

NEWPORT ISLES

COMMUNITY DEVELOPMENT

DISTRICT

May 20, 2024

BOARD OF SUPERVISORS

PUBLIC HEARING

AND REGULAR

MEETING AGENDA

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

May 13, 2024

Board of Supervisors
Newport Isles Community Development District

Dear Board Members:

The Board of Supervisors of the Newport Isles Community Development District will hold a Public Hearing and Regular Meeting on May 20, 2024 at 10:00 a.m., at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
 - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
 - A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Master Engineer's Report *(for informational purposes)*
 - D. Master Special Assessment Methodology Report *(for informational purposes)*
 - E. Consideration of Resolution 2024-05, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

ATTENDEES:

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

4. Consideration of Resolution 2024-06, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date
5. Consideration of Resolution 2024-07, Ratifying the Actions of the District Manager in Redesignating the Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date
6. Consideration of Resolution 2024-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
7. Consideration of Agreement Regarding CDD Improvements
8. Ratification Items
 - A. Freguson Waterworks Direct Purchase Order Form #01-2133-009-OPO [Newport Isles MG] \$5,437.37
 - B. Water Resource Associates, LLC Work Authorization Number 2 [Master Roadway and Mass Grading Construction Management Services]
 - C. Construction Contract Change Orders
 - I. CO#1 East West Road \$5,821,865.70
 - II. CO#2 Mass Grading Ph 1 (\$1,630,696.77)
 - III. CO#3 Mass Grading Ph 1 (136,089.70)
 - IV. CO#4 Mass Grading Ph 1 \$1,110,510.30
 - V. CO#5 Mass Grading Ph 1 \$997,335.85
 - VI. CO#6 Mass Grading Ph 1 \$482,511.82
 - VII. CO#7 Mass Grading Ph 1 (\$1,257,049.64)
 - VIII. CO#8 Mass Grading Ph 1 \$61,847.00
 - IX. CO#9 Mass Grading Ph 1 (\$7,337.18)
 - X. CO#10 Mass Grading Ph 1 \$257,925.65
 - XI. CO#11 Mass Grading Ph 1 \$19,696.00
 - XII. CO#12 Mass Grading Ph 1 \$98,030.42
 - XIII. CO#13 Mass Grading Ph 1 (\$1,164,603.75)
 - XIV. CO#14 Mass Grading Ph 1 \$177,464.25

XV.	CO#15	Mass Grading Ph 1	(\$269,896.69)
XVI.	CO#16	Mass Grading Ph 1	\$714,210.79
XVII.	CO#17	Mass Grading Ph 1	\$246,850.09
XVIII.	Sweetwater - Addition		\$4,867,174.50
XIX.	Sweetwater CO #1		(\$619,998.56)
XX.	Sweetwater CO #2		(\$875,132.62)

9. Acceptance of Unaudited Financial Statements as of March 31, 2024

10. Approval of March 18, 2024 Regular Meeting Minutes

11. Staff Report

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *WRA Engineering, LLC*
- C. District Manager: *Wrathell, Hunt & Associates, LLC*

- NEXT MEETING DATE: June 17, 2024 at 10:00 AM

○ QUORUM CHECK

SEAT 1	SUSAN COLLINS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	RICHARD JAMES	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	CHARLIE PETERSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	CLIFTON FISCHER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	JAKE ESSMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

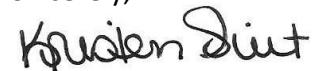
12. Board Members' Comments/Requests

13. Public Comments

14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,



Kristen Suit
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 943 865 3730

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

3A



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
87977	545403	Notice of Debt Assessment Hearing		\$700.00	3	20.50 in

Attention: Daphne Gillyard

Newport Isles CDD
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

gillyardd@whhassociates.com

Copy of ad content
 is on the next page

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:
 2 insertion(s) published on:
 04/29/24, 05/06/24

THE STATE OF FLORIDA COUNTY OF MANATEE

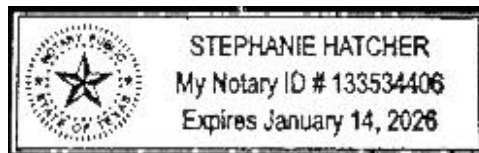
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Crystal Trunick

Sworn to and subscribed before me this 17th day of May in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

NOTICE OF PUBLIC HEARING TO CONSIDER THE REVISION OF SPECIAL ADJUSTMENTS PUBLISHED TO SECTIONS 174 AND 175.01(A), FLORIDA STATUTES, BY THE NEWPORT NEWS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL HEARING OF THE NEWPORT NEWS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Florida Statutes, the Newport News Community Development District's (District's) Planning Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meetings:

NOTICE OF PUBLIC HEARING	
DATE:	MONDAY, MAY 24, 2010
TIME:	10:00 AM
LOCATION:	1750 Oceana Blvd., Suite 100 Virginia Beach, Virginia 23461

The purpose of the public hearing is to consider the revision of special adjustments ("Special Adjustments") and to consider any other amendments to the District's Special Adjustments. The District is seeking public input and comments from interested parties regarding the proposed Special Adjustments. The hearing will be held on May 24, 2010, at 10:00 AM at the location specified above. The District's Board of Supervisors will meet at the same time and location to consider the proposed Special Adjustments.

Product Type	CMR Factor	# of units	Proposed Total Debt Assessment (Percent of Cost)	Proposed Annual Debt Assessment (Per year over 30 years)
Construction	1.25	500	\$45,000,000	\$1,500,000
Water	1.00	1,000	\$40,000,000	\$1,333,333
Sewer	1.00	1,000	\$40,000,000	\$1,333,333
Street	1.00	1,000	\$40,000,000	\$1,333,333
Other	1.00	1,000	\$40,000,000	\$1,333,333
TOTAL			\$165,000,000	\$5,500,000

The assessment shall be paid in full over the term of the bonds issued by the District. The assessment shall be paid in full over the term of the bonds issued by the District. The assessment shall be paid in full over the term of the bonds issued by the District. The assessment shall be paid in full over the term of the bonds issued by the District. The assessment shall be paid in full over the term of the bonds issued by the District.

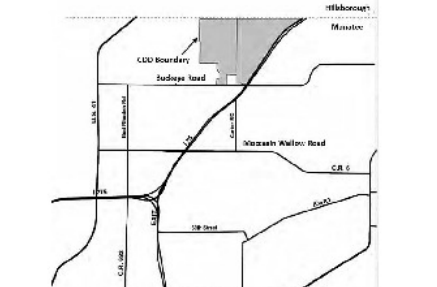
RESOLUTION NO. 2010-08
The Board of Supervisors of the Newport News Community Development District hereby resolves that it is the policy of the District to provide for the construction and operation of the Newport News Community Development District's water, sewer, and street infrastructure. The Board hereby approves the proposed Special Adjustments and authorizes the District Manager to execute all documents necessary to implement this resolution.

- 1. AUTHORITY FOR THIS RESOLUTION IS DERIVED FROM THE DISTRICT'S CHARTER AND THE DISTRICT'S BOARD OF SUPERVISORS.
- 2. THE PURPOSE OF THIS RESOLUTION IS TO PROVIDE FOR THE CONSTRUCTION AND OPERATION OF THE DISTRICT'S WATER, SEWER, AND STREET INFRASTRUCTURE.
- 3. THE BOARD OF SUPERVISORS HAS REVIEWED THE PROPOSED SPECIAL ADJUSTMENTS AND HAS DETERMINED THAT THEY ARE IN THE BEST INTERESTS OF THE DISTRICT.
- 4. THE BOARD OF SUPERVISORS HAS REVIEWED THE PROPOSED SPECIAL ADJUSTMENTS AND HAS DETERMINED THAT THEY ARE IN THE BEST INTERESTS OF THE DISTRICT.
- 5. THE BOARD OF SUPERVISORS HAS REVIEWED THE PROPOSED SPECIAL ADJUSTMENTS AND HAS DETERMINED THAT THEY ARE IN THE BEST INTERESTS OF THE DISTRICT.
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- 9. THE BOARD OF SUPERVISORS HAS REVIEWED THE PROPOSED SPECIAL ADJUSTMENTS AND HAS DETERMINED THAT THEY ARE IN THE BEST INTERESTS OF THE DISTRICT.
- 10. THE BOARD OF SUPERVISORS HAS REVIEWED THE PROPOSED SPECIAL ADJUSTMENTS AND HAS DETERMINED THAT THEY ARE IN THE BEST INTERESTS OF THE DISTRICT.

NOTICE OF PUBLIC HEARING	
DATE:	MONDAY, MAY 24, 2010
TIME:	10:00 AM
LOCATION:	1750 Oceana Blvd., Suite 100 Virginia Beach, Virginia 23461

The purpose of this public hearing is to consider the proposed Special Adjustments. The District is seeking public input and comments from interested parties regarding the proposed Special Adjustments. The hearing will be held on May 24, 2010, at 10:00 AM at the location specified above. The District's Board of Supervisors will meet at the same time and location to consider the proposed Special Adjustments.

RESOLUTION NO. 2010-08
The Board of Supervisors of the Newport News Community Development District hereby resolves that it is the policy of the District to provide for the construction and operation of the Newport News Community Development District's water, sewer, and street infrastructure. The Board hereby approves the proposed Special Adjustments and authorizes the District Manager to execute all documents necessary to implement this resolution.



NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

3B

AFFIDAVIT OF MAILING

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

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell Hunt & Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Newport Isles Community Development District (“District”).
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on April 19, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District’s anticipated imposition of assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.



By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 19th day of April 2024, by Curtis Marcoux, for Wrathell Hunt & Associates LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.



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

NOTARY PUBLIC


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

- EXHIBIT A:** Copies of Forms of Mailed Notices
- EXHIBIT B:** List of Addressees

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OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

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Total P

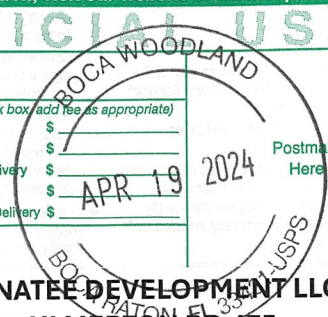
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Sent To

Street a

City, Sta

CC MANATEE DEVELOPMENT LLC
1901 ULMERTON RD 475,
CLEARWATER FL 33762



9589 0710 5270 1017 2008 00

PS Form 3800, January 2020 PSN 7530-02-000-9047 See reverse for instructions

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total P

\$

Sent To

Street a

City, Sta

NORTHWEST MANATEE LLC
1901 ULMERTON RD 475,
CLEARWATER FL 33762



9589 0710 5270 1017 2008 17

PS Form 3800, January 2020 PSN 7530-02-000-9047 See reverse for instructions

9589 0710 5270 1017 2007 56

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OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage

Total Postage an

Sent To

Street and Apt. N

City, State, ZIP+4



CC MANATEE LAND INVESTMENTS, LLC
1901 ULMERTON ROAD, SUITE 475
CLEARWATER, FL 33762

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

Via First Class U.S. Mail and Email

April 19, 2024
CC MANATEE DEVELOPMENT LLC
1901 ULMERTON RD 475
CLEARWATER FL 33762

RE: *Newport Isles Community Development District (“District”)*
Notice of Hearings on Debt Assessments

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings, and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE:	May 20, 2024
TIME:	10:00 a.m.
LOCATION:	WRA Engineering 7978 Cooper Creek Blvd., Suite 102 University Park, Florida 34201

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, “**Project**”), benefitting all lands within the District. The Project is described in more detail in the *Master Engineer’s Report*, dated March 23, 2022, as revised April 17, 2024 (“**Engineer’s Report**”). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer’s Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within various assessment areas, as set forth in the *Revised Master Special Assessment Methodology Report*, dated April 18, 2024 (“**Assessment Report**”). Copies of the Engineer’s Report and Assessment Report are attached hereto. As required by Chapters 170, 190 and 197, *Florida Statutes*, the Assessment Report, together with the Engineer’s Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each parcel of land within the District; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units contained within each parcel; and the total revenue the District will collect by the Debt Assessments. At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The Debt Assessments constitute a lien against benefitted property located within the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

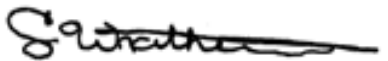
The District is located entirely within Manatee, Florida, and includes approximately 1,555.47 acres of land. The site is generally located south of the Hillsborough County Line, north of Buckeye Road, west of I-75 and east of US 41. All lands within the District are expected to be improved in accordance with the reports identified above. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,



Craig Wrathell
District Manager

ATTACHMENTS: Engineer's Report and Assessment Report (with Legal Descriptions of Lands)

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

Via First Class U.S. Mail and Email

April 19, 2024
NORTHWEST MANATEE, LLC
1901 ULMERTON RD 475
CLEARWATER FL 33762

RE: *Newport Isles Community Development District (“District”)*
Notice of Hearings on Debt Assessments

Dear Property Owner:

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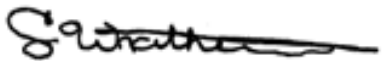
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If you have any questions, please do not hesitate to contact the District Office.

Sincerely,



Craig Wrathell
District Manager

ATTACHMENTS: Engineer's Report and Assessment Report (with Legal Descriptions of Lands)

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

Via First Class U.S. Mail and Email

April 19, 2024
CC MANATEE LAND INVESTMENTS LLC
1901 ULMERTON RD 475
CLEARWATER FL 33762

**RE: Newport Isles Community Development District (“District”)
Notice of Hearings on Debt Assessments**

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings, and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE:	May 20, 2024
TIME:	10:00 a.m.
LOCATION:	WRA Engineering 7978 Cooper Creek Blvd., Suite 102 University Park, Florida 34201

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, “**Project**”), benefitting all lands within the District. The Project is described in more detail in the *Master Engineer’s Report*, dated March 23, 2022, as revised April 17, 2024 (“**Engineer’s Report**”). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer’s Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within various assessment areas, as set forth in the *Revised Master Special Assessment Methodology Report*, dated April 18, 2024 (“**Assessment Report**”). Copies of the Engineer’s Report and Assessment Report are attached hereto. As required by Chapters 170, 190 and 197, *Florida Statutes*, the Assessment Report, together with the Engineer’s Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each parcel of land within the District; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units contained within each parcel; and the total revenue the District will collect by the Debt Assessments. At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The Debt Assessments constitute a lien against benefitted property located within the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

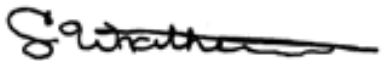
The District is located entirely within Manatee, Florida, and includes approximately 1,555.47 acres of land. The site is generally located south of the Hillsborough County Line, north of Buckeye Road, west of I-75 and east of US 41. All lands within the District are expected to be improved in accordance with the reports identified above. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,



Craig Wrathell
District Manager

ATTACHMENTS: Engineer's Report and Assessment Report (with Legal Descriptions of Lands)

Master Engineer's Report
For The
Newport Isles Community
Development District

Prepared by:

Clint R. Cuffle, P.E.

Water Resource Associates, LLC, d/b/a WRA Engineering
University Park, FL

March 23, 2022

REVISED February 15, 2024

REVISED April 17, 2024



NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

MASTER ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan (“CIP”) and estimated costs of the CIP for the Newport Isles Community Development District. (This report supersedes and replaces the prior *Master Engineer’s Report*, dated March 23, 2022.)

2. GENERAL SITE DESCRIPTION

The proposed District is located entirely within Manatee County, Florida (“County”), and covers approximately 1,555.47 acres of land, more or less. **Exhibit A** depicts the general location of the project. The site is generally located south of the Hillsborough County Line, north of Buckeye Road, west of I-75 and east of US 41. The metes and bounds description of the external boundary of the proposed District is set forth in **Exhibit B**.

The District is currently undertaking a boundary amendment to remove certain external parcels from the District’s boundaries that are planned for commercial and external right-of-way and will not benefit from the CIP. This report assumes that the boundary amendment will occur.

3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the entire development. The following chart shows the planned product types for the District:

TABLE 1
PLANNED UNITS

Product Type	TOTALS
Apartments	0
Townhomes	537
40’ SF	435
45’ SF	337
50’ SF	869
52’ SF	554
60’ SF	157
62’ SF	493
TOTALS:	3,382

*Certain sections of the development may have hard gates, but the final determination will not be made until development occurs.

Table 2
Acreage

Land Use	Acreage
Lot Development	543.5
Roads	57.6
Common Areas	504.57
Stormwater Ponds	310
Conservation Areas	139.8
TOTAL	1,555.47

The public infrastructure for the project is as follows:

Roadway Improvements:

The CIP includes subdivision and spine roads within the District. The subdivision roads consist of 2-lane undivided roadway within standard 50' ROWs. Generally, the spine roads consist of a 4-lane undivided road within standard 120' ROWs. Such roads include the roadway asphalt, base, and subgrade, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with County standards.

All internal roadways may be financed by the District, owned by the District, or dedicated to Manatee County for ownership, operation, and maintenance. Alternatively, the developer may elect to finance the internal roads, gate them, and turn them over to a homeowners' association for ownership, operation and maintenance (in such an event, the District would be limited to financing only utilities, conservation/mitigation and stormwater improvements behind such gated areas).

