCRETE: SIDEWALK NOT INCLUDED** | | | | | | | | |
| 1 | 2' Valley Gutter | 9,265.00 | LF | 14.25 | 100.00 | - | 132,026.25 | - | 132,026.25 |
| 2 | 6" x 12" Type "D" Curb | 95.00 | LF | 10.50 | 100.00 | - | 997.50 | - | 997.50 |
| 3 | MOT & Traffic Control | 1.00 | LS | 500.00 | 100.00 | - | 500.00 | - | 500.00 |
| 4 | Survey | 1.00 | LS | 5,850.00 | 100.00 | - | 5,850.00 | - | 5,850.00 |
| **Grand total CONCRETE: SIDEWALK NOT INCLUDED** | | | | | | | **139,373.75** | **-** | **139,373.75** |
| | **SIGNS & MARKINGS: 2nd LIFT - ONE TIME ONLY** | | | | | | | | |
| 1 | R1-1 w/ (2) D3-1 | 8.00 | EA | 212.00 | 100.00 | - | 1,696.00 | - | 1,696.00 |
| 2 | R1-1 w/ R3-5R | 1.00 | EA | 212.00 | 100.00 | - | 212.00 | - | 212.00 |
| 3 | R4-7B | 4.00 | EA | 196.00 | 100.00 | - | 784.00 | - | 784.00 |
| 4 | R1-2 | 2.00 | EA | 196.00 | 100.00 | - | 392.00 | - | 392.00 |
| 5 | 6" White 2' - 4' Skip (P) | 785.00 | LF | 0.80 | 100.00 | - | 628.00 | - | 628.00 |
| 6 | 6" Yellow 10' - 30' Skip (P) | 1,340.00 | LF | 0.80 | 100.00 | - | 1,072.00 | - | 1,072.00 |
| 7 | 6" Double Yellow (P) | 790.00 | LF | 1.66 | 100.00 | - | 1,311.40 | - | 1,311.40 |
| 8 | 6" White (P) | 4,565.00 | LF | 0.80 | 100.00 | - | 3,652.00 | - | 3,652.00 |
| 9 | 6" Yellow (P) | 2,325.00 | LF | 0.80 | 100.00 | - | 1,860.00 | - | 1,860.00 |
| 10 | 12" White (P) | 615.00 | LF | 1.55 | 100.00 | - | 953.25 | - | 953.25 |
| 11 | 18" Yellow (P) | 315.00 | LF | 1.95 | 100.00 | - | 614.25 | - | 614.25 |
| 12 | 24" White (P) | 210.00 | LF | 2.20 | 100.00 | - | 462.00 | - | 462.00 |
| 13 | 6" White 2' - 4' Skip (T) | 785.00 | LF | 1.10 | 100.00 | - | 863.50 | - | 863.50 |

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) CDD | Proportion (%) Non-CDD | Estimated Cost ($) CDD | Estimated Cost ($) Non-CDD | Estimated Cost ($) Total |
|---|---|---|---|---|---|---|---|---|---|
| | **Biscayne Drive Estates CDD Expansion Area — Estimate of Construction Costs — Abess South Plat** | | | | | | | | |
| 14 | 6" Yellow 10' - 30' Skip (T) | 1,340.00 | LF | 1.10 | 100.00 | - | 1,474.00 | - | 1,474.00 |
| 15 | 6" Double Yellow (T) | 790.00 | LF | 1.66 | 100.00 | - | 1,311.40 | - | 1,311.40 |
| 16 | 6" White (T) | 4,565.00 | LF | 1.10 | 100.00 | - | 5,021.50 | - | 5,021.50 |
| 17 | 6" Yellow (T) | 2,325.00 | LF | 1.10 | 100.00 | - | 2,557.50 | - | 2,557.50 |
| 18 | 12" White (T) | 615.00 | LF | 2.15 | 100.00 | - | 1,322.25 | - | 1,322.25 |
| 19 | 18" Yellow (T) | 315.00 | LF | 2.95 | 100.00 | - | 929.25 | - | 929.25 |
| 20 | 24" White (T) | 210.00 | LF | 3.30 | 100.00 | - | 693.00 | - | 693.00 |
| 21 | White Directional Arrow (T) | 27.00 | EA | 69.00 | 100.00 | - | 1,863.00 | - | 1,863.00 |
| 22 | Double Parking Stall (P) | 4.00 | EA | 7.00 | 100.00 | - | 28.00 | - | 28.00 |
| 23 | Handicap Stall w/ Sign & Logo (P) | 1.00 | EA | 315.00 | 100.00 | - | 315.00 | - | 315.00 |
| 24 | Handicap Walkway (P) | 1.00 | EA | 70.00 | 100.00 | - | 70.00 | - | 70.00 |
| 25 | Pavement Symbol "BICYCLE" (P) | 3.00 | EA | 320.00 | 100.00 | - | 960.00 | - | 960.00 |
| 26 | Pavement Message "ONLY" (P) | 5.00 | EA | 100.00 | 100.00 | - | 500.00 | - | 500.00 |
| 27 | RPMs Amber / Amber | 68.00 | EA | 6.00 | 100.00 | - | 408.00 | - | 408.00 |
| 28 | RPMs Blue | 10.00 | EA | 6.00 | 100.00 | - | 60.00 | - | 60.00 |
| 29 | MOT & Traffic Control | 1.00 | LS | 1,500.00 | 100.00 | - | 1,500.00 | - | 1,500.00 |
| 30 | Survey | 1.00 | LS | 5,850.00 | 100.00 | - | 5,850.00 | - | 5,850.00 |
| **Grand total SIGNS & MARKINGS: 2nd LIFT - ONE TIME ONLY** | | | | | | | **39,363.30** | **-** | **39,363.30** |
| | **STORM DRAIN: STRUCTURE TABLE NEED TO BE UPDATED** | | | | | | | | |
| 1 | 18" French Drain w/ P-HDPE (3.5' x 15' Trench) | 1,605.00 | LF | 184.50 | 100.00 | - | 296,122.50 | - | 296,122.50 |
| 2 | 24" French Drain w/ P-PP (4' x 15' Trench) | 555.00 | LF | 195.00 | 100.00 | - | 108,225.00 | - | 108,225.00 |
| 3 | 24" PP | 285.00 | LF | 85.00 | 100.00 | - | 24,225.00 | - | 24,225.00 |
| 4 | 18" HDPE | 335.00 | LF | 52.29 | 100.00 | - | 17,517.15 | - | 17,517.15 |
| 5 | Pipe Bedding | 850.00 | TN | 30.83 | 100.00 | - | 26,205.50 | - | 26,205.50 |
| 6 | Catch Basin 48" Dia. w/ USF 4155-6210 | 6.00 | EA | 3,450.00 | 100.00 | - | 20,700.00 | - | 20,700.00 |
| 7 | Valley Inlet 48" Dia.w/ USF 5112-6143 | 43.00 | EA | 3,650.00 | 100.00 | - | 156,950.00 | - | 156,950.00 |
| 8 | Concrete Collar for Catch Basin | 1.00 | EA | 385.00 | 100.00 | - | 385.00 | - | 385.00 |
| 9 | Concrete Collar for Existing Catch Basin | 1.00 | EA | 385.00 | 100.00 | - | 385.00 | - | 385.00 |
| 10 | Concrete Apron for Catch Basin | 4.00 | EA | 385.00 | 100.00 | - | 1,540.00 | - | 1,540.00 |
| 11 | PRB's for 24" FD (CMP) | 8.00 | EA | 870.00 | 100.00 | - | 6,960.00 | - | 6,960.00 |
| 12 | PRB's for 18" FD (CMP) | 46.00 | EA | 670.00 | 100.00 | - | 30,820.00 | - | 30,820.00 |
| 13 | 18" Endcap HDPE | 46.00 | EA | 250.00 | 100.00 | - | 11,500.00 | - | 11,500.00 |
| 14 | Trench Box | 1.00 | LS | 56,769.42 | 100.00 | - | 56,769.42 | - | 56,769.42 |
| 15 | Coredrill & Connect | 1.00 | EA | 850.00 | 100.00 | - | 850.00 | - | 850.00 |
| 16 | Excavate & Connect to Existing | 1.00 | EA | 850.00 | 100.00 | - | 850.00 | - | 850.00 |
| 17 | Adjust Existing Rim w/ Brick & Motar | 1.00 | EA | 550.00 | 100.00 | - | 550.00 | - | 550.00 |
| 18 | Filter Fabric in Grates | 49.00 | EA | 25.00 | 100.00 | - | 1,225.00 | - | 1,225.00 |
| 19 | Filter Fabric in Existing Grates | 20.00 | EA | 25.00 | 100.00 | - | 500.00 | - | 500.00 |
| 20 | Vacuum Structures For Derm Walk-through | 49.00 | EA | 250.00 | 100.00 | - | 12,250.00 | - | 12,250.00 |
| 21 | Steel Plate Rental | 1.00 | LS | 1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 22 | Base & Subgrade Restoration w/ CLR | 1.00 | LS | 3,500.00 | 100.00 | - | 3,500.00 | - | 3,500.00 |
| 23 | Pavement Restoration | 1.00 | LS | 3,500.00 | 100.00 | - | 3,500.00 | - | 3,500.00 |
| 24 | Sawcut Existing | 1.00 | LS | 515.00 | 100.00 | - | 515.00 | - | 515.00 |
| 25 | MOT & Traffic Control | 1.00 | LS | 2,500.00 | 100.00 | - | 2,500.00 | - | 2,500.00 |
| 26 | Survey | 1.00 | LS | 2,440.00 | 100.00 | - | 2,440.00 | - | 2,440.00 |
| **Grand total STORM DRAIN: STRUCTURE TABLE NEED TO BE UPDATED** | | | | | | | **788,874.57** | **-** | **788,874.57** |
| | **WATER** | | | | | | | | |
| 1 | 16" DIP | 665.00 | LF | 154.00 | 100.00 | - | 102,410.00 | - | 102,410.00 |
| 2 | 12" DIP | 1,315.00 | LF | 102.00 | 100.00 | - | 134,130.00 | - | 134,130.00 |
| 3 | 8" DIP | 2,130.00 | LF | 72.00 | 100.00 | - | 153,360.00 | - | 153,360.00 |
| 4 | 6" DIP | 180.00 | LF | 58.00 | 100.00 | - | 10,440.00 | - | 10,440.00 |
| 5 | Blueline Paint Water Main | 4,290.00 | LF | 0.40 | 100.00 | - | 1,716.00 | - | 1,716.00 |
| 6 | Pipe Bedding for Water Main | 2,050.00 | TN | 30.83 | 100.00 | - | 63,201.50 | - | 63,201.50 |

| Biscayne Drive Estates CDD Expansion Area<br>Estimate of Construction Costs<br>Abess South Plat | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| 7 | Fire Hydrant w/ Mega Lug | 10.00 | EA | 4,550.00 | 100.00 | - | 45,500.00 | - | 45,500.00 |
| 8 | 16" Gate Valve & Box w/ Mega Lug | 3.00 | EA | 10,850.00 | 100.00 | - | 32,550.00 | - | 32,550.00 |
| 9 | 12" Gate Valve & Box w/ Mega Lug | 1.00 | EA | 5,550.00 | 100.00 | - | 5,550.00 | - | 5,550.00 |
| 10 | 8" Gate Valve & Box w/ Mega Lug | 3.00 | EA | 2,850.00 | 100.00 | - | 8,550.00 | - | 8,550.00 |
| 11 | 6" Gate Valve & Box w/ Mega Lug | 10.00 | EA | 2,100.00 | 100.00 | - | 21,000.00 | - | 21,000.00 |
| 12 | 16" x 12" Tee w/ Mega Lug | 1.00 | EA | 11,250.00 | 100.00 | - | 11,250.00 | - | 11,250.00 |
| 13 | 16" x 8" Tee w/ Mega Lug | 2.00 | EA | 9,000.00 | 100.00 | - | 18,000.00 | - | 18,000.00 |
| 14 | 12" x 6" Tee w/ Mega Lug | 4.00 | EA | 2,350.00 | 100.00 | - | 9,400.00 | - | 9,400.00 |
| 15 | 8" x 8" Tee w/ Mega Lug | 1.00 | EA | 1,865.00 | 100.00 | - | 1,865.00 | - | 1,865.00 |
| 16 | 8" x 6" Tee w/ Mega Lug | 6.00 | EA | 1,763.00 | 100.00 | - | 10,578.00 | - | 10,578.00 |
| 17 | 12" 90 Bend w/ Mega Lug | 2.00 | EA | 1,565.00 | 100.00 | - | 3,130.00 | - | 3,130.00 |
| 18 | 8" 90 Bend w/ Mega Lug | 8.00 | EA | 1,240.00 | 100.00 | - | 9,920.00 | - | 9,920.00 |
| 19 | 8" 45 Offset Bend w/ Mega Lug | 14.00 | EA | 1,240.00 | 100.00 | - | 17,360.00 | - | 17,360.00 |
| 20 | 6" 45 Offset Bend w/ Mega Lug | 16.00 | EA | 745.00 | 100.00 | - | 11,920.00 | - | 11,920.00 |
| 21 | 16" Cap Tap 2" w/ Mega Lug | 2.00 | EA | 1,350.00 | 100.00 | - | 2,700.00 | - | 2,700.00 |
| 22 | 2" FVO Ass'y. | 2.00 | EA | 1,250.00 | 100.00 | - | 2,500.00 | - | 2,500.00 |
| 23 | 16" Pipe Joint Restraint | 10.00 | EA | 1,885.00 | 100.00 | - | 18,850.00 | - | 18,850.00 |
| 24 | 12" Pipe Joint Restraint | 16.00 | EA | 840.00 | 100.00 | - | 13,440.00 | - | 13,440.00 |
| 25 | 8" Pipe Joint Restraint | 35.00 | EA | 365.00 | 100.00 | - | 12,775.00 | - | 12,775.00 |
| 26 | 1" Double Water Service | 29.00 | EA | 1,220.00 | 100.00 | - | 35,380.00 | - | 35,380.00 |
| 27 | 1" Single Water Service<br>*Includes (3 EA) Water Service To Existing Lots* | 33.00 | EA | 1,220.00 | 100.00 | - | 40,260.00 | - | 40,260.00 |
| 28 | Wood Stakes | 91.00 | EA | 11.00 | 100.00 | - | 1,001.00 | - | 1,001.00 |
| 29 | Tie-In To Existing (Active 8" WM)<br>*Includes Notification Notice, WSDA Coordination Meetings, Testing And Crew/Equipment*<br>*For 3 Days* | 1.00 | EA | 12,850.00 | 100.00 | - | 12,850.00 | - | 12,850.00 |
| 30 | Remove Existing Plug & Connect | 4.00 | EA | 850.00 | 100.00 | - | 3,400.00 | - | 3,400.00 |
| 31 | 16" Fill & Flush Connection | 1.00 | EA | 3,400.00 | 100.00 | - | 3,400.00 | - | 3,400.00 |
| 32 | 12" Fill & Flush Connection | 1.00 | EA | 2,900.00 | 100.00 | - | 2,900.00 | - | 2,900.00 |
| 33 | 8" Fill & Flush Connection | 2.00 | EA | 1,850.00 | 100.00 | - | 3,700.00 | - | 3,700.00 |
| 34 | HRS & Sample Points | 1.00 | LS | 1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 35 | Sawcut Existing | 4,630.00 | LF | 1.10 | 100.00 | - | 5,093.00 | - | 5,093.00 |
| 36 | Steel Plate Rental | 1.00 | LS | 1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 37 | Base & Subgrade Restoration w/ CLR | 1,030.00 | SY | 20.00 | 100.00 | - | 20,600.00 | - | 20,600.00 |
| 38 | Pavement Restoration (4' Wide) | 1,030.00 | SY | 14.00 | 100.00 | - | 14,420.00 | - | 14,420.00 |
| 39 | 1" Milling Existing Asphalt | 1,095.00 | SY | 4.11 | 100.00 | - | 4,500.45 | - | 4,500.45 |
| 40 | 1" Type S-III Asphalt Overlay<br>*10' Wide Overlay At SW 177th Avenue (665' LF) And SW 286th Street (320' LF)* | 1,095.00 | SY | 4.11 | 100.00 | - | 4,500.45 | - | 4,500.45 |
| 41 | Pavement Marking Restoration | 1.00 | LS | 2,500.00 | 100.00 | - | 2,500.00 | - | 2,500.00 |
| 42 | MOT & Traffic Control | 1.00 | LS | 4,500.00 | 100.00 | - | 4,500.00 | - | 4,500.00 |
| 43 | Survey | 1.00 | LS | 6,850.00 | 100.00 | - | 6,850.00 | - | 6,850.00 |
| **Grand Total WATER** | | | | | | | **891,730.40** | **-** | **891,730.40** |
| **SAN. SEWER** | | | | | | | | | |
| 1 | 6" PVC SDR-26 | 2,410.00 | LF | 27.50 | 100.00 | - | 66,275.00 | - | 66,275.00 |
| 2 | 6" PVC C-900 | 1,075.00 | LF | 33.00 | 100.00 | - | 35,475.00 | - | 35,475.00 |
| 3 | 8" PVC SDR-26 0/6 | 1,266.00 | LF | 47.00 | 100.00 | - | 59,502.00 | - | 59,502.00 |
| 4 | 8" PVC SDR-26 6/8 | 1,390.00 | LF | 47.00 | 100.00 | - | 65,330.00 | - | 65,330.00 |
| 5 | 8" PVC SDR-26 8/10 | 336.00 | LF | 50.00 | 100.00 | - | 16,800.00 | - | 16,800.00 |
| 6 | 8" PVC SDR-26 10/12 | 275.00 | LF | 59.00 | 100.00 | - | 16,225.00 | - | 16,225.00 |
| 7 | 8" PVC SDR-26 12/14 | 360.00 | LF | 77.00 | 100.00 | - | 27,720.00 | - | 27,720.00 |
| 8 | 8" PVC SDR-26 14/16 | 133.00 | LF | 85.00 | 100.00 | - | 11,305.00 | - | 11,305.00 |

| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) CDD | Proportion (%) Non-CDD | Estimated Cost ($) CDD | Estimated Cost ($) Non-CDD | Estimated Cost ($) Total |
|---|---|---|---|---|---|---|---|---|---|
| | **Biscayne Drive Estates CDD Expansion Area<br>Estimate of Construction Costs<br>Abess South Plat** | | | | | | | | |
| 9 | 8" PVC C-900 14/16 | 304.00 | LF | 91.50 | 100.00 | - | 27,816.00 | - | 27,816.00 |
| 10 | 8" PVC C-900 16/18 | 657.00 | LF | 105.00 | 100.00 | - | 68,985.00 | - | 68,985.00 |
| 11 | 8" PVC C-900 18/20 | 54.00 | LF | 118.00 | 100.00 | - | 6,372.00 | - | 6,372.00 |
| 12 | Pipe Bedding for Sewer Laterals | 585.00 | TN | 30.83 | 100.00 | - | 18,035.55 | - | 18,035.55 |
| 13 | Manhole 0/6 | 5.00 | EA | 3,300.00 | 100.00 | - | 16,500.00 | - | 16,500.00 |
| 14 | Manhole 6/8 | 5.00 | EA | 3,600.00 | 100.00 | - | 18,000.00 | - | 18,000.00 |
| 15 | Manhole 8/10 | 1.00 | EA | 3,900.00 | 100.00 | - | 3,900.00 | - | 3,900.00 |
| 16 | Manhole 10/12 | 1.00 | EA | 4,350.00 | 100.00 | - | 4,350.00 | - | 4,350.00 |
| 17 | Manhole 12/14 | 1.00 | EA | 5,500.00 | 100.00 | - | 5,500.00 | - | 5,500.00 |
| 18 | Manhole 14/16 | 1.00 | EA | 7,000.00 | 100.00 | - | 7,000.00 | - | 7,000.00 |
| 19 | Manhole 16/18 | 3.00 | EA | 9,300.00 | 100.00 | - | 27,900.00 | - | 27,900.00 |
| 20 | Manhole 18/20 | 1.00 | EA | 11,250.00 | 100.00 | - | 11,250.00 | - | 11,250.00 |
| 21 | Shrink Wrap/ PPC | 18.00 | EA | 620.00 | 100.00 | - | 11,160.00 | - | 11,160.00 |
| 22 | Rainstoppers | 18.00 | EA | 90.00 | 100.00 | - | 1,620.00 | - | 1,620.00 |
| 23 | Drop Connections | 3.00 | EA | 1,940.00 | 100.00 | - | 5,820.00 | - | 5,820.00 |
| 24 | 8" Coupling PVC SDR-26 | 26.00 | EA | 240.00 | 100.00 | - | 6,240.00 | - | 6,240.00 |
| 25 | 8" Coupling PVC C-900 | 10.00 | EA | 280.00 | 100.00 | - | 2,800.00 | - | 2,800.00 |
| 26 | 8" Manhole Adaptor PVC SDR-26 | 26.00 | EA | 260.00 | 100.00 | - | 6,760.00 | - | 6,760.00 |
| 27 | 8" Manhole Adaptor PVC C-900 | 10.00 | EA | 375.00 | 100.00 | - | 3,750.00 | - | 3,750.00 |
| 28 | 8" x 6" Wye PVC SDR-26 | 72.00 | EA | 280.00 | 100.00 | - | 20,160.00 | - | 20,160.00 |
| 29 | 8" x 6" Wye PVC C-900 | 30.00 | EA | 555.00 | 100.00 | - | 16,650.00 | - | 16,650.00 |
| 30 | 6" 45 Bend PVC SDR-26 | 180.00 | EA | 100.00 | 100.00 | - | 18,000.00 | - | 18,000.00 |
| 31 | 6" 45 Bend PVC C-900 | 75.00 | EA | 275.00 | 100.00 | - | 20,625.00 | - | 20,625.00 |
| 32 | 6" Cap PVC SDR-26 | 72.00 | EA | 54.00 | 100.00 | - | 3,888.00 | - | 3,888.00 |
| 33 | 6" Cap PVC C-900 | 30.00 | EA | 120.00 | 100.00 | - | 3,600.00 | - | 3,600.00 |
| 34 | 6" Cleanout Ass'y. PVC SDR-26<br>*Includes (12 EA) Sewer Service To Existing Lots* | 72.00 | EA | 510.00 | 100.00 | - | 36,720.00 | - | 36,720.00 |
| 35 | 6" Cleanout Ass'y. PVC C-900<br>*Includes (2 EA) Sewer Service To Existing Lot* | 30.00 | EA | 955.00 | 100.00 | - | 28,650.00 | - | 28,650.00 |
| 36 | Wood Stakes | 102.00 | EA | 11.00 | 100.00 | - | 1,122.00 | - | 1,122.00 |
| 37 | Coredrill Exist. Manhole & Connect 16/18 | 1.00 | EA | 8,500.00 | 100.00 | - | 8,500.00 | - | 8,500.00 |
| 38 | Coredrill Exist. Manhole & Connect 18/20 | 1.00 | EA | 9,500.00 | 100.00 | - | 9,500.00 | - | 9,500.00 |
| 39 | Rebuild Exist. Manhole Invert | 2.00 | EA | 950.00 | 100.00 | - | 1,900.00 | - | 1,900.00 |
| 40 | Trench Box | 1.00 | LS | 45,550.00 | 100.00 | - | 45,550.00 | - | 45,550.00 |
| 41 | Clean & TV Sanitary Sewer (1 time only) | 4,775.00 | LF | 1.55 | 100.00 | - | 7,401.25 | - | 7,401.25 |
| 42 | Sawcut Existing | 2,390.00 | LF | 1.10 | 100.00 | - | 2,629.00 | - | 2,629.00 |
| 43 | Steel Plate Rental | 1.00 | LS | 1,890.00 | 100.00 | - | 1,890.00 | - | 1,890.00 |
| 44 | Base Restoration | 535.00 | SY | 20.00 | 100.00 | - | 10,700.00 | - | 10,700.00 |
| 45 | Pavement Restoration (4' Wide) | 535.00 | SY | 14.00 | 100.00 | - | 7,490.00 | - | 7,490.00 |
| 46 | MOT & Traffic Control | 1.00 | LS | 3,500.00 | 100.00 | - | 3,500.00 | - | 3,500.00 |
| 47 | Survey | 1.00 | LS | 6,850.00 | 100.00 | - | 6,850.00 | - | 6,850.00 |
| **Grand Total SAN. SEWER** | | | | | | | **807,715.80** | **-** | **807,715.80** |
| | **LENNAR DISCOUNT** | | | | | | | | |
| 1 | Lennar Discount | 1.00 | LS | (272,209.82) | 100.00 | - | (272,209.82) | - | (272,209.82) |
| **GRAND TOTAL LENNAR DISCOUNT** | | | | | | | **(272,209.82)** | **-** | **(272,209.82)** |
| **TOTAL ORIGINAL CONTRACT** | | | | | | | **3,372,640.80** | **2,071,555.50** | **5,444,196.30** |
| | **CHANGE ORDERS** | | | | | | | | |
| | **CHANGE ORDER 1** | | | | | | | | |
| 1 | Clearing & Grubbing @ North PL | 1.00 | LS | 4,500.00 | 16.50 | 83.50 | 742.61 | 3,757.39 | 4,500.00 |
| 2 | Haul Off Trees | 4.00 | LD | 1,950.00 | 16.50 | 83.50 | 1,287.20 | 6,512.80 | 7,800.00 |
| **Grand total CHANGE ORDER 1 CLEARING: ACTUAL FIELD QUANTITIES TO PREVAIL** | | | | | | | **2,029.81** | **10,270.19** | **12,300.00** |
| | **CHANGE ORDER 2** | | | | | | | | |
| 1 | 12" Compacted Subgrade | 600.00 | SY | 1.09 | 100.00 | - | 654.00 | - | 654.00 |