There are portions of the spine roads that may be eligible for impact fee credits but the details of those credits are not fully negotiated and agreed to by the County, as of now.

Stormwater Management System:

The stormwater collection and outfall systems are a combination of roadway curbs, curb inlets, pipe, control structures and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to Curiosity Creek out of the north end of the District boundary. The stormwater system will be designed consistent with the criteria established by the SWFWMD and the County for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system, with the exception that the County will own, operate and maintain the inlets and storm sewer systems within County right-of-way.

No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of mass grading of, or hauling fill for, lots.

Water, Wastewater and Reclaim Utilities:

As part of the CIP, the District intends to construct and/or acquire water, wastewater and reclaim infrastructure. In particular, the on-site water supply improvements include water mains that will be located within right-of-ways and used for potable water service and fire protection. Water main connections will be made at two locations on Buckeye Road. One at the eastern spine road access to Buckeye Road and another watermain connection and extension approximately 4,000 LF west of the western spine road access.

Wastewater improvements for the project will include an onsite 8" to 10" diameter gravity collection system, offsite and onsite 4", 6", 8" and 12" forcemains with onsite public lift stations. The offsite forcemain connection will be made approximately 4,000 LF to the west at the Artisan Lakes Parkway and Buckeye Road intersection.

Similarly, the reclaim water distribution system will be constructed to provide service for irrigation throughout the community, and will consist of 4", 6", 8" and 12" irrigation mainlines. An offsite reclaim connection will be made at approximately 8,200 LF south at the intersection of Carter Road and Moccasin Wallow Road.

The water and reclaim distribution and wastewater collection systems for all phases will either be acquired or constructed by the District and then dedicated to Manatee County for operation and maintenance. The District will not finance any laterals to private lots or commercial parcels.

There are portions of the offsite utility extensions that will be impact fee creditable to the District by the County. Details of these credits have yet to be determined.

Hardscape, Landscape, and Irrigation:

The District will construct and/or install hardscaping, landscaping, and irrigation within District public common areas and public right-of-ways. The hardscaping will consist of entry features and trails throughout the community. The landscaping will consist of enhanced entry feature landscape and typical buffer planting treatment along roadways and the perimeter. The irrigation system will consist of a reclaimed water pressurized system that will be serviced to every lot and common space.

The County has distinct design criteria requirements for planting and irrigation design. Therefore, this project will at a minimum meet those requirements but, in most cases, exceed the requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District. Such infrastructure, to the extent that it is located in right-of-ways owned by the County will be maintained pursuant to a right-of-way agreement to be entered into with the County.

Street Lights / Undergrounding of Electrical Utility Lines

The District intends to lease street lights through an agreement with Florida Power & Light in which case the District would fund the street lights through an annual operations and maintenance assessment. As such, street lights are not included as part of the CIP.

The CIP does however include the differential cost of undergrounding of electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by the power company and not paid for by the District as part of the CIP.

Environmental Conservation/Mitigation

There are 1.27 acres of forested and herbaceous wetland impacts associated with the proper construction of the District's infrastructure which will require 5.4 acres of wetland enhancement, 24.40 acres of upland buffer restoration, and 8.25 acres of littoral planting creation. The District will be responsible for the design, permitting, construction, maintenance, and government reporting of the environmental mitigation. These costs are included within the CIP.

Recreational Amenities:

The District intends to develop several residential amenities as part of the CIP, as well as pocket parks, trails, and other amenities. At the Developer's option, the Developer may finance, construct, acquire, operate and maintain the amenities, and transfer the amenity to a homeowners' association for ownership and maintenance. In addition to the CDD provided amenities, there will also be a private amenity for the Age-Targeted Neighborhood, known as Section 4.

Off-Site Improvements:

The off-site improvements include left and right turn lanes at both access connections to Buckeye Road.

Professional Services

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

NOTE REGARDING IMPACT FEE CREDITS: In the event that impact fee credits are generated from any roadway, utilities or other improvements funded by the District, any such credits, if any, will be the

subject of an acquisition agreement between the applicable developer and the District. Under any such agreement, the District will receive any impact fee credits or the equivalent value of the credits.

NOTE REGARDING PRIVATE GATED AREAS: Certain sections of the development may have gated roads. The District will only finance utilities and stormwater/conservation improvements behind the gates.

NOTE REGARDING CDD CLUBHOUSES: The District CIP includes certain clubhouses and appurtenant amenities (together, "CDD Clubhouse(s)"). However, certain sections of the development may have gated roads with private amenities and may elect to not have the same access to the CDD Clubhouse(s) on the same terms as other residents. Instead, residents of any such sections would have to pay an applicable non-resident user fee, as established by District rule, to use the CDD Clubhouse(s).

NOTE REGARDING COMMERCIAL AREAS: The District's CIP does not provide any direct benefit to the commercial areas that are being removed from the District's boundaries because those areas are external to the project and have their own infrastructure.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

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

PHASE	NO. OF UNITS	ZONING	MANATEE CO. CONSTRUCTION	SWFWMD ERP	START OF CONSTR	COMPLETION OF CONSTRUCTION
Mass Grading	3382	NA	Approved (PLN2204-0019)	Approved ERP 43045198.001	3/3/2023	1/1/2025
PSP	3382	Yes	Approved (PLN2108-0176)	NA	NA	NA
Newport Isles Blvd	NA	NA	Approved (PLN2211-0058)	NA	NA	NA
Sedgefield Blvd	NA	NA	Approved (PLN2301-0081)	NA	NA	NA
I	1100	Yes	In Review	In Review	4/1/2024	6/1/2025
Future Phases	2282	Yes	No	No	TBD	TBD

5. OPINION OF PROBABLE CONSTRUCTION COSTS

The table below presents, among other things, the estimated costs for the CIP.

NEWPORT ISLES COST ESTIMATE SUMMARY			
MASTER IMPROVEMENTS			
CATEGORY	CIP COST ESTIMATE	IMPACT FEE CREDITABLE	O&M ENTITY
Master Spine Road			
Roadway/Curbing	\$ 11,825,275.00	\$ 6,500,000.00	County
Utilities (Water, Sewer, Reclaim)	\$ 5,676,885.00	\$ 946,775.00	County
Hardscape, Landscape, & Irrigation	\$ 2,890,000.00	\$ -	CDD
Street Lighting	\$ 1,750,000.00	\$ -	CDD
Environmental Mitigation / Conservation	\$ 250,000.00	\$ -	CDD
Clubhouses and Associated Amenities	\$ 12,000,000.00	\$ -	CDD
Passive Recreational	\$ 1,000,000.00	\$ -	CDD
Offsite Improvements (1)	\$ 3,200,000.00	\$ -	County
Professional Services	\$ 1,157,764.80	\$ -	NA
NEIGHBORHOOD IMPROVEMENTS			
Roadway/Curbing (ungated pods only)	\$ 67,640,000.00	NA	CDD
Stormwater Management	\$ 54,112,000.00	NA	CDD
Utilities (Water, Sewer, Reclaim)	\$ 47,348,000.00	NA	County
Street Lighting (6)	\$ -	NA	CDD
Hardscape, Landscape, & Irrigation	\$ 4,750,000.00	NA	CDD
Environmental Mitigation / Conservation	\$ 1,400,000.00	NA	CDD
Professional Services	\$ 5,257,500.00	NA	NA
SUB-TOTAL	\$ 220,257,424.80		
CONTINGENCY (2) - 20%	\$ 44,051,484.96		
SITE TOTAL	\$ 264,308,909.76		

NOTES:

1. Offsite improvements include left and right turn lanes at both access locations to Buckeye Road. Also includes offsite utility extensions.
2. Contingency is not included on engineering and survey costs.
3. This Opinion of Probable Cost ("OPC") shall be used for budgeting purposes only.
4. This OPC is based on engineer's understanding of the current rules, regulations, ordinances and construction costs in effect on the date of this document. Interpretation of these construction costs may affect this OPC and may require adjustments.
5. All costs provided in this OPC are based on recent contract prices, or the engineer's latest known unit costs. Unit prices are subject to change due to unpredictable and uncontrollable increases in the cost of concrete or petroleum or the availability of materials and labor.
6. Street lighting will be leased from a private third-party provider, and will be paid for from annual operations and maintenance expenses of the District. As such, the street lights will not be paid for from any bond debt, but are part of the CIP.
7. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
8. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.

6. CONCLUSIONS

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

It is further our opinion that:

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

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

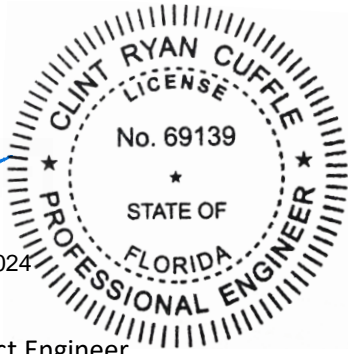
The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general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

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

CR

04/18/2024

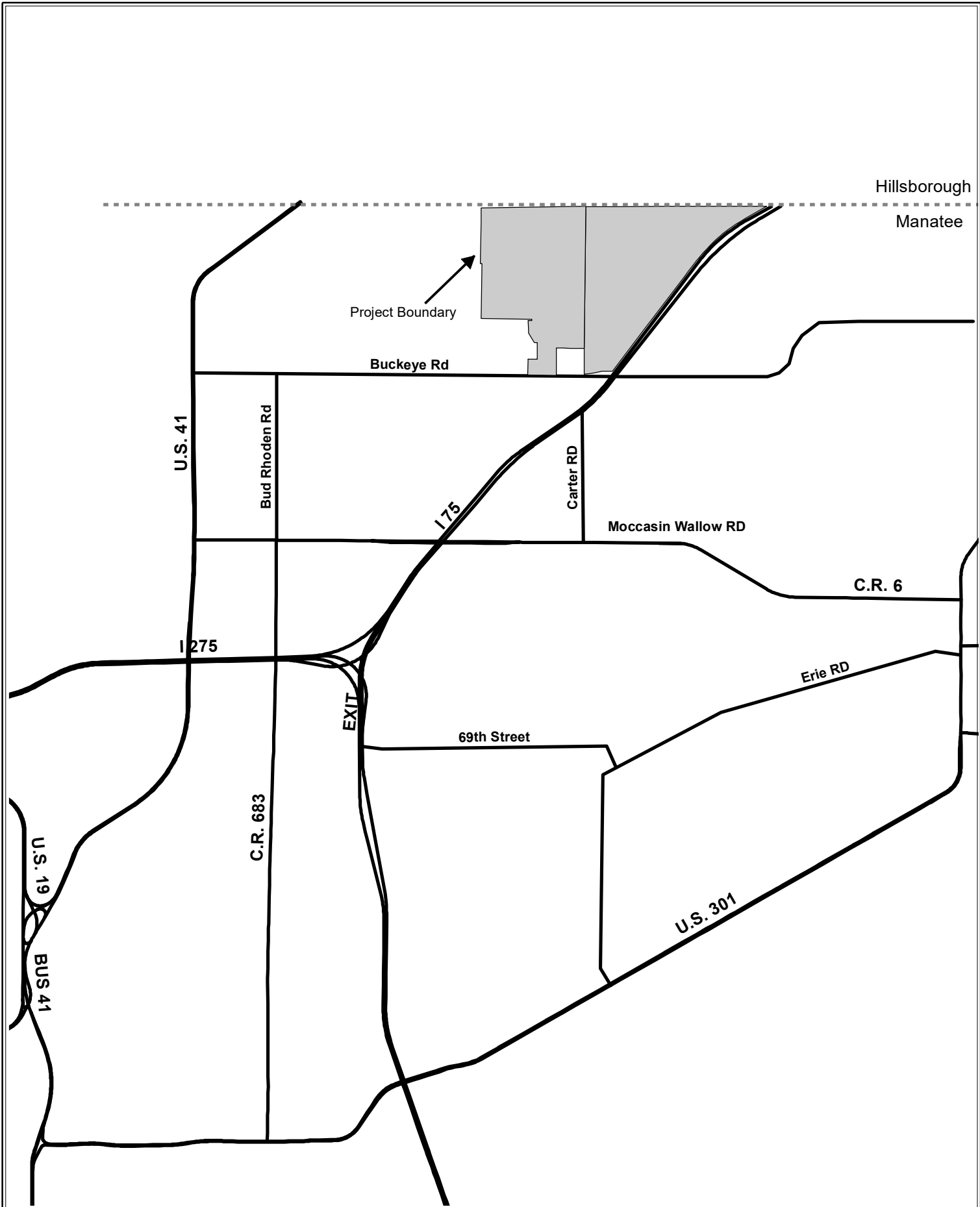
Clint R. Cuffie, P.E
Newport Isles Project Engineer
FL Registration No. 69139



LIST OF EXHIBITS

- Exhibit A:** General Location Map
- Exhibit B:** Legal Description of District
- Exhibit C:** Overall Site Plan

Exhibit A: General Location Map



Water Resource Associates, LLC
 Engineering - Environmental Science -
 Water Resource - Survey
 4260 W. Linebaugh Ave.
 Phone: 813-265-3130
 www.wraengineering.com

PROJECT: Newport Isles CDD

Newport Isles CDD
 Manatee County, FL
 Location Map

ORIGINAL DATE: 08/26/2021

REVISION DATE:

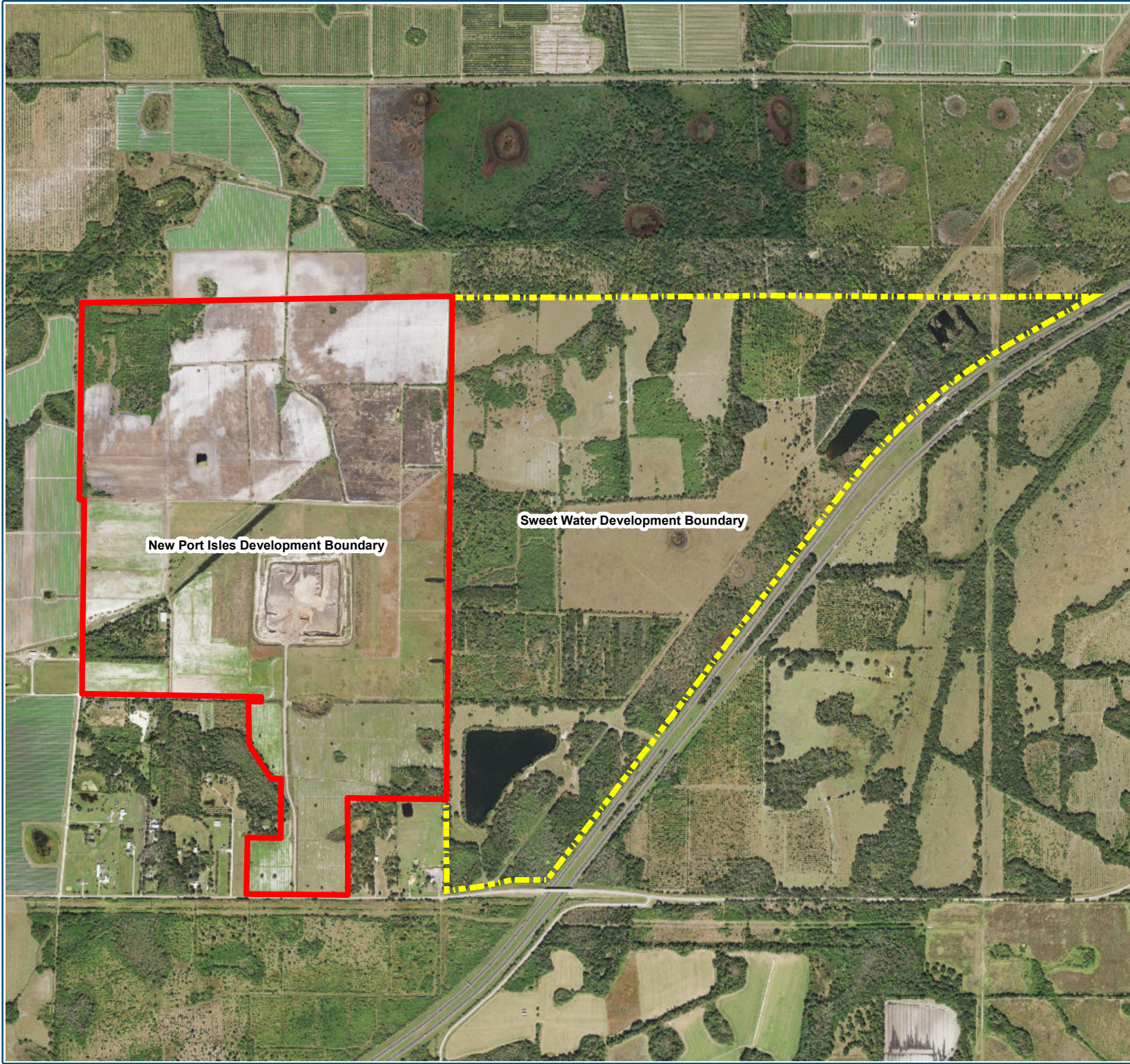
JOB NUMBER: 2180

FILE NAME: Location Map

GIS OPERATOR: RJ

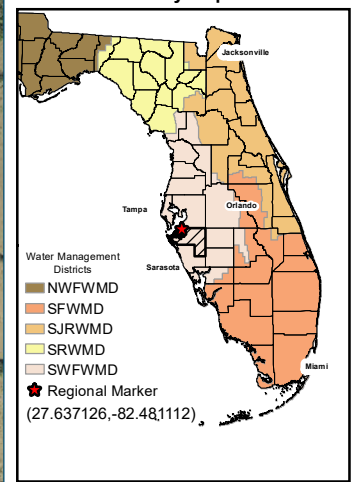


1 inch = 6,000 feet



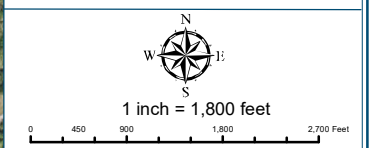
- ▬ Sweet Water Development Boundary (820.06 ac.)
- ▬ New Port Isles Development Boundary (735.41 ac.)