| Biscayne Drive Estates CDD Expansion Area<br>Estimate of Construction Costs<br>Abess South Plat | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| 2 | 8" Rock Base | 570.00 | SY | 15.82 | 100.00 | - | 9,017.40 | - | 9,017.40 |
| 3 | 2" Type S-III Asphalt (1st Lift) | 540.00 | SY | 15.00 | 100.00 | - | 8,100.00 | - | 8,100.00 |
| 4 | 1" Type S-III Asphalt (2nd Lift) | 540.00 | SY | 7.50 | 100.00 | - | 4,050.00 | - | 4,050.00 |
| ***Sub-total PAVEMENT: ASPHALT*** | | | | | | | ***21,821.40*** | ***-*** | ***21,821.40*** |
| 1 | 2' Type "RA" Curb & Gutter | 196.00 | LF | 14.25 | 100.00 | - | 2,793.00 | - | 2,793.00 |
| 2 | 2' Type "F" Curb & Gutter | 1,464.00 | LF | 14.25 | 100.00 | - | 20,862.00 | - | 20,862.00 |
| 3 | 6" x 12" Type "D" Curb | (1,343.00) | LF | 10.50 | 100.00 | - | (14,101.50) | - | (14,101.50) |
| ***Sub-total CONCRETE*** | | | | | | | ***9,553.50*** | ***-*** | ***9,553.50*** |
| 1 | OM4-1 w/ Red Reflectors | 3.00 | EA | 196.00 | 100.00 | - | 588.00 | - | 588.00 |
| 2 | W2-6 | 3.00 | EA | 196.00 | 100.00 | - | 588.00 | - | 588.00 |
| 3 | W11-2 w/ W116-7P | 4.00 | EA | 232.00 | 100.00 | - | 928.00 | - | 928.00 |
| 4 | W14-2 | 1.00 | EA | 196.00 | 100.00 | - | 196.00 | - | 196.00 |
| 5 | R3-9B w/ R3-9DP | 2.00 | EA | 232.00 | 100.00 | - | 464.00 | - | 464.00 |
| 6 | R4-7B | 4.00 | EA | 196.00 | 100.00 | - | 784.00 | - | 784.00 |
| 7 | (2) R5-1 w/ R6-1 | 2.00 | EA | 232.00 | 100.00 | - | 464.00 | - | 464.00 |
| 8 | 6" White (P) | 1,562.00 | LF | 0.80 | 100.00 | - | 1,249.60 | - | 1,249.60 |
| 9 | 6" Yellow (P) | 610.00 | LF | 0.80 | 100.00 | - | 488.00 | - | 488.00 |
| 10 | 12" Yellow (P) | 213.00 | LF | 1.55 | 100.00 | - | 330.15 | - | 330.15 |
| 11 | 12" White (P) | 275.00 | LF | 1.55 | 100.00 | - | 426.25 | - | 426.25 |
| 12 | 18" Yellow (P) | 70.00 | LF | 1.95 | 100.00 | - | 136.50 | - | 136.50 |
| 13 | 24" White (P) | 154.00 | LF | 2.20 | 100.00 | - | 338.80 | - | 338.80 |
| 14 | 6" White (T) | 1,562.00 | LF | 1.10 | 100.00 | - | 1,718.20 | - | 1,718.20 |
| 15 | 6" Yellow (T) | 610.00 | LF | 1.10 | 100.00 | - | 671.00 | - | 671.00 |
| 16 | 12" Yellow (T) | 213.00 | LF | 2.15 | 100.00 | - | 457.95 | - | 457.95 |
| 17 | 12" White (T) | 275.00 | LF | 2.15 | 100.00 | - | 591.25 | - | 591.25 |
| 18 | 18" Yellow (T) | 70.00 | LF | 2.95 | 100.00 | - | 206.50 | - | 206.50 |
| 19 | 24" White (T) | 154.00 | LF | 3.30 | 100.00 | - | 508.20 | - | 508.20 |
| 20 | White Directional Arrow (T) | 5.00 | EA | 69.00 | 100.00 | - | 345.00 | - | 345.00 |
| 21 | Pavement Message "ONLY" (P) | 5.00 | EA | 100.00 | 100.00 | - | 500.00 | - | 500.00 |
| 22 | 6" Double Yellow (P) | (72.00) | LF | 1.66 | 100.00 | - | (119.52) | - | (119.52) |
| 23 | 6" Double Yellow (T) | (72.00) | LF | 1.66 | 100.00 | - | (119.52) | - | (119.52) |
| ***Sub-total SIGNS & MARKINGS*** | | | | | | | ***11,740.36*** | ***-*** | ***11,740.36*** |
| 1 | 18" French Drain w/ P-HDPE (3.5' x 15' Trench) | 60.00 | LF | 184.50 | 100.00 | - | 11,070.00 | - | 11,070.00 |
| 2 | 24" French Drain w/ P-PP (4' x 15' Trench) | 160.00 | LF | 195.00 | 100.00 | - | 31,200.00 | - | 31,200.00 |
| 3 | Pipe Bedding | 54.00 | TN | 30.83 | 100.00 | - | 1,664.82 | - | 1,664.82 |
| 4 | Catch Basin 48" Dia. w/ P-5 Inlet & Throat | 3.00 | EA | 5,500.00 | 100.00 | - | 16,500.00 | - | 16,500.00 |
| 5 | Catch Basin 48" Dia. w/ P-6 Inlet & Throat | 3.00 | EA | 5,700.00 | 100.00 | - | 17,100.00 | - | 17,100.00 |
| 6 | Catch Basin 60" Dia. w/ P-6 Inlet & Throat | 2.00 | EA | 6,750.00 | 100.00 | - | 13,500.00 | - | 13,500.00 |
| 7 | 24" PP | (20.00) | LF | 85.00 | 100.00 | - | (1,700.00) | - | (1,700.00) |
| 8 | Valley Inlet 48" Dia.w/ USF 5112-6143 | (7.00) | EA | 3,650.00 | 100.00 | - | (25,550.00) | - | (25,550.00) |
| ***Sub-total STORM DRAIN*** | | | | | | | ***63,784.82*** | ***-*** | ***63,784.82*** |
| **Grand total CHANGE ORDER 2** | | | | | | | **106,900.08** | **-** | **106,900.08** |
| **CHANGE ORDER 4** | | | | | | | | | |
| 1 | 1" Milling Existing Asphalt | 4,035.00 | SY | $1.55 | 100.00 | - | 6,254.25 | - | 6,254.25 |
| 2 | 1" Type FC-9.5 Asphalt Overlay | 4,035.00 | SY | $7.50 | 100.00 | - | 30,262.50 | - | 30,262.50 |
| 3 | Pavement Marking Restoration | 1.00 | LS | $7,500.00 | 100.00 | - | 7,500.00 | - | 7,500.00 |
| 4 | (2) Police | 3.00 | DY | $1,490.00 | 100.00 | - | 4,470.00 | - | 4,470.00 |
| 5 | MOT & Traffic Control | 1.00 | LS | $1,500.00 | 100.00 | - | 1,500.00 | - | 1,500.00 |
| 6 | Survey | 1.00 | LS | $855.00 | 100.00 | - | 855.00 | - | 855.00 |
| **Grand total CHANGE ORDER 4 PAVEMENT: ASPHALT** | | | | | | | **50,841.75** | **-** | **50,841.75** |
| **CHANGE ORDER 5** | | | | | | | | | |

| Biscayne Drive Estates CDD Expansion Area<br>Estimate of Construction Costs<br>Abess South Plat | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Item No. | Description of Work | Quantity | Unit | Unit Price ($/Unit) | Proportion (%) | | Estimated Cost ($) | | |
| | | | | | CDD | Non-CDD | CDD | Non-CDD | Total |
| 1 | Police | 41.00 | DY | $745.00 | 16.50 | 83.50 | 5,040.69 | 25,504.31 | 30,545.00 |
| **Grand total CHANGE ORDER 5 MISCELLANEOUS** | | | | | | | **5,040.69** | **25,504.31** | **30,545.00** |
| **CHANGE ORDER 6** | | | | | | | | | |
| 1 | 12" Compacted Subgrade | 432.00 | SY | 1.09 | 100.00 | - | 470.88 | - | 470.88 |
| 2 | 8" Rock Base | 409.00 | SY | 15.82 | 100.00 | - | 6,470.38 | - | 6,470.38 |
| 3 | 1.5" Type S-III Asphalt (1st Lift) | 388.00 | SY | $11.25 | 100.00 | - | 4,365.00 | - | 4,365.00 |
| 4 | 1.5" Type S-III Asphalt (2nd Lift) | 388.00 | SY | $11.25 | 100.00 | - | 4,365.00 | - | 4,365.00 |
| 5 | 2" Milling Existing Asphalt (Min. Required) | 344.00 | SY | $2.95 | 100.00 | - | 1,014.80 | - | 1,014.80 |
| 6 | 2" Type S-III Asphalt Overlay | 344.00 | SY | 15.00 | 100.00 | - | 5,160.00 | - | 5,160.00 |
| ***Sub-total PAVEMENT: ASPHALT*** | | | | | | | ***21,846.06*** | **-** | ***21,846.06*** |
| 1 | 6" White 2' - 4' Skip (P) | 313.00 | LF | 0.80 | 100.00 | - | 250.40 | - | 250.40 |
| 2 | 6" Double White (P) | 354.00 | LF | 1.20 | 100.00 | - | 424.80 | - | 424.80 |
| 3 | 6" White (P) | 1,488.00 | LF | $0.80 | 100.00 | - | 1,190.40 | - | 1,190.40 |
| 4 | 6" White 2' - 4' Skip (T) | 313.00 | LF | 1.10 | 100.00 | - | 344.30 | - | 344.30 |
| 5 | 6" Double White (T) | 354.00 | LF | $1.66 | 100.00 | - | 587.64 | - | 587.64 |
| 6 | 6" White (T) | 1,488.00 | LF | $1.10 | 100.00 | - | 1,636.80 | - | 1,636.80 |
| 7 | White Directional Arrow (T) | 3.00 | EA | $69.00 | 100.00 | - | 207.00 | - | 207.00 |
| 8 | RPMs Amber / Amber | 21.00 | EA | 6.00 | 100.00 | - | 126.00 | - | 126.00 |
| ***Sub-total SIGNS & MARKINGS*** | | | | | | | ***4,767.34*** | **-** | ***4,767.34*** |
| **Grand total CHANGE ORDER 5 MISCELLANEOUS** | | | | | | | **26,613.40** | **-** | **26,613.40** |
| **TOTAL ORIGINAL CHANGE ORDERS** | | | | | | | **191,425.73** | **35,774.50** | **227,200.23** |
| **TOTAL ORIGINAL CONTRACT & CHANGE ORDERS** | | | | | | | **3,564,066.52** | **2,107,330.01** | **5,671,396.53** |
| **OTHER COSTS** | | | | | | | | | |
| 1 | CDD Soft Cost and Contingency | 0.15 | % | 5,671,396.53 | 62.84 | 37.16 | 534,609.98 | 316,099.50 | 850,709.48 |
| 2 | Water Conn. Fee (88 SFH@ 210 GPD) | 18,480.00 | GPD | 1.39 | 100.00 | | 25,687.20 | - | 25,687.20 |
| 3 | Sewer Conn Fees (88 SFH@ 210 GPD) | 18,480.00 | GPD | 5.60 | 100.00 | | 103,488.00 | - | 103,488.00 |
| 4 | Mobility Impact Fees for 88 SFH | 88.00 | EA | 10,625.00 | 100.00 | | 935,000.00 | - | 935,000.00 |
| **Sub-total Other Costs** | | | | | | | **1,598,785.18** | **316,099.50** | **1,914,884.68** |
| **GRAND TOTAL** | | | | | | | **5,162,851.70** | **2,423,429.51** | **7,586,281.21** |

**Summary of Biscayne Drive Estates CDD Expansion Area (Abess South Plat) Estimate of Construction Costs (Rounded to $1K)**

| Item Description | Cost ($) | Begin Quarter/Year | End Quarter/Year |
|---|---|---|---|
| Roadway Improvements Including Miami-Dade Mobility Impact Fees for 88 Single Family Homes | 2,099,000 | Q3/2025 | Q3/2026 |
| Stormwater Management and Drainage | 981,000 | Q3/2025 | Q3/2026 |
| Water Distribution System, Including Water Connection Fees for 88 Single Family Homes | 1,052,000 | Q3/2025 | Q3/2026 |
| Sanitary Sewer System, Including Connection Fees for 88 Single Family Homes | 1,033,000 | Q3/2025 | Q3/2026 |
| **Total** | **5,165,000** | | |

**MASTER ASSESSMENT METHODOLOGY**

**FOR**

**SPECIAL ASESSMENT BONDS**

**(EXPANSION AREA PROJECT)**

**BISCAYNE DRIVE ESTATES**

**COMMUNITY DEVELOPMENT DISTRICT**

**June 26, 2026**

Prepared by

GMS

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road
Sunrise, FL  33351

## 1.0 Introduction

The Biscayne Drive Estates Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended ("FS"). The District expects to issue not to exceed $14,330,000 of special assessment bonds in one or more series (the "Bonds") for the purpose of financing certain infrastructure improvements within the Expansion Area (as defined below), more specifically described in the First Supplemental Engineer's Report for the Expansion Area Infrastructure Improvements, dated June 26, 2026 (the "Engineer's Report"), prepared by Alvarez Engineers, Inc. (the "District's Engineer"). The Bonds will be issued to pay for all or a portion of the design, acquisition, construction costs of certain public infrastructure improvements within the Expansion Area, including, stormwater management and control facilities, including, but not limited to, related earthwork; public roadway improvements and any applicable mobility fees; water and wastewater facilities and any applicable connection fees; and all related soft and incidental costs, as are more particularly described in the Engineer's Report (herein, the "Expansion Area Project" or "Improvement Plan").

### 1.1 Purpose

This Master Assessment Methodology Report (the "Report") provides a methodology that determines the amount of District debt to be allocated to the assessable properties within the Expansion Area benefitting from the Improvement Plan to be acquired or constructed by the District. The Expansion Area Project is being constructed as one system of improvements benefiting all of the assessable property within the boundaries of the Expansion Area. This Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, and will be supplemented to reflect the actual terms and conditions at the time of the issuance of one or more series of the Bonds.

The District intends to impose non-ad valorem special assessments on the benefited lands within the Expansion Area to pay the debt represented by the Bonds in accordance with the methodology set forth in this Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in section 197.3632, FS, or any other legal means available to the District. It is not the intent of this Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District was established by Miami-Dade County Ordinance No. 21-101 on October 5, 2021, effective October 15, 2021, and originally measured approximately 64.02 acres with 148 single-family residential units within the original boundary of the District (the "Original District"). Effective June 12, 2026, the District's boundaries were expanded by approximately 54.43 acres (the "Expansion Area") pursuant to Miami-Dade County Ordinance No. 26-39, which Expansion Area is planned for 166 additional single-family residential units. As a result, the current District boundaries consist of the Original District plus the Expansion Area. The Expansion Area is contained within two plats: the Abess plat, measuring 26.28 acres and containing 78 single-family residential units, and the Abess South plat, measuring 28.15 acres and containing 88 single-family residential units. Together, the two plats constitute the 166-residential-unit Development within the 54.43-acre Expansion Area. The Abess plat was recorded on September 29, 2025 in Plat Book 179, Page 29, and the Abess South plat was recorded on May 22, 2026 in Plat Book 179, Page 97, in the Public Records of Miami-Dade County, Florida. The debt assessments levied pursuant to this methodology shall only be levied on the assessable lands within the Abess plat and the Abess South plat constituting the Expansion Area.

The public improvements comprising the Expansion Area Project contemplated by the District will provide facilities that provide a direct and special benefit to the assessable property within the Expansion Area. The acquisition costs for the Expansion Area Project are summarized in Table 2.

The assessment methodology is a three-step process. First, the District Engineer determines the costs for the Expansion Area Project contemplated by the District. Second, this cost forms the basis for a debt sizing. Third, the bonded costs are divided among the benefited properties on the basis of the direct and special benefit received as a result of the Expansion Area Project.

1.3 Special Benefits and General Benefits

In the process of constructing or acquiring infrastructure improvements comprising the Expansion Area Project and which provide direct and special benefits to the assessable properties within the Expansion Area, incidental general benefits to properties outside of the Expansion Area and the public at large are also created. These general benefits are incidental and different from the direct and special benefits provided to the assessable properties within the Expansion Area.

The Improvement Plan is designed to meet the needs of the assessable property within the Expansion Area. The property owners within the Expansion Area are therefore receiving direct and special benefits not received by those outside of the Expansion Area.

### 1.4 Special Benefits Exceed the Costs Allocated

The direct and special benefits provided to the assessable property within the Abess plat and the Abess South plat within the Expansion Area will be equal or greater than the costs associated with providing these benefits. The increase in the market value of the benefiting property will exceed the cost of the improvements constituting the Expansion Area Project being acquired by the District. Without the District's Improvement Plan, the property within the Abess plat and the Abess South plat within the Expansion Area would not be able to be developed and to be sold as developed property.

### 1.5 Requirements of a Valid Assessment Methodology

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

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

## 2.0 Assessment Methodology

### 2.1 Overview

The District anticipates issuance of not to exceed $14,330,000 in Bonds to finance public infrastructure improvements comprising the Expansion Area Project, provide for capitalized interest, if so required, fund one or more debt service reserve accounts, if applicable, and pay the cost of issuance. It is the purpose of this methodology to allocate the $14,330,000 in debt to the properties within the Expansion Area benefiting from the Improvement Plan.

Table 1 identifies the development plan (the "Development Plan") as identified by Lennar Homes LLC (the "Developer"). The Engineer's Report outlines the community-wide capital improvements needed to support the Expansion Area, which are shown in Table 2. The public improvements constituting the Expansion Area Project needed to support the development are described in detail in the Engineer's Report and are estimated to cost $12,316,000. Any portion of the Expansion Area Project not paid for with the proceeds of the Bonds will be financed by the Developer. These improvements will be funded through the issuance of the Bonds. Based on the estimated costs, the size of the bond issue needed to generate funds to pay for the Expansion Area Project was determined by the District's Underwriter to total approximately $14,330,000 in Bonds to finance the whole Expansion Area Project. Table 3 depicts the breakdown of the Bond sizing.

## 2.2 Allocation of Benefit

The planned public improvements constituting the Expansion Area Project are an integrated system of facilities that benefit the assessable land within the Expansion Area. That is, the first few feet of water line or sewer line benefit the landowners as much as the last few feet. The Improvement Plan works as a total system and provides special benefits for each land use. A fair and reasonable method of allocating the benefit to each residential unit in the District would be by assigning an equivalent residential unit ("ERU") to the three product types. The 166 single-family residential units are divided into three product types; Single Family 100', Single Family 75', and Single Family 60', which have been assigned ERUs of 1.00, 0.925, and 0.88 per unit, respectively, as shown in Table 4. The total ERUs for each product type are 17.00 for Single Family 100' (17 units), 64.75 for Single Family 75' (70 units), and 69.52 for Single Family 60' (79 units), for a combined total of 151.27 ERUs for the 166 units. It is important to note that the direct and special benefit derived from the Expansion Area Project to the residential units identified in the Development Plan is equal to or exceeds the cost that the units will be paying for such benefits.

## 2.3 Allocation of Debt

Allocation of debt is a continuous process until the Development Plan is completed and all properties have been fully platted and separately identified by the Miami-Dade County Property Appraiser. The Abess plat was recorded in Plat Book 179, Page 29, and the Abess South plat was recorded in Plat Book 179, Page 97, in the Public Records of Miami-Dade County, Florida. At this time, a portion of the 166 single-family residential units within the Expansion Area is represented by individually platted folios, and a portion of the Expansion Area is held in one or more bulk parcels. Accordingly, the allocation of Bond debt in this Report is made (i) directly to the existing platted lots based on their product type and corresponding ERU assignment, as shown in Table 6, and (ii) to the remaining bulk parcels on a pro rata acreage basis to capture the allocation of remaining assessments not yet assigned to platted properties which have not been assigned folio numbers. As folio numbers are recorded, debt previously assigned to bulk parcels will be reallocated to the newly platted lots on a first-platted, first-assigned basis consistent with this methodology described herein.

In accordance with the direct and special benefit allocation in Table 4, the total par amount of the Bonds per unit and the annual debt assessment per unit have been calculated for the one land use category, as illustrated in Table 5. These amounts represent the anticipated per-unit debt and annual assessment allocations, assuming all anticipated units are built and sold in the proportions planned and the entire proposed public infrastructure program represented by the Improvement Plan is completed and conveyed to or acquired by the District. If there are changes to the Development Plan, a true-up calculation of the assessments will be performed to determine whether a payment from the Developer is required, as outlined in Section 4.0

The assignment of debt in this Report sets forth the process by which debt represented by the Bonds is apportioned. As expected, when the Bonds are to be sold, this Report will be supplemented.

## 2.4 Special and Peculiar Benefit to the Property

As previously mentioned, the capital improvements to be constructed or acquired by the District include stormwater management and control facilities, including, but not limited to, related earthwork, public roadway improvements, and any applicable mobility fees, and water and wastewater facilities, and any applicable connection fees. This will provide peculiar, direct, and special benefits which flow from the logical relationship of the Improvement Plan to the benefiting properties within the Expansion Area. These peculiar, direct, and special benefits consist of the added use of the property, for residential purposes, added enjoyment of the property, and the probability of increased marketability and value of the property.

## 2.5 Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of direct, special, and peculiar benefits received from the Improvement Plan is delineated in Table 4.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the direct, special, and peculiar benefits to the property derived from the acquisition or construction of the Expansion Area Project have been apportioned to the property according to reasonable estimates of the direct, special, and peculiar benefits provided consistent with each land use category.

Accordingly, no acre or parcel of property within the boundaries of the Abess plat and the Abess South plat within Expansion Area will be liened for the payment of any non-ad valorem special assessment more than the determined direct and special benefit peculiar to that unit, and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Report.

In accordance with the benefit allocation in Table 4, a total par amount of the Bonds per unit and an annual debt assessment per unit for the proposed District's Bonds have been calculated for each unit as illustrated in Table 5. These amounts represent the maximum anticipated per unit debt allocations assuming all anticipated units are built and sold in the planned proportions, and the entire proposed infrastructure program is constructed or acquired by the District, and the estimated $14,330,000 in par amount of the Bonds have been issued.

## 3.0 True Up

Although the District does not process plats, declaration of condominiums, site plans, or revisions for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, or replat, declaration of condominium, or site plan, or revision is processed, the District must allocate a portion of its debt to the property within the Expansion Area according to the methodology outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service on the Bonds, then no debt reduction payment will be required. In the case that the revenue generated is less than the required amount to pay debt service on the Bonds, then a debt reduction payment by the Developer in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new maximum annual debt service will be required. This true up mechanism may be memorialized through an agreement between the District and the

Developer, which may contain additional provisions. This true up process will also apply to any re-plats.

In addition, property that is sold with development entitlements assigned will be subject to a true up test with respect to the entitlements conveyed to such property. Properties are conveyed entitlements by the Developer, and the District allocates debt to properties based on the entitlements assigned by the Developer. When any such property is fully developed as evidenced by a certificate of occupancy (each a "CO"), the District will compare the COs to the entitlements conveyed to such property. If a property fails to develop to the full extent of its entitlements as evidenced by the respective COs, the property is still obligated to pay for its full complement of allocated debt, and the property will be required to make a true up payment, which includes accrued interest, to reduce the allocated debt to the level consistent with the development total in the CO.

## 4.0 Assessment Roll

The District will distribute the lien across the property within the Abess plat and the Abess South plat within the Expansion Area boundaries on a combination of per-unit and per-acre bases. The District allocates its debt on a per-unit basis as shown in Table 5. For those single-family lots that have been platted and assigned separate folio numbers by the Miami-Dade County Property Appraiser, the District allocates debt and annual assessments on a per-lot basis by product type, as shown in Table 6. For the remaining lands within the Expansion Area that are not yet broken into individual platted lots, the District allocates the balance of the debt and annual assessments to one or more bulk parcels on a pro rata acreage basis, representing the allocation of remaining assessment not allocated to the platted properties. As additional plats are recorded and individual folios created, the District will reallocate a corresponding portion of the assessments from the bulk parcels to the new platted lots in accordance with this methodology and will update Table 6 to reflect such changes. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Report.