County Map



S: 01,02,03,10,&11 T: 33S R: 18E

Notes:
 Project Boundary obtained from Manatee County Property Appraiser.
 2020 aerials obtained from FDOT APLUS
 Parcel data obtained from Manatee County.



Client:		
Project Name: Newport Isles CDD		
Manatee County, FL		
File Name: Boundary Map		
Original Date: 8/26/2021		
GIS Operator: RJ	Job Number: 2180	Revision Date:

Exhibit B: Legal Description of District

EXHIBIT "A" SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST;; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST;; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00"; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R. BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES



WATER RESOURCE ASSOCIATES, LLC

7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 8/26/21

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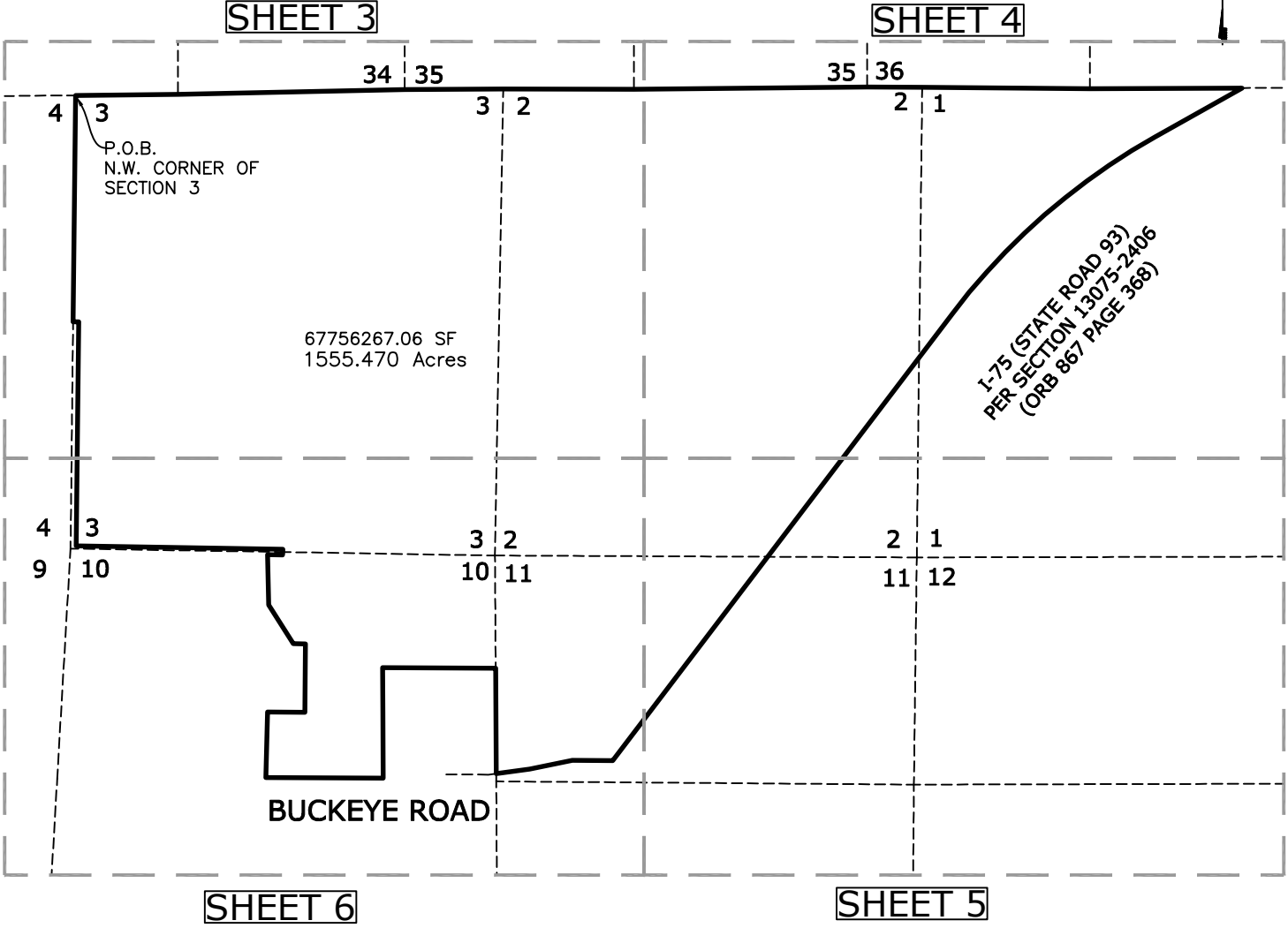
SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	7/28/21	SCALE:	N.T.S.
CHECKED	RSF	DATE:	7/28/21	JOB NUMBER	S1838

EXHIBIT "A"

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



I-75 (STATE ROAD 93)
PER SECTION 13075-2406
(ORB 867 PAGE 368)

BUCKEYE ROAD

SHEET 6

SHEET 5

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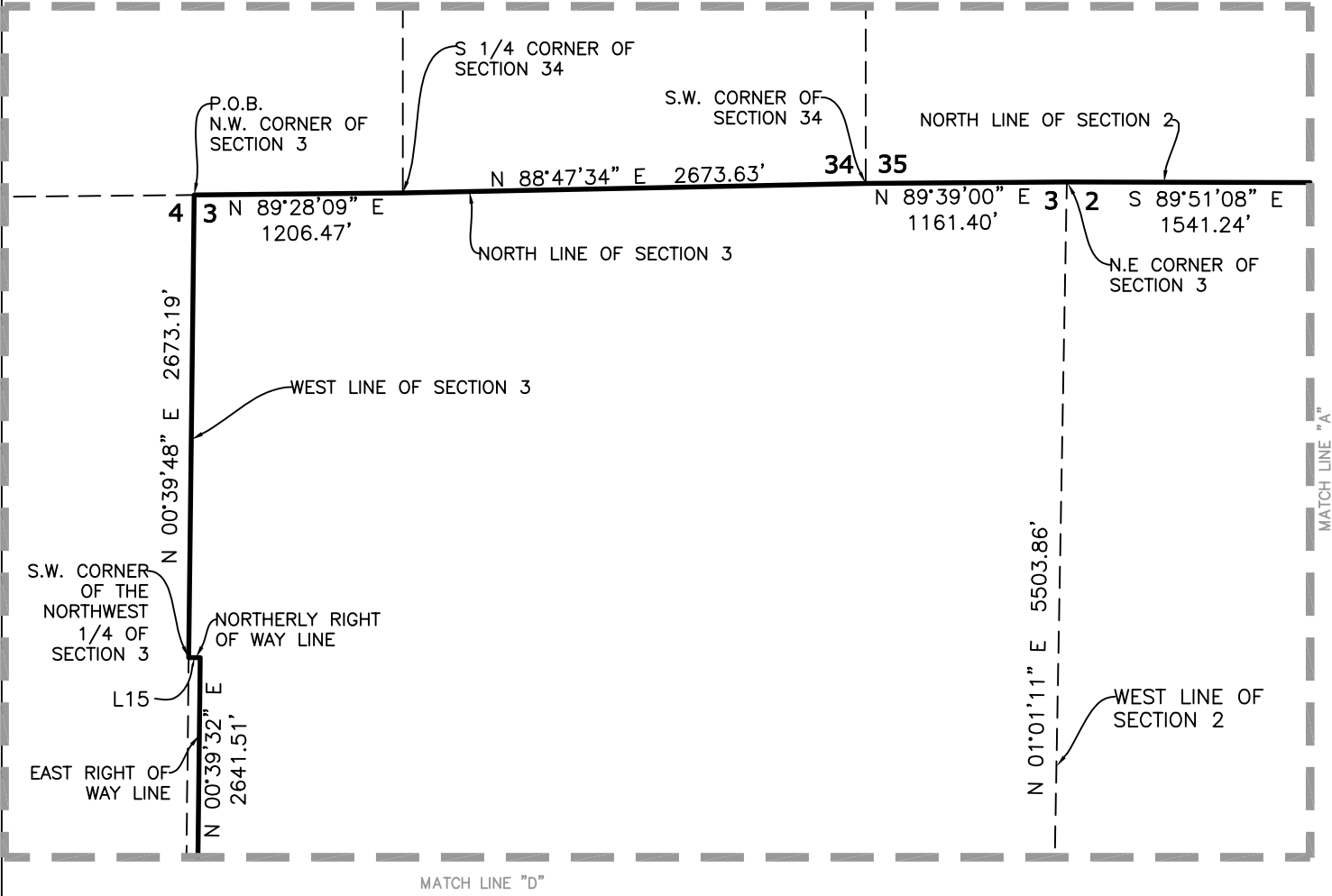
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SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'

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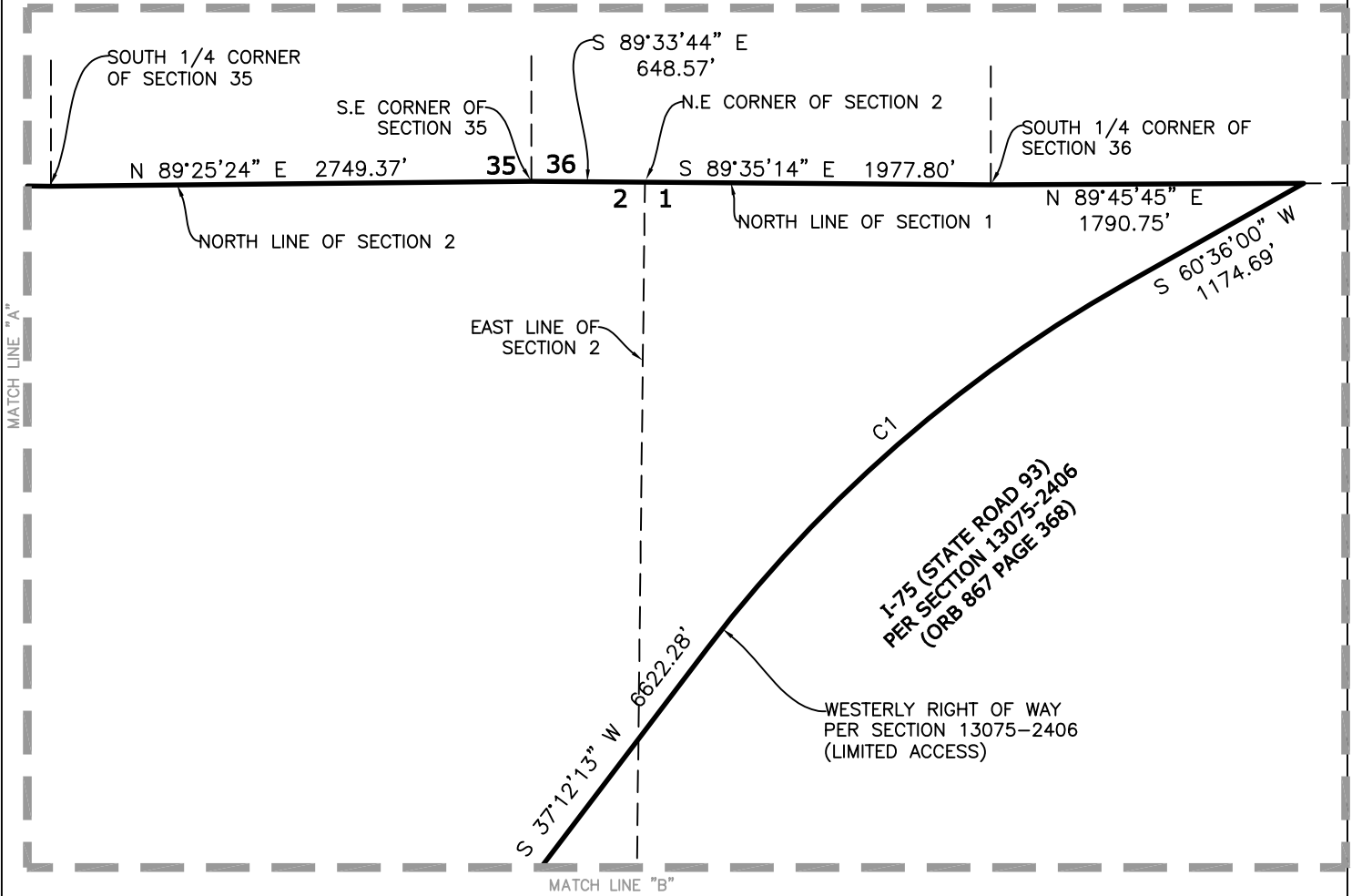
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SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3191.07'	7813.44'	23°24'00"	S 48°54'06" W	3168.94'

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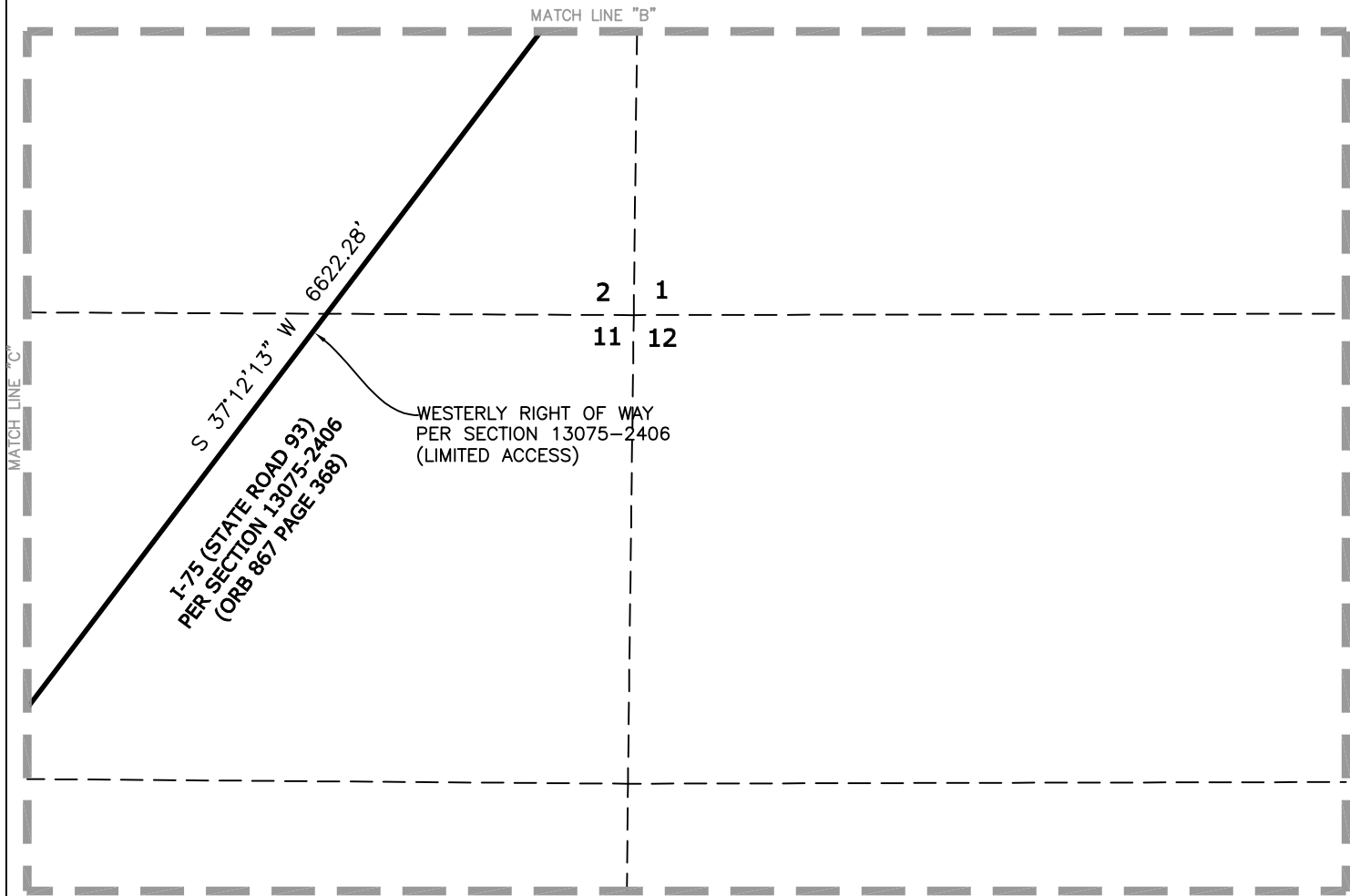
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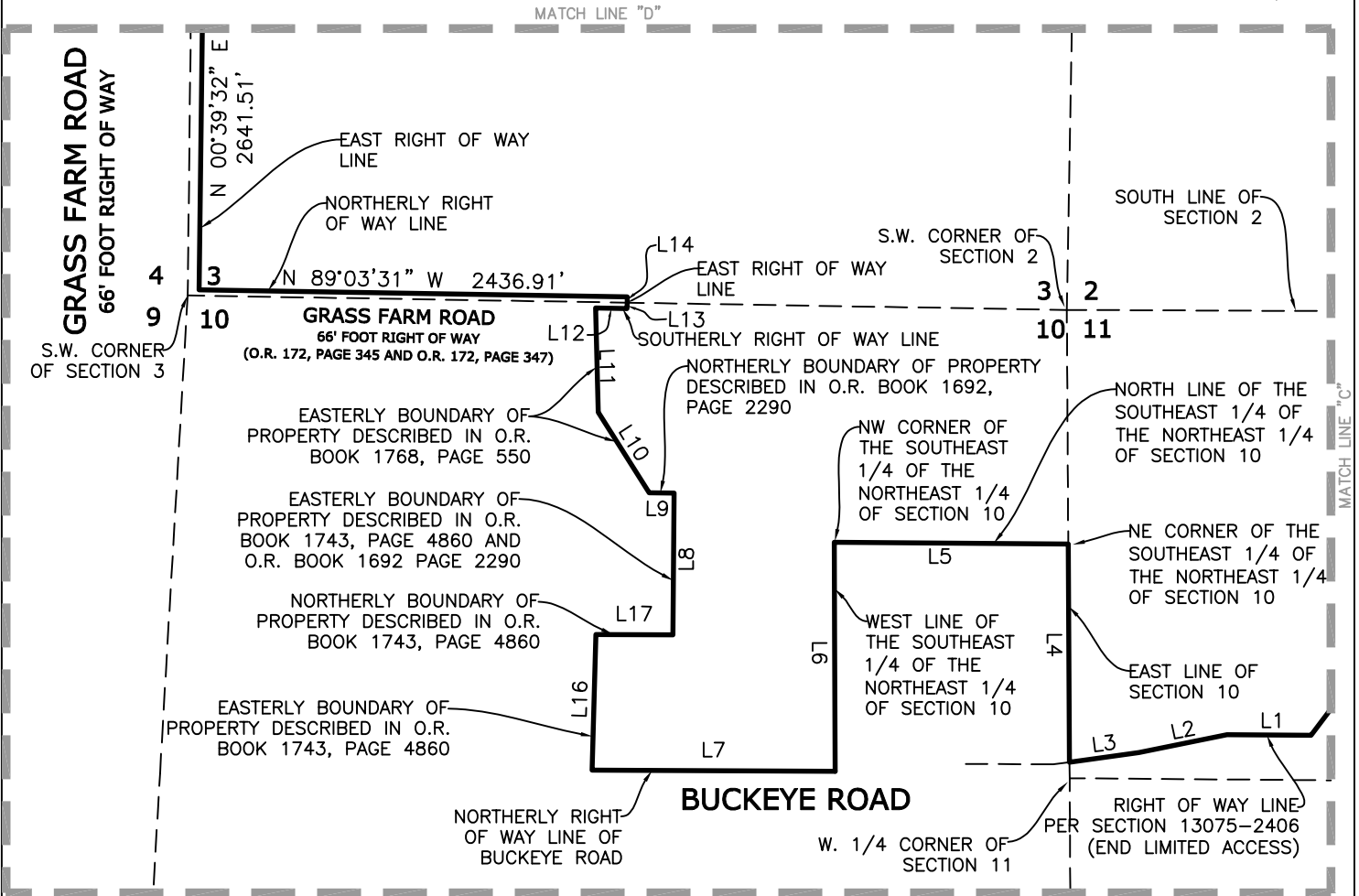
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SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°36'41" W	478.10'
L2	S 78°27'47" W	512.09'
L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.62'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

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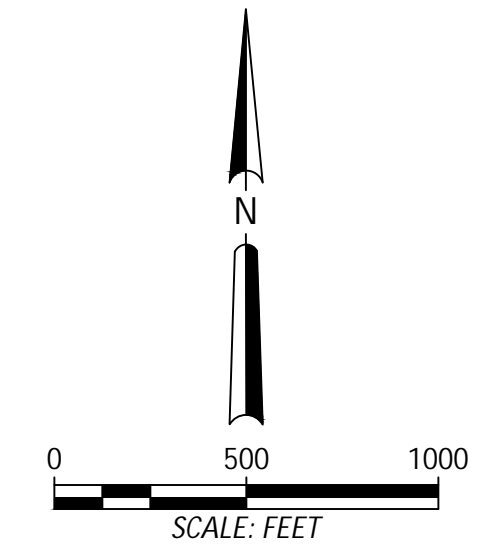
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Exhibit C: Overall Site Plan

NOTES:

1. ALL CUL-DE-SACS ARE NOT MORE THAN 800' IN LENGTH
2. ALL IMPROVEMENTS IDENTIFIED IN THE TRAFFIC STUDY APPROVED FOR THIS PRELIMINARY SITE PLAN WILL BE SHOWN ON THE SUBSEQUENT FINAL/CONSTRUCTION PLAN(S).

EXHIBIT C

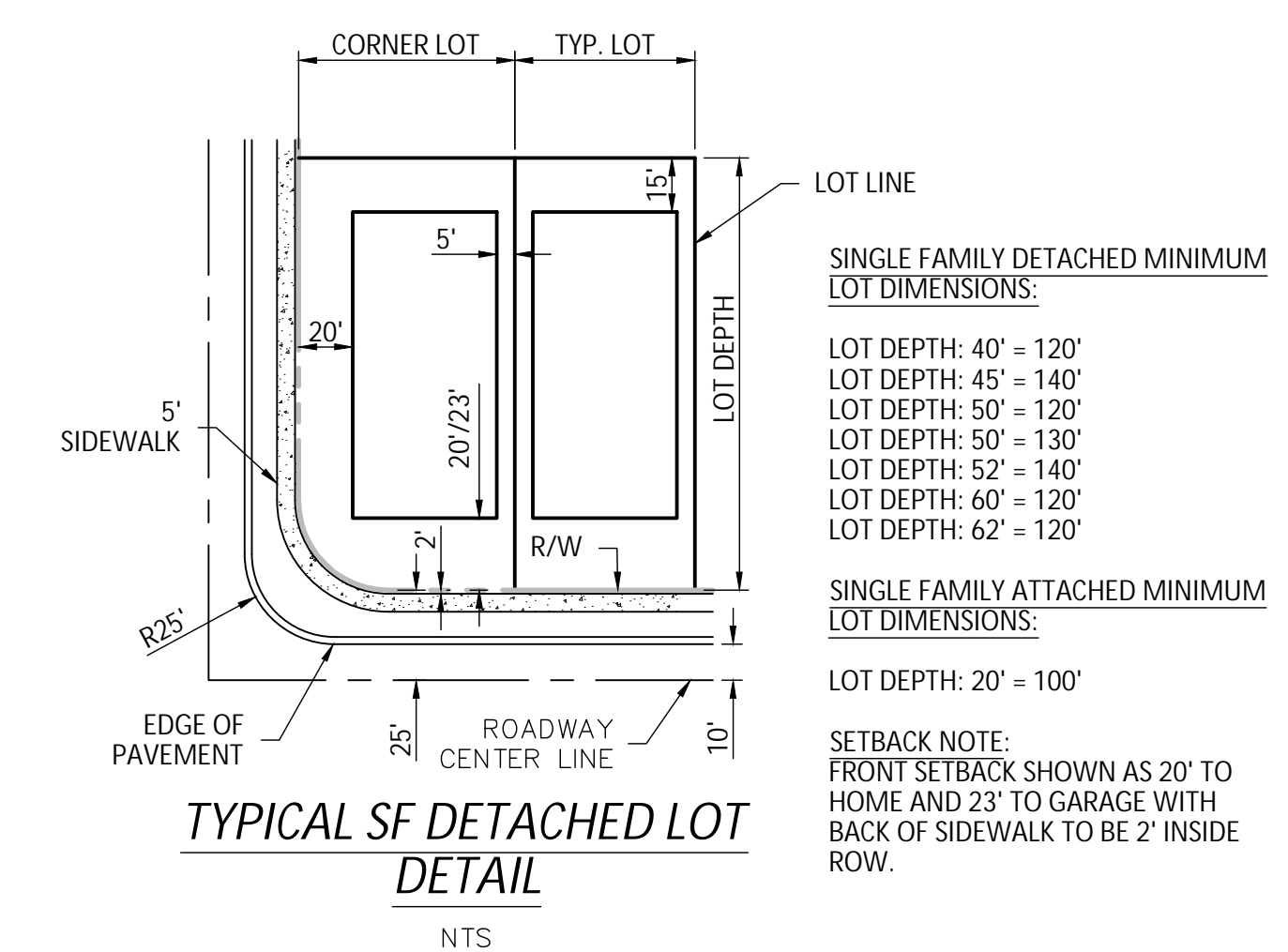


PHASE	Multi-Family	Single-Family Attached	NEWPORT ISLE						TOTALS	PHASE TOTALS		
			40'x120'	45'x140'	50'x120'	50'x130'	52'x130'	60'x120'			60'x130'	62'x130'
IA					24	23					89	89
IB					42						90	90
IC					16	36			22	45	119	119
IIA								71			63	134
IIB								93			75	168
IIC								71			62	133
IIIA											130	130
IIIB											84	84
IVA					65						65	65
IVB					62						62	62
V					126						126	126
VIA					53		130				183	183
VIB					129						129	129
VIIA											142	142
VIIIB											135	135
VIIIC											117	117
VIII											218	993
IX		204			247						328	793
X	208										0	208
											0	0

DESIGN SEQUENCE LEGEND

- 1
- 2
- 3
- BY OTHERS
- TBD

COLLECTOR ROADWAYS CURRENTLY IN REVIEW UNDER PLN2211-0058, PLN2301-0081
 STORMWATER PONDS ARE APPROVED UNDER PERMIT PLN2204-0119



2024 WRA CAD File Path: S:\PROJECT FILES\255-NEWPORT ISLES-CONSTRUCTION PLANS\CADD\PLANS\MASTER\TITLE PLAN- OVERALL PRELIMINARY.DWG Plot Date: 2/15/2024 2:39:27 PM

REVISIONS
 Engineering ~ Environmental Water Resource ~ Survey
 4240 W. Lishoach Ave. Tampa, Florida 33624
 www.wraengineering.com
 CA 0007632 LB 8274
 Phone: 813.265.3130 941.275.9721
 8-07-2023 REVISIONS PER COUNTY COMMENTS ON 06-21-2023
 WRA
 OVERALL PLAN
 NEWPORT ISLES
 ISSUED FOR: PERMITTING JOB # 2255 SEC. 1 & 12 TWIN 335 RING 18E DESIGNED: MWODRAWN: MRC APPROVED: CRC
 CLIENT: RYAN CUFFLE LICENSE NO. 69139 STATE OF FLORIDA PROFESSIONAL ENGINEER
 Datum: NAVD 1988

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

Revised Master Special Assessment
Methodology Report

April 18, 2024



Provided by:

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

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1.0 Introduction

1.1 Purpose

This Revised Master Special Assessment Methodology Report (the “Revised Report”) was developed to revise the Master Special Assessment Methodology Report (the “Original Report”) dated June 15, 2022 and to provide a revised master financing plan and a revised master special assessment methodology (the “Methodology”) for the Newport Isles Community Development District (the “District”), located in unincorporated Manatee County, Florida, as related to funding the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District.

1.2 Scope of the Revised Report

This Revised Report presents projections for financing the District’s public infrastructure improvements (the “Capital Improvement Plan”) as described in the Master Engineer’s Report of WRA Engineering dated April 17, 2024 (the “Engineer’s Report”), as well as describes the method for the determination of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Plan.

1.3 Special Benefits and General Benefits

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

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

properties receive compared to those lying outside of the District's boundaries.

The Capital Improvement Plan will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable. The installation of such improvements will cause the value of the developable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Plan. Even though the exact value of the benefits provided by the Capital Improvement Plan is hard to estimate at this point, it is without doubt greater than the costs associated with providing same.

1.4 Organization of the Revised Report

Section Two describes the development program as proposed by the owner of land within the District.

Section Three provides a summary of the Capital Improvement Plan as determined by the District Engineer.

Section Four discusses the current financing program for the District.

Section Five discusses the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Newport Isles development (the "Development" or "Newport Isles"), a master planned, residential development located in unincorporated Manatee County, Florida. The land within the District is owned by Northwest Manatee, LLC and CC Manatee Land Investments, LLC (the "Landowner") and consists of approximately 1,555.47 +/- acres and is generally located south of the Hillsborough County Line, north of Buckeye Road, west of I-75 and east of US 41.

2.2 The Development Program

Based upon the information provided by the Landowner, the current development plan for the District envisions a total of 3,382 residential dwelling units, although product types and unit numbers may change

throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the District.

3.0 The Capital Improvement Plan

3.1 Overview

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

3.2 Capital Improvement Plan

The Capital Improvement Plan needed to serve the Development is projected to consist of improvements which will serve all of the lands in the District. The District, however, reserves the right to create distinct assessment areas to coincide with the phases of development. The Capital Improvement Plan will consist of Master Spine Road costs (roadway/curbing), roadway/curbing (ungated pods only), utilities (water, sewer, reclaim), stormwater management, hardscape/landscape/irrigation, street lighting, environmental mitigation/conservation, clubhouses and associated amenities, passive recreational, offsite improvements, professional services and contingency as set forth in more detail in the Engineer's Report. At the time of this writing, the total cost of the Capital Improvement Plan is estimated to total approximately \$264,308,909.76.

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

Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Landowner of land within the District and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Landowner or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the Capital Improvement Plan as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$371,210,000 in par amount of special assessment bonds (the "Bonds").

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

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the principal amount of \$371,210,000 in one or more Series with various maturities to finance Capital Improvement Plan costs at \$264,308,909.76. The Bonds as planned under this master financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made every May 1.

In order to finance the improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of \$371,210,000. The difference is comprised of debt service reserve, capitalized interest, and costs of issuance, including the underwriter's discount. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

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

5.0 Assessment Methodology

5.1 Overview

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

5.2 Benefit Allocation

The current development plan for the District envisions the development of a total of 3,382 residential dwelling units, although unit numbers and product types may change throughout the development period.

The public infrastructure improvements included in the Capital Improvement Plan will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and such public improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the

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

This Revised Report proposes to allocate the benefit associated with the Capital Improvement Plan to the different product types proposed to be developed within the District in proportion to their density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the product types contemplated to be developed within the District based on the densities of development and the intensities of use of infrastructure, total ERU counts for each product type, and the share of the benefit received by each product type.

The rationale behind the different ERU weights is supported by the fact that generally and on average products with smaller sizes or lot sizes will use and benefit from the public infrastructure improvements which are part of the Capital Improvement Plan less than products with larger sizes or lot sizes. For instance, generally and on average products with smaller sizes or lot sizes will produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than products with larger sizes or lot sizes. Additionally, the value of the products with larger sizes or lot sizes is likely to appreciate by more in terms of dollars than that of the products with smaller sizes or lot sizes as a result of the implementation of the infrastructure improvements. As the exact amount of the benefit and appreciation is not possible to be calculated, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's public infrastructure improvements that are part of the Capital Improvement Plan.

Table 5 in the *Appendix* presents the apportionment of the debt service assessment associated with the Bonds (the "Bond Assessment") to the various residential product types contemplated to be developed within the District in accordance with the ERU

benefit allocation method presented in Table 4. Table 5 also presents the projected annual debt service assessments per unit.

Amenities. No Bond Assessments will be allocated herein to any private amenities or other common areas planned for the development which meet the requirements of section 193.0235, Florida Statutes (2023). If owned by a homeowner's association, such amenities and common areas would be considered a common element for the exclusive benefit of property owners. If the common elements are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies. As such, no Bond Assessments will be assigned to the amenities and common areas.

Government Property. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

5.3 Assigning Bond Assessment

As the land in the District is not yet platted for its intended final use and the precise location of the various product types by lot or parcel is unknown, the Bond Assessment will initially be levied on all of the land in the District on an equal pro-rata gross acre basis and thus the total debt in the amount of \$371,210,000 will be preliminarily levied on approximately 1,555.47 +/- gross acres at a rate of \$238,648.13 per gross acre.

When the land is platted, the Bond Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessment from unplatted gross acres to platted parcels will reduce the amount of Bond Assessment levied on unplatted gross acres within the District.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that

are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

Transferred Property. In the event unplatted land is sold to a third party (the “Transferred Property”), the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs (as herein defined) assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total Bond Assessments initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per gross acre until platting).