## 5.0 Additional Information

Governmental Management Services-South Florida, LLC (GMS) does not represent the District as a Municipal Advisor or Security Broker, nor is GMS registered to provide such services as described in Section 15B of the

Security and Exchange Act of 1934, as amended. Similarly, GMS does not provide the District with advisory services or offer investment advice.

Certain information in this Report was provided by members of the District staff, the Developer or other professionals hired in conjunction with the bond issuance. GMS makes no representation regarding the information provided by others.

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**Table 1**
**Biscayne Drive Estates - Expansion Area**
**Community Development District**
**Development Plan**

| Land Use | No. of Units | ERUs per Unit | Total ERUs |
|---|---|---|---|
| Single Family 100' | 17 | 1.00 | 17.00 |
| Single Family 75' | 70 | 0.925 | 64.75 |
| Single Family 60' | 79 | 0.88 | 69.52 |
| **Residential Units** | 166 | | **151.27** |
| Gross Expansion Area Acres** | 54.43 | | |

* Unit mix subject to change based on marketing and other factors.
** Per ordinance No. 26-40

**Table 2**
**Biscayne Drive Estates - Expansion Area**
**Community Development District**
**Estimated Construction Costs**

| Category | | Cost |
|---|---|---|
| Roadway Improvements (Including County Mobility Impact Fees for 166 Single Family) | $ | 4,195,000 |
| Stormwater Management | $ | 2,036,000 |
| Water System ( Including Water Connection Fees for 166 Single Family) | $ | 2,279,000 |
| Sanitary Sewers ( Including Sewer Connection Fees for 166 Single Family) | $ | 3,806,000 |
| **Total** | **$** | **12,316,000** |

***Information provided by Alvarez Engineers Inc.***

**Table 3**
**Biscayne Drive Estates - Expansion Area**
**Community Development District**
**Bond Sizing**

| | | Bonds |
|---|---|---|
| Construction Funds | $ | 12,316,000 |
| Debt Service Reserve | $ | 1,041,059 |
| Capitalized Interest | $ | 429,900 |
| Underwriters Discount | $ | 286,600 |
| Issuance Costs | $ | 256,441 |
| | | |
| **Par Amount *** | **$** | **14,330,000** |

***Based on the following:**

| | |
|---|---|
| Average Interest Rate | 6.00% |
| Amortization | 30 |
| Capitalized Interest | 6 |
| Debt Service Reserve | 50% of MADS |
| Underwriters Discount | 2.00% |

**MADS = Maximum Annual Debt Service**

MADS= $1,041,059

***Information provided by FMS Bonds***

**Table 4**
**Biscayne Drive Estates - Expansion Area**
**Community Development District**
**Allocation of Total Project Cost**

| Land Use | No. of Units* | ERUs per Unit | Total ERUs | | Total Cost Allocated | | Total Costs per Unit |
|---|---|---|---|---|---|---|---|
| Single Family 100' | 17 | 1.00 | 17.00 | $ | 1,384,095 | $ | 81,417.33 |
| Single Family 75' | 70 | 0.93 | 64.75 | $ | 5,271,772 | $ | 75,311.03 |
| Single Family 60' | 79 | 0.88 | 69.52 | $ | 5,660,133 | $ | 71,647.25 |
| **Totals** | **166** | | 151.27 | **$** | **12,316,000** | | |

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

**Table 5**
**Biscayne Drive Estates - Expansion Area**
**Community Development District**
**Bond Allocation of Par Debt**

| Land Use | No. of Units* | Total ERUs | Total Cost Allocated | Bonds Total Allocation of Par Debt | Bonds Allocation of Par Debt per Unit | Annual Debt Assessment Total | Annual Debt Assessment Per Unit** |
|---|---|---|---|---|---|---|---|
| Single Family 100' | 17 | 17.00 | $ 1,384,094.67 | $ 1,610,431.68 | $ 94,731.28 | $ 116,996.11 | $ 6,882.12 |
| Single Family 75' | 70 | 64.75 | $ 5,271,772.33 | $ 6,133,850.07 | $ 87,626.43 | $ 445,617.53 | $ 6,365.96 |
| Single Family 60' | 79 | 69.52 | $ 5,660,133.01 | $ 6,585,718.25 | $ 83,363.52 | $ 478,445.26 | $ 6,056.27 |
| **Totals** | 166 | **151.27** | **$ 12,316,000** | **$ 14,330,000** | | **$1,041,059** | |

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

** This amount will be grossed up to include discounts for early payments and county collection fees when collected on the Miami-Dade County tax bills (currently 5%).

**Table 6**
**Biscayne Drive Estates - Expansion Area**
**Community Development District**
**Preliminary Assessment Roll**

| Folio ID# | Owner | Single Family Units | Acres | Total Allocation of Cost Per Parcel | Allocation of Par Debt per Parcel | Allocation of Annual Assessment per Parcel* |
|---|---|---|---|---|---|---|
| 30-7906-013-0010 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0020 | LENNAR HOMES LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0030 | LENNAR HOMES LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0040 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0050 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0060 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0070 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0080 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0090 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0100 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0110 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0120 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0130 | LENNAR HOMES LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0140 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0150 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0160 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0170 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0180 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0190 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0200 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0210 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0220 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0230 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0240 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0250 | HOMEBUYER | 100' | | $ 81,417 | $ 94,731 | $ 6,882 |
| 30-7906-013-0260 | HOMEBUYER | 100' | | $ 81,417 | $ 94,731 | $ 6,882 |
| 30-7906-013-0270 | HOMEBUYER | 100' | | $ 81,417 | $ 94,731 | $ 6,882 |
| 30-7906-013-0280 | HOMEBUYER | 100' | | $ 81,417 | $ 94,731 | $ 6,882 |
| 30-7906-013-0290 | HOMEBUYER | 100' | | $ 81,417 | $ 94,731 | $ 6,882 |
| 30-7906-013-0300 | HOMEBUYER | 100' | | $ 81,417 | $ 94,731 | $ 6,882 |
| 30-7906-013-0310 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0320 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0330 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0340 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0350 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0360 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0370 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 30-7906-013-0380 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0390 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0400 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0410 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0420 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0430 | HOMEBUYER | 100' | | $ 81,417 | $ 94,731 | $ 6,882 |
| 30-7906-013-0440 | HOMEBUYER | 100' | | $ 81,417 | $ 94,731 | $ 6,882 |
| 30-7906-013-0450 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0460 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0470 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0480 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0490 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0500 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0510 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0520 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0530 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0540 | LENNAR HOMES LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0550 | LENNAR HOMES LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0560 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0570 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0580 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0590 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0600 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0610 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0620 | LENNAR HOMES LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0630 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0640 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0650 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0660 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0670 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0680 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0690 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0700 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0710 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0720 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0730 | LENNAR HOMES LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0740 | HOMEBUYER | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0750 | LENNAR HOMES LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0760 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0770 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| 30-7906-013-0780 | TPG AG EHC III (LEN) Multi State 1 LLC | 60' | | $ 71,647 | $ 83,364 | $ 6,056 |
| | | | | $ 5,666,646 | $ 6,593,297 | $ 478,996 |
| 30-7906-000-0330 | TPG AG EHC III (LEN) Multi State 6 LLC | | 18.79 | $ 4,339,748 | $ 5,049,415 | $ 366,834 |
| 30-7906-000-0295 | TPG AG EHC III (LEN) Multi State 6 LLC | | 10.00 | $ 2,309,605 | $ 2,687,288 | $ 195,229 |
| | | | | $ 6,649,354 | $ 7,736,703 | $ 562,063 |
| **Totals** | | | | **$ 12,316,000** | **$ 14,330,000** | **$ 1,041,059** |

* This amount will be grossed up to include discounts for early payments and county collection fees when collected on the Miami-Dade County tax bills (currently 5%).

# RESOLUTION 2026-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE EXPANSION AREA IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION**

**WHEREAS**, the Biscayne Drive Estates Community Development District (the "District") was established pursuant to Chapter 190, Florida Statutes, and Ordinance No. 21-101 (the "Establishment Ordinance") of the Board of County Commissioners of Miami-Dade County, Florida; and

**WHEREAS**, the boundaries of the District were subsequently expanded to include adjacent lands referred to therein and herein as the "Expansion Area" pursuant to Ordinance No. 26-40 (the "Expansion Ordinance") of the Board of County Commissioners of Miami-Dade County, Florida; and

**WHEREAS**, the Board of Supervisors of the Biscayne Drive Estates Community Development District (the "Board") hereby determines to construct and/or acquire certain public improvements (the "Expansion Area Improvements") as more described in the Engineer's Report relating to the Second Expansion Area Improvements, prepared by Alvarez Engineers, Inc., dated and approved by the Board on June 26, 2026, as such report is amended and supplemented from time to time by the Board (the "Engineer's Report"), incorporated by reference as part of this Resolution, and ad further set forth in the plans and specifications (the "Plans and Specifications"), which Engineer's Report and Plans and Specifications are available for review at the offices of District Manager, 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District Office") or at 2804 NE 8th Street, Suite 202, Homestead, Florida 33033 (the "Local Records Office"); and

**WHEREAS,** the Biscayne Drive Estates Community Development District ("District") is empowered by Chapter 170, 190, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and/or maintain the Expansion Area Improvements and to impose, levy and collect the Assessments (as defined below) on the developable lands within the Expansion Area that benefit from the Expansion Area Improvements; and

**WHEREAS**, the Board finds that it is in the best interest of the District to pay the cost of all or a portion of the Expansion Area Improvements by imposing, levying, and collecting special assessments pursuant to Chapter 170, 190, and 197, Florida Statutes (the "Assessments"); and

**WHEREAS,** the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the District's Special Assessment Methodology Report, prepared by Governmental Management Services-South Florida, LLC (the "Methodology Consultant"), dated June 26, 2026, as amended and supplemented from time to time (the "Assessment Report"), which Assessment Report is incorporated herein and made a part herein by reference and is available for review at the District Office and at the Local Records Office; and

**WHEREAS,** the District hereby determines that the Assessments to be levied will not exceed the benefits to the property within the Expansion Area assessed as a result of the Expansion Area Improvements.

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

**1.** The foregoing recitals are hereby incorporated as the findings of fact of the Board.

**2.** Assessments shall be levied to defray a portion of the cost of the Second Expansion Area Improvements. The nature of the Expansion Area Improvements generally consists of roadway improvements (including impact fees), stormwater management system, water distribution and sanitary collection systems (including connection fees), cultural and recreation facilities, and related costs**,** all as described more particularly in the plans and specifications and in the Engineer's Report.

**3.** The general locations of the Second Expansion Area Improvements are on land of approximately 54.43 +/- acres in size, located in the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 57 South, Range 39 East, all lying and being in Miami-Dade County, Florida., as shown in the Engineer's Report and Plans and Specifications referred to above.

**4.** The estimated cost of the Expansion Area Improvements is approximately **$______________** (hereinafter referred to as the Estimated Cost") based on the Engineer's Report.

**5.** The Assessments will defray approximately **$______________**, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.

**6.** The manner in which the Assessments shall be apportioned and paid is contained with the Assessment Report. As provided in further detail in the Assessment Report, the Assessments will be levied initially on a per acre basis since the Expansion Area Improvements increase the value of all the lands within the Expansion Area of the District. On and after the date benefited lands within the District are specifically platted, the Assessments as to platted lots will be levied in accordance with the Assessment Report

**7.** The Assessments shall be levied in accordance with the Assessment Report reference above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Expansion Area Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

**8.** There is on file at the District Office and the Local Records Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Expansion Area Improvements and the Estimated Cost, all of which shall be open to inspection by the public.

**9.** The Methodology Consultant is hereby authorized and directed to cause to be made a preliminary assessment roll, as prompt as possible, which shall show the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided.

**10.** In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost of the Expansion Area Improvements acquired and / or constructed by the District, the principal component of the of the Assessment shall be paid in not more than thirty (30) annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes (the "Uniform Method"); provided, however, that in the event the non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, F.S. the Assessments may be collected on an annual basis through direct billing or as is otherwise permitted by law.

**11.** Upon completion of the preliminary assessment roll, the Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Expansion Area Improvements, the cost thereof, the manner of payment therefore or the amount thereof to be assessed against each property within the Expansion Area as improved; and to authorize such notice and publications of same as may be required by Chapter 170, Florida Statutes, or other applicable law.

**12.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice in a newspaper of general circulation within Miami-Dade County, Florida.

**13.** All documents referenced herein and in which it is indicated are on file at and shall also be made available for inspection at the District Office and the Local Records Office.

**14.** This Resolution shall be effective upon adoption by the Board.

**PASSED AND ADOPTED** this ______ day of ______________________

**BISCAYNE DRIVE ESTATES**
**COMMUNITY DEVELOPMENT DISTRICT**

By:

______________________________
Chairman/Vice Chairman

ATTEST:

___________________________________
Secretary / Assistant Secretary

**RESOLUTION 2026-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT ON THE LEVY OF NON AD VALOREM SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN BOUNDARIES OF THE DISTRICT PURSUANT TO CHAPTERS 190, F.S., 170, F.S, AND 197, F.S.**

**WHEREAS**, the Board of Supervisors ("Board") of the Biscayne Drive Estates Community Development District (District) has adopted Resolution **2026-05**, (the "Initial Assessment Resolution"), for implementing the limits, definitions, purpose, intent, location, nature and estimated cost of those Expansion Area Improvements, as defined in the Initial Assessment Resolution, to be partially defrayed by certain non-ad valorem special assessments on certain benefited properties within the Expansion Area of the District; and

**WHEREAS**, the Initial Assessment Resolution provides for the portion of the estimated cost of the Expansion Area Improvements to be defrayed by the non-ad valorem special assessments (the "Assessments" as defined in the Initial Assessment Resolution) and provides further for the manner in which such Assessments shall be levied, when the levy shall occur, and setting forth and designating the lands within the Expansion Area of the District upon which the assessment shall be levied, providing for an assessment plat, the preparation of a preliminary assessment roll, and related matters; and

**WHEREAS**, the Initial Assessment Resolution further provides for notice and conduct of a public hearing to consider the advisability and propriety of the non ad valorem special assessments and the related Expansion Area Improvements; and

**WHEREAS**, pursuant to the Initial Assessment Resolution, a preliminary assessment roll has been prepared and all of the conditions precedent (as set forth in applicable provisions of Chapters 190, F.S., 170, F.S. and 197, F.S. pertaining to the notice and conduct of the aforementioned Public Hearing) have been satisfied, and all related documents are available for public inspection at the offices of the District Manager, 5385 N. Nob Hill Rd., Sunrise, Florida 33351 (the "District Office") or at 2804 NE 8th Street, Suite 202, Homestead, Florida 33033 (the "Local Records Office").

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT**

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. There is hereby declared a public hearing to be held on ____________ 2026 at ____ a.m., at the offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida for the purpose of hearing questions, comments and objections to the proposed non-ad valorem special assessment and the related infrastructure improvements constituting the Second Expansion Area Improvements and as described in the preliminary assessment roll, a copy of which is available for public inspection in the District Office and the Local Records Office. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at info@gmssf.com or by calling (954)721-8681 in advance of the meeting to facilitate the Board's consideration of such questions and

comments during the meeting. Affected persons may either appear at that hearing or, prior to the meeting submit their written comments to the District Office at 5385 N. Nob Hill Rd., Sunrise, FL 33351.

3. Notice (substantially in the form attached hereto as Exhibit A) of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Miami-Dade County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The "not to exceed" amount for the annual Assessments to be stated in said Notice shall be taken from the District's Assessment Report, dated June 26, 2026, as further defined in the Initial Assessment Resolution, and which is incorporated by reference as part of this Resolution and on file in the District Office and the Local Records Office. The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property within the Expansion Area of the District to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all Assessments.

4. This Resolution shall be effective upon adoption by the Board.

**PASSED AND ADOPTED** this __________ day of _____________ 2026.

**BISCAYNE DRIVE ESTATES**
**COMMUNITY DEVELOPMENT DISTRICT**

By:

_____________________________
Chairman/Vice Chairman

ATTEST:

____________________________________
Secretary / Assistant Secretary

**EXHIBIT A**

**NOTICE OF PUBLIC HEARING**
**RELATING TO PUBLIC IMPROVEMENTS AND**
**LEVY OF NON-AD VALOREM ASSESSMENTS**

The Board of Supervisors of the Biscayne Drive Estates Community Development District ( "Board") will hold a public hearing on ___________, 2026 at ______________ a.m., at the offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida to consider the adoption of an assessment roll and the imposition of non-ad valorem special assessments ("Assessments") to finance fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, or equip certain public infrastructure improvements and facilities within and outside the Expansion Area of the Biscayne Drive Estates Community Development District ("District"), benefiting all assessable lands within the Expansion Area of the District (as such Expansion area is defined in Ordinance No. 20-58 of the Board of County Commissioners of Miami-Dade County, Florida), including, but not limited to, roadway improvements (including impact fees), stormwater management system, water distribution and sanitary collection systems (including connection fees), cultural and recreation facilities; and related incidental costs and improvements; and to pay all or a portion of the design, acquisition and construction cost of said public infrastructure improvements (collectively, the "Second Expansion Area Improvements"), as more particularly described in the Engineer's Report prepared by Alvarez Engineers, Inc., dated as of, and accepted by the Board on, June 26, 2026. The Board will consider the levy of Assessments on benefited properties, or property interests therein, within the Expansion Area of the District, a depiction of which properties, or interests therein, is shown below, and to provide for the levy, collection and enforcement of the Assessments.

The public hearing will be conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. Developable areas within the Expansion Area of the District (as described below) will be improved. The District Second Expansion Area consists of approximately 154.43 +/- acres in size, located in the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 57 South, Range 39 East, all lying and being in Miami-Dade County, Florida. A description of the property within the Second Expansion Area of the District to be assessed, the nature of the Second Expansion Area Improvements proposed (in the Engineer's Report dated June 26 2026) and the amount to be assessed to each piece or parcel of property may be ascertained at the District Office or at the District's Records Office located at 2804 NE 8th Street, Suite 202, Homestead, Florida 33033 (collectively, the "District Offices") or by contacting the District Manager's Office at 954-721-8681.

The District intends to impose Assessments on benefited lands within the District in the manner set forth in the District's Master Assessment Methodology, prepared by Governmental Management Services-South Florida, LLC, dated June 26, 2026 ("Assessment Methodology"), which is available to the public at the District Office and the Local Records Office. Property within the Expansion Area of the District will be assessed in the principal amount not to exceed $____________ single family and $___________ single family in the manner described in the Assessment Methodology for the Second Expansion Area. The total amount to be levied against benefited lands within the District is $_________________ exclusive of fees and costs of collection or enforcement, discounts for early payment and the annual interest costs. The Assessments may be prepaid in whole in some instances or may be paid in not more than thirty (30) annual installments, excluding any capitalized interest period, subsequent to the issuance of debt to finance the Expansion Area Improvements. These annual Assessments will be collected on the Miami-Dade County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The District also intends to levy and collect non-ad valorem assessments on property within the Second Expansion Area of the District to cover the operation and maintenance of the District's Second Expansion Area Improvements (the "O&M Assessments"). These annual O&M Assessments will be collected on the Miami-Dade County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these O&M Assessments.

There may be occasions when one or more Supervisors of the Board will participate by phone. At the above referenced location a speaker phone will be available so that any interested person may attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Participants are strongly encouraged to submit questions and comments to the District Manager's Office at info@gmssf.com or by calling (954)721-8681 by in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. Affected persons may either appear at that hearing or, prior to the meeting submit their written comments to the offices of District Manager, 5385 N. Nob Hill Rd., Sunrise, FL 33351 (the "District Office"). All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing and meeting is asked to contact the District Office at 954-721-8681 at least five calendar days prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Juliana Duque
District Manager

[Insert Location Map Indicating Boundaries of District Second Expansion Area]

**RESOLUTION NO. 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $14,330,000 AGGREGATE PRINCIPAL AMOUNT OF BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS (EXPANSION AREA PROJECT), IN ONE OR MORE SERIES, TO PAY ALL OR A PORTION OF THE DESIGN, ACQUISITION, CONSTRUCTION COSTS OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, ROADWAY IMPROVEMENTS, INCLUDING APPLICABLE MOBILITY FEES; STORMWATER MANAGEMENT AND CONTROL FACILITIES, INCLUDING, BUT NOT LIMITED TO, RELATED EARTHWORK; CERTAIN OFF-SITE IMPROVEMENTS; WATER AND WASTEWATER FACILITIES INCLUDING ANY APPLICABLE CONNECTION FEES; AND ALL RELATED SOFT AND INCIDENTAL COSTS (COLLECTIVELY, THE "EXPANSION AREA PROJECT"), PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; APPOINTING U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION TO SERVE AS TRUSTEE; AUTHORIZING THE APPLICATION OF THAT CERTAIN A MASTER TRUST INDENTURE DATED AS OF OCTOBER 1, 2022 AND APPROVING THE FORM, EXECUTION AND DELIVERY OF A SECOND SUPPLEMENTAL TRUST INDENTURE IN SUBSTANTIALLY THE FORM ATTACHED HERETO; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN), MIAMI-DADE COUNTY, FLORIDA, OR OF THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE PROPERTY WITHIN THE DISTRICT BENEFITED BY THE EXPANSION AREA PROJECT AND SUBJECT TO ASSESSMENT; PROVIDING FOR THE JUDICIAL VALIDATION OF SUCH BONDS; AND PROVIDING FOR OTHER RELATED MATTERS.**

**WHEREAS,** Biscayne Drive Estates Community Development District (the "District"), is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), created by Ordinance No. 21-101 enacted by the Board of County Commissioners of Miami-Dade County, Florida ("BCC") on October 5, 2021, becoming effective on October 15, 2021, amended by Ordinance No. 26-40 enacted by the BCC on June 2, 2026 and effective June 12, 2026;

**WHEREAS,** Ordinance No. 26-40 expanded the boundaries of the District by approximately 54.43 acres (the "Expansion Area") increasing the total acreage of the District to approximately 118.45 acres;

**WHEREAS,** the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction, and the District has decided to undertake the design, acquisition, construction costs of certain public infrastructure improvements to be located in or to benefit of developable lands within the District including, but not limited to, roadway improvements, including applicable mobility fees, stormwater management and control facilities, including, but not limited to, related earthwork, water and wastewater facilities, including any applicable connection fees; certain off-site improvements; and related soft and incidental costs, pursuant to the Act (collectively, the "Project" and with respect to the Expansion Area, the "Expansion Area Project"), as referred to on **Schedule "I"** hereto;

**WHEREAS,** the District desires to authorize the issuance of not to exceed $14,330,000 aggregate principal amount of its Biscayne Drive Estates Community Development District Special Assessment Bonds (Expansion Area Project), in one or more series to finance certain public infrastructure within the Expansion Area (the "Expansion Area Project") (collectively, the "Bonds"), in order to pay all or a portion of the design, acquisition and construction costs of the Expansion Area Project;

**WHEREAS,** the District desires to provide the terms and conditions under which the District will acquire and cause to be constructed the public infrastructure improvements on lands within the Expansion Area and certain adjacent lands the improvement of which will specially benefit certain lands within the Expansion Area;

**WHEREAS,** authority is conferred upon the District by the Constitution and laws of the State of Florida, specifically including, but not limited to, Sections 190.011(9), 190.011(14), 190.014, 190.016(1), 190.016(2), 190.016(5), 190.016(8), 190.016(11), 190.016(13), 190.022 and 190.023 of the Act, to issue the Bonds; and

**WHEREAS,** the District desires to authorize and approve various instruments to be executed and delivered in connection with the Bonds.

**NOW, THEREFORE, BE IT RESOLVED** by Biscayne Drive Estates Community Development District, as follows:

**Section 1.** **Authorization of Bonds**. The District hereby authorizes the issuance of not to exceed $14,330,000 aggregate principal amount of the Bonds in one or more series to (i) finance all or a portion of the costs of the Expansion Area Project; (ii) fund debt service reserve accounts for each series of Bonds so issued; (iii) fund capitalized interest on the Bonds, if applicable; and (iv) pay the costs of issuing the Bonds. Pursuant to Section 190.016(1) of the Act, the Bonds may be issued and delivered by the District in payment of all or a portion of the purchase price of the Expansion Area Project or may be sold at public or private sale.

**Section 2.** **Certain Details of the Bonds.** The Bonds and the interest thereon, shall not be deemed to constitute a debt, liability or obligation of the District (except as provided herein), Miami-Dade County, Florida (the "County") or of the State of Florida (the "State"), or of any other political subdivision thereof, but shall be payable solely from the Special Assessments (as defined in the form of Indenture hereinafter referred to) levied by the District on property within the District benefited by the Expansion Area Project and subject to assessment, as set forth in the

Indenture, and neither the faith and credit nor any taxing power of the District, the County or the State, or of any other political subdivision thereof, is pledged to the payment of the principal of or interest on the Bonds, except for Special Assessments to be assessed and levied by the District to secure and pay the Bonds.

The Bonds shall:

(i) be issued in one or more series and may be delivered in payment of the purchase price of the Expansion Area Project or sold at public or private sale, as provided in Section 190.016(1), Florida Statutes, each series in an aggregate principal amount to be determined by subsequent resolution or resolutions of the District; provided, however, that the total aggregate principal amount of the Bonds issued may not exceed $14,330,000 unless this Resolution is amended prior to the validation of the Bonds authorized herein;

(ii) be issued in fully registered form in a minimum principal denomination of $5,000 and any integral multiple of $5,000 in excess thereof, except as otherwise provided in the herein defined Indenture;

(iii) bear interest at an average annual rate not exceeding the maximum rate as may then be permitted by the laws of the State as more particularly provided in one or more resolutions adopted by the District prior to the issuance and delivery of the Bonds of any series;

(iv) the Bonds of each series shall be payable in not more than 30 annual installments of principal; and

(v) be dated as provided in a resolution adopted by the District prior to the issuance and delivery thereof.

The final maturity date or dates of the Bonds and the interest rate or rates thereon shall be determined, within the foregoing limits, and any optional, mandatory and extraordinary redemption provisions thereof shall be fixed, by the Indenture hereinafter referred to or by one or more resolutions of the District to be adopted prior to the delivery of the Bonds of any series. In other respects, the Bonds shall be in the form, shall be executed and authenticated, shall be subject to replacement and shall be delivered as provided in the Indenture hereinafter referred to, the form of which is set out as composite **Exhibit "A"** attached hereto.

Prior to the issuance and delivery of the Bonds, the District shall have undertaken and, to the extent then required under applicable law, completed all necessary proceedings, including, without limitation, the approval of assessment rolls, the holding of public hearings and the adoption of resolutions in order to levy and collect Special Assessments upon the lands within the District subject to assessment, all as more specifically required and provided for by the Act and Chapters 170, 190 and 197, Florida Statutes, as the same may be amended from time to time, or any successor statutes thereto.

**Section 3.** **<u>Designation of Attesting Members</u>.** Each Assistant Secretary of the Board of Supervisors (the "Board") of the District (each individually a "Designated Member") and the Secretary, or any other appointed Assistant Secretary, are hereby designated and authorized on behalf of the Board to attest to the seal of the Board and to the signature of the Chairperson or Vice

Chairperson of the Board as they appear on the Bonds, the Indenture and any other documents which may be necessary or helpful in connection with the issuance and delivery of the Bonds and in connection with the application of the proceeds thereof.

**Section 4.** **Authorization of Execution and Delivery of a Second Supplemental Trust Indenture and Application of Master Indenture.** The District does authorize the application and use of that certain Master Trust Indenture dated as of October 1, 2022 by and between the District and the Trustee (as defined below) (the "Master Indenture"). The District does hereby authorize and approve the execution by the Chairperson or Vice Chairperson and any Designated Member and the delivery of a Second Supplemental Trust Indenture of the Bonds (the "Second Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), between the District and the Trustee named in Section 6 of this Resolution. The Indenture shall provide for the security of the Bonds and express the contract between the District and the owners of such Bonds. The Second Supplemental Indenture shall be in substantially the form thereof attached hereto and marked **Exhibit "A"** and is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the Bonds as shall be approved by the Chairperson (or in his or her absence, the Vice Chairperson) executing the same, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of Indenture attached hereto.

**Section 5.** **Sale of Bonds.** Pursuant to the provisions of Section 190.016(1) of the Act, the Bonds may be delivered in payment of all or a portion of the purchase price of the Expansion Area Project or may be sold at public or private sale after such advertisement, if any, as the Board may deem advisable but not in any event at less than 90 percent of the par value thereof, together with accrued interest thereon, in conformance with the provisions of the Act.

**Section 6.** **Appointment of Trustee.** The District hereby appoints U.S. Bank Trust Company, National Association to act as trustee under the Indenture (the "Trustee"). The Trustee shall also serve as the Paying Agent and Registrar under the Indenture.

**Section 7.** **Bond Validation**. District Counsel is hereby authorized and directed to take appropriate proceedings in the Circuit Court of the Eleventh Judicial Circuit of Florida, in and for Miami-Dade County, Florida, for validation and the proceedings incident thereto for the Bonds to the extent required by and in accordance with Section 190.016(12), Florida Statutes. The Chairperson, Vice Chairperson or any Designated Member is authorized to sign any pleadings and to offer testimony in any such proceedings for and on behalf of the District. The other members of the Board, the officers of the District and the agents and employees of the District, including, without limitation, the District Manager and the engineer or engineering firm serving as engineer to the District are hereby also authorized to offer testimony for and on behalf of the District in connection with any such validation proceedings.

**Section 8.** **Further Official Action; Ratification of Prior and Subsequent Acts**. The Chairperson, the Vice Chairperson, the Secretary and each Designated Member and any other proper official of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments (including, without limitation, any documents required by the Trustee to evidence its rights and obligations with respect to the Bonds, any documents required in connection with implementation of a book-entry system of registration, any funding agreements, acquisition agreements, true-up agreements, collateral assignments and/or completion agreements with the Developer (as such term is defined in the Indenture), and investment agreements relating to the investment of the proceeds of the Bonds and any agreements in connection with maintaining the exclusion of interest on the Bonds from gross income of the holders thereof) and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. In the event that the Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District. The Secretary or any Designated Member is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation. All of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

**Section 9.** **Bond Anticipation Notes**. The District may, if it determines it to be in its best financial interest, issue Bond Anticipation Notes ("BANs") in order to temporarily finance the costs of all or a portion of the Expansion Area Project. The District shall by proper proceedings authorize the issuance and establish the details of such BANs pursuant to the provisions of Section 190.014, Florida Statutes, as amended other applicable provisions of laws.

**Section 10.** **Subsequent Resolution(s) Required.** Notwithstanding anything to the contrary contained herein, no series of Bonds may be issued or delivered until the District adopts a subsequent resolution and/or supplemental indenture for each such series of Bonds, fixing the details of such series of Bonds remaining to be specified or delegating to the Chairperson, the Vice Chairperson or a Designated Member the authority to fix such details.

**Section 11.** **Severability.** If any section, paragraph, clause or provision of this resolution shall be held to be invalid or ineffective for any reason, the remainder of this resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**Section 12.** **Effective Date.** This resolution shall take effect immediately upon its adoption, and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

**PASSED** in Public Session of the Board of Supervisors of Biscayne Drive Estates Community Development District, this 26th day of June, 2026.

**BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT**

By: ______________________________
Name: ______________________________
Title: Chairperson/Vice Chairperson
Board of Supervisors

By: ______________________________
Name: Juliana Duque
Title: Assistant Secretary, Board of Supervisors

## SCHEDULE I

## DESCRIPTION OF THE EXPANSION AREA PROJECT

The Expansion Area Project includes, but is not limited to, the following improvements:

Roadway improvements, including applicable mobility fees;
Stormwater management and control facilities, including but not limited to, related earthwork;
Water and wastewater facilities, including any applicable connection fees;
Certain off-site public improvements; and
Related soft and incidental costs.

## EXHIBIT A

## FORM OF SECOND SUPPLEMENTAL TRUST INDENTURE

SECOND SUPPLEMENTAL TRUST INDENTURE

BETWEEN

BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT

AND

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

Dated as of __________ 1, 2026

Authorizing and Securing
$___________
BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2026
(EXPANSION AREA PROJECT)

# TABLE OF CONTENTS

THIS SECOND SUPPLEMENTAL TRUST INDENTURE (the "Second Supplemental Indenture"), dated as of ____________ 1, 2026 between the BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT (together with its successors and assigns, the "Issuer"), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association duly organized and existing under the laws of the United States of America and having a corporate trust office in Fort Lauderdale, Florida, as trustee (said banking association and any bank or trust company becoming successor trustee under this Second Supplemental Indenture being hereinafter referred to as the "Trustee");

W I T N E S S E T H:

WHEREAS, the Issuer is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance No. 21-101 enacted by the Board of County Commissioners of Miami-Dade County, Florida (the "BCC"), on October 5, 2021, becoming effective on October 15, 2021 (the "Original Ordinance"); and

WHEREAS, the Original Ordinance was amended by Ordinance No. 26-40 enacted by the BCC on June 2, 2026 and effective on June 12, 2026 whereby the boundaries of the District (as defined below) were expanded by approximately 54.43 acres (the "Expansion Area"); and

WHEREAS, the premises governed by the Issuer, as described more fully in the Original Ordinance, as amended, consisting of approximately 118.45 acres of land (herein, the "District Lands" or "District"), are located entirely within the incorporated area of the County; and

WHEREAS, the Issuer has been created for the purpose of delivering certain community development services and facilities for the benefit of the District Lands; and

WHEREAS, the Issuer has determined to undertake, in one or more phases, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of the assessable lands within the Expansion Area; and

WHEREAS, the Issuer has previously issued its Special Assessment Bonds, Series 2022 to finance certain public infrastructure for the benefit of assessable lands within the original boundaries of the District; and

WHEREAS, the Issuer previously adopted Resolution No. 2026-07 on June 26, 2026 authorizing the issuance of not to exceed $14,330,000 in aggregate principal amount of its Special Assessment Bonds, Series 2026 (Expansion Area Project) to finance all or a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act for the special benefit of the Expansion Area or portions thereof and approving the form of and authorizing the execution and delivery of this Second Supplemental Indenture and authorize the use of the herein defined Master Indenture in connection with the issuance of the Bonds; and

WHEREAS, pursuant to that certain Master Trust Indenture dated as of October 1, 2022 (the "Master Indenture") and this Second Supplemental Indenture, both by and between the Issuer and the Trustee, the Issuer proposes to issue its Series 2026 Bonds; and

WHEREAS, to the extent not constructed by the Issuer, Lennar Homes, LLC, a Florida limited liability company (the "Developer") is the master developer of a residential community located within the Expansion Area and shall construct all of the public infrastructure necessary to serve such residential community referred to as "_____________" located within the Expansion Area of the District (herein, the "Development"); and

WHEREAS, the public infrastructure as described on Exhibit A necessary for the development of the Development within the Expansion Area is herein referred to as the "Expansion Area Project," which will be financed with a portion of the Series 2026 Bonds; and

WHEREAS, the Issuer has determined to issue the Series 2026 Bonds pursuant to the Master Indenture and this Second Supplemental Indenture (hereinafter sometimes collectively referred to as the "Indenture"); and

WHEREAS, in the manner provided herein, the proceeds of the Series 2026 Bonds will be used to provide funds for (i) the Costs of acquiring and/or constructing a portion of the Expansion Area Project, (ii) paying interest on the Series 2026 Bonds through at least [November 1, 2026], (iii) the funding of the Series 2026 Reserve Account, and (iv) the payment of the costs of issuance of the Series 2026 Bonds; and

WHEREAS, the Series 2026 Bonds will be secured by a pledge of Series 2026 Pledged Revenues (as hereinafter defined) to the extent provided herein.

NOW, THEREFORE, THIS SECOND SUPPLEMENTAL INDENTURE WITNESSETH, that to provide for the issuance of the Series 2026 Bonds, the security and payment of the principal or redemption price thereof (as the case may be) and interest thereon, the rights of the Bondholders and the performance and observance of all of the covenants contained herein and in said Series 2026 Bonds, and for and in consideration of the mutual covenants herein contained and of the purchase and acceptance of the Series 2026 Bonds by the Owners thereof, from time to time, and of the acceptance by the Trustee of the trusts hereby created, and intending to be legally bound hereby, the Issuer does hereby assign, transfer, set over and pledge to U.S. Bank Trust Company, National Association, as Trustee, its successors in trust and its assigns forever, and grants a lien on all of the right, title and interest of the Issuer in and to the Series 2026 Pledged Revenues as security for the payment of the principal, redemption or purchase price of (as the case may be) and interest on the Series 2026 Bonds issued hereunder, all in the manner hereinafter provided, and the Issuer further hereby agrees with and covenants unto the Trustee as follows:

TO HAVE AND TO HOLD the same and any other revenues, property, contracts or contract rights, accounts receivable, chattel paper, instruments, general intangibles or other rights and the proceeds thereof, which may, by delivery, assignment or otherwise, be subject to the lien created by the Indenture with respect to the Series 2026 Bonds.

IN TRUST NEVERTHELESS, for the equal and ratable benefit and security of all present and future Owners of the Series 2026 Bonds issued and to be issued under this Second Supplemental Indenture, without preference, priority or distinction as to lien or otherwise (except as otherwise specifically provided in this Second Supplemental Indenture) of any one Series 2026 Bond over any other Series 2026 Bond, all as provided in the Indenture.

PROVIDED, HOWEVER, that if the Issuer, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal or redemption price of the Series 2026 Bonds issued, secured and Outstanding hereunder and the interest due or to become due thereon, at the times and in the manner mentioned in such Series 2026 Bonds and the Indenture, according to the true intent and meaning thereof and hereof, and the Issuer shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions hereof, then upon such final payments this Second Supplemental Indenture and the rights hereby granted shall cease and terminate, otherwise this Second Supplemental Indenture to be and remain in full force and effect.

## ARTICLE I
## DEFINITIONS

In this Second Supplemental Indenture capitalized terms used without definition shall have the meanings ascribed thereto in the Master Indenture and, in addition to certain terms defined in the recitals above, the following terms shall have the meanings specified below, unless otherwise expressly provided or unless the context otherwise requires:

"Acquisition Agreement" shall mean that certain Acquisition Agreement relating to the acquisition of the Expansion Area Project, by and between the Developer and the Issuer.

"Arbitrage Certificate" shall mean that certain Arbitrage Certificate, including arbitrage rebate covenants, of the Issuer, dated the date of delivery of the Series 2026 Bonds, relating to certain restrictions on arbitrage under the Code with respect to the Bonds.

"Assessment Resolutions" shall mean Resolution No. 2026-05, Resolution No. 2026-06, and Resolution 2026-___ of the Issuer adopted on June 26, 2026, June 26, 2026 and _____________, 2026, respectively, as amended and supplemented from time to time.

"Authorized Denomination" shall mean, with respect to the Series 2026 Bonds, on the date of issuance, in the denominations of $5,000 and any integral multiple thereof provided, however, if any initial beneficial owner does not purchase at least $100,000 of the Series 2026 Bonds at the time of initial delivery of the Series 2026 Bonds, such beneficial owner must either execute and deliver to the Underwriter on the date of delivery of the Series 2026 Bonds the investor letter substantially in the form attached hereto as Exhibit D or otherwise establish to the satisfaction of the Underwriter that such beneficial owner is an "accredited investor," as described in Rule 501(a) under Regulation D of the Securities Act of 1933, as amended.

"Bonds" shall mean the Issuer's Special Assessment Bonds issued pursuant to the Master Indenture.

"Collateral Assignment" shall mean that certain instrument executed by the Developer and the Land Bank in favor of the Issuer whereby certain of the Project Documents and other material documents necessary to complete all of the development planned for the Expansion Area Project) are collaterally assigned as security for the Developer's and Land Bank's obligations to pay the

Series 2026 Special Assessments imposed against lands within the Expansion Area within the District owned by the Developer or the Land Bank from time to time.

"Consulting Engineer" shall mean Alvarez Engineers, Inc. and its successors.

"Continuing Disclosure Agreement" shall mean the Continuing Disclosure Agreement for the benefit of the owners of the Series 2026 Bonds, dated the date of delivery of the Series 2026 Bonds, by and among the Issuer, the Developer, the Land Bank, the dissemination agent named therein, and joined by the Trustee, in connection with the issuance of the Series 2026 Bonds.

"District Manager" shall mean Governmental Management Services – South Florida, LLC, and its successors and assigns.

"Expansion Area Project" shall mean all of the public infrastructure deemed necessary for the development of 166 platted residential units within the Expansion Area of the District generally described on Exhibit A attached hereto.

"Indenture" shall mean collectively, the Master Indenture and this Second Supplemental Indenture.

"Interest Payment Date" shall mean May 1 and November 1 of each year, commencing [November 1, 2026] and on any date principal of the Series 2026 Bonds is paid including any Quarterly Redemption Date.

"Land Bank" shall mean, collectively, TPG AG EHC III (LEN) Multistate 1, LLC, a Delaware limited liability company, and TPG AG EHC III (LEN) Multi State 6, LLC, a Delaware limited liability company.

"Majority Holders" means the beneficial owners of more than fifty percent (50%) of the Outstanding principal amount of the Series 2026 Bonds.

"Master Indenture" shall mean the Master Trust Indenture, dated as of October 1, 2022, by and between the Issuer and the Trustee, as supplemented and amended with respect to matters pertaining solely to the Master Indenture or the Series 2026 Bonds (as opposed to supplements or amendments relating to any Series of Bonds other than the Series 2026 Bonds as specifically defined in this Second Supplemental Indenture).

"Paying Agent" shall mean U.S. Bank Trust Company, National Association, and its successors and assigns as Paying Agent hereunder.

"Prepayment" shall mean the payment by any owner of property within the Expansion Area within the District of the amount of the Series 2026 Special Assessments encumbering its property, in whole or in part, prior to its scheduled due date, including optional prepayments. The term "Prepayment" also means any proceeds received as a result of accelerating and/or foreclosing the Series 2026 Special Assessments or as a result of a true-up payment. "Prepayments" shall include, without limitation, Series 2026 Prepayment Principal.

"Quarterly Redemption Date" shall mean February 1, May 1, August 1, and November 1 of any calendar year.

"Redemption Price" shall mean the principal amount of any Series 2026 Bond payable upon redemption thereof pursuant to this Second Supplemental Indenture.

"Registrar" shall mean U.S. Bank Trust Company, National Association and its successors and assigns as Registrar hereunder.

"Regular Record Date" shall mean the fifteenth day (whether or not a Business Day) of the calendar month next preceding an Interest Payment Date.

"Resolution" shall mean, collectively, (i) Resolution No. 2026-07 of the Issuer adopted on June 26, 2026, pursuant to which the Issuer authorized the issuance of not exceeding $14,330,000 aggregate principal amount of its Bonds to finance the construction or acquisition of public infrastructure within the Expansion Area within the District, and (ii) Resolution No. 2026-__ of the Issuer adopted on _____________, 2026, pursuant to which the Issuer authorized, among other things, the issuance of the Series 2026 Bonds in an aggregate principal amount of not exceeding $_____________ to finance a portion of the acquisition of the Expansion Area Project, specifying the details of the Series 2026 Bonds and awarding the Series 2026 Bonds to the Underwriter of the Series 2026 Bonds subject to the parameters set forth therein.

"Series 2026 Acquisition and Construction Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Second Supplemental Indenture.

"Series 2026 Bond Redemption Account" shall mean the Series 2026 Bond Redemption Account established as a separate Account within the Bond Redemption Fund pursuant to Section 4.01(g) of this Second Supplemental Indenture.

"Series 2026 Bonds" shall mean the $___________ aggregate principal amount of Biscayne Drive Estates Community Development District Special Assessment Bonds, Series 2026 (Expansion Area Project), to be issued as fully registered Bonds in accordance with the provisions of the Master Indenture and this Second Supplemental Indenture, and secured and authorized by the Master Indenture and this Second Supplemental Indenture.

"Series 2026 Costs of Issuance Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Second Supplemental Indenture.

"Series 2026 General Redemption Subaccount" shall mean the subaccount so designated, established as a separate subaccount under the Series 2026 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

"Series 2026 Interest Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(d) of this Second Supplemental Indenture.

"Series 2026 Optional Redemption Subaccount" shall mean the subaccount so designated, established as a separate subaccount under the Series 2026 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

"Series 2026 Pledged Revenues" shall mean (a) all revenues received by the Issuer from the Series 2026 Special Assessments levied and collected on the assessable lands within the Expansion Area of the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Series 2026 Special Assessments or from the issuance and sale of tax certificates with respect to such Series 2026 Special Assessments, and (b) all moneys on deposit in the Funds, Accounts and subaccounts established under the Indenture created and established with respect to or for the benefit of the Series 2026 Bonds; provided, however, that Series 2026 Pledged Revenues shall not include (A) any moneys transferred to the Series 2026 Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Series 2026 Costs of Issuance Account of the Acquisition and Construction Fund, and (C) special assessments levied and collected by the Issuer under Section 190.022 of the Act for maintenance purposes or "maintenance assessments" levied and collected by the Issuer under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B) and (C) of this proviso).

"Series 2026 Prepayment Principal" shall mean the portion of a Prepayment corresponding to the principal amount of Series 2026 Special Assessments being prepaid pursuant to Section 4.05 of this Second Supplemental Indenture or as a result of an acceleration of the Series 2026 Special Assessments pursuant to Section 170.10, Florida Statutes, if such Series 2026 Special Assessments are being collected through a direct billing method.

"Series 2026 Prepayment Subaccount" shall mean the subaccount so designated, established as a separate subaccount under the Series 2026 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

"Series 2026 Principal Account" shall mean the account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(c) of this Second Supplemental Indenture.

"Series 2026 Rebate Fund" shall mean the Fund so designated, established pursuant to Section 4.01(j) of this Second Supplemental Indenture.

"Series 2026 Reserve Account" shall mean the Series 2026 Reserve Account established as a separate Account within the Debt Service Reserve Fund pursuant to Section 4.01(f) of this Second Supplemental Indenture.

"Series 2026 Reserve Requirement" or "Reserve Requirement" shall mean an amount equal to [ten percent (10%)] of the maximum annual debt service with respect to the initial principal amount of the Series 2026 Bonds determined on the date of issue. If a portion of the Series 2026 Bonds are redeemed pursuant to Section 3.01(b)(i) or Section 3.01(b)(iii), the Reserve Requirement shall be reduced to ten percent (10%) of the maximum annual debt service of the Series 2026 Bonds after taking into account such extraordinary mandatory redemption. Any amount in the Series 2026 Reserve Account may, upon final maturity or redemption of all Outstanding Series 2026 Bonds be used to pay principal of and interest on the Series 2026 Bonds at that time. The initial Series 2026 Reserve Requirement shall be equal to $___________.

"Series 2026 Revenue Account" shall mean the Account so designated, established as a separate Account within the Revenue Fund pursuant to Section 4.01(b) of this Second Supplemental Indenture.

"Series 2026 Sinking Fund Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(e) of this Second Supplemental Indenture.

"Series 2026 Special Assessments" shall mean the Special Assessments levied on the assessable lands within the Expansion Area of the District as a result of the Issuer's acquisition and/or construction of a portion of the Expansion Area Project, corresponding in amount to the debt service on the Series 2026 Bonds and designated as such in the methodology report relating thereto.

"Substantially Absorbed" means the date at least 75% of the principal portion of the Series 2026 Special Assessments have been assigned to residential units within the Expansion Area within the District that have received certificates of occupancy.

"Underwriter" shall mean FMSbonds, Inc., the underwriter of the Series 2026 Bonds.

The words "hereof," "herein," "hereto," "hereby," and "hereunder" (except in the form of Series 2026 Bonds), refer to the entire Indenture.

Every "request," "requisition," "order," "demand," "application," "notice," "statement," "certificate," "consent," or similar action hereunder by the Issuer shall, unless the form or execution thereof is otherwise specifically provided, be in writing signed by the Chairperson or Vice Chairperson and the Treasurer or Assistant Treasurer or the Secretary or Assistant Secretary or Responsible Officer of the Issuer.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.

[END OF ARTICLE I]

## THE SERIES 2026 BONDS

**SECTION 2.01.** Amounts and Terms of Series 2026 Bonds; Issue of Series 2026 Bonds. No Series 2026 Bonds may be issued under this Second Supplemental Indenture except in accordance with the provisions of this Article and Articles II and III of the Master Indenture.

(a) The total principal amount of Series 2026 Bonds that are to be issued under this Second Supplemental Indenture is expressly limited to $___________. The Series 2026 Bonds shall be numbered consecutively from R-1 and upwards.

(b) Any and all Series 2026 Bonds shall be issued substantially in the form attached hereto as Exhibit B, with such appropriate variations, omissions and insertions as are permitted or required by the Indenture and with such additional changes as may be necessary or appropriate to conform to the provisions of the Resolution. The Issuer shall issue the Series 2026 Bonds upon execution of this Second Supplemental Indenture and satisfaction of the requirements of Section 3.01 of the Master Indenture; and the Trustee shall, at the Issuer's request, authenticate such Series 2026 Bonds and deliver them as specified in the request.

**SECTION 2.02.** Execution. The Series 2026 Bonds shall be executed by the Issuer as set forth in the Master Indenture.

**SECTION 2.03.** Authentication. The Series 2026 Bonds shall be authenticated as set forth in the Master Indenture. No Series 2026 Bond shall be valid until the certificate of authentication shall have been duly executed by the Trustee, as provided in the Master Indenture.