5.4 Lienability Test: Special and Peculiar Benefit to the Property

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

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement are:

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

The improvements which are part of the Capital Improvement Plan make the land in the District developable and when implemented jointly as parts of the Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are

real and ascertainable, but not capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

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

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

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

Accordingly, no acre or parcel of property within the District will be liened for the payment of Bond Assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

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

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

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

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

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

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat within the District, shall be in addition to the regular assessment installment

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

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

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

5.7 Preliminary Assessment Roll

Based on the per gross acre assessment proposed in Section 5.2, the Bond Assessment of \$371,210,000 is proposed to be levied uniformly over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

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

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

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

6.0 Additional Stipulations

6.1 Overview

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

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

7.0 Appendix

Table 1

Newport Isles Community Development District

Development Plan

Product Type	Total Number of Units
Apartments	0
Townhomes	537
40' SF	435
45' SF	337
50' SF	869
52' SF	554
60' SF	157
62' SF	493
Total	3,382

Table 2

Newport Isles Community Development District

Project Costs

Improvements	Master Improvements	Neighborhood Improvements	CIP
Master Spine Road (Roadway/Curbing)	\$11,825,275.00	\$0.00	\$11,825,275.00
Roadway/Curbing (ungated pods only)	\$0.00	\$67,640,000.00	\$67,640,000.00
Utilities (Water, Sewer, Reclaim)	\$5,676,885.00	\$47,348,000.00	\$53,024,885.00
Stormwater Management	\$0.00	\$54,112,000.00	\$54,112,000.00
Hardscape/Landscape/Irrigation	\$2,890,000.00	\$4,750,000.00	\$7,640,000.00
Street Lighting	\$1,750,000.00	\$0.00	\$1,750,000.00
Environmental Mitigation/Conservation	\$250,000.00	\$1,400,000.00	\$1,650,000.00
Clubhouses and Associated Amenities	\$12,000,000.00	\$0.00	\$12,000,000.00
Passive Recreational	\$1,000,000.00	\$0.00	\$1,000,000.00
Offsite Improvements	\$3,200,000.00	\$0.00	\$3,200,000.00
Professional Services	\$1,157,764.80	\$5,257,500.00	\$6,415,264.80
Contingency (20%)	\$7,949,984.96	\$36,101,500.00	\$44,051,484.96
Total	\$47,699,909.76	\$216,609,000.00	\$264,308,909.76

Table 3

Newport Isles

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$371,210,000.00
Total Sources	\$371,210,000.00

Uses

Project Fund Deposits:	
Project Fund	\$264,308,909.76
Other Fund Deposits:	
Debt Service Reserve Fund	\$32,658,000.00
Capitalized Interest Fund	\$59,393,600.00
Delivery Date Expenses:	
Costs of Issuance	\$14,848,400.00
Rounding	\$1,090.24
Total Uses	\$371,210,000.00

Financial Assumptions

Coupon Rate: 8.00%
 CAPI Length: 24 Months
 Bond Duration: 30 Years
 Cost of Issuance: 4%
 Debt Service Reserve: Max Annual Debt Service

Table 4

Newport Isles

Community Development District

Benefit Allocation

Product Type	Total Number of		
	Units	ERU Weight	Total ERU
Apartments	0	0.30	0.00
Townhomes	537	0.45	241.65
40' SF	435	0.80	348.00
45' SF	337	0.90	303.30
50' SF	869	1.00	869.00
52' SF	554	1.04	576.16
60' SF	157	1.20	188.40
62' SF	493	1.24	611.32
Total	3,382		3,137.83

Table 5

Newport Isles

Community Development District

Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Debt Service Payment per Unit**
Apartments	0	\$0.00	\$0.00	\$35,490.45	\$3,357.36
Townhomes	537	\$20,354,910.25	\$28,587,557.80	\$53,235.68	\$5,036.05
40' SF	435	\$29,313,092.36	\$41,168,922.47	\$94,641.20	\$8,952.97
45' SF	337	\$25,547,876.19	\$35,880,845.36	\$106,471.35	\$10,072.09
50' SF	869	\$73,198,497.87	\$102,804,004.68	\$118,301.50	\$11,191.21
52' SF	554	\$48,531,699.12	\$68,160,593.02	\$123,033.56	\$11,638.86
60' SF	157	\$15,869,501.73	\$22,288,002.86	\$141,961.80	\$13,429.46
62' SF	493	\$51,493,332.24	\$72,320,073.81	\$146,693.86	\$13,877.11
Total	3,382	\$264,308,909.76	\$371,210,000.00		

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

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

Exhibit "A"

Bond Assessments in the amount of \$371,210,000 are proposed to be levied over the area as described below:

EXHIBIT "A" SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST;; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST;; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00"; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R. BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES



WATER RESOURCE ASSOCIATES, LLC

7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISION DATE 8/26/21

CDD PARCEL

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	7/28/21	SCALE:	N.T.S.
CHECKED	RSF	DATE:	7/28/21	JOB NUMBER	S1838

Exhibit “B”

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

NORTHWEST MANATEE, LLC
CC MANATEE DEVELOPMENT, LLC

Parcel ID(s): 605600055, 589500159, 589900159 and 589900209

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

3C

Master Engineer's Report
For The
Newport Isles Community
Development District

Prepared by:

Clint R. Cuffle, P.E.

Water Resource Associates, LLC, d/b/a WRA Engineering
University Park, FL

March 23, 2022

REVISED February 15, 2024

REVISED April 17, 2024



NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

MASTER ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan (“CIP”) and estimated costs of the CIP for the Newport Isles Community Development District. (This report supersedes and replaces the prior *Master Engineer's Report*, dated March 23, 2022.)

2. GENERAL SITE DESCRIPTION

The proposed District is located entirely within Manatee County, Florida (“County”), and covers approximately 1,555.47 acres of land, more or less. **Exhibit A** depicts the general location of the project. The site is generally located south of the Hillsborough County Line, north of Buckeye Road, west of I-75 and east of US 41. The metes and bounds description of the external boundary of the proposed District is set forth in **Exhibit B**.

The District is currently undertaking a boundary amendment to remove certain external parcels from the District's boundaries that are planned for commercial and external right-of-way and will not benefit from the CIP. This report assumes that the boundary amendment will occur.

3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the entire development. The following chart shows the planned product types for the District:

TABLE 1
PLANNED UNITS

Product Type	TOTALS
Apartments	0
Townhomes	537
40' SF	435
45' SF	337
50' SF	869
52' SF	554
60' SF	157
62' SF	493
TOTALS:	3,382

*Certain sections of the development may have hard gates, but the final determination will not be made until development occurs.

Table 2
Acreage

Land Use	Acreage
Lot Development	543.5
Roads	57.6
Common Areas	504.57
Stormwater Ponds	310
Conservation Areas	139.8
TOTAL	1,555.47

The public infrastructure for the project is as follows:

Roadway Improvements:

The CIP includes subdivision and spine roads within the District. The subdivision roads consist of 2-lane undivided roadway within standard 50' ROWs. Generally, the spine roads consist of a 4-lane undivided road within standard 120' ROWs. Such roads include the roadway asphalt, base, and subgrade, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with County standards.

All internal roadways may be financed by the District, owned by the District, or dedicated to Manatee County for ownership, operation, and maintenance. Alternatively, the developer may elect to finance the internal roads, gate them, and turn them over to a homeowners' association for ownership, operation and maintenance (in such an event, the District would be limited to financing only utilities, conservation/mitigation and stormwater improvements behind such gated areas).

There are portions of the spine roads that may be eligible for impact fee credits but the details of those credits are not fully negotiated and agreed to by the County, as of now.

Stormwater Management System:

The stormwater collection and outfall systems are a combination of roadway curbs, curb inlets, pipe, control structures and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to Curiosity Creek out of the north end of the District boundary. The stormwater system will be designed consistent with the criteria established by the SWFWMD and the County for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system, with the exception that the County will own, operate and maintain the inlets and storm sewer systems within County right-of-way.

No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of mass grading of, or hauling fill for, lots.

Water, Wastewater and Reclaim Utilities:

As part of the CIP, the District intends to construct and/or acquire water, wastewater and reclaim infrastructure. In particular, the on-site water supply improvements include water mains that will be located within right-of-ways and used for potable water service and fire protection. Water main connections will be made at two locations on Buckeye Road. One at the eastern spine road access to Buckeye Road and another watermain connection and extension approximately 4,000 LF west of the western spine road access.

Wastewater improvements for the project will include an onsite 8" to 10" diameter gravity collection system, offsite and onsite 4", 6", 8" and 12" forcemains with onsite public lift stations. The offsite forcemain connection will be made approximately 4,000 LF to the west at the Artisan Lakes Parkway and Buckeye Road intersection.

Similarly, the reclaim water distribution system will be constructed to provide service for irrigation throughout the community, and will consist of 4", 6", 8" and 12" irrigation mainlines. An offsite reclaim connection will be made at approximately 8,200 LF south at the intersection of Carter Road and Moccasin Wallow Road.

The water and reclaim distribution and wastewater collection systems for all phases will either be acquired or constructed by the District and then dedicated to Manatee County for operation and maintenance. The District will not finance any laterals to private lots or commercial parcels.

There are portions of the offsite utility extensions that will be impact fee creditable to the District by the County. Details of these credits have yet to be determined.

Hardscape, Landscape, and Irrigation:

The District will construct and/or install hardscaping, landscaping, and irrigation within District public common areas and public right-of-ways. The hardscaping will consist of entry features and trails throughout the community. The landscaping will consist of enhanced entry feature landscape and typical buffer planting treatment along roadways and the perimeter. The irrigation system will consist of a reclaimed water pressurized system that will be serviced to every lot and common space.

The County has distinct design criteria requirements for planting and irrigation design. Therefore, this project will at a minimum meet those requirements but, in most cases, exceed the requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District. Such infrastructure, to the extent that it is located in right-of-ways owned by the County will be maintained pursuant to a right-of-way agreement to be entered into with the County.

Street Lights / Undergrounding of Electrical Utility Lines

The District intends to lease street lights through an agreement with Florida Power & Light in which case the District would fund the street lights through an annual operations and maintenance assessment. As such, street lights are not included as part of the CIP.

The CIP does however include the differential cost of undergrounding of electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by the power company and not paid for by the District as part of the CIP.

Environmental Conservation/Mitigation

There are 1.27 acres of forested and herbaceous wetland impacts associated with the proper construction of the District's infrastructure which will require 5.4 acres of wetland enhancement, 24.40 acres of upland buffer restoration, and 8.25 acres of littoral planting creation. The District will be responsible for the design, permitting, construction, maintenance, and government reporting of the environmental mitigation. These costs are included within the CIP.

Recreational Amenities:

The District intends to develop several residential amenities as part of the CIP, as well as pocket parks, trails, and other amenities. At the Developer's option, the Developer may finance, construct, acquire, operate and maintain the amenities, and transfer the amenity to a homeowners' association for ownership and maintenance. In addition to the CDD provided amenities, there will also be a private amenity for the Age-Targeted Neighborhood, known as Section 4.

Off-Site Improvements:

The off-site improvements include left and right turn lanes at both access connections to Buckeye Road.

Professional Services

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

NOTE REGARDING IMPACT FEE CREDITS: In the event that impact fee credits are generated from any roadway, utilities or other improvements funded by the District, any such credits, if any, will be the

subject of an acquisition agreement between the applicable developer and the District. Under any such agreement, the District will receive any impact fee credits or the equivalent value of the credits.

NOTE REGARDING PRIVATE GATED AREAS: Certain sections of the development may have gated roads. The District will only finance utilities and stormwater/conservation improvements behind the gates.

NOTE REGARDING CDD CLUBHOUSES: The District CIP includes certain clubhouses and appurtenant amenities (together, "CDD Clubhouse(s)"). However, certain sections of the development may have gated roads with private amenities and may elect to not have the same access to the CDD Clubhouse(s) on the same terms as other residents. Instead, residents of any such sections would have to pay an applicable non-resident user fee, as established by District rule, to use the CDD Clubhouse(s).

NOTE REGARDING COMMERCIAL AREAS: The District's CIP does not provide any direct benefit to the commercial areas that are being removed from the District's boundaries because those areas are external to the project and have their own infrastructure.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

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

PHASE	NO. OF UNITS	ZONING	MANATEE CO. CONSTRUCTION	SWFWMD ERP	START OF CONSTR	COMPLETION OF CONSTRUCTION
Mass Grading	3382	NA	Approved (PLN2204-0019)	Approved ERP 43045198.001	3/3/2023	1/1/2025
PSP	3382	Yes	Approved (PLN2108-0176)	NA	NA	NA
Newport Isles Blvd	NA	NA	Approved (PLN2211-0058)	NA	NA	NA
Sedgefield Blvd	NA	NA	Approved (PLN2301-0081)	NA	NA	NA
I	1100	Yes	In Review	In Review	4/1/2024	6/1/2025
Future Phases	2282	Yes	No	No	TBD	TBD

5. OPINION OF PROBABLE CONSTRUCTION COSTS

The table below presents, among other things, the estimated costs for the CIP.

NEWPORT ISLES COST ESTIMATE SUMMARY			
MASTER IMPROVEMENTS			
CATEGORY	CIP COST ESTIMATE	IMPACT FEE CREDITABLE	O&M ENTITY
Master Spine Road			
Roadway/Curbing	\$ 11,825,275.00	\$ 6,500,000.00	County
Utilities (Water, Sewer, Reclaim)	\$ 5,676,885.00	\$ 946,775.00	County
Hardscape, Landscape, & Irrigation	\$ 2,890,000.00	\$ -	CDD
Street Lighting	\$ 1,750,000.00	\$ -	CDD
Environmental Mitigation / Conservation	\$ 250,000.00	\$ -	CDD
Clubhouses and Associated Amenities	\$ 12,000,000.00	\$ -	CDD
Passive Recreational	\$ 1,000,000.00	\$ -	CDD
Offsite Improvements (1)	\$ 3,200,000.00	\$ -	County
Professional Services	\$ 1,157,764.80	\$ -	NA
NEIGHBORHOOD IMPROVEMENTS			
Roadway/Curbing (ungated pods only)	\$ 67,640,000.00	NA	CDD
Stormwater Management	\$ 54,112,000.00	NA	CDD
Utilities (Water, Sewer, Reclaim)	\$ 47,348,000.00	NA	County
Street Lighting (6)	\$ -	NA	CDD
Hardscape, Landscape, & Irrigation	\$ 4,750,000.00	NA	CDD
Environmental Mitigation / Conservation	\$ 1,400,000.00	NA	CDD
Professional Services	\$ 5,257,500.00	NA	NA
SUB-TOTAL	\$ 220,257,424.80		
CONTINGENCY (2) - 20%	\$ 44,051,484.96		
SITE TOTAL	\$ 264,308,909.76		

NOTES:

1. Offsite improvements include left and right turn lanes at both access locations to Buckeye Road. Also includes offsite utility extensions.
2. Contingency is not included on engineering and survey costs.
3. This Opinion of Probable Cost ("OPC") shall be used for budgeting purposes only.
4. This OPC is based on engineer's understanding of the current rules, regulations, ordinances and construction costs in effect on the date of this document. Interpretation of these construction costs may affect this OPC and may require adjustments.
5. All costs provided in this OPC are based on recent contract prices, or the engineer's latest known unit costs. Unit prices are subject to change due to unpredictable and uncontrollable increases in the cost of concrete or petroleum or the availability of materials and labor.
6. Street lighting will be leased from a private third-party provider, and will be paid for from annual operations and maintenance expenses of the District. As such, the street lights will not be paid for from any bond debt, but are part of the CIP.
7. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
8. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.