**SECTION 2.04.** Purpose, Designation and Denominations of, and Interest Accruals on, the Series 2026 Bonds.

(a) The Series 2026 Bonds are being issued hereunder in order to provide funds (i) for the payment of the Costs of acquiring and/or constructing all or a portion of the Expansion Area Project, (ii) to pay interest on the Series 2026 Bonds through at least November 1, 2026, (iii) to fund the Series 2026 Reserve Account in an amount equal to the initial Series 2026 Reserve Requirement; and (iv) to pay the costs of issuance of the Series 2026 Bonds. The Series 2026 Bonds shall be designated "Biscayne Drive Estates Community Development District Special Assessment Bonds, Series 2026 (Expansion Area Project)," and shall be issued as fully registered bonds without coupons in Authorized Denominations.

(b) The Series 2026 Bonds shall be dated as of the date of initial delivery. Regularly scheduled interest on the Series 2026 Bonds shall be payable on each Interest Payment Date to maturity or prior redemption. Interest on the Series 2026 Bonds shall be payable from the most recent Interest Payment Date next preceding the date of authentication thereof to which interest has been paid, unless the date of authentication thereof is a May 1 or November 1 to which interest has been paid, in which case from such date of authentication, or unless the date of authentication thereof is prior to [November] 1, 2026, in which case from the date of initial delivery or unless the date of authentication thereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date.

(c) Except as otherwise provided in Section 2.07 of this Second Supplemental Indenture in connection with a book entry only system of registration of the Series 2026 Bonds, the principal or Redemption Price of the Series 2026 Bonds shall be payable in lawful money of the United States of America at the designated corporate trust office of the Paying Agent upon presentation of such Series 2026 Bonds. Except as otherwise provided in Section 2.07 of this Second Supplemental Indenture in connection with a book entry only system of registration of the Series 2026 Bonds, the payment of interest on the Series 2026 Bonds shall be made on each Interest Payment Date to the Owners of the Series 2026 Bonds by check or draft drawn on the Paying Agent and mailed on the applicable Interest Payment Date to each Owner as such Owner appears on the Bond Register maintained by the Registrar as of the close of business on the Regular Record Date, at his address as it appears on the Bond Register. Any interest on any Series 2026 Bond which is payable, but is not punctually paid or provided for on any Interest Payment Date (hereinafter called "Defaulted Interest") shall be paid to the Owner in whose name the Series 2026 Bond is registered at the close of business on a Special Record Date to be fixed by the Trustee, such date to be not more than fifteen (15) nor less than ten (10) days prior to the date of proposed payment. The Trustee shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first-class, postage-prepaid, to each Owner of record as of the fifth (5th) day prior to such mailing, at his address as it appears in the Bond Register not less than ten (10) days prior to such Special Record Date. The foregoing notwithstanding, any Owner of Series 2026 Bonds in an aggregate principal amount of at least $1,000,000 shall be entitled to have interest paid by wire transfer to such Owner to the bank account number on file with the Paying Agent, upon requesting the same in a writing received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date, which writing shall specify the bank, which shall be a bank within the continental United States, and bank account number to which interest payments are to be wired. Any such request for interest payments by wire transfer shall remain in effect until rescinded or changed, in a writing delivered by the Owner to the Paying Agent, and any such rescission or change of wire transfer instructions must be received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date.

**SECTION 2.05.** Details of the Series 2026 Bonds.

(a) The Series 2026 Bonds will mature on May 1 in the years and in the principal amounts, and bear interest at the rates all as set forth below, subject to the right of prior redemption in accordance with their terms.

| **Year** | **Amount** | **Interest Rate** |
| --- | --- | --- |

_______________
*Serial Bonds
**Term Bonds

(b) Interest on the Series 2026 Bonds will be computed in all cases on the basis of a 360 day year of twelve 30 day months. Interest on overdue principal and, to the extent lawful, on overdue interest will be payable at the numerical rate of interest borne by the Series 2026 Bonds on the day before the default occurred.

**SECTION 2.06.** Disposition of Series 2026 Bond Proceeds. From the net proceeds of the Series 2026 Bonds received by the Trustee in the amount of $__________:

(a) $________ derived from the net proceeds of the Series 2026 Bonds shall be deposited in the Series 2026 Interest Account;

(b) $________ derived from the net proceeds of the Series 2026 Bonds (which is an amount equal to the initial Series 2026 Reserve Requirement) shall be deposited in the Series 2026 Reserve Account of the Debt Service Reserve Fund;

(c) $__________ derived from the net proceeds of the Series 2026 Bonds shall be deposited into the Series 2026 Costs of Issuance Account of the Acquisition and Construction Fund for payment of the costs of issuing the Series 2026 Bonds; and

(d) $__________ representing the balance of the net proceeds of the Series 2026 Bonds shall be deposited in the Series 2026 Acquisition and Construction Account of the Acquisition and Construction Fund which the Issuer shall cause to be applied in accordance with Article V of the Master Indenture and the terms of the Acquisition Agreement.

**SECTION 2.07.** Book-Entry Form of Series 2026 Bonds. The Series 2026 Bonds shall be issued as one fully registered bond for each maturity of Series 2026 Bonds and deposited with The Depository Trust Company ("DTC"), which is responsible for establishing and maintaining records of ownership for its participants.

As long as the Series 2026 Bonds are held in book-entry-only form, Cede & Co. shall be considered the registered owner for all purposes hereof and in the Master Indenture. DTC shall be responsible for maintaining a book-entry-only system for recording the ownership interest of its participants ("Direct Participants") and other institutions that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). The Direct Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the Series 2026 Bonds ("Beneficial Owners").

The Issuer, the Trustee, the Registrar and the Paying Agent shall have no responsibility or obligation to any Direct Participant or to any Indirect Participant. Without limiting the immediately preceding sentence, the Issuer, the Trustee, the Registrar and the Paying Agent shall have no responsibility or obligation with respect to (a) the accuracy of the records of DTC, Cede & Co., or any Direct Participant or Indirect Participant with respect to any ownership interest in the Series 2026 Bonds, (b) the delivery to any Direct Participant or Indirect Participant or any other person other than an Owner, as shown in the registration books kept by the Registrar, of any notice with respect to the Series 2026 Bonds, including any notice of redemption, or (c) the payment to any Direct Participant or Indirect Participant or any other person, other than an Owner, as shown in the registration books kept by the Registrar, of any amount with respect to principal of, or interest on the Series 2026 Bonds. The Issuer, the Trustee, the Registrar and the Paying Agent shall treat and consider the person in whose name each Series 2026 Bond is registered in the registration books kept by the Registrar as the absolute Owner of such Series 2026 Bond for the purpose of payment of principal and interest with respect to such Series 2026 Bond, for the purpose of giving notices of redemption and other matters with respect to such Series 2026 Bond, for the purpose of registering transfers with respect to such Series 2026 Bond, and for all other purposes whatsoever. Notwithstanding any of the foregoing, the Trustee is authorized to recognize the Beneficial Owner of the Series 2026 Bonds for purposes of this Section 2.07 if beneficial ownership is proven to the satisfaction of the Trustee.

Principal and interest on the Series 2026 Bonds registered in the name of Cede & Co. prior to and at maturity shall be payable directly to Cede & Co. in care of DTC. Disbursal of such amounts to Direct Participants shall be the responsibility of DTC. Payments by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners shall be the responsibility of Direct Participants and Indirect Participants and not of DTC, the Trustee or the Issuer.

Individuals may purchase beneficial interests in Authorized Denominations in book-entry-only form, without certificated Series 2026 Bonds, through Direct Participants and Indirect Participants.

During the period for which Cede & Co. is registered owner of the Series 2026 Bonds, any notices to be provided to any Beneficial Owner will be provided to Cede & Co. DTC shall be responsible for notices to Direct Participants and Direct Participants shall be responsible for notices to Indirect Participants, and Direct Participants and Indirect Participants shall be responsible for notices to Beneficial Owners.

The Issuer shall enter into a blanket letter of representations with DTC providing for such book-entry-only system. Such agreement may be terminated at any time by either DTC or the Issuer in accordance with the procedures of DTC. In the event of such termination, the Issuer shall select another securities depository and in that event, all references herein to DTC or Cede & Co., shall be deemed to be for reference to such successor. If the Issuer does not replace DTC, the Trustee will register and deliver to the Beneficial Owners replacement Series 2026 Bonds in the form of fully registered Series 2026 Bonds in accordance with the instructions from Cede & Co.

Upon receipt by the Trustee or the Issuer of written notice from DTC (a) confirming that DTC has received written notice from the Issuer to the effect that a continuation of the requirement that all of the Outstanding Series 2026 Bonds be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, is not in the best interest of the Beneficial Owners of the Series 2026 Bonds, or (b) to the effect that DTC is unable or unwilling to discharge its responsibilities and no substitute bond depository willing to undertake the functions of DTC hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, the Series 2026 Bonds shall no longer be restricted to being registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, but may be registered in whatever name or names registered owners transferring or exchanging the Series 2026 Bonds shall designate, in accordance with the provisions hereof.

In the event DTC, any successor of DTC or the Issuer, but only in accordance with the procedures of DTC, elects to discontinue the book-entry only system, the Trustee shall deliver bond certificates in accordance with the written instructions from DTC or its successor and after such time Series 2026 Bonds may be exchanged for an equal aggregate principal amount of Series 2026 Bonds in other Authorized Denominations upon surrender thereof at the designated corporate trust office of the Trustee.

**SECTION 2.08.** Appointment of Registrar and Paying Agent. The Issuer shall keep, at the designated corporate trust office of the Registrar, books (the "Bond Register") for the registration, transfer and exchange of the Series 2026 Bonds, and hereby appoints U.S. Bank Trust Company, National Association, as its Registrar to keep such books and make such registrations, transfers, and exchanges as required hereby. U.S. Bank Trust Company, National Association hereby accepts its appointment as Registrar and its duties and responsibilities as Registrar hereunder. Registrations, transfers and exchanges shall be without charge to the Bondholder requesting such registration, transfer or exchange, but such Bondholder shall pay any taxes or other governmental charges on all registrations, transfers and exchanges.

The Issuer hereby appoints U.S. Bank Trust Company, National Association as Paying Agent for the Series 2026 Bonds. U.S. Bank Trust Company, National Association hereby accepts its appointment as Paying Agent and its duties and responsibilities as Paying Agent hereunder.

**SECTION 2.09.** Conditions Precedent to Issuance of the Series 2026 Bonds. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Series 2026 Bonds, all the Series 2026 Bonds shall be executed by the Issuer for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the Issuer or upon its order, but only upon the further receipt by the Trustee of:

(a) Certified copies of the Assessment Resolutions;

(b) Executed originals of the Master Indenture and this Second Supplemental Indenture;

(c) An opinion of Counsel to the District, also addressed to the Trustee, substantially to the effect that (i) the Issuer has been duly established and validly exists as a community development district under the Act, (ii) the Issuer has good right and lawful authority under the Act to construct and/or purchase the Expansion Area Project being financed with the proceeds of the Series 2026 Bonds, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body having lawful jurisdiction in order to own and operate the Expansion Area Project, (iii) all proceedings undertaken by the Issuer with respect to the Series 2026 Special Assessments have been in accordance with Florida law, (iv) the Issuer has taken all action necessary to levy and impose the Series 2026 Special Assessments, and (v) the Series 2026 Special Assessments are legal, valid and binding liens upon the property against which such Series 2026 Special Assessments are made, coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles and claims, until paid;

(d) A certificate of an authorized officer of the Issuer to the effect that, upon the authentication and delivery of the Series 2026 Bonds, the Issuer will not be in default in the performance of the terms and provisions of the Master Indenture or this Second Supplemental Indenture; and

(e) An executed copy of the Collateral Assignment.

Receipt by the Trustee of the net proceeds from the initial sale of the Series 2026 Bonds shall constitute conclusive evidence of the fulfillment of the conditions precedent for the issuance of the Series 2026 Bonds set forth in this Section 2.09 to the satisfaction of the District and the Underwriter.

[END OF ARTICLE II]

## REDEMPTION OF SERIES 2026 BONDS

**SECTION 3.01.** Redemption Dates and Prices. The Series 2026 Bonds shall be subject to redemption at the times and in the manner provided in Article VIII of the Master Indenture and in this Article III. All payments of the Redemption Price of the Series 2026 Bonds shall be made on the dates hereinafter required. Except as otherwise provided in this Section 3.01, if less than all the Series 2026 Bonds are to be redeemed pursuant to an extraordinary mandatory redemption, the Trustee shall select the Series 2026 Bonds or portions of the Series 2026 Bonds to be redeemed pursuant to Section 8.04 of the Master Indenture. Partial redemptions of Series 2026 Bonds shall be made in such a manner that the remaining Series 2026 Bonds held by each Bondholder shall be in Authorized Denominations, except for the last remaining Series 2026 Bond.

The Series 2026 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the Redemption Price of the Series 2026 Bonds shall be made on the dates specified below.

(a) Optional Redemption. The Series 2026 Bonds may, at the option of the Issuer, provided written notice hereof has been sent to the Trustee at least forty-five (45) days prior to the redemption date (unless the Trustee will accept less than forty-five (45) days' notice), be called for redemption prior to maturity as a whole or in part, at any time, on or after [May 1], 20XX (less than all Series 2026 Bonds of a maturity to be selected by lot), at a Redemption Price equal to the principal amount of Series 2026 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date from moneys on deposit in the Series 2026 Optional Redemption Subaccount of the Series 2026 Bond Redemption Account. If such optional redemption shall be in part, the Issuer shall select such principal amount of Series 2026 Bonds to be optionally redeemed from each maturity so that debt service on the remaining Outstanding Series 2026 Bonds is substantially level.

(b) Extraordinary Mandatory Redemption in Whole or in Part. The Series 2026 Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, on any date (other than in the case of clause (i) below which extraordinary mandatory redemption in part must occur on a Quarterly Redemption Date), at a Redemption Price equal to 100% of the principal amount of the Series 2026 Bonds to be redeemed, plus interest accrued to the redemption date, as follows:

(i) from Series 2026 Prepayment Principal (including amounts transferred from the Series 2026 Reserve Account as a credit against the amount of the Series 2026 Prepayment Principal due and owing) deposited into the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account following the payment in whole or in part of Series 2026 Special Assessments on any assessable property within the Expansion Area of the District in accordance with the provisions of Section 4.05 of this Second Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2026 Funds, Accounts and subaccounts in the Funds and Accounts (other than the Series 2026 Rebate Fund, the Series 2026 Costs of Issuance Account and the Series 2026 Acquisition and Construction Account) sufficient to pay and redeem all Outstanding Series 2026 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Indenture.

(iii) from any funds remaining on deposit in the Series 2026 Acquisition and Construction Account not otherwise reserved to complete the Expansion Area Project (including any amounts transferred from the Series 2026 Reserve Account) all of which have been transferred to the Series 2026 General Redemption Subaccount of the Series 2026 Bond Redemption Account.

(c) Mandatory Sinking Fund Redemption. The Series 2026 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

| **Year** | **Mandatory Sinking Fund Redemption Amount** |
| --- | --- |

*Maturity

The Series 2026 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

| Year | Mandatory Sinking Fund Redemption Amount |
|---|---|

*Maturity

The Series 2026 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

| Year | Mandatory Sinking Fund Redemption Amount |
|---|---|

*Maturity

Upon any redemption of Series 2026 Bonds other than in accordance with scheduled mandatory sinking fund redemptions, the Issuer shall cause to be recalculated and delivered to the Trustee in writing revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2026 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2026 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2026 Bonds in any year. In the event of a redemption occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

**SECTION 3.02.** Notice of Redemption. When required to redeem Series 2026 Bonds under any provision of this Second Supplemental Indenture or directed to redeem Series 2026 Bonds by the Issuer, the Trustee shall give or cause to be given to Owners of the Series 2026 Bonds to be redeemed, notice of the redemption, as set forth in Article VIII of the Master Indenture.

[END OF ARTICLE III]

## ESTABLISHMENT OF CERTAIN FUNDS AND ACCOUNTS; ADDITIONAL COVENANTS OF THE ISSUER; PREPAYMENTS; REMOVAL OF SPECIAL ASSESSMENT LIENS

**SECTION 4.01.** Establishment of Certain Funds and Accounts.

(a) The Trustee shall establish a separate Account within the Acquisition and Construction Fund designated as the "Series 2026 Acquisition and Construction Account." Net proceeds of the Series 2026 Bonds shall be deposited into the Series 2026 Acquisition and Construction Account in the amount set forth in Section 2.06 of this Second Supplemental Indenture, together with any other moneys that may be transferred to the Series 2026 Acquisition and Construction Account as provided for herein. Such moneys in the Series 2026 Acquisition and Construction Account shall be disbursed by the Trustee as set forth in Section 5.01 of the Master Indenture and this Section 4.01(a), and upon disbursement, the Issuer shall apply such moneys as provided for herein and in the Acquisition Agreement. Any moneys remaining in the Series 2026 Acquisition and Construction Account after the Completion Date, except for any moneys reserved therein for the payment of any costs of the Expansion Area Project owed but not yet requisitioned, as evidenced in a certificate from the District Manager to the Trustee, upon which the Trustee may conclusively rely, and the adoption of a resolution by the Issuer accepting the Expansion Area Project, a copy of which shall be delivered to the Trustee, upon which the Trustee may conclusively rely, shall be transferred by the Trustee to the Series 2026 General Redemption Subaccount of the Series 2026 Bond Redemption Account. Thereafter the Series 2026 Acquisition and Construction Account shall be closed upon the expenditure or transfer of all funds therein. Upon presentment by the District Manager or the Issuer to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit C, the Trustee shall withdraw moneys from the Series 2026 Acquisition and Construction Account and pay such moneys to the Person such requisition so directs. Pursuant to the Master Indenture, the Trustee shall establish a separate Account within the Acquisition and Construction Fund designated as the "Series 2026 Costs of Issuance Account." Net proceeds of the Series 2026 Bonds shall be deposited into the Series 2026 Costs of Issuance Account in the amount set forth in Section 2.06 of this Second Supplemental Indenture. Upon presentment by the District Manager or the Issuer to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit C, the Trustee shall withdraw moneys from the Series 2026 Costs of Issuance Account to pay the costs of issuing the Series 2026 Bonds. Six months after the issuance of the Series 2026 Bonds, any moneys remaining in the Series 2026 Costs of Issuance Account in excess of the amounts requested to be disbursed by the Issuer shall be deposited into the Series 2026 Interest Account. Any deficiency in the amount allocated to pay the cost of issuing the Series 2026 Bonds shall be paid from excess

Series 2026 Pledged Revenues on deposit in the Series 2026 Revenue Account in accordance with Section 4.02 SEVENTH. When there are no further moneys therein, the Series 2026 Costs of Issuance Account shall be closed.

(b) Pursuant to Section 6.03 of the Master Indenture, the Trustee shall establish a separate Account within the Revenue Fund designated as the "Series 2026 Revenue Account." Series 2026 Special Assessments (except for Prepayments of Series 2026 Special Assessments which shall be identified as such by the Issuer to the Trustee and deposited in the Series 2026 Prepayment Subaccount) shall be deposited by the Trustee into the Series 2026 Revenue Account which shall be applied as set forth in Section 6.03 of the Master Indenture and Section 4.02 of this Second Supplemental Indenture. The Trustee may conclusively rely that unless expressly indicated in writing by the Issuer as a Prepayment upon deposit thereof with the Trustee, payments of Series 2026 Special Assessments otherwise received by the Trustee are to be deposited into the Series 2026 Revenue Account.

(c) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Fund designated as the "Series 2026 Principal Account." Moneys shall be deposited into the Series 2026 Principal Account as provided in Section 6.04 of the Master Indenture and Section 4.02 of this Second Supplemental Indenture, and applied for the purposes provided therein.

(d) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Fund designated as the "Series 2026 Interest Account." Moneys deposited into the Series 2026 Interest Account pursuant to Section 6.04 of the Master Indenture and Sections 2.06 and 4.02 of this Second Supplemental Indenture, shall be applied for the purposes provided therein.

(e) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish another separate Account within the Debt Service Fund designated as the "Series 2026 Sinking Fund Account." Moneys shall be deposited into the Series 2026 Sinking Fund Account as provided in Section 6.04 of the Master Indenture and Section 4.02 of this Second Supplemental Indenture and applied for the purposes provided therein and in Section 3.01(c) of this Second Supplemental Indenture.

(f) Pursuant to Section 6.05 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Reserve Fund designated as the "Series 2026 Reserve Account." Proceeds of the Series 2026 Bonds shall be deposited into the Series 2026 Reserve Account in the amount set forth in Section 2.06 of this Second Supplemental Indenture, and such moneys, together with any other moneys deposited into the Series 2026 Reserve Account shall be applied for the purposes provided therein and in this Section 4.01(f) of this Second Supplemental Indenture.

On each March 15 and September 15 (or, if such date is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Series 2026 Reserve Account and prior to the Completion Date transfer any excess therein above the Reserve Requirement for the Series 2026 Bonds caused by investment earnings to the Series 2026 Acquisition and Construction Account and, after the Completion Date, to the Series 2026 Revenue Account to be applied in accordance with 4.02 hereof.

Notwithstanding any of the foregoing, amounts on deposit in the Series 2026 Reserve Account shall be transferred by the Trustee, in the amounts directed in writing by the Majority Holders of the Series 2026 Bonds to the Series 2026 General Redemption Subaccount of the Series 2026 Bond Redemption Account, if as a result of the application of Article X of the Master Indenture, the proceeds received from lands sold subject to the Series 2026 Special Assessments and applied to redeem a portion of the Series 2026 Bonds is less than the principal amount of Series 2026 Bonds indebtedness attributable to such lands.

Subject to the provisions of Section 4.05 hereof, on any date the Issuer or the District Manager, on behalf of the Issuer, receives notice that a landowner wishes to prepay its Series 2026 Special Assessments relating to the benefited property of such landowner within the Expansion Area, or as a result of a mandatory true-up payment, the Issuer shall, or cause the District Manager, on behalf of the Issuer to, calculate the principal amount of such Prepayment taking into account a credit against the amount of the Series 2026 Prepayment Principal due by the amount of money in the Series 2026 Reserve Account that will be in excess of the Reserve Requirement, taking into account the proposed Prepayment. Such excess in the Series 2026 Reserve Account shall be transferred by the Trustee to the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account, as a result of such Prepayment. The District Manager, on behalf of the Issuer, shall make such calculation within ten (10) Business Days after receiving notice of such Prepayment and shall instruct the Trustee in writing to transfer such amount of credit given to the landowner from the Series 2026 Reserve Account to the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account to be used for the extraordinary mandatory redemption of the Series 2026 Bonds in accordance with Section 3.01(b)(i) hereof. The Trustee is authorized to make such transfers and has no duty to verify such calculations.

In addition, in the event of an extraordinary mandatory redemption pursuant to Section 3.01(b)(iii), the District Manager shall calculate the Reserve Requirement and communicate the same to the Trustee, and the Trustee shall apply any excess in the Series 2026 Reserve Account toward such extraordinary mandatory redemption.

(g) Pursuant to Section 6.06 of the Master Indenture, the Trustee shall establish a separate Series Bond Redemption Account within the Bond Redemption Fund designated as the "Series 2026 Bond Redemption Account" and within such Account, a "Series 2026 General Redemption Subaccount," a "Series 2026 Optional Redemption Subaccount," and a "Series 2026 Prepayment Subaccount." Except as otherwise provided in this Second Supplemental Indenture regarding Prepayments or in connection with the optional redemption of the Series 2026 Bonds, moneys to be deposited into the Series 2026 Bond Redemption Account as provided in Section 6.06 of the Master Indenture, shall be deposited to the Series 2026 General Redemption Subaccount of the Series 2026 Bond Redemption Account.

(h) Moneys that are deposited into the Series 2026 General Redemption Subaccount of the Series 2026 Bond Redemption Account (including all earnings on investments held therein) shall be used to call Series 2026 Bonds for the extraordinary mandatory redemption in whole, pursuant to Section 3.01(b)(ii) hereof or in part pursuant to Section 3.01(b)(iii) hereof.

(i) Moneys in the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account (including all earnings on investments held in such Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account) shall be accumulated therein to be used to call for redemption pursuant to Section 3.01(b)(i) hereof an amount of Series 2026 Bonds equal to the amount of money transferred to the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account for the purpose of such extraordinary mandatory redemption on the dates and at the price provided in such Section 3.01(b)(i) hereof.

(j) The Issuer hereby directs the Trustee to establish a Series 2026 Rebate Fund designated as the "Series 2026 Rebate Fund." Moneys shall be deposited into the Series 2026 Rebate Fund, as provided in the Arbitrage Certificate and applied for the purposes provided therein.

(k) Any moneys on deposit in the Series 2026 Optional Redemption Subaccount shall be used to optionally redeem all or a portion of the Series 2026 Bonds pursuant to Section 3.01(a) hereof.