6. CONCLUSIONS

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

It is further our opinion that:

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

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

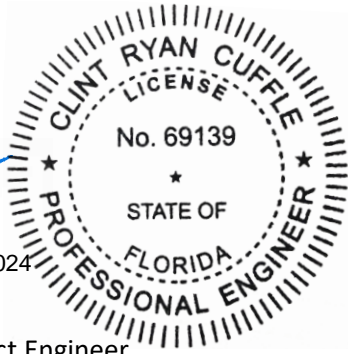
The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general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

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

CR

04/18/2024

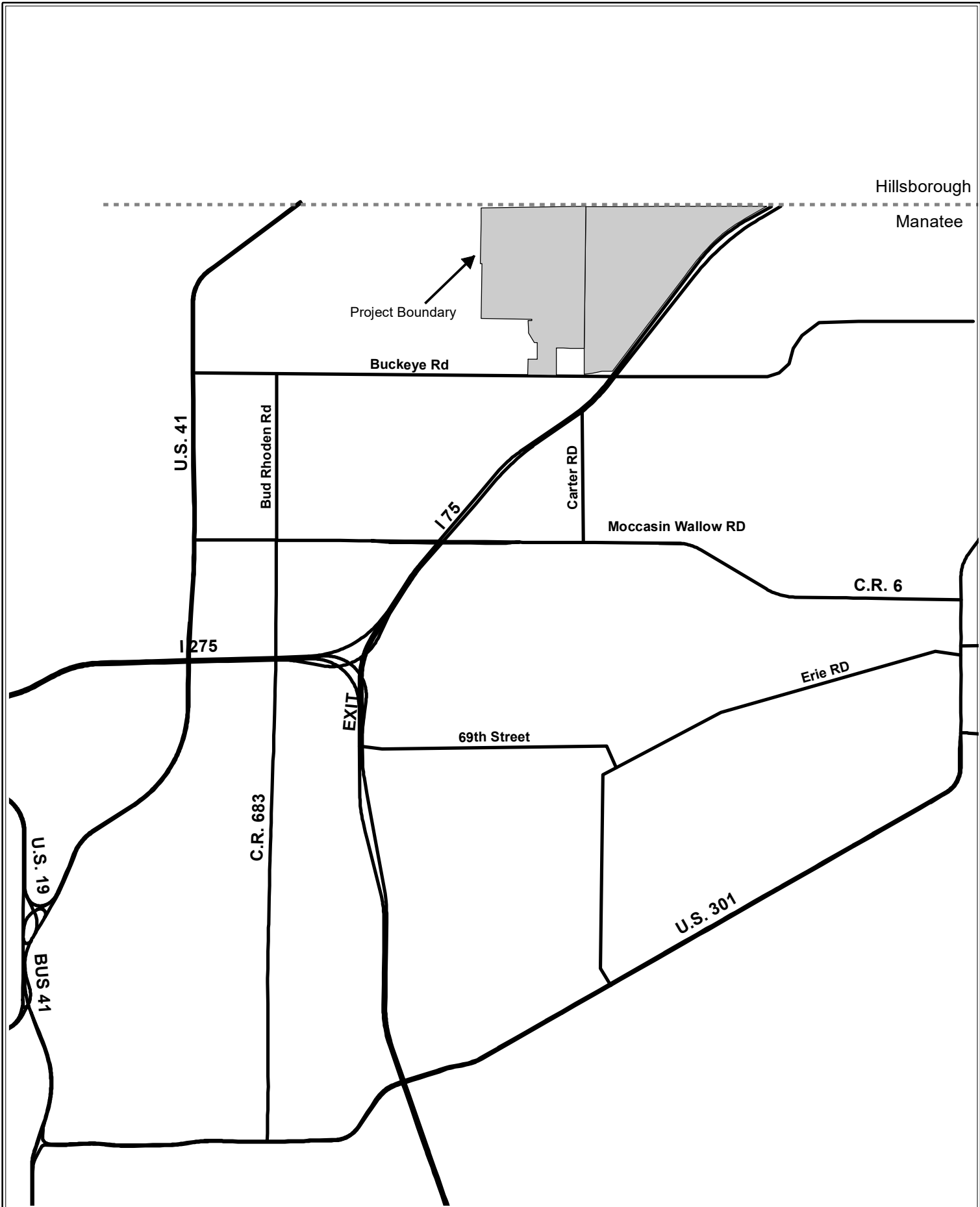
Clint R. Cuffie, P.E
Newport Isles Project Engineer
FL Registration No. 69139



LIST OF EXHIBITS

- Exhibit A:** General Location Map
- Exhibit B:** Legal Description of District
- Exhibit C:** Overall Site Plan

Exhibit A: General Location Map



Water Resource Associates, LLC
 Engineering - Environmental Science -
 Water Resource - Survey
 4260 W. Linebaugh Ave.
 Phone: 813-265-3130
 www.wraengineering.com

PROJECT: Newport Isles CDD

Newport Isles CDD
 Manatee County, FL
 Location Map

ORIGINAL DATE: 08/26/2021

REVISION DATE:

JOB NUMBER: 2180

FILE NAME: Location Map

GIS OPERATOR: RJ



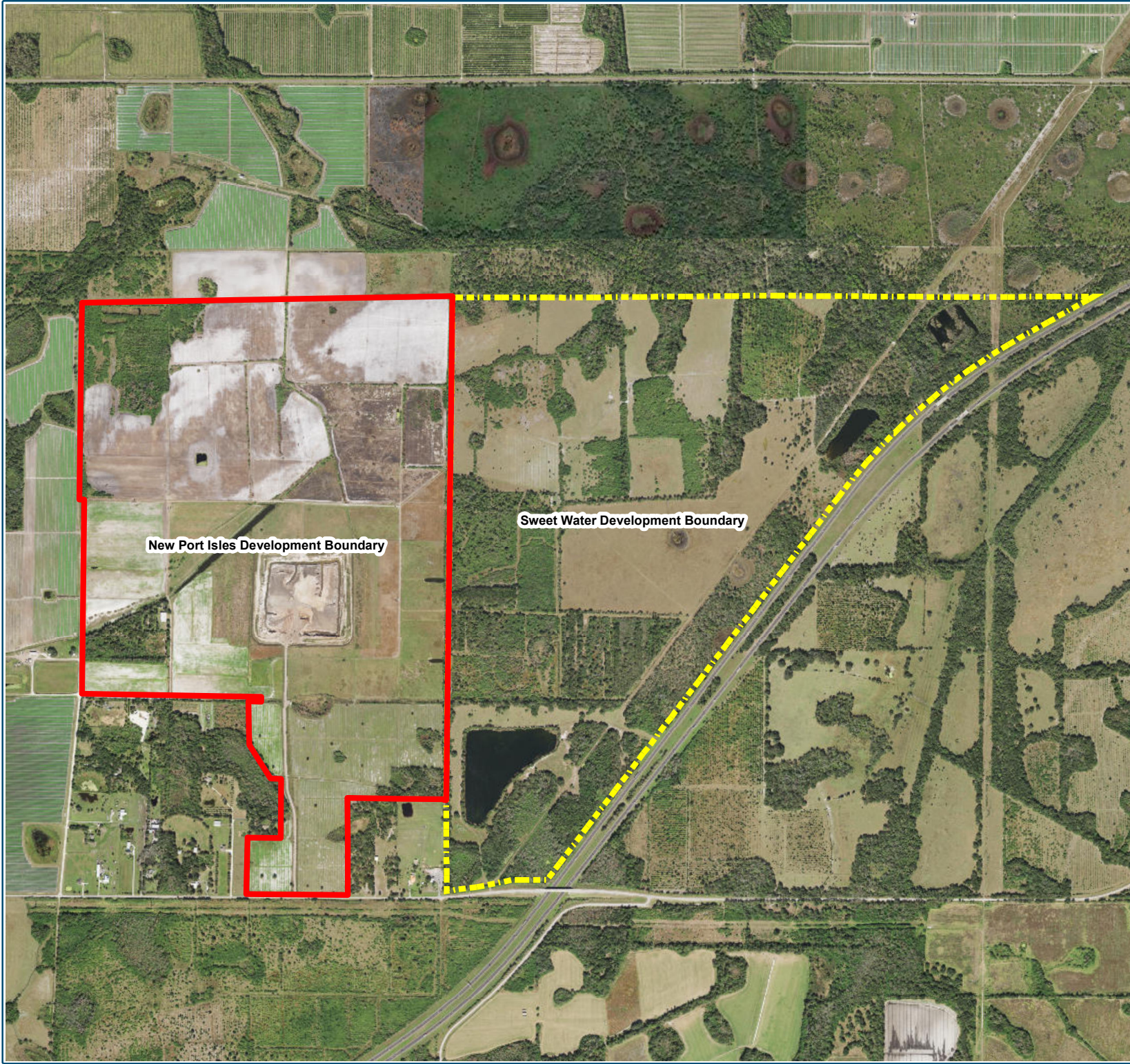
1 inch = 6,000 feet



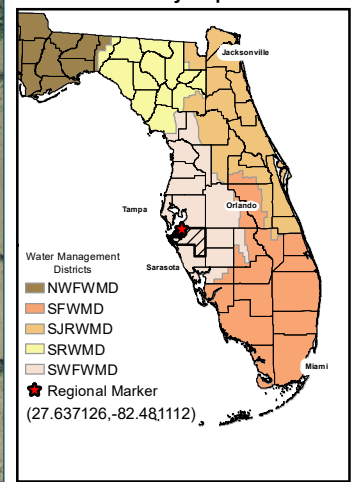
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7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (841)-358-3824
www.wraengineering.com

Engineering - Environmental Science - Water Resource - Survey
Water Resource Associates, LLC.

- Sweet Water Development Boundary (820.06 ac.)
- New Port Isles Development Boundary (735.41 ac.)

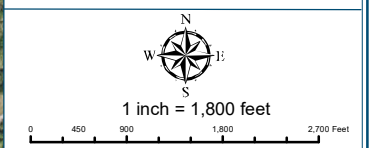


County Map



S: 01,02,03,10,&11 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2020 aerials obtained from FDOT APLUS
Parcel data obtained from Manatee County.



Client:		
Project Name: Newport Isles CDD		
Manatee County, FL		
File Name: Boundary Map		
Original Date: 8/26/2021		
GIS Operator: RJ	Job Number: 2180	Revision Date:

Exhibit B: Legal Description of District

EXHIBIT "A" SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST;; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST;; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00"; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R. BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES



WATER RESOURCE ASSOCIATES, LLC

7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISION DATE 8/26/21

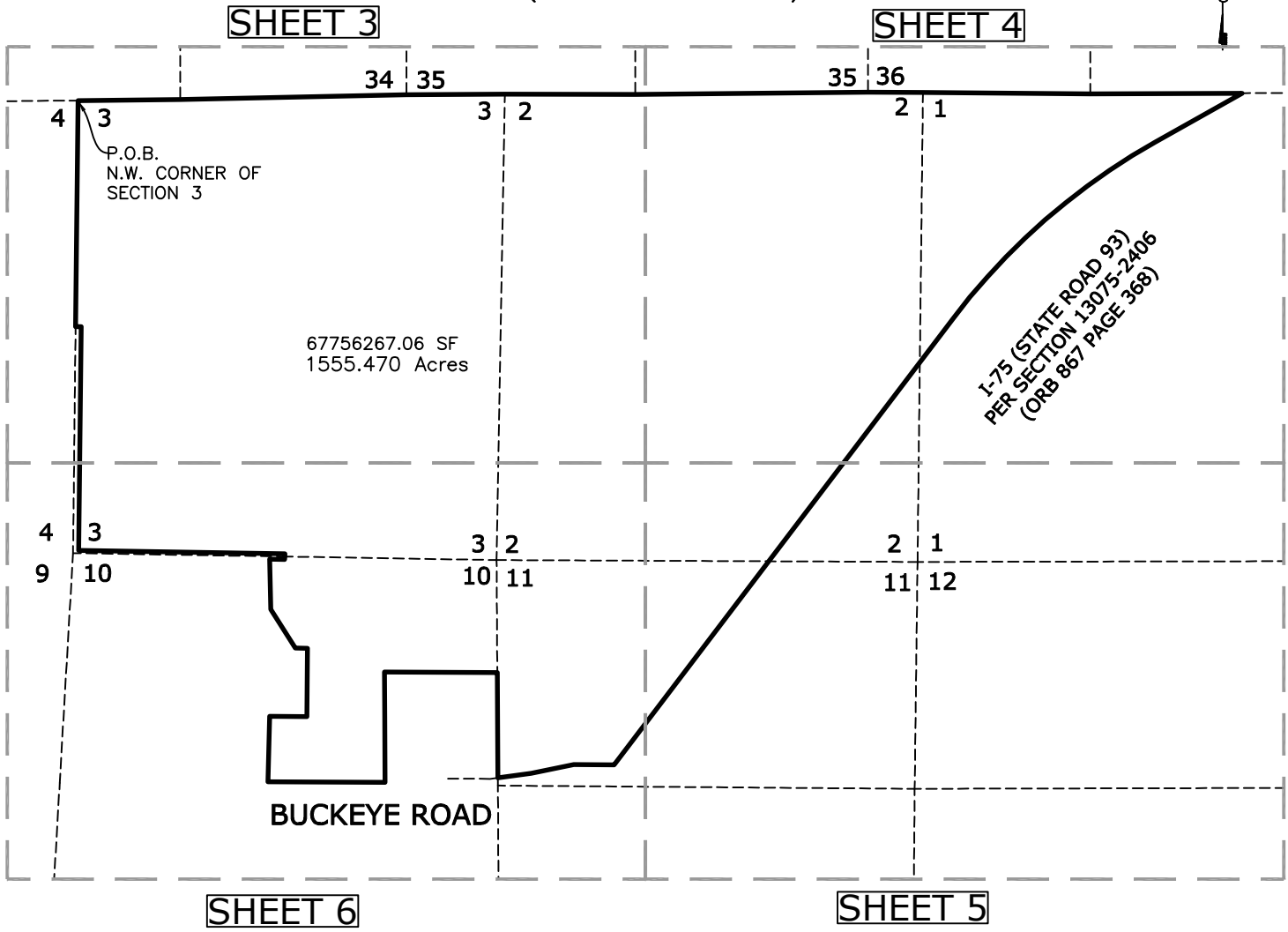
CDD PARCEL

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	7/28/21	SCALE:	N.T.S.
CHECKED	RSF	DATE:	7/28/21	JOB NUMBER	S1838

EXHIBIT "A" SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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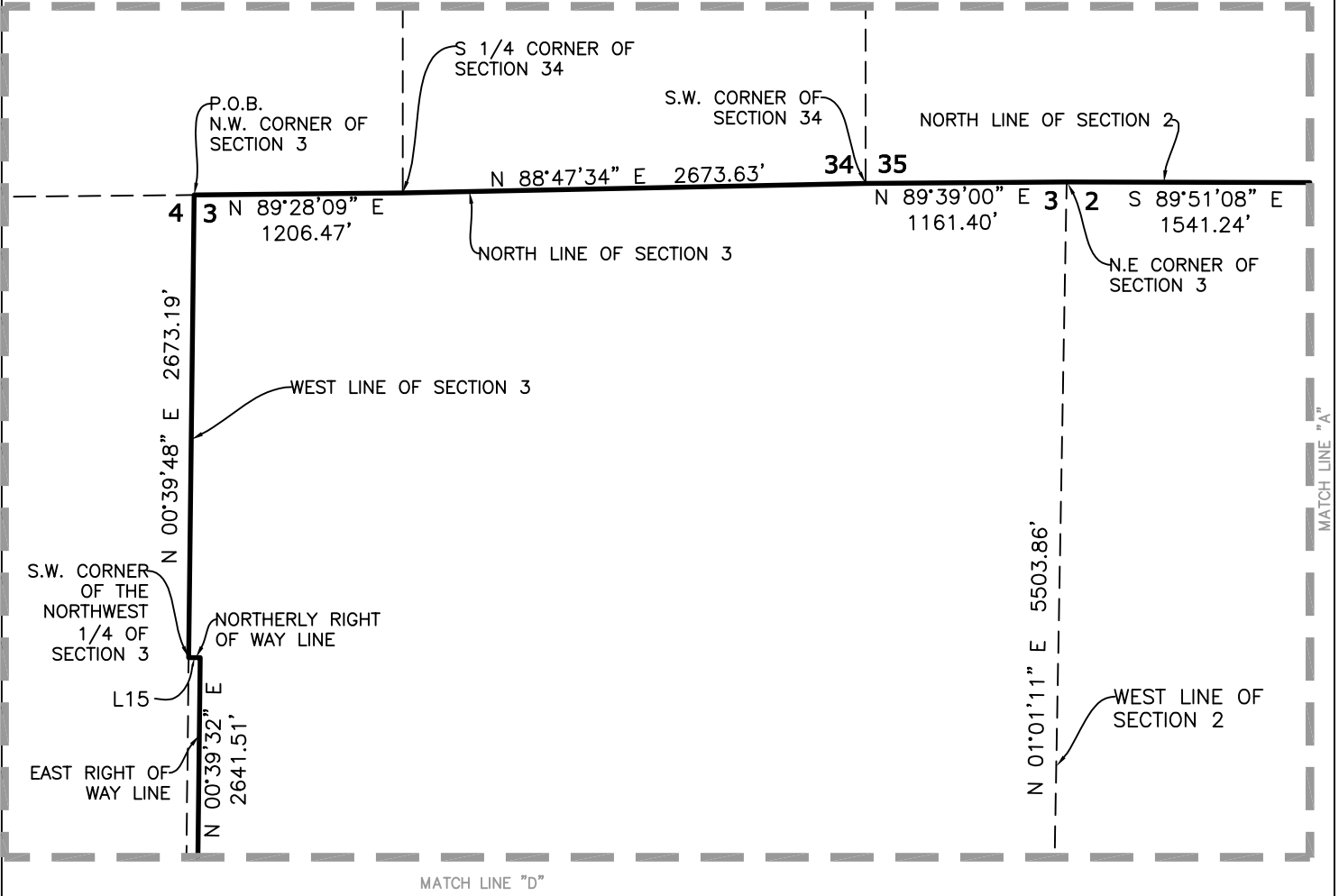
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REVISION DATE 8/26/21

CDD PARCEL					
	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
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SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'

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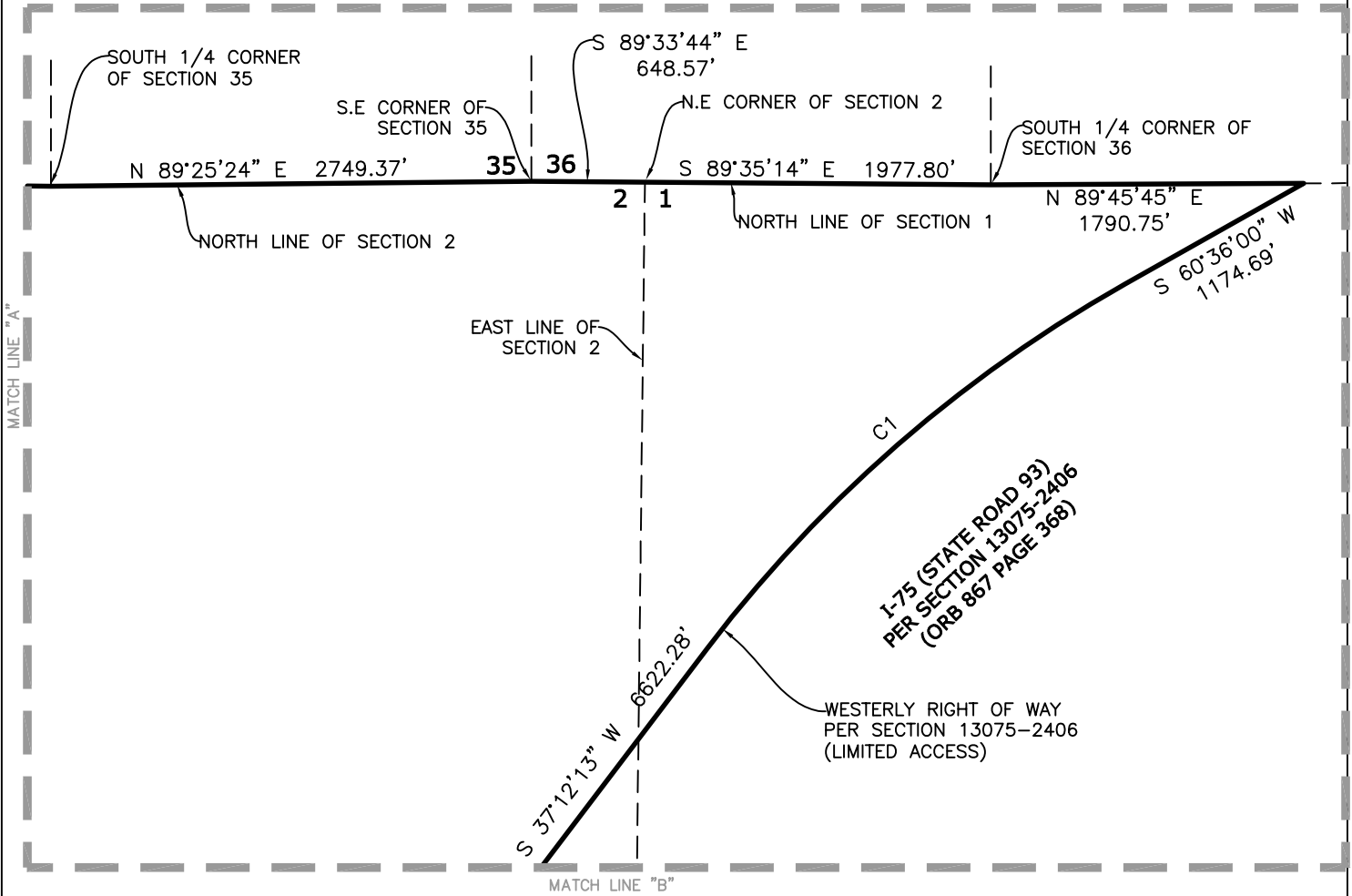
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REVISION DATE 8/26/21

CDD PARCEL					
	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

EXHIBIT "A" SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3191.07'	7813.44'	23°24'00"	S 48°54'06" W	3168.94'

LEGEND:

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- O.R.B. = OFFICIAL RECORD BOOK
- SF = SQUARE FEET
- PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E



WATER RESOURCE ASSOCIATES, LLC

7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

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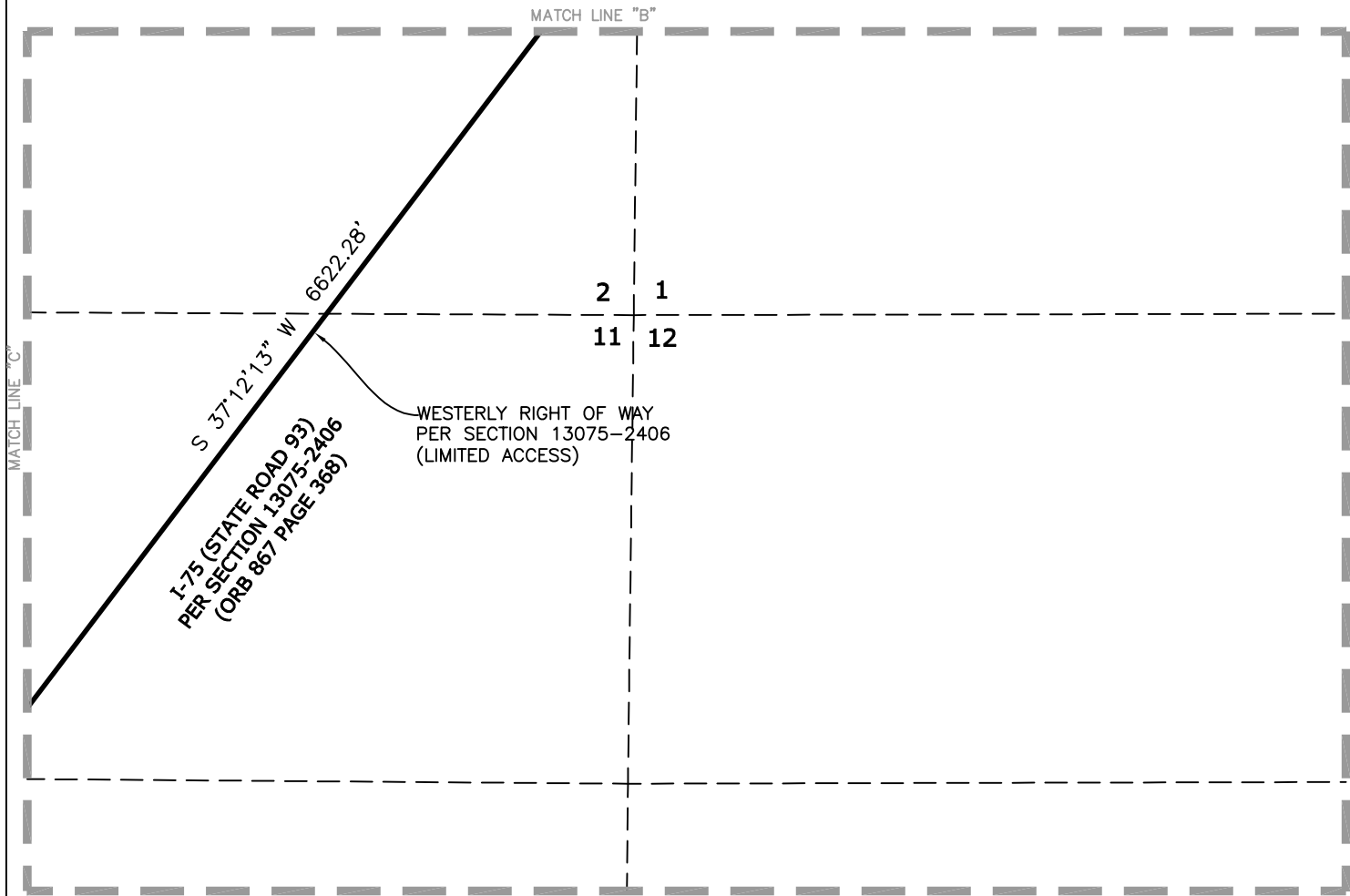
CDD PARCEL

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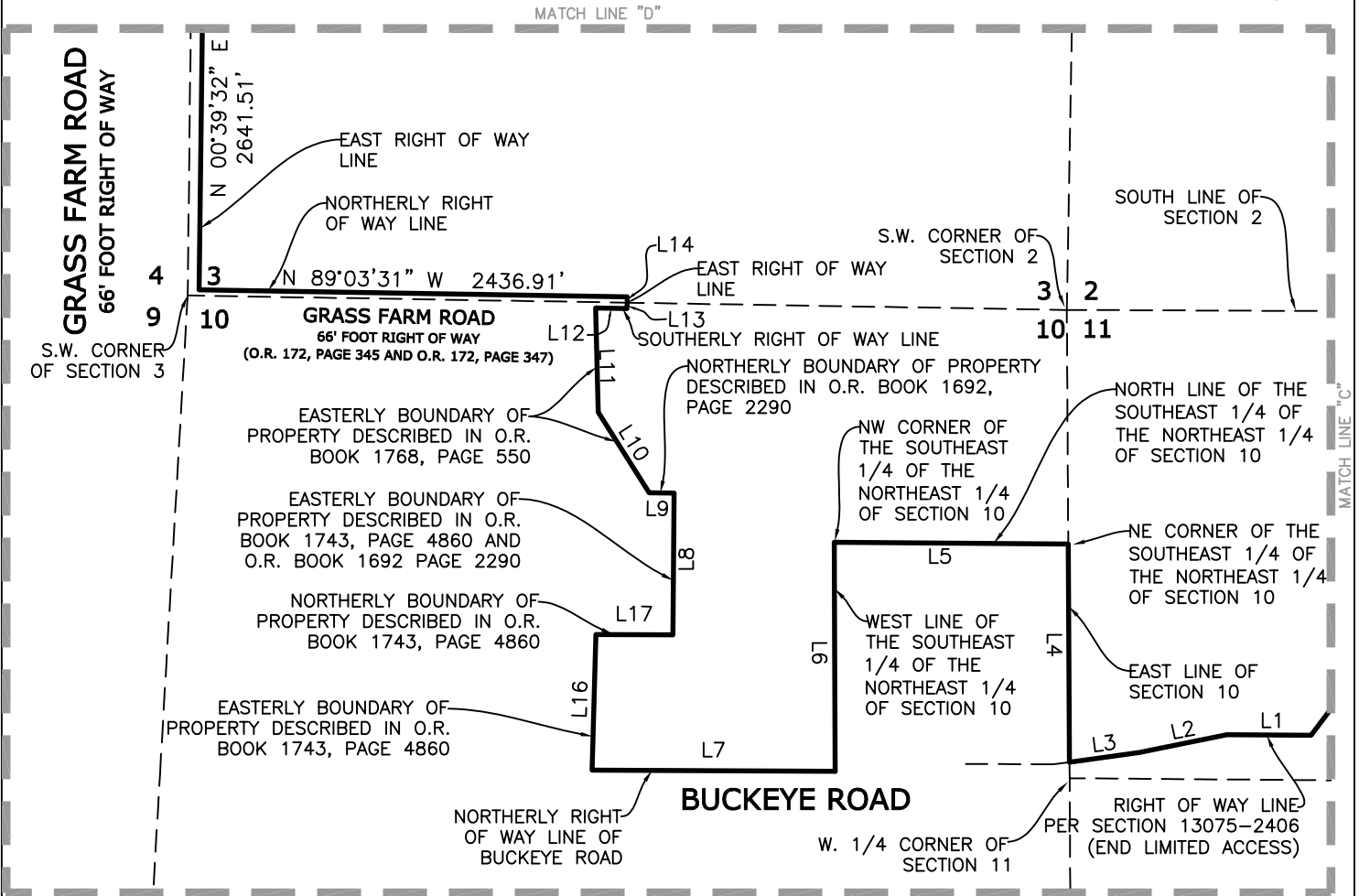
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SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°36'41" W	478.10'
L2	S 78°27'47" W	512.09'
L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.62'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

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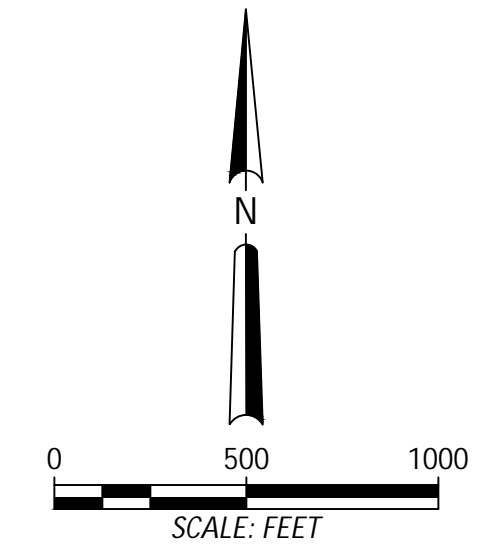
DRAWN	RSF	DATE:	7/28/21	SCALE:	N.T.S.
CHECKED	RSF	DATE:	7/28/21	JOB NUMBER	S1838

Exhibit C: Overall Site Plan

NOTES:

1. ALL CUL-DE-SACS ARE NOT MORE THAN 800' IN LENGTH
2. ALL IMPROVEMENTS IDENTIFIED IN THE TRAFFIC STUDY APPROVED FOR THIS PRELIMINARY SITE PLAN WILL BE SHOWN ON THE SUBSEQUENT FINAL/CONSTRUCTION PLAN(S).

EXHIBIT C

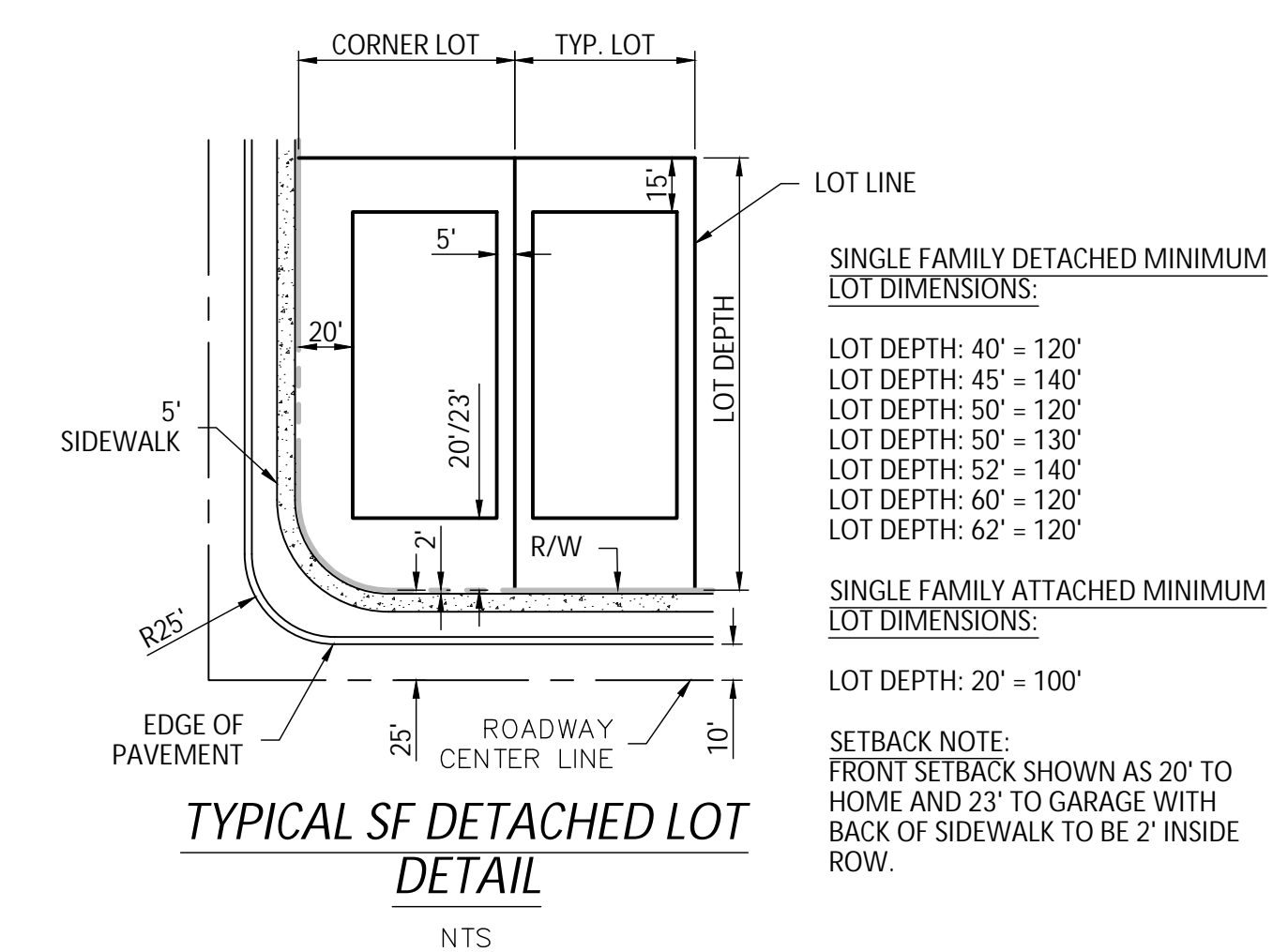


PHASE	Multi-Family	Single-Family Attached	SINGLE FAMILY						TOTALS	PHASE TOTALS	
			40'x120'	45'x140'	50'x120'	50'x130'	52'x130'	60'x120'			60'x130'
IA					24	23					89
IB					42						90
IC					16	36			22	45	119
IIA							71				63
IIB								93			75
IIC								71			62
IIIA											130
IIIB											84
IVA					65						65
IVB					62						62
V					126						126
VIA					53		130				183
VIB					129						129
VIIA											142
VIIIB											135
VIIIC											117
VIII											218
IX		204			247						793
X	208										0
											0

DESIGN SEQUENCE LEGEND

- 1
- 2
- 3
- BY OTHERS
- TBD

COLLECTOR ROADWAYS CURRENTLY IN REVIEW UNDER PLN2211-0058, PLN2301-0081
STORMWATER PONDS ARE APPROVED UNDER PERMIT PLN2204-0119



2024 WRA
Pkg Date: 2/15/2024 2:39:27 PM
CAD File Path: S:\PROJECT FILES\555-NEWPORT ISLES-CONSTRUCTION PLANS\CADD\PLANS\MASTER\TITLE PLAN-OVERALL PRELIMINARY.DWG

REVISIONS
 Engineering ~ Environmental
 Water Resource ~ Survey
 4240 W. Lishoach Ave.
 Tampa, Florida 33624
 www.wraengineering.com
 CA 0007632 LB 8274
 Phone: 813.265.3130 941.275.9721
 8-07-2023 REVISIONS PER COUNTY COMMENTS ON 06-21-2023
 OVERALL PLAN
 NEWPORT ISLES
 ISSUED FOR: PERMITTING
 JOB # 2255 SEC. 1 & 12
 TWIN: 335 RING: 18E DESIGNED: MW/DRAWN: MRC APPROVED: CRC
 CLIENT: RYAN CUFFLE
 LICENSE NO. 69139
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 Datum: NAVD 1988

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

3D

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

Revised Master Special Assessment
Methodology Report

April 18, 2024



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Revised Master Special Assessment Methodology Report (the “Revised Report”) was developed to revise the Master Special Assessment Methodology Report (the “Original Report”) dated June 15, 2022 and to provide a revised master financing plan and a revised master special assessment methodology (the “Methodology”) for the Newport Isles Community Development District (the “District”), located in unincorporated Manatee County, Florida, as related to funding the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District.