**SECTION 4.02.** Series 2026 Revenue Account. The Trustee shall transfer from amounts on deposit in the Series 2026 Revenue Account to the Funds and Accounts designated below, the following amounts, at the following times and in the following order of priority:

FIRST, upon receipt but no later than the Business Day next preceding each November 1 commencing November 1, 2026, to the Series 2026 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2026 Bonds becoming due on the next succeeding November 1, less any amount on deposit in the Series 2026 Interest Account not previously credited;

SECOND, upon receipt but no later than the Business Day next preceding each May 1 commencing May 1, 2027, to the Series 2026 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2026 Bonds becoming due on the next succeeding May 1, less any amounts on deposit in the Series 2026 Interest Account not previously credited;

THIRD, no later than the Business Day next preceding each May 1, commencing May 1, 20XX, to the Series 2026 Sinking Fund Account of the Debt Service Fund, an amount equal to the principal amount of Series 2026 Bonds subject to sinking fund redemption on such June 15, less any amount on deposit in the Series 2026 Sinking Fund Account not previously credited;

FOURTH, no later than the Business Day next preceding each May 1, which is a principal payment date for any Series 2026 Bonds, to the Series 2026 Principal Account of the Debt Service Fund, an amount equal to the principal amount of Series 2026 Bonds Outstanding maturing on such May 1, less any amounts on deposit in the Series 2026 Principal Account not previously credited;

FIFTH, notwithstanding the foregoing, at any time the Series 2026 Bonds are subject to redemption on a date which is not a May 1 or November 1 Interest Payment Date, the Trustee shall be authorized to transfer from the Series 2026 Revenue Account to the Series 2026 Interest Account, the amount necessary to pay interest on the Series 2026 Bonds subject to redemption on such date;

SIXTH, upon receipt but no later than the Business Day next preceding each Interest Payment Date while Series 2026 Bonds remain Outstanding, to the Series 2026 Reserve Account, an amount equal to the amount, if any, which is necessary to make the amount on deposit therein equal to the Reserve Requirement for the Series 2026 Bonds; and

SEVENTH, subject to the foregoing paragraphs, the balance of any moneys remaining after making the foregoing deposits shall be deposited into the Series 2026 Costs of Issuance Account to cover any deficiencies in the amount allocated to pay the cost of issuing the Series 2026 Bonds and next, any balance in the Series 2026 Revenue Account shall remain on deposit in such Series 2026 Revenue Account, unless pursuant to the Arbitrage Certificate, it is necessary to make a deposit into the Series 2026 Rebate Fund , in which case, the Issuer shall direct the Trustee to make such deposit thereto.

**SECTION 4.03.** Power to Issue Series 2026 Bonds and Create Lien. The Issuer is duly authorized under the Act and all applicable laws of the State to issue the Series 2026 Bonds, to execute and deliver the Indenture and to pledge the Series 2026 Pledged Revenues for the benefit of the Series 2026 Bonds to the extent set forth herein. The Series 2026 Pledged Revenues are not and shall not be subject to any other lien senior to or on a parity with the lien created in favor of the Series 2026 Bonds, except as otherwise permitted under the Master Indenture. The Series 2026 Bonds and the provisions of the Indenture are and will be valid and legally enforceable obligations of the Issuer in accordance with their respective terms. The Issuer shall, at all times, to the extent permitted by law, defend, preserve and protect the pledge created by the Indenture and all the rights of the Owners of the Series 2026 Bonds under the Indenture against all claims and demands of all persons whomsoever.

**SECTION 4.04.** Expansion Area Project to Conform to Consulting Engineers Report. Upon the issuance of the Series 2026 Bonds, the Issuer will promptly proceed to construct or acquire the Expansion Area Project, as described in Exhibit A hereto and in the Consulting Engineer's Report relating thereto, all pursuant to the terms and provisions of the Acquisition Agreement.

**SECTION 4.05.** Prepayments; Removal of the Series 2026 Special Assessment Liens.

(a) At any time any owner of property within the Expansion Area within the District, which property is subject to the Series 2026 Special Assessments may, at its option, or as a result of acceleration of the Series 2026 Special Assessments because of non-payment thereof, or as a result of a true-up payment, shall require the Issuer to reduce or release and extinguish the lien upon its property by virtue of the levy of the Series 2026 Special Assessments by paying or causing there to be paid, to the Issuer all or a portion of the Series 2026 Special Assessment, which shall constitute Series 2026 Prepayment Principal, plus, accrued interest to the next succeeding Quarterly Redemption Date (or the second succeeding Quarterly Redemption Date if such Prepayment is made within forty-five (45) calendar days before a Quarterly Redemption Date), attributable to the property subject to the Special Assessment owned by such owner.

(b) Upon receipt of Series 2026 Prepayment Principal as described in paragraph (a) above, subject to satisfaction of the conditions set forth therein, the Issuer shall immediately pay the amount so received to the Trustee, and the Issuer shall take such action as is necessary to record in the official records of the District that the Series 2026 Special Assessment has been paid in whole or in part and that such Series 2026 Special Assessment lien is thereby reduced, or released and extinguished, as the case may be.

(c) The Trustee may conclusively rely on the Issuer's determination of what moneys constitute Prepayments. The Trustee shall calculate the amount available for the extraordinary mandatory redemption of the applicable Series 2026 Bonds pursuant to Section 3.01(b)(i) hereof forty-five (45) days prior to each Quarterly Redemption Date and will withdraw money from the Series 2026 Reserve Account as a credit against the amount of Prepayment that is owed in an amount as directed by the District. No credit shall be given if as a result the Reserve Requirement shall be less than is required after taking into account the proposed extraordinary mandatory redemption pursuant to Section 3.01(b)(i) hereof. At any time such Prepayment is not in an integral multiple of $5,000, the Trustee shall withdraw moneys from the Series 2026 Revenue Account to round-up to an integral multiple of $5,000 and deposit such amount into the Series 2026 Prepayment Subaccount. Notwithstanding the foregoing, the Trustee shall not be authorized to withdraw any moneys from the Series 2026 Revenue Account unless all of the deposits required under Section 4.02 hereof have or can be made to the next succeeding Quarterly Redemption Date.

[END OF ARTICLE IV]

## COVENANTS AND DESIGNATIONS OF THE ISSUER

**SECTION 5.01.** Collection of Series 2026 Special Assessments. Pursuant to the terms and provisions of the Master Indenture and except as provided in the next succeeding sentence, the Issuer shall collect the Series 2026 Special Assessments relating to the acquisition and construction of the Expansion Area Project through the Uniform Method of Collection (the "Uniform Method") afforded by Section 197.3622, Florida Statutes. Pursuant to the terms and provisions of the Master Indenture, the Issuer shall, pursuant to the provisions of the Assessment Resolutions, directly collect the Series 2026 Special Assessments levied in lieu of the Uniform Method with respect to any assessable lands which have not yet been platted or are subject to re-plat, unless the Trustee at the direction of the Majority Holders directs the Issuer otherwise or the timing for using the Uniform Method will not yet allow for using such method. In addition, and not in limitation of, the covenants contained elsewhere in this Second Supplemental Indenture and in the Master Indenture, the Issuer covenants to comply with the terms of the proceedings heretofore adopted with respect to the Series 2026 Special Assessments, and to levy the Series 2026 Special Assessments in such manner as will generate funds sufficient to pay debt service on the Series 2026 Bonds when due. All Series 2026 Special Assessments that are collected directly by the Issuer shall be due and payable by the landowner not later than thirty (30) days prior to each Interest Payment Date.

**SECTION 5.02.** Continuing Disclosure. Contemporaneously with the execution and delivery hereof, the Issuer has executed and delivered a Continuing Disclosure Agreement in order to comply with the requirements of Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934. The Issuer covenants and agrees to comply with the provisions of such Continuing Disclosure Agreement applicable to it; however, as set forth therein, failure to so comply shall not constitute and Event of Default hereunder, but shall instead be enforceable by mandamus or any other means of specific performance.

**SECTION 5.03.** Investment of Funds and Accounts. The provisions of Section 7.02 of the Master Indenture shall apply to the investment and reinvestment of moneys in the Series 2026 Accounts and subaccounts therein created hereunder.

**SECTION 5.04.** Additional Obligations. The Issuer covenants not to issue any other Bonds or other debt obligations secured by the Series 2026 Special Assessments. Such covenant shall not prohibit the Issuer from issuing refunding bonds. In addition, the Issuer covenants not to issue any other Bonds or debt obligations secured by Special Assessments on assessable lands within the Expansion Area within the District that are subject to the Series 2026 Special Assessments unless the Series 2026 Special Assessments levied within the District have been Substantially Absorbed, provided the foregoing shall not preclude the imposition of Special Assessments or other non-ad valorem assessments on such lands in connection with other capital projects that are necessary for health, safety or welfare reasons or to remediate a natural disaster. The Trustee and the Issuer may rely on a written certificate from the District Manager regarding the occurrence of the Series 2026 Special Assessments being Substantially Absorbed. Notwithstanding any provision in the Indenture to the contrary, the Issuer may issue other Bonds or debt obligations secured by Special Assessments within the Expansion Area, other than the Series 2026 Special Assessments, at any time upon the written consent of the Majority Holders.

**SECTION 5.05.** Acknowledgement Regarding Series 2026 Acquisition and Construction Account Moneys Following an Event of Default. In accordance with the provisions of the Indenture, the Series 2026 Bonds are payable solely from the Series 2026 Pledged Revenues. Anything in the Indenture to the contrary notwithstanding, the Issuer hereby acknowledges that, upon the occurrence of an Event of Default with respect to the Series 2026 Bonds, the Series 2026 Pledged Revenues which include, without limitation, all amounts on deposit in the Series 2026 Acquisition and Construction Account of the Acquisition and Construction Fund then held by the Trustee may not be used by the Issuer (whether to pay costs of the Expansion Area Project or otherwise) without the consent of the Majority Holders. The Series 2026 Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Holders, to pay the reasonable costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The Issuer covenants not to enter into any contract regarding the Expansion Area Project from and after the occurrence of an Event of Default without the written direction of the Majority Holders.

[END OF ARTICLE V]

## THE TRUSTEE; THE PAYING AGENT AND REGISTRAR

**SECTION 6.01.** Acceptance of Trust. The Trustee accepts and agrees to execute the trusts hereby created and agrees to perform such trusts upon the terms and conditions set forth in the Indenture. The Trustee agrees to act as Paying Agent and Registrar for the Series 2026 Bonds.

**SECTION 6.02.** Trustee's Duties. The Trustee shall not be responsible in any manner for the due execution of this Second Supplemental Indenture by the Issuer or for the recitals contained herein (except for the certificate of authentication on the Series 2026 Bonds), all of which are made solely by the Issuer. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlement inuring to the Trustee under the Master Indenture.

**SECTION 6.03.** Brokerage Confirmations. The Issuer acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the Issuer the right to receive individual confirmations of security transactions at no additional cost, as they occur, the Issuer specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the Issuer periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

[END OF ARTICLE VI]

## MISCELLANEOUS PROVISIONS

**SECTION 7.01.** Interpretation of Second Supplemental Indenture. This Second Supplemental Indenture amends and supplements the Master Indenture with respect to the Series 2026 Bonds, and all of the provisions of the Master Indenture, to the extent not inconsistent herewith, are incorporated in this Second Supplemental Indenture by reference. To the maximum extent possible, the Master Indenture and the Second Supplemental Indenture shall be read and construed as one document.

**SECTION 7.02.** Amendments. Any amendments to this Second Supplemental Indenture shall be made pursuant to the provisions for amendment contained in the Master Indenture.

**SECTION 7.03.** Counterparts and Electronically Signed and/or Transmitted Signatures. This Second Supplemental Indenture may be executed in counterparts, and all counterparts together shall be construed as one document. Executed counterparts of this Second Supplemental Indenture with signatures sent by electronic mail (i.e., in PDF format) or signed electronically via DocuSign or other electronic means may be used in the place of original signatures on this Second Supplemental Indenture. The parties intend to be bound by the signatures of the electronically mailed or signed signatures and the delivery of the same shall be effective as delivery of an original executed counterpart of this Second Supplemental Indenture. Subject to the provisions of Section 11.08 of the Master Indenture applicable to the Trustee the parties to this Second Supplemental Indenture hereby waive any defenses to the enforcement of the terms of this Second Supplemental Indenture based on the form of the signature, and hereby agree that such electronically mailed or signed signatures shall be conclusive proof, admissible in judicial proceedings, of the parties' execution of this Second Supplemental Indenture.

**SECTION 7.04.** Appendices and Exhibits. Any and all schedules, appendices or exhibits referred to in and attached to this Second Supplemental Indenture are hereby incorporated herein and made a part of this Second Supplemental Indenture for all purposes.

**SECTION 7.05.** Payment Dates. In any case in which an Interest Payment Date or the maturity date of the Series 2026 Bonds or the date fixed for the redemption of any Series 2026 Bonds shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

**SECTION 7.06.** No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Holders of the Series 2026 Bonds.

**SECTION 7.07.** USA Patriot Act Requirements of the Trustee. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Biscayne Drive Estates Community Development District has caused this Second Supplemental Trust Indenture to be executed by the Chairperson or Vice Chairperson of its Board of Supervisors and its corporate seal to be hereunto affixed and attested by an Assistant Secretary of its Board of Supervisors and U.S. Bank Trust Company, National Association has caused this Second Supplemental Trust Indenture to be executed by one of its authorized signatories, all as of the day and year above written.

BISCAYNE DRIVE ESTATES
COMMUNITY DEVELOPMENT
DISTRICT

[SEAL]

Attest:

By: ______________________________
Name: ______________________________
Title: Chairperson/Vice Chairperson,
Board of Supervisors

By: ______________________________
Name: Juliana Duque
Title: Assistant Secretary
Board of Supervisors

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, as Trustee,
Paying Agent and Registrar

By: ______________________________
Name: Scott A. Schuhle
Title: Vice President

STATE OF FLORIDA )
) SS:
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me by means of ❑ physical presence or ❑ online notarization, this _____ day of ____________, 2026, by ___________, Chairperson/Vice Chairperson of Biscayne Drive Estates Community Development District (the "Issuer"), who acknowledged that he/she did so sign the foregoing instrument as such officer for and on behalf of said Issuer; that the same is his/her free act and deed as such officer, and the free act and deed of said Issuer; and that the seal affixed to said instrument is the seal of said Issuer; that he/she appeared before me this day in person and severally acknowledged that he/she, being thereunto duly authorized, signed, sealed with the seal of said Issuer, for the uses and purposes therein set forth. He/She is personally known to me or produced ___________________ as identification.

[NOTARIAL SEAL]

Notary: ____________________________________
Print Name: ________________________________
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires ______________________

STATE OF FLORIDA )
) SS:
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me by means of ❑ physical presence or ❑ online notarization, this _____ day of ___________, 2026, by Juliana Duque, Assistant Secretary of Biscayne Drive Estates Community Development District (the "Issuer"), who acknowledged that she did so sign the foregoing instrument as such officer for and on behalf of said Issuer; that the same is her free act and deed as such officer, and the free act and deed of said Issuer; and that the seal affixed to said instrument is the seal of said Issuer; that she appeared before me this day in person and acknowledged that she, being thereunto duly authorized, signed, sealed with the seal of said Issuer, for the uses and purposes therein set forth. She is personally known to me or produced ___________________ as identification.

[NOTARIAL SEAL]

Notary: ___________________________________
Print Name: _______________________________
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires ______________________

STATE OF FLORIDA )
) SS:
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me by means of ❑ physical presence or ❑ online notarization, this _____ day of _____________, 2026, by Scott A. Schuhle, a Vice President of U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), who acknowledged that he did so sign said instrument as such officer for and on behalf of the Trustee; that the same is his free act and deed as such officer and the free act and deed of the Trustee; that he appeared before me on this day in person and acknowledged that he, being thereunto duly authorized, signed, for the uses and purposes therein set forth. He is personally known to me or produced ___________________ as identification.

[NOTARIAL SEAL]

Notary: ____________________________________
Print Name: ________________________________
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires ______________________

# EXHIBIT A

## DESCRIPTION OF EXPANSION AREA PROJECT

The Expansion Area Project includes, but is not limited to, the following improvements:

Stormwater management and control facilities, including, but not limited to, related earthwork; and
Roadway improvements including mobility fees;
Water and wastewater facilities including connection fees;
Offsite improvements; and
All related soft and incidental costs.

**EXHIBIT B**

[FORM OF SERIES 2026 BOND]

**R-1** **$________**

**UNITED STATES OF AMERICA**
**STATE OF FLORIDA**
**COUNTY OF MIAMI-DADE**
**BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT**
**SPECIAL ASSESSMENT BOND, SERIES 2026**
**(EXPANSION AREA PROJECT)**

| Interest Rate | Maturity Date | Date of Original Issuance | CUSIP |
|---|---|---|---|
| _______% | | | |

Registered Owner:-------------------------------Cede & Co.------------------------------------------------

Principal Amount:--

KNOW ALL PERSONS BY THESE PRESENTS that the BISCAYNE DRIVE ESTATES Community Development District (the "Issuer"), for value received, hereby promises to pay to the registered owner shown above or registered assigns, on the date specified above, from the sources hereinafter mentioned, upon presentation and surrender hereof (except while the herein defined Series 2026 Bonds are in book-entry only form such presentation shall not be required), at the designated corporate trust office of U.S. Bank Trust Company, National Association, as paying agent (said U.S. Bank Trust Company, National Association and/or any bank or trust company to become successor paying agent being herein called the "Paying Agent"), the Principal Amount set forth above (with interest thereon at the Interest Rate per annum set forth above, computed on a 360-day year of twelve 30-day months), said principal payable on the Maturity Date stated above. Principal of this Bond is payable at the designated corporate trust office of U.S. Bank Trust Company, National Association, located in Fort Lauderdale, Florida, in lawful money of the United States of America. Interest on this Bond is payable by check or draft of the Paying Agent made payable to the registered owner and mailed on each May 1 and November 1, commencing [November] 1, 2026 to the address of the registered owner as such name and address shall appear on the registry books of the Issuer maintained by U.S. Bank Trust Company, National Association, as registrar (said U.S. Bank Trust Company, National Association and any successor registrar being herein called the "Registrar") at the close of business on the first day (whether or not a Business Day) of the calendar month for which an interest payment date occurs (the "Record Date"). Such interest shall be payable from the most recent interest payment date next preceding the date of authentication hereof to which interest has been paid, unless the date of authentication hereof is a May 1 or November 1 to which interest has been paid, in which case from the date of authentication hereof, or unless such date of authentication is prior to [November] 1, 2026, in which case from the date of initial delivery, or unless the date of authentication hereof is between a Record Date and the next succeeding interest payment date, in which case from such interest payment date. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable to the registered owner on such Record Date and may be paid to the person in whose name this Bond is registered at the close of business on a Special Record Date for the payment of such defaulted interest to be fixed by U.S. Bank Trust Company, National Association, as Trustee (said U.S. Bank Trust Company, National Association and any successor trustee being herein called the "Trustee"), notice whereof shall be given to Bondholders of record as of the fifth (5th) day prior to such mailing, at their registered addresses, not less than ten (10) days prior to such Special Record Date, or may be paid, at any time in any other lawful manner, as more fully provided in the Indenture (defined below). Any capitalized term used in this Bond and not otherwise defined shall have the meaning ascribed to such term in the Indenture.

THE BONDS ARE LIMITED OBLIGATIONS OF THE ISSUER PAYABLE SOLELY FROM THE PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE ISSUER, MIAMI-DADE COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA (THE "STATE"), OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE BONDS, EXCEPT THAT THE ISSUER IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, THE SERIES 2026 SPECIAL ASSESSMENTS (AS DEFINED IN THE INDENTURE) TO SECURE AND PAY THE BONDS. THE BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, THE COUNTY, THE STATE, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by execution of the Trustee of the certificate of authentication endorsed hereon.

This Bond is one of an authorized issue of Bonds of the BISCAYNE DRIVE ESTATES Community Development District, a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the "Act") and Ordinance No. 21-101 of the Board of County Commissioners of Miami-Dade County, Florida ("BCC") enacted on October 5, 2021 and becoming effective on October 15, 2021, as amended by Ordinance No. 26-40 enacted by the BCC on June 2, 2026 and effective on June 12, 2026, designated as "Biscayne Drive Estates Community Development District Special Assessment Bonds, Series 2026 (Expansion Area Project)" (the "Bonds" or the "Series 2026 Bonds"), in the aggregate principal amount of ______________ HUNDRED ________________ THOUSAND AND 00/100 DOLLARS ($___________.00) of like date, tenor and effect, except as to number, denomination, interest rate and maturity date. The Series 2026 Bonds are being issued under authority of the laws and Constitution of the State of Florida, including particularly the Act, to pay the costs of constructing and/or acquiring the Expansion Area Project (as defined in the herein referred to Indenture). The Series 2026 Bonds shall be issued as fully registered bonds in authorized denominations, as set forth in the Indenture. The Bonds are issued under and secured by a Master Trust Indenture dated as of October 1, 2022 (the "Master Indenture"), as amended by a Second Supplemental Trust Indenture dated as of _________ 1, 2026 (the "Second Supplemental Indenture" and together with the Master Indenture, the "Indenture"), each by and between the Issuer and the Trustee, executed counterparts of which are on file at the designated corporate trust office of the Trustee in Fort Lauderdale, Florida.

Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Series 2026 Bonds issued under the Indenture, the operation and application of the Debt Service Fund, the Series 2026 Reserve Account within the Debt Service Reserve Fund and other Funds and Accounts (each as defined in the Indenture) charged with and pledged to the payment of the principal of and the interest on the Series 2026 Bonds, the levy and the evidencing and certifying for collection, of the Series 2026 Special Assessments, the nature and extent of the security for the Bonds, the terms and conditions on which the Series 2026 Bonds are issued, the rights, duties and obligations of the Issuer and of the Trustee under the Indenture, the conditions under which such Indenture may be amended without the consent of the registered owners of the Series 2026 Bonds, the conditions under which such Indenture may be amended with the consent of the Majority Holders of the Series 2026 Bonds outstanding, and as to other rights and remedies of the registered owners of the Series 2026 Bonds.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

It is expressly agreed by the owner of this Bond that such owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the Issuer, the County, the State or any other political subdivision thereof, or taxation in any form of any real or personal property of the Issuer, the County, the State or any other political subdivision thereof, for the payment of the principal of and interest on this Bond or the making of any other sinking fund and other payments provided for in the Indenture, except for the Series 2026 Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture.

By the acceptance of this Bond, the owner hereof assents to all the provisions of the Indenture.

This Bond is payable from and secured by Series 2026 Pledged Revenues, as such term is defined in the Indenture, all in the manner provided in the Indenture. The Indenture provides for the levy and the evidencing and certifying, of non-ad valorem assessments in the form of the Series 2026 Special Assessments to secure and pay the Bonds.

The Series 2026 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the redemption price of the Series 2026 Bonds shall be made on the dates specified below. Upon any redemption of Series 2026 Bonds other than in accordance with scheduled mandatory sinking fund redemption, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2026 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2026 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2026 Bonds in any year. In the event of a redemption or purchase occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption or purchase occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

Optional Redemption

The Series 2026 Bonds may, at the option of the Issuer, provided written notice hereof has been sent to the Trustee at least forty-five (45) days prior to the redemption date (unless the Trustee will accept less than forty-five (45) days' notice), be called for redemption prior to maturity as a whole or in part, at any time, on or after [May 1], 20XX (less than all Series 2026 Bonds of a maturity to be selected by lot), at a Redemption Price equal to the principal amount of Series 2026 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date from moneys on deposit in the Series 2026 Optional Redemption Subaccount of the Series 2026 Bond Redemption Account. If such optional redemption shall be in part, the Issuer shall select such principal amount of Series 2026 Bonds to be optionally redeemed from each maturity so that debt service on the remaining Outstanding Series 2026 Bonds is substantially level.

Mandatory Sinking Fund Redemption

The Series 2026 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2026 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

| Year | Mandatory Sinking Fund Redemption Amount |
|---|---|

*Maturity

The Series 2026 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2026

Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

| **Year** | **Mandatory Sinking Fund Redemption Amount** |
|---|---|

__________________
*Maturity

The Series 2026 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2026 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2026 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

| **Year** | **Mandatory Sinking Fund Redemption Amount** |
|---|---|

__________________
*Maturity

Extraordinary Mandatory Redemption in Whole or in Part

The Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part on any date (other than in the case of clause (i) below which extraordinary mandatory redemption in part must occur on a Quarterly Redemption Date), at an extraordinary mandatory redemption price equal to 100% of the principal amount of the Bonds to be redeemed, plus interest accrued to the redemption date.

(i) from Series 2026 Prepayment Principal (including amounts transferred from the Series 2026 Reserve Account as a credit against the amount of the Series 2026 Prepayment Principal due and owing) deposited into the Series 2026 Prepayment Subaccount of the Series 2026 Bond Redemption Account following the payment in whole or in part of Series 2026 Special Assessments on any assessable property within the Expansion Area of the District in accordance with the provisions of Section 4.05 of the Second Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2026 Funds, Accounts and subaccounts in the Funds and Accounts (other than the Series 2026 Rebate Fund, the Series 2026 Costs of Issuance Account and the Series 2026 Acquisition and Construction Account) sufficient to pay and redeem all Outstanding Series 2026 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Indenture.

(iii) from any funds remaining on deposit in the Series 2026 Acquisition and Construction Account not otherwise reserved to complete the Expansion Area Project (including any amounts transferred from the Series 2026 Reserve Account) all of which have been transferred to the Series 2026 General Redemption Subaccount of the Series 2026 Bond Redemption Account.

Except as otherwise provided in the Indenture, if less than all of the Bonds subject to redemption shall be called for redemption, the particular such Bonds or portions of such Bonds to be redeemed shall be selected randomly by the Trustee, as provided in the Indenture.

Notice of each redemption of the Bonds is required to be mailed by the Trustee by first class mail, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of the Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Trustee or the Paying Agent, all as provided in the Indenture, the Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Bonds or such portions thereof on such date, interest on such Bonds or such portions thereof so called for redemption shall cease to accrue, such Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Trustee or the Paying Agent. Further notice of redemption shall be given by the Trustee to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed. Notwithstanding the foregoing, the Trustee is authorized to give conditional notice of redemption as provided in the Master Indenture.

The Owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of

Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for three (3) years after the date when such Bond has become due and payable, either at its stated maturity date or by call for earlier redemption shall be paid to the Issuer, upon request of the Issuer and pursuant to the conditions set forth in the Master Indenture, and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the Issuer deposits or causes to be deposited with the Trustee funds or Defeasance Securities (as defined in the Master Indenture) sufficient to pay the principal or Redemption Price of any Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Bonds as to the trust estate with respect to such Bonds shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

The Issuer shall keep books for the registration of the Bonds at the designated corporate trust office of the Registrar in Fort Lauderdale, Florida. Subject to the restrictions contained in the Indenture, the Bonds may be transferred or exchanged by the registered owner thereof in person or by his attorney duly authorized in writing only upon the books of the Issuer kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Issuer shall execute and the Trustee shall authenticate and deliver a new Bond or Bonds in authorized form and in like aggregate principal amount in accordance with the provisions of the Indenture. Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing. Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds.

The Issuer, the Trustee, the Paying Agent and the Registrar shall deem and treat the person in whose name any Bond shall be registered upon the books kept by the Registrar as the absolute owner thereof (whether or not such Bond shall be overdue) for the purpose of receiving payment of or on account of the principal of and interest on such Bond as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the Issuer, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in connection with the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions.

IN WITNESS WHEREOF, BISCAYNE DRIVE ESTATES Community Development District has caused this Bond to be signed by the manual signature of the Chairperson or Vice Chairperson of its Board of Supervisors and its seal to be imprinted hereon, and attested by the manual signature of an Assistant Secretary of its Board of Supervisors, all as of the date hereof.

BISCAYNE DRIVE ESTATES
COMMUNITY DEVELOPMENT
DISTRICT

By: ______________________________
Chairperson/Vice Chairperson
Board of Supervisors

(SEAL)

Attest:

By:__________________________________
Assistant Secretary, Board of Supervisors

**CERTIFICATE OF AUTHENTICATION**

This Bond is one of the Bonds delivered pursuant to the within mentioned Indenture.

Date of Authentication: ___________________

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

By: ______________________________________
Vice President

**STATEMENT OF VALIDATION**

This Bond is one of a series of Bonds which were validated by judgment of the Circuit Court of the Eleventh Judicial Circuit of Florida, in and for Miami-Dade County, Florida, rendered on the ____ day of ____________, 2026.

BISCAYNE DRIVE ESTATES
COMMUNITY DEVELOPMENT
DISTRICT

By: ______________________________
Chairperson/Vice Chairperson
Board of Supervisors

(SEAL)

Attest:

By: ______________________________
Assistant Secretary, Board of Supervisors

## ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

| | | |
|---|---|---|
| TEN COM | - | as tenants in common |
| TEN ENT | - | as tenants by the entireties |
| JT TEN | - | as joint tenants with rights of survivorship and not as tenants in common |

UNIFORM TRANSFER MIN ACT - ________________ Custodian ____________
(Cust) (Minor)

Under Uniform Transfer to Minors Act__________________________
(State)

Additional abbreviations may also be used though not in the above list.

## ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto

________________________________________________________

**(please print or typewrite name and address of assignee)**

________________________________________________________

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

________________________________________________________

Attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Signature Guarantee:

________________________________

**NOTICE:** Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company

________________________________

**NOTICE:** The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

________________________________

Please insert social security or other identifying number of Assignee.

## EXHIBIT C

## FORMS OF REQUISITIONS

## BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT
## SPECIAL ASSESSMENT BONDS, SERIES 2026
## (EXPANSION AREA PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Biscayne Drive Estates Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of October 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of ______ 1, 2026 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number:

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee:

(D) Amount Payable:

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2026 Acquisition and Construction Account of the Acquisition and Construction Fund.*

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2026 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Expansion Area Project; and

4. each disbursement represents a Cost of the Expansion Area Project which has not previously been paid.

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

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

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

BISCAYNE DRIVE ESTATES
COMMUNITY DEVELOPMENT
DISTRICT

By: ______________________________
Responsible Officer

Date:______________________________

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

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

______________________________
Consulting Engineer

**BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT**
**SPECIAL ASSESSMENT BONDS, SERIES 2026**
**(EXPANSION AREA PROJECT)**

(Costs of Issuance)

The undersigned, a Responsible Officer of the Biscayne Drive Estates Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of October 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of ________ 1, 2026 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number:

(B) Amount Payable:

(C) Purpose for which paid or incurred: Costs of Issuance

(D) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2026 Costs of Issuance Account of the Acquisition and Construction Fund*

The undersigned hereby certifies that:

1. this requisition is for costs of issuance payable from the Series 2026 Costs of Issuance Account that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Series 2026 Costs of Issuance Account;
3. each disbursement set forth above was incurred in connection with the issuance of the Series 2026 Bonds; and
4. each disbursement represents a cost of issuance which has not previously been paid.

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

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

Attached hereto are originals or copies of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT

By: ______________________________
Responsible Officer

Date: ______________________________

**EXHIBIT D**

**FORM OF INVESTOR LETTER**

[Date]

FMSbonds, Inc.
20660 W. Dixie Highway
North Miami Beach, FL 33180

Re: $___________ Biscayne Drive Estates Community Development District Special Assessment Bonds, Series 2026 (Expansion Area Project)

Ladies and Gentlemen:

The undersigned is authorized to sign this letter [on behalf of Name of Non-Individual Investor], as the beneficial owner (the "Investor") of $______ of the above-referenced Bonds [state maturing on May 1, ________, bearing interest at the rate of ___% per annum and CUSIP #] (herein, the "Investor Bonds").

In connection with the purchase of the Investor Bonds by the Investor, the Investor hereby makes the following representations upon which you may rely:

1. The Investor has authority to purchase the Investor Bonds and to execute this letter, any other instruments and documents required to be executed by the Investor in connection with the purchase of the Investor Bonds.

2. The Investor meets the criteria of an "accredited investor" as described in one or more of the categories derived from Rule 501(a) under Regulation D of the Securities Act of 1933, as amended (the "Securities Act") summarized below, and therefore, has sufficient knowledge and experience in financial and business matters, including purchase and ownership of municipal and other tax-exempt obligations including those which are not rated or credit-enhanced, to be able to evaluate the risks and merits of the investment represented by the Bonds. Please check the appropriate box below to indicate the type of accredited investor:

❑ a bank, registered broker, dealer or investment adviser (or investment adviser exempt from registration under Section 203(l) or (m) within the meaning of the Investment Advisers Act of 1940), insurance company, registered investment company, business development company, small business investment company; or rural business investment company;

❑ an employee benefit plan, within the meaning of the Employee Retirement Income Security Act of 1974, if a bank, insurance company, or registered investment adviser makes the investment decisions, or if the employee benefit plan has total assets in excess of $5 million;

- ❑ an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, corporation, Massachusetts or similar business trust partnership, or limited liability company, not formed for the specific purpose of acquiring the Investor Bonds with assets exceeding $5,000,000;

- ❑ a business in which all the equity owners are "accredited investors";

- ❑ a natural person who has individual net worth, or joint net worth with the person's spouse or spousal equivalent, that exceeds $1,000,000 at the time of the purchase, excluding the value of the primary residence of such person, except that mortgage indebtedness on the primary residence shall not be included as a liability;

- ❑ a natural person with income exceeding $200,000 in each of the two most recent years or joint income with a spouse or spousal equivalent exceeding $300,000 for those years and a reasonable expectation of the same income level in the current year;

- ❑ a trust with total assets in excess of $5,000,000, not formed for the specific purpose of acquiring the Investor Bonds whose purchase is directed by a sophisticated person;

- ❑ an entity, of a type other than those set forth above, that owns investments in excess of $5,000,000 and that was not formed for the specific purpose of acquiring the Investor Bonds;

- ❑ a natural person holding in good standing one or more professional certifications or designations or credentials from a designated accredited educational institution qualifying an individual for "accredited investor" status;

- ❑ a "family office" with at least $5,000,000 in assets under management, that was not formed for the specific purpose of acquiring the Investor Bonds, and whose prospective investment is directed by a person capable of evaluating the merits and risks of the prospective investment; or

- ❑ a "family client" of a family office described in the prior bullet point whose prospective investment is directed by that family office.

3. The Investor has been supplied with an (electronic) copy of the Preliminary Limited Offering Memorandum dated _______________, 2026 of the Issuer and relating to the Bonds (the "Offering Document") and has reviewed the Offering Document and represents that such Offering Document has provided full and meaningful disclosure in order to make an informed decision to invest in the Investor Bonds.

Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Indenture.

Very truly yours,

[Name], [Type of Entity]

By: ____________________________
Name: ____________________________
Title: ____________________________
Date: ____________________________

Or

________________________________________
[Name], an Individual

724830681v4

CFN: 20260414582 BOOK 35356 PAGE 4689
DATE:06/16/2026 02:29:18 PM
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

This instrument prepared by or under the supervision of (and after recording should be returned to):

(Space reserved for Clerk of Court)

Name: Michael J. Pawelczyk, Esq.
Address: Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301

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**FIRST AMENDED NOTICE OF ESTABLISHMENT OF THE BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT**

This First Amended Notice of Establishment is recorded pursuant to the requirements of Section 190.0485, Florida Statutes, and amends the Notice of Establishment of the Biscayne Drive Estates Community Development District recorded at Official Records Book 32805, Pages 4533 of the Public Records of Miami-Dade County, Florida.

The Biscayne Drive Estates Community Development District (the "District") was established by virtue of Ordinance No. 21-101 of the Board of County Commissioners of Miami-Dade County, Florida (the "County"), enacted on October 5, 2021 and effective October 15, 2021. The boundaries of the District were amended by virtue of Ordinance No. 26-40 of the County, enacted on June 2, 2026 and effective June 12, 2026, to add those lands described in Exhibit "A" to the boundaries of the District. Effective June 12, 2026, the amended legal description of the Biscayne Drive Estates Community Development District shall be that which is attached hereto and incorporated by reference herein as Exhibit "B".

**THE BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

By:____________________________
Michael J. Pawelczyk, District Counsel
Biscayne Drive Estates Community Development District

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me by means of [x] physical presence or [__] online notarization, this 16th day of June, 2026, by MICHAEL J. PAWELCZYK, as District Counsel for the Biscayne Drive Estates Community Development District. He is personally known to me.

LENISHA S. GODBEE
MY COMMISSION # HH 789090
EXPIRES: May 10, 2030

(SEAL)

L Godbee
Signature of Notary Public

LENISHA S. GODBEE
Printed Name of Notary
Notary Public, State of Florida

## **Exhibit "A"**

The North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 57 South, Range 39 East, less the West 35 feet thereof and less the East 15 feet of the West 50 feet of the South 250 feet thereof and less the East 765 feet of the West 800 feet of the North 200 feet thereof;

AND

The Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 57 South, Range 39 East, all lying and being in Miami-Dade County, Florida.

TOGETHER WITH:

PETER ADRIAN

The South 1/2 of the SW 1/4 of the NW 1/4 of Section 6, Township 57 South, Range 39 East, of the Public Records of Miami-Dade County, Florida, less the West 40 feet and the South 35 feet used for roads, ALSO LESS those portions conveyed to the State of Florida Department of Transportation by Warranty Deeds, recorded September 2, 2005, in Official Records Book 23742, Page 2833, Official Records Book 23742, Page 2835, Official Records Book 23742, Page 2838, Official Records Book 23742, Page 2840, Official Records Book 23742, Page 2842, Official Records Book 23742, Page 2844 and except that portion of the property conveyed in that certain Warranty Deed in favor of the State of Florida Department of Transportation, recorded December 4, 2017 in Official Records Book 30778, Page 2989 of the Public Records of Miami-Dade County, Florida.

AND

The North 1/2 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida.

**Exhibit "B"**

REDLANDS ABESS

The North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 57 South, Range 39 East, less the West 35 feet thereof and less the East 15 feet of the West 50 feet of the South 250 feet thereof and less the East 765 feet of the West 800 feet of the North 200 feet thereof;

AND

The Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 57 South, Range 39 East, all lying and being in Miami-Dade County, Florida.

TOGETHER WITH:

PETER ADRIAN

The South 1/2 of the SW 1/4 of the NW 1/4 of Section 6, Township 57 South, Range 39 East, of the Public Records of Miami-Dade County, Florida, less the West 40 feet and the South 35 feet used for roads, ALSO LESS those portions conveyed to the State of Florida Department of Transportation by Warranty Deeds, recorded September 2, 2005, in Official Records Book 23742, Page 2833, Official Records Book 23742, Page 2835, Official Records Book 23742, Page 2838, Official Records Book 23742, Page 2840, Official Records Book 23742, Page 2842, Official Records Book 23742, Page 2844 and except that portion of the property conveyed in that certain Warranty Deed in favor of the State of Florida Department of Transportation, recorded December 4, 2017 in Official Records Book 30778, Page 2989 of the Public Records of Miami-Dade County, Florida.

AND

The North 1/2 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida.

EXISTING BISCAYNE DRIVE ESTATES CDD:

RAMBO

The Northwest 1/4 (NW 1/4) of the Southeast Quarter (SE 1/4), less the North 35 feet (N 35') thereof and less the East 25 feet (E 25') thereof Section 6, Township 57 South, Range 39 East, Miami-Dade County, Florida:

Also less:

The North 595.00 feet of the West 592.00 feet, less the South 283.00 feet of the East 280 feet and less the North 35.00 feet and the West 35.00 feet for right-of-way, in Section 6, Township 57 South, Range 39 East, Miami-Dade County, Florida and less the external area formed by a circular curve concave to the Southeast (Northwest by Deed) and tangent to the South line of the North 35.00 feet of the Northwest 1/4 of the Southeast 1/4 of Section 6, Township 57 South, Range 39 East and tangent to the East line of West 35.00 feet of the Northwest 1/4 of the

Southeast 1/4 of Section 6, Township 57 South, Range 39 East, said are having a radius of 25, feet and a central angle of 89°16'28" and an arc distance of 38.95 feet.

TOGETHER WITH:

CAVES

The North 1/2 of the SW 1/4 of the NE 1/4 of the SE 1/4, of Section 6, Township 57 South, Range 39 East, Less the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

AND

The North 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 6, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida.

AND

The South 1/2 of the South 1/2 of the NE 1/4 of the SE 1/4 of Section 6, Township 57 South, Range 39 East, Less the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

AND

The West 1/2 of the North 1/2 of the North 1/2 of the SE 1/4 of the SE 1/4 of Section 6, Township 57 South, Range 39 East, Less the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

AND

The East 1/2 of the North 1/2 of the North 1/2 of the Southeast 1/4 of the Southeast 1/4, Section 6, Township 57 South, Range 39 East, Miami-Dade County, Florida.

# MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

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As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

**1. Chapter [TBD], Laws of Florida (HB 0145).** This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from $200,000 to $350,000 per person and from $300,000 to $500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the "subdivisions" of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

**2. Chapter [TBD], Laws of Florida (HB 273).** This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of "rural community" to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill's expansion of the definition of "rural community" under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

**3. Chapter [TBD], Laws of Florida (HB 0655).** This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida's Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

**4. Chapter 2026-115, Laws of Florida (HB 1085).** This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

**5. Chapter [TBD], Laws of Florida (SB 1180).** This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

**5. Chapter 2026-3, Laws of Florida (SB 290).** This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

**6. Chapter 2026-7, Laws of Florida (HB 399).** This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

**7. Chapter [TBD], Laws of Florida (HB 967).** This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.

# BISCAYNE DRIVE ESTATES CDD

Rambo – Sedona Estates

JUNE 26, 2026

**Governmental Management Services-South Florida, LLC**
**5385 N. Nob Hill Road Sunrise, FL 33351**

Juliana Duque
District Manager
jduque@gmssf.com

# BISCAYNE DRIVE ESTATES CDD

**Landscape Areas:** Tract T & Tract H at SW 292 Street, Tract A at SW 288 Street, and Tract D at SW 172 Ave.




Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

Juliana Duque
District Manager
jduque@gmssf.com

- Currently working with the landscaping vendor to address weed control along the berm on SW 167th Avenue.





Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

Juliana Duque
District Manager
jduque@gmssf.com

- Other common areas within the District that are not CDD property are not being properly maintained.

- Residents have been using folio 30-7906-010-1610 to dump trash. The landscape company has assisted the District at no cost by removing tires, barbecue grills, and other debris, but they cannot continue to do so without compensation. Most recently, an AC unit was left in this area, and directions from the Board is needed on how to proceed.

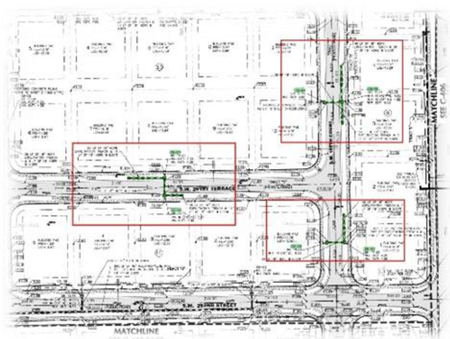
Juliana Duque
District Manager
jduque@gmssf.com

- In accordance with arborist best practices, all trees along 292 Street on CDD property have been hard-pruned to promote healthier growth.

**Mailboxes areas:** Tract "F" and Tract "G" at SW 292 Street, and Tract "C" at SW 291 Street. Parking concerns at tract "C" – Vans from Montalvo Transportation were removed**.**

Juliana Duque
District Manager
jduque@gmssf.com


**Drainage System:** The District was contacted by a resident regarding localized flooding in certain areas. Following an inspection of the site with the maintenance vendor and consultation with the District Engineer, it was determined that specific catch basins needed to be cleaned. Although this work was not previously identified as a separate line item in the Budget, the District proceeded with the cleaning due to its importance. Ratification of the approved invoice for this work is attached




Juliana Duque
District Manager
jduque@gmssf.com


**Expansion Area:**




Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

Juliana Duque
District Manager
jduque@gmssf.com




Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

**BOARD OF SUPERVISORS MEETING DATES**
***BISCAYNE DRIVE ESTATES* COMMUNITY DEVELOPMENT DISTRICT**
**FISCAL YEAR 2026/2027**

The Board of Supervisors of the *Biscayne Drive Estates* Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 10:30 a.m. at the offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida 33126, on the third Friday of each month as follows:

October 16, 2026
November 20, 2026 Regular & Landowners' Meeting
December 18, 2026
January 15, 2027
February 19, 2027
March 19, 2027
April 16, 2027
May 21, 2027
June 18, 2027
July 16, 2027
August 20, 2027
September 17, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at https://www.biscaynedriveestatescdd.com/

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Juliana Duque
Manager

# Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The ℹ links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message “Form Available Soon”. When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to “View Form” for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

Suborganization | Board of Supervisors

Sort by: PID Form Year Filer Name Filing Requirement

| PID | FORM YEAR | NAME | ORGANIZATION(S) | FILING REQUIREMENT | FILING REQUIREMENT FULFILLED | FILINGS |
|---|---|---|---|---|---|---|
| 222343 | 2025 | Teresa Baluja | • Acacia Grove Community Development District - Board of Supervisors<br>• Bauer Drive Community Development District - Board of Supervisors<br>• Biscayne Drive Estates Community Development District - Board of Supervisors<br>• Black Creek Community Development District - Board of Supervisors<br>• Campo Bello Community Development District - Board of Supervisors<br>• Century Park Square Community Development District - Board of Supervisors<br>• East Palm Drive Community Development District - Board of Supervisors<br>• Epmore Community Development District - Board of Supervisors<br>• Eureka Grove Community Development District - Board of Supervisors<br>• Kingman Gate Community Development District - Board of Supervisors<br>• Los Cayos Community Development District - Board of Supervisors<br>• Newton Road Community Development District - Board of Supervisors<br>• Palm Gate Community Development District - Board of Supervisors<br>• Pine Isle Community Development District - Board of Supervisors<br>• Princeton Commons Community Development District - Board of Supervisors<br>• Quail Roost Community Development District - Board of Supervisors<br>• Rancho Grande Community Development District - Board of Supervisors<br>• San Simeon Community Development District - Board of Supervisors<br>• Sedona Point Community Development District - Board of Supervisors<br>• Siena North Community Development District - Board of Supervisors<br>• Silver Palms West Community Development District - Board of Supervisors | Form 1 with COE | Form 1 - 6/1/2026 | View Filings |
| 299529 | 2025 | Lilibeth Hauck | • Biscayne Drive Estates Community Development District - Board of Supervisors<br>• East Palm Drive Community Development District - Board of Supervisors<br>• MainStreet at Coconut Creek Community Development District - Board of Supervisors<br>• Palm Gate Community Development District - Board of Supervisors<br>• Quail Roost Community Development District - Board of Supervisors | Form 1 with COE | Form 1 - 6/1/2026 | View Filings |
| 272858 | 2025 | Carmen Beatriz Orozco | • Bauer Drive Community Development District - Board of Supervisors<br>• Biscayne Drive Estates Community Development District - Board of Supervisors<br>• Black Creek Community Development District - Board of Supervisors | Form 1 with COE | Form 1 - 4/22/2026 | View Filings |

**1-5 of 5** Rows per page: 25 ▴ 1

| PID | FORM YEAR | NAME | ORGANIZATION(S) | FILING REQUIREMENT | FILING REQUIREMENT FULFILLED | FILINGS |
|---|---|---|---|---|---|---|
| | | | • East Palm Drive Community Development District - Board of Supervisors<br>• Epmore Community Development District - Board of Supervisors<br>• Kingman Gate Community Development District - Board of Supervisors<br>• Los Cayos Community Development District - Board of Supervisors<br>• Newton Road Community Development District - Board of Supervisors<br>• Palm Gate Community Development District - Board of Supervisors<br>• Pine Isle Community Development District - Board of Supervisors<br>• Princeton Commons Community Development District - Board of Supervisors<br>• Quail Roost Community Development District - Board of Supervisors<br>• Rancho Grande Community Development District - Board of Supervisors<br>• San Simeon Community Development District - Board of Supervisors<br>• Sedona Point Community Development District - Board of Supervisors | | | |
| 280466 | 2025 | Vanessa Perez | • Acacia Grove Community Development District - Board of Supervisors<br>• Bauer Drive Community Development District - Board of Supervisors<br>• Biscayne Drive Estates Community Development District - Board of Supervisors<br>• Black Creek Community Development District - Board of Supervisors<br>• Campo Bello Community Development District - Board of Supervisors<br>• East Palm Drive Community Development District - Board of Supervisors<br>• Epmore Community Development District - Board of Supervisors<br>• Eureka Grove Community Development District - Board of Supervisors<br>• Kingman Gate Community Development District - Board of Supervisors<br>• Los Cayos Community Development District - Board of Supervisors<br>• Newton Road Community Development District - Board of Supervisors<br>• Palm Gate Community Development District - Board of Supervisors<br>• Pine Isle Community Development District - Board of Supervisors<br>• Princeton Commons Community Development District - Board of Supervisors<br>• Quail Roost Community Development District - Board of Supervisors<br>• Rancho Grande Community Development District - Board of Supervisors<br>• San Simeon Community Development District - Board of Supervisors<br>• Sedona Point Community Development District - Board of Supervisors<br>• Siena North Community Development District - Board of Supervisors | Form 1 with COE | Form 1 - 6/4/2026 | View Filings |
| 299519 | 2025 | Marc Szasz | • Acacia Grove Community Development District - Board of Supervisors<br>• Bauer Drive Community Development District - Board of Supervisors<br>• Biscayne Drive Estates Community Development District - Board of Supervisors<br>• Black Creek Community Development District - Board of Supervisors<br>• Century Park Square Community Development District - Board of Supervisors<br>• East Palm Drive Community Development District - Board of Supervisors<br>• Epmore Community Development District - Board of Supervisors<br>• Eureka Grove Community Development District - Board of Supervisors<br>• Kingman Gate Community Development District - Board of Supervisors<br>• Los Cayos Community Development District - Board of Supervisors<br>• MainStreet at Coconut Creek Community Development District - Board of Supervisors<br>• Newton Road Community Development District - Board of Supervisors<br>• Palm Gate Community Development District - Board of Supervisors | Form 1 with COE | Form 1 - 6/8/2026 | View Filings |

| PID | FORM YEAR | NAME | ORGANIZATION(S) | FILING REQUIREMENT | FILING REQUIREMENT FULFILLED | FILINGS |
|---|---|---|---|---|---|---|
| | | | • Pine Isle Community Development District - Board of Supervisors<br>• Princeton Commons Community Development District - Board of Supervisors<br>• Rancho Grande Community Development District - Board of Supervisors<br>• San Simeon Community Development District - Board of Supervisors<br>• Sedona Point Community Development District - Board of Supervisors<br>• Siena North Community Development District - Board of Supervisors | | | |

1-5 of 5    Rows per page:    1

Back

**Alina Garcia**
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172

T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

**votemiamidade.gov**
@votemiamidade

# CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Biscayne Drive Estates Community Development District**, as described in the attached **MAP**, has **216** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

*Please submit a check for $60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.*

# Biscayne Drive Estates
## COMMUNITY DEVELOPMENT DISTRICT

## Check Register
### Fiscal Year 2026
### 03/01/26 - 05/31/26

| *Date* | *Check #'s* | | *Amount* |
|---|---|---|---|
| 03/01/26 - 03/31/26 | 206-214 | | $33,046.41 |
| 04/01/26 - 04/30/26 | 215-218 | | $6,707.33 |
| 05/01/26 - 05/31/26 | 219-227 | | $14,876.33 |
| | **TOTAL** | **$** | **54,630.07** |

*** CHECK DATES 03/01/2026 - 05/31/2026 ***

BISCAYNE DRIVE ESTATES CDD

BANK B BISCAYNE DRIVE - GF

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# SUB | SUBCLASS / VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|
| 3/06/26 | 00019 | 2/05/26 | 18001070 | 202602 | 320-53800-43000 | FEB 26-LIGHTING BUILD-OUT | * | 2,650.00 | | |
| | | | | | | FPL | | | 2,650.00 | 000206 |
| 3/06/26 | 00004 | 3/01/26 | 56 | 202603 | 310-51300-34000 | MAR 26 - MGMT FEES | * | 2,500.00 | | |
| | | 3/01/26 | 56 | 202603 | 310-51300-35100 | MAR 26 - COMPUTER TIME | * | 100.00 | | |
| | | 3/01/26 | 56 | 202603 | 310-51300-31300 | MAR 26 - DISSEMIATION | * | 105.00 | | |
| | | 3/01/26 | 56 | 202603 | 310-51300-35101 | MAR 26 - WEBSITE ADMIN | * | 100.00 | | |
| | | | | | | GMS-SO FLORIDA, LLC | | | 2,805.00 | 000207 |
| 3/06/26 | 00017 | 2/28/26 | IN117400 | 202602 | 310-51300-48000 | ADV-RULES 28 DAYS | * | 780.03 | | |
| | | 2/28/26 | IN117401 | 202602 | 310-51300-48000 | RULES 35 DAYS | * | 735.88 | | |
| | | | | | | MCCLATCHY COMPANY LLC | | | 1,515.91 | 000208 |
| 3/06/26 | 00015 | 3/01/26 | 47030126 | 202603 | 320-53800-46200 | MAR 26 - LANDSCAPE MAINT | * | 2,400.00 | | |
| | | | | | | TONY'S NURSERY & GARDEN | | | 2,400.00 | 000209 |
| 3/23/26 | 00008 | 3/03/26 | 9072 | 202602 | 310-51300-31100 | ENGINEER FEES THRU 2/28 | * | 52.50 | | |
| | | | | | | ALVAREZ ENGINEERS, INC. | | | 52.50 | 000210 |
| 3/23/26 | 00003 | 2/28/26 | 197416 | 202602 | 310-51300-31500 | FEB 26 - ATTORNEY FEES | * | 750.00 | | |
| | | | | | | BILLING COCHRAN, P.A. | | | 750.00 | 000211 |
| 3/23/26 | 00009 | 3/23/26 | 03232026 | 202603 | 300-20700-10000 | TRANSFER OF TAX RECEIPTS | * | 19,731.67 | | |
| | | | | | | BISCAYNE DRIVE ESTATES | | | 19,731.67 | 000212 |
| 3/23/26 | 00018 | 3/03/26 | MAR 26 | 202602 | 320-53800-43000 | FEB 26 - ELECTRIC | * | 491.33 | | |
| | | | | | | CITY OF HOMESTEAD | | | 491.33 | 000213 |
| 3/23/26 | 00019 | 3/05/26 | 18001070 | 202603 | 320-53800-43000 | MAR 26-LIGHTING BUILD-OUT | * | 2,650.00 | | |
| | | | | | | FPL | | | 2,650.00 | 000214 |
| 4/15/26 | 00003 | 3/31/26 | 198007 | 202603 | 310-51300-31500 | MAR 26 - ATTORNEY FEES | * | 1,050.00 | | |
| | | | | | | BILLING COCHRAN, P.A. | | | 1,050.00 | 000215 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO... YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|
| 4/15/26 | 00018 | 4/02/26 | MAR26 | 202603 | 320-53800-43000 | | * | 452.33 | | |
| | | | MAR 26 - ELECTRIC | | | | | | | |
| | | | | | | CITY OF HOMESTEAD | | | 452.33 | 000216 |
| 4/15/26 | 00004 | 4/01/26 | 57 | 202604 | 310-51300-34000 | | * | 2,500.00 | | |
| | | | APR 26 - MGMT FEES | | | | | | | |
| | | 4/01/26 | 57 | 202604 | 310-51300-35100 | | * | 100.00 | | |
| | | | APR 26 - COMPUTER TIME | | | | | | | |
| | | 4/01/26 | 57 | 202604 | 310-51300-31300 | | * | 105.00 | | |
| | | | APR 26 - DISSEMIATION | | | | | | | |
| | | 4/01/26 | 57 | 202604 | 310-51300-35101 | | * | 100.00 | | |
| | | | APR 26 - WEBSITE ADMIN | | | | | | | |
| | | | | | | GMS-SO FLORIDA, LLC | | | 2,805.00 | 000217 |
| 4/15/26 | 00015 | 4/01/26 | 47040126 | 202604 | 320-53800-46200 | | * | 2,400.00 | | |
| | | | APR 26 - LANDSCAPE MAINT | | | | | | | |
| | | | | | | TONY'S NURSERY & GARDEN | | | 2,400.00 | 000218 |
| 5/13/26 | 00009 | 5/13/26 | 05132026 | 202605 | 300-20700-10000 | | * | 2,622.78 | | |
| | | | TRANSFER OF TAX RECEIPTS | | | | | | | |
| | | | | | | BISCAYNE DRIVE ESTATES | | | 2,622.78 | 000219 |
| 5/13/26 | 00018 | 5/04/26 | APR 26 | 202604 | 320-53800-43000 | | * | 447.30 | | |
| | | | APR 26 - ELECTRIC | | | | | | | |
| | | | | | | CITY OF HOMESTEAD | | | 447.30 | 000220 |
| 5/13/26 | 00019 | 4/05/26 | 18001070 | 202604 | 320-53800-43000 | | * | 2,650.00 | | |
| | | | APR 26-LIGHTING BUILD-OUT | | | | | | | |
| | | | | | | FPL | | | 2,650.00 | 000221 |
| 5/13/26 | 00004 | 5/01/26 | 58 | 202605 | 310-51300-34000 | | * | 2,500.00 | | |
| | | | MAY 26 - MGMT FEES | | | | | | | |
| | | 5/01/26 | 58 | 202605 | 310-51300-35100 | | * | 100.00 | | |
| | | | MAY 26 - COMPUTER TIME | | | | | | | |
| | | 5/01/26 | 58 | 202605 | 310-51300-31300 | | * | 105.00 | | |
| | | | MAY 26 - DISSEMIATION | | | | | | | |
| | | 5/01/26 | 58 | 202605 | 310-51300-35101 | | * | 100.00 | | |
| | | | MAY 26 - WEBSITE ADMIN | | | | | | | |
| | | | | | | GMS-SO FLORIDA, LLC | | | 2,805.00 | 000222 |
| 5/13/26 | 00007 | 4/29/26 | 04292026 | 202604 | 310-51300-49000 | | * | 60.00 | | |
| | | | # OF REGISTERED VOTERS | | | | | | | |
| | | | | | | MIAMI-DADE COUNTY ELECTIONS | | | 60.00 | 000223 |
| 5/13/26 | 00015 | 5/01/26 | 47050126 | 202605 | 320-53800-46200 | | * | 2,400.00 | | |
| | | | MAY 26 - LANDSCAPE MAINT | | | | | | | |
| | | | | | | TONY'S NURSERY & GARDEN | | | 2,400.00 | 000224 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|
| 5/19/26 | 00008 | 5/08/26 | 9201 | 202604 | 310-51300-31100 | | * | 581.25 | | |
| | | | ENGINEER FEES THRU 4/30 | | | | | | | |
| | | | | | | ALVAREZ ENGINEERS, INC. | | | 581.25 | 000225 |
| 5/19/26 | 00003 | 4/30/26 | 198474 | 202604 | 310-51300-31500 | | * | 660.00 | | |
| | | | APR 26 - ATTORNEY FEES | | | | | | | |
| | | | | | | BILLING COCHRAN, P.A. | | | 660.00 | 000226 |
| 5/19/26 | 00019 | 5/05/26 | 18001071 | 202605 | 320-53800-43000 | | * | 2,650.00 | | |
| | | | MAY 26-LIGHTING BUILD-OUT | | | | | | | |
| | | | | | | FPL | | | 2,650.00 | 000227 |

TOTAL FOR BANK B 54,630.07

TOTAL FOR REGISTER 54,630.07

# Biscayne Drive Estates

## Community Development District

### Unaudited Financial Reporting

May 31, 2026

# Table of Contents

# Biscayne Drive Estates
## Community Development District
### Combined Balance Sheet
### May 31, 2026

| | *General Fund* | *Debt Service Fund* | *Capital Project Fund* | *Totals Governmental Funds* |
|---|---|---|---|---|
| **Assets:** | | | | |
| Cash: | | | | |
| Operating Account | $ 2,878 | $ - | $ - | $ 2,878 |
| Due from General Fund | - | - | - | - |
| Investments: | | | | |
| State Board Administration | 187,202 | - | - | 187,202 |
| Series 2022 | | | | - |
| Reserve | - | 136,128 | - | 136,128 |
| Revenue | - | 300,256 | - | 300,256 |
| Prepayment | - | 782 | - | 782 |
| Acq & Construction | - | - | 38,008 | 38,008 |
| **Total Assets** | **$ 190,080** | **$ 437,166** | **$ 38,008** | **$ 665,254** |
| **Liabilities:** | | | | |
| Accounts Payable | $ - | $ - | $ - | $ - |
| **Total Liabilites** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Fund Balance:** | | | | |
| Restricted for: | | | | |
| Debt Service | $ - | $ 437,166 | $ - | $ 437,166 |
| Capital Project | | | 38,008 | 38,008 |
| Unassigned | 190,080 | - | - | 190,080 |
| **Total Fund Balances** | **$ 190,080** | **$ 437,166** | **$ 38,008** | **$ 665,254** |
| Total Liabilities & Fund Balance | $ 190,080 | $ 437,166 | $ 38,008 | $ 665,254 |

# Biscayne Drive Estates

## Community Development District

### General Fund

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

| | Adopted Budget | Prorated Budget Thru 05/31/26 | Actual Thru 05/31/26 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Special Assessments - On Roll | $ 100,935 | $ 100,935 | $ 97,978 | $ (2,957) |
| Interest Income | 6,000 | 4,000 | 5,174 | 1,174 |
| Devloper Contributions | 31,200 | 31,200 | 31,666 | 466 |
| **Total Revenues** | **$ 138,135** | **$ 136,135** | **$134,819** | **$ (1,317)** |
| **Expenditures:** | | | | |
| ***General & Administrative:*** | | | | |
| Engineering | $ 5,000 | $ 3,333 | $ 686 | $ 2,647 |
| Attorney Fees | 12,000 | 8,000 | 7,610 | 390 |
| Annual Audit | 5,500 | 5,500 | 5,500 | - |
| Assessment Roll | 2,000 | 2,000 | 2,000 | - |
| Arbitrage Rebate | 1,200 | 800 | - | 800 |
| Dissemination Agent | 1,260 | 840 | 840 | - |
| Trustee Fees | 4,500 | 4,445 | 4,445 | - |
| Management Fees | 30,000 | 20,000 | 20,000 | - |
| Computer Time | 1,200 | 800 | 800 | - |
| Website Maintenance | 1,200 | 800 | 800 | - |
| Postage & Delivery | 200 | 133 | 5 | 128 |
| Insurance General Liability | 6,600 | 5,732 | 5,732 | - |
| Printing & Binding | 200 | 133 | 7 | 126 |
| Legal Advertising | 2,500 | 1,667 | 3,435 | (1,768) |
| Other Current Charges | 300 | 200 | 575 | (375) |
| Dues, Licenses & Subscriptions | 175 | 175 | 175 | - |
| **Total General & Administrative** | **$ 73,835** | **$ 54,558** | **$ 52,610** | **$ 1,949** |
| ***Operations & Maintenance*** | | | | |
| **Field Expenditures** | | | | |
| Electric - Street Lighting (80 poles) | $ 36,000 | $ 24,000 | $ 24,532 | $ (532) |
| Repairs and Maintenance | 2,500 | 1,667 | - | 1,667 |
| Landscape Maintenance | 31,200 | 20,800 | 19,200 | 1,600 |
| Drainage Clean Up | 3,360 | 2,240 | - | 2,240 |
| **Subtotal Field Expenditures** | **$ 73,060** | **$ 48,707** | **$ 43,732** | **$ 4,974** |
| **Total Expenditures** | **$ 146,895** | **$ 103,265** | **$ 96,342** | **$ 6,923** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ (8,760) | $ 32,870 | $ 38,477 | $ 5,606 |
| **Net Change in Fund Balance** | **$ (8,760)** | **$ 32,870** | **$ 38,477** | **$ 5,606** |
| **Fund Balance - Beginning** | $ 8,760 | | $ 151,603 | |
| **Fund Balance - Ending** | $ - | | $ 190,080 | |

# Biscayne Drive Estates

## Community Development District

### Debt Service Fund Series 2022

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

| | Adopted Budget | Prorated Budget Thru 05/31/26 | Actual Thru 05/31/26 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Special Assessments | $ 272,287 | $ 272,287 | $ 264,201 | $ (8,086) |
| Interest Income | 8,000 | 8,000 | 8,512 | 512 |
| **Total Revenues** | **$ 280,287** | **$ 280,287** | **$ 272,713** | **$ (7,574)** |
| **Expenditures:** | | | | |
| Interest Expense - 12/15 | $ 106,081 | $ 106,081 | $ 106,081 | $ - |
| Principal Expense - 06/15 | 60,000 | - | - | - |
| Interest Expense - 06/15 | 106,081 | - | - | - |
| **Total Expenditures** | **$ 272,163** | **$ 106,081** | **$ 106,081** | **$ -** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ 8,124 | $ 174,206 | $ 166,632 | $ (7,574) |
| **Other Financing Sources/(Uses):** | | | | |
| Transfer In/(Out) | $ - | $ - | $ (3,316) | $ (3,316) |
| **Total Other Financing Sources/(Uses)** | $ - | $ - | $ (3,316) | $ (3,316) |
| **Net Change in Fund Balance** | **$ 8,124** | **$ 174,206** | **$ 163,315** | **$ (10,890)** |
| **Fund Balance - Beginning** | $ 138,456 | | $ 273,851 | |
| **Fund Balance - Ending** | $ 146,580 | | $ 437,166 | |

# Biscayne Drive Estates

## Community Development District

### Capital Projects Fund Series 2022

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

| | Adopted Budget | Prorated Budget Thru 05/31/26 | Actual Thru 05/31/26 | Variance |
|---|---|---|---|---|
| **Revenues** | | | | |
| Interest Income | $ - | $ - | $ 868 | $ 868 |
| **Total Revenues** | **$ -** | **$ -** | **$ 868** | **$ 868** |
| **Expenditures:** | | | | |
| Capital Outlay | $ - | $ - | $ - | $ - |
| **Total Expenditures** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Excess (Deficiency) of Revenues over Expenditures** | **$ -** | **$ -** | **$ 868** | **$ 868** |
| **Other Financing Sources/(Uses)** | | | | |
| Transfer In/(Out) | $ - | $ - | $ 3,316 | $ 3,316 |
| **Total Other Financing Sources (Uses)** | **$ -** | **$ -** | **$ 3,316** | **$ 3,316** |
| **Net Change in Fund Balance** | **$ -** | | **$ 4,184** | **$ 4,184** |
| **Fund Balance - Beginning** | | | $ 33,824 | |
| **Fund Balance - Ending** | $ - | | $ 38,008 | |

# Biscayne Drive Estates
## Community Development District
### Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Revenues:** | | | | | | | | | | | | | |
| Special Assessments - On Roll | $ - | $ 10,114 | $ 81,602 | $ 1,736 | $ 2,100 | $ 1,414 | $ 1,013 | $ - | $ - | $ - | $ - | $ - | $ 97,978 |
| Interest Income | 600 | 551 | 636 | 755 | 675 | 697 | 634 | 626 | - | - | - | - | 5,174 |
| Devloper Contributions | 31,666 | - | - | - | - | - | - | - | - | - | - | - | 31,666 |
| **Total Revenue** | **$ 32,266** | **$ 10,665** | **$ 82,237** | **$ 2,491** | **$ 2,775** | **$ 2,111** | **$ 1,647** | **$ 626** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 134,819** |
| **Expenditures:** | | | | | | | | | | | | | |
| ***General & Administrative:*** | | | | | | | | | | | | | |
| Engineering | $ - | $ - | $ - | $ - | $ 53 | $ 53 | $ - | $ 581 | $ - | $ - | $ - | $ - | $ 686 |
| Attorney Fees | 2,400 | 960 | 500 | 1,290 | 750 | 1,050 | 660 | - | - | - | - | - | 7,610 |
| Annual Audit | - | - | 5,500 | - | - | - | - | - | - | - | - | - | 5,500 |
| Assessment Roll | 2,000 | - | - | - | - | - | - | - | - | - | - | - | 2,000 |
| Arbitrage Rebate | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dissemination Agent | 105 | 105 | 105 | 105 | 105 | 105 | 105 | 105 | - | - | - | - | 840 |
| Trustee Fees | - | 4,445 | - | - | - | - | - | - | - | - | - | - | 4,445 |
| Management Fees | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | - | - | - | - | 20,000 |
| Computer Time | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | - | - | - | - | 800 |
| Website Maintenance | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | - | - | - | - | 800 |
| Postage & Delivery | - | - | 5 | - | - | - | - | - | - | - | - | - | 5 |
| Insurance General Liability | 5,732 | - | - | - | - | - | - | - | - | - | - | - | 5,732 |
| Printing & Binding | - | - | 7 | - | - | - | - | - | - | - | - | - | 7 |
| Legal Advertising | 320 | - | 1,599 | - | 1,516 | - | - | - | - | - | - | - | 3,435 |
| Other Current Charges | 76 | 73 | 59 | 32 | 61 | 60 | 91 | 122 | - | - | - | - | 575 |
| Dues, Licenses & Subscriptions | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 |
| **Total General & Administrative** | **$ 13,508** | **$ 8,283** | **$ 10,475** | **$ 4,127** | **$ 5,185** | **$ 3,968** | **$ 3,556** | **$ 3,508** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 52,610** |
| ***Operations & Maintenance*** | | | | | | | | | | | | | |
| **Field Expenditures** | | | | | | | | | | | | | |
| Electric - Street Lighting (80 poles) | $ 3,098 | $ 3,116 | $ 3,191 | $ 3,136 | $ 3,141 | $ 3,102 | $ 3,097 | $ 2,650 | $ - | $ - | $ - | $ - | $ 24,532 |
| Repairs and Maintenance | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Landscape Maintenance | 2,400 | 2,400 | 2,400 | 2,400 | 2,400 | 2,400 | 2,400 | 2,400 | - | - | - | - | 19,200 |
| Drainage Clean Up | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Subtotal Field Expenditures** | **$ 5,498** | **$ 5,516** | **$ 5,591** | **$ 5,536** | **$ 5,541** | **$ 5,502** | **$ 5,497** | **$ 5,050** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 43,732** |
| **Total Expenditures** | **$ 19,006** | **$ 13,799** | **$ 16,066** | **$ 9,663** | **$ 10,726** | **$ 9,470** | **$ 9,053** | **$ 8,558** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 96,342** |
| **Net Change in Fund Balance** | **$ 13,260** | **$ (3,134)** | **$ 66,171** | **$ (7,172)** | **$ (7,951)** | **$ (7,359)** | **$ (7,406)** | **$ (7,932)** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 38,477** |

# Biscayne Drive Estates

## Community Development District

## Long Term Debt Report Series 2022

| Special Assessment Bonds, Series 2022 | | |
|---|---|---|
| Original Issue Amount: | | $3,820,000.00 |
| Term 1: | $415,000.00 | |
| Interest Rate: | 5.00% | |
| Maturity Date: | June 15, 2029 | |
| Interest Rate: | 5.75% | |
| Maturity Date: | June 15, 2042 | |
| Term 3: | $2,050,000.00 | |
| Interest Rate: | 6.00% | |
| Maturity Date: | June 15, 2052 | |
| Reserve Fund Definition | 50% of Maximum Annual Debt Service | |
| Reserve Fund Requirement | $136,787.13 | |
| Reserve Fund Balance | $136,128.13 | |
| Bonds Outstanding - 10/30/2022 | | $3,820,000 |
| Less: Principal Payment - 6/15/23 | | ($50,000) |
| Less: Principal Payment - 6/15/24 | | ($55,000) |
| Less: Principal Payment - 6/15/25 | | ($55,000) |
| **Current Bonds Outstanding** | | **$3,660,000** |

# Biscayne Drive Estates
## COMMUNITY DEVELOPMENT DISTRICT
### Special Assessment Receipts - Miami-Dade County
### Fiscal Year 2026

| | | | |
|---|---|---|---|
| Gross Assessments | $ 106,247.72 | $ 286,617.66 | $ 392,865.38 |
| Net Assessments | $ 100,935.33 | $ 272,286.78 | $ 369,293.46 |
| | ON ROLL ASSESSMENTS | | |
| allocation in % | 27.04% | 72.96% | 100.00% |

| Date | Distribution | Gross Amount | Discoumt/ Penalty | Commission | Interest | Net Receipts | O&M Portion | 2022 Debt Service | Total |
|---|---|---|---|---|---|---|---|---|---|
| 11/12/2025 | 10/01/25 - 10/31/25 | $ 2,667.67 | $ 106.71 | $ 25.61 | $ - | $ 2,535.35 | $ 685.67 | $ 1,849.68 | $ 2,535.35 |
| 11/17/2025 | 11/01/25 - 11/10/25 | 8,720.90 | 348.85 | 83.73 | - | 8,288.32 | 2,241.52 | 6,046.80 | 8,288.32 |
| 11/25/2025 | 06/01/25 - 10/31/25 | 6,706.63 | 352.10 | 63.55 | - | 6,290.98 | 1,701.35 | 4,589.63 | 6,290.98 |
| 11/28/2025 | 11/11/25 - 11/20/25 | 21,341.36 | 853.68 | 204.87 | - | 20,282.81 | 5,485.35 | 14,797.46 | 20,282.81 |
| 12/5/2025 | 11/21/25 - 11/30/25 | 309,449.72 | 12,378.33 | 2,970.72 | - | 294,100.67 | 79,537.49 | 214,563.18 | 294,100.67 |
| 12/19/2025 | 12/01/25 - 12/15/25 | 8,003.01 | 293.44 | 77.10 | - | 7,632.47 | 2,064.15 | 5,568.32 | 7,632.47 |
| 1/7/2022 | 12/16/25 - 12/30/25 | 6,299.04 | 188.97 | 61.09 | - | 6,048.98 | 1,635.90 | 4,413.08 | 6,048.98 |
| 01/22/22 | Interest | - | - | - | 370.95 | 370.95 | 100.32 | 270.63 | 370.95 |
| 02/05/22 | 01/01/26 - 01/31/26 | 8,003.01 | 160.05 | 78.43 | - | 7,764.53 | 2,099.86 | 5,664.67 | 7,764.53 |
| 03/07/22 | 02/01/26 - 02/28/26 | 5,335.34 | 52.82 | 53.36 | - | 5,229.16 | 1,414.19 | 3,814.97 | 5,229.16 |
| 04/14/22 | 03/01/26 - 03/31/26 | 3,631.35 | 36.32 | - | - | 3,595.03 | 972.25 | 2,622.78 | 3,595.03 |
| 04/21/22 | Interest | - | - | - | 40.44 | 40.44 | 40.44 | - | 40.44 |
| | **TOTAL** | **$ 380,158.03** | **$ 14,771.27** | **$ 3,618.46** | **$ 411.39** | **$ 362,179.69** | **$ 97,978.49** | **$ 264,201.20** | **$ 362,179.69** |

| | |
|---|---|
| **96.77%** | **Percent Collected** |
| **$ 12,707.35** | **Gross Balance Remaining to Collect** |