1.2 Scope of the Revised Report

This Revised Report presents projections for financing the District’s public infrastructure improvements (the “Capital Improvement Plan”) as described in the Master Engineer’s Report of WRA Engineering dated April 17, 2024 (the “Engineer’s Report”), as well as describes the method for the determination of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Plan.

1.3 Special Benefits and General Benefits

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

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

properties receive compared to those lying outside of the District's boundaries.

The Capital Improvement Plan will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable. The installation of such improvements will cause the value of the developable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Plan. Even though the exact value of the benefits provided by the Capital Improvement Plan is hard to estimate at this point, it is without doubt greater than the costs associated with providing same.

1.4 Organization of the Revised Report

Section Two describes the development program as proposed by the owner of land within the District.

Section Three provides a summary of the Capital Improvement Plan as determined by the District Engineer.

Section Four discusses the current financing program for the District.

Section Five discusses the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Newport Isles development (the "Development" or "Newport Isles"), a master planned, residential development located in unincorporated Manatee County, Florida. The land within the District is owned by CC Manatee Land Investments, LLC (the "Landowner") and consists of approximately 1,555.47 +/- acres and is generally located south of the Hillsborough County Line, north of Buckeye Road, west of I-75 and east of US 41.

2.2 The Development Program

Based upon the information provided by the Landowner, the current development plan for the District envisions a total of 3,382 residential dwelling units, although product types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the District.

3.0 The Capital Improvement Plan

3.1 Overview

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

3.2 Capital Improvement Plan

The Capital Improvement Plan needed to serve the Development is projected to consist of improvements which will serve all of the lands in the District. The District, however, reserves the right to create distinct assessment areas to coincide with the phases of development. The Capital Improvement Plan will consist of Master Spine Road costs (roadway/curbing), roadway/curbing (ungated pods only), utilities (water, sewer, reclaim), stormwater management, hardscape/landscape/irrigation, street lighting, environmental mitigation/conservation, clubhouses and associated amenities, passive recreational, offsite improvements, professional services and contingency as set forth in more detail in the Engineer's Report. At the time of this writing, the total cost of the Capital Improvement Plan is estimated to total approximately \$264,308,909.76.

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

Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Landowner of land within the District and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Landowner or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the Capital Improvement Plan as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$371,210,000 in par amount of special assessment bonds (the "Bonds").

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

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the principal amount of \$371,210,000 in one or more Series with various maturities to finance Capital Improvement Plan costs at \$264,308,909.76. The Bonds as planned under this master financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made every May 1.

In order to finance the improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of \$371,210,000. The difference is comprised of debt service reserve, capitalized interest, and costs of issuance, including the underwriter's discount. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Revised Report is preliminary and may change due to changes

in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

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

5.2 Benefit Allocation

The current development plan for the District envisions the development of a total of 3,382 residential dwelling units, although unit numbers and product types may change throughout the development period.

The public infrastructure improvements included in the Capital Improvement Plan will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and such public improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties

within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

This Revised Report proposes to allocate the benefit associated with the Capital Improvement Plan to the different product types proposed to be developed within the District in proportion to their density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the product types contemplated to be developed within the District based on the densities of development and the intensities of use of infrastructure, total ERU counts for each product type, and the share of the benefit received by each product type.

The rationale behind the different ERU weights is supported by the fact that generally and on average products with smaller sizes or lot sizes will use and benefit from the public infrastructure improvements which are part of the Capital Improvement Plan less than products with larger sizes or lot sizes. For instance, generally and on average products with smaller sizes or lot sizes will produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than products with larger sizes or lot sizes. Additionally, the value of the products with larger sizes or lot sizes is likely to appreciate by more in terms of dollars than that of the products with smaller sizes or lot sizes as a result of the implementation of the infrastructure improvements. As the exact amount of the benefit and appreciation is not possible to be calculated, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's public infrastructure improvements that are part of the Capital Improvement Plan.

Table 5 in the *Appendix* presents the apportionment of the debt service assessment associated with the Bonds (the "Bond Assessment") to the various residential product types contemplated to be developed within the District in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the projected annual debt service assessments per unit.

Amenities. No Bond Assessments will be allocated herein to any private amenities or other common areas planned for the development which meet the requirements of section 193.0235, Florida Statutes (2023). If owned by a homeowner's association, such amenities and common areas would be considered a common element for the exclusive benefit of property owners. If the common elements are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies. As such, no Bond Assessments will be assigned to the amenities and common areas.

Government Property. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

5.3 Assigning Bond Assessment

As the land in the District is not yet platted for its intended final use and the precise location of the various product types by lot or parcel is unknown, the Bond Assessment will initially be levied on all of the land in the District on an equal pro-rata gross acre basis and thus the total debt in the amount of \$371,210,000 will be preliminarily levied on approximately 1,555.47 +/- gross acres at a rate of \$238,648.13 per gross acre.

When the land is platted, the Bond Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessment from unplatted gross acres to platted parcels will reduce the amount of Bond Assessment levied on unplatted gross acres within the District.

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

estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

Transferred Property. In the event unplatted land is sold to a third party (the “Transferred Property”), the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs (as herein defined) assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total Bond Assessments initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per gross acre until platting).

5.4 Lienability Test: Special and Peculiar Benefit to the Property

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

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement are:

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

The improvements which are part of the Capital Improvement Plan make the land in the District developable and when implemented jointly as parts of the Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not capable of being calculated and

assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

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

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

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

Accordingly, no acre or parcel of property within the District will be liened for the payment of Bond Assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

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

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

b. If a Proposed Plat within the District results in a greater amount of ERUs (and thus Bond Assessments) able to be imposed

on the Remaining Unplatted Developable Lands within the District as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the District, or may otherwise address such net decrease as permitted by law.

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

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

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat within the District, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until

paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

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

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

5.7 Preliminary Assessment Roll

Based on the per gross acre assessment proposed in Section 5.2, the Bond Assessment of \$371,210,000 is proposed to be levied uniformly over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

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

As noted herein, the Capital Improvement Plan functions as a system of improvements. Among other implications, this means that

proceeds from any particular bond issuance can be used to fund improvements within any benefitted property or designated assessment area within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

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

6.0 Additional Stipulations

6.1 Overview

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

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

7.0 Appendix

Table 1

Newport Isles Community Development District

Development Plan

Product Type	Total Number of Units
Apartments	0
Townhomes	537
40' SF	435
45' SF	337
50' SF	869
52' SF	554
60' SF	157
62' SF	493
Total	3,382

Table 2

Newport Isles Community Development District

Project Costs

Improvements	Master Improvements	Neighborhood Improvements	CIP
Master Spine Road (Roadway/Curbing)	\$11,825,275.00	\$0.00	\$11,825,275.00
Roadway/Curbing (ungated pods only)	\$0.00	\$67,640,000.00	\$67,640,000.00
Utilities (Water, Sewer, Reclaim)	\$5,676,885.00	\$47,348,000.00	\$53,024,885.00
Stormwater Management	\$0.00	\$54,112,000.00	\$54,112,000.00
Hardscape/Landscape/Irrigation	\$2,890,000.00	\$4,750,000.00	\$7,640,000.00
Street Lighting	\$1,750,000.00	\$0.00	\$1,750,000.00
Environmental Mitigation/Conservation	\$250,000.00	\$1,400,000.00	\$1,650,000.00
Clubhouses and Associated Amenities	\$12,000,000.00	\$0.00	\$12,000,000.00
Passive Recreational	\$1,000,000.00	\$0.00	\$1,000,000.00
Offsite Improvements	\$3,200,000.00	\$0.00	\$3,200,000.00
Professional Services	\$1,157,764.80	\$5,257,500.00	\$6,415,264.80
Contingency (20%)	\$7,949,984.96	\$36,101,500.00	\$44,051,484.96
Total	\$47,699,909.76	\$216,609,000.00	\$264,308,909.76

Table 3

Newport Isles

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$371,210,000.00
Total Sources	\$371,210,000.00

Uses

Project Fund Deposits:	
Project Fund	\$264,308,909.76
Other Fund Deposits:	
Debt Service Reserve Fund	\$32,658,000.00
Capitalized Interest Fund	\$59,393,600.00
Delivery Date Expenses:	
Costs of Issuance	\$14,848,400.00
Rounding	\$1,090.24
Total Uses	\$371,210,000.00

Financial Assumptions

Coupon Rate: 8.00%
 CAPI Length: 24 Months
 Bond Duration: 30 Years
 Cost of Issuance: 4%
 Debt Service Reserve: Max Annual Debt Service

Table 4

Newport Isles

Community Development District

Benefit Allocation

Product Type	Total Number of		
	Units	ERU Weight	Total ERU
Apartments	0	0.30	0.00
Townhomes	537	0.45	241.65
40' SF	435	0.80	348.00
45' SF	337	0.90	303.30
50' SF	869	1.00	869.00
52' SF	554	1.04	576.16
60' SF	157	1.20	188.40
62' SF	493	1.24	611.32
Total	3,382		3,137.83

Table 5

Newport Isles

Community Development District

Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Debt Service Payment per Unit**
Apartments	0	\$0.00	\$0.00	\$35,490.45	\$3,357.36
Townhomes	537	\$20,354,910.25	\$28,587,557.80	\$53,235.68	\$5,036.05
40' SF	435	\$29,313,092.36	\$41,168,922.47	\$94,641.20	\$8,952.97
45' SF	337	\$25,547,876.19	\$35,880,845.36	\$106,471.35	\$10,072.09
50' SF	869	\$73,198,497.87	\$102,804,004.68	\$118,301.50	\$11,191.21
52' SF	554	\$48,531,699.12	\$68,160,593.02	\$123,033.56	\$11,638.86
60' SF	157	\$15,869,501.73	\$22,288,002.86	\$141,961.80	\$13,429.46
62' SF	493	\$51,493,332.24	\$72,320,073.81	\$146,693.86	\$13,877.11
Total	3,382	\$264,308,909.76	\$371,210,000.00		

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

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

Exhibit "A"

Bond Assessments in the amount of \$371,210,000 are proposed to be levied over the area as described below:

EXHIBIT "A" SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST;; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST;; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00"; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R. BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES



WATER RESOURCE ASSOCIATES, LLC

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University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

CDD PARCEL

REVISION DATE 8/26/21

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	7/28/21	SCALE:	N.T.S.
CHECKED	RSF	DATE:	7/28/21	JOB NUMBER	S1838

Exhibit “B”

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

NORTHWEST MANATEE, LLC
CC MANATEE DEVELOPMENT, LLC
CC MANATEE LAND INVESTMENTS, LLC

Parcel ID(s): 605600055, 589500159, 589900159 and 589900209

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

3 E

RESOLUTION 2024-05

[MASTER DEBT ASSESSMENT RESOLUTION]

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

WHEREAS, the New Port Isles Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NEW PORT ISLES COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

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

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

The Capital Improvement Plan

a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation,

street lighting and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

- b. On March 18, 2024, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2024-02 (“**Declaring Resolution**”), and in doing so determined to undertake a capital improvement plan to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain the District’s infrastructure improvements planned for the District’s capital improvement plan (“**Project**”); and
- c. The Project is described in the Declaring Resolution and the *Master Engineer’s Report* dated March 23, 2022, revised April 17, 2024 (“**Engineer’s Report**,” attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Project are on file in the offices of the District Manager at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District Records Office**”); and

The Debt Assessment Process

- d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Project by levying special assessments (“**Debt Assessments**”) on specially benefited property within all of the District (“**Assessment Area**”); and
- e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the District; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- h. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and

- j. On May 20, 2024, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an “Equalization Board;” and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

Equalization Board Additional Findings

- k. Having considered the estimated costs of the Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
 - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Engineer’s Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project, and within the Assessment Area; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
 - ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and
 - iii. The estimated costs of the Project are as specified in the Engineer’s Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and
 - iv. It is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby in the Assessment Area, using the method determined by the Board and set forth in the *Revised Master Special Assessment Methodology Report*, dated April 18, 2024 (“**Assessment Report**,” attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and
 - v. The Project benefits all developable property within the Assessment Area; and
 - vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
 - vii. All developable property within the Assessment Area is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and

- viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and
- ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefitted properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, "**Bonds**").

3. **AUTHORIZATION FOR PROJECT; ADOPTION OF ENGINEER'S REPORT.** The Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the Bonds and sets forth the costs of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

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

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

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefitted by the Project within the Assessment Area, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book.**" The Debt Assessments against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel, coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

- a. **Supplemental Assessment Resolutions for Bonds.** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series

of Bonds each secured by one or more different assessment areas within the Assessment Area.

- b. **Adjustments to Debt Assessments.** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law.
- c. **Contributions.** In connection with the issuance of a series of the Bonds, the project developer may request that any related Debt Assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of an applicable acquisition agreement, and this resolution, the developer will agree to provide a contribution of infrastructure, work product, or land based on appraised value, comprising a portion of the Project and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment under the Bonds.
- d. **Impact Fee Credits.** The District may or may not be entitled to impact fee credits as a result of the development of the Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used in the District's sole discretion as an offset for any acquisition of any portion of the Project (e.g., land based on appraised value, infrastructure and/or work product), for completion of the Project, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When a project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the applicable project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

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

- a. **Payment.** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short

term debt as actually issued by the District.

- b. **Prepayment.** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessments owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the Project, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.
- c. **Uniform Method; Alternatives.** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("**Uniform Method**"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- d. **Uniform Method Agreements Authorized.** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.
- e. **Re-amortization.** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

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

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

- d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.
- e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Debt Assessments to an assessment area comprised of specific unplatted lands which are less than all of the unplatted lands in the Assessment Area, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the assessment area have been and/or will be developed.

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

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

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

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

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

[CONTINUED ON NEXT PAGE]

APPROVED AND ADOPTED THIS 20TH DAY OF MAY, 2024.

ATTEST:

**NEW PORT ISLES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Master Engineer's Report* dated March 23, 2022, revised April 17, 2024

Exhibit B: *Revised Master Special Assessment Methodology Report*, dated April 18, 2024

NEWPORT ISLES

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2024-06

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

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (“**District**”) of the Newport Isles Community Development District (“**Board**”), prior to June 15, 2024, the proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

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

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

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

SECTION 2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: _____
HOUR: 10:00 a.m.
LOCATION: WRA Engineering
7978 Cooper Creek Blvd., Suite 102
University Park, Florida 34201

SECTION 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least sixty (60) days prior to the hearing set above.

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

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

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

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

PASSED AND ADOPTED this 20th day of May, 2024.

ATTEST:

**NEWPORT ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
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**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 112,326	\$ 42,249	\$ 70,209	\$ 112,458	2,839,461
Total revenues	<u>112,326</u>	<u>42,249</u>	<u>70,209</u>	<u>112,458</u>	<u>2,839,461</u>
EXPENDITURES					
Professional & administrative					
Supervisors	7,536	1,938	5,598	7,536	7,536
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	9,272	15,728	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	-	1,000	1,000	1,000
Debt service fund accounting: 1st series*	7,500	-	7,500	7,500	7,500
Trustee*	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	113	387	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	118	1,382	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	300	5,500	5,800
Contingencies/bank charges	500	385	115	500	500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	<u>112,326</u>	<u>42,256</u>	<u>70,070</u>	<u>112,326</u>	<u>112,626</u>
Field operations					
Operations (common)					
Management	-	-	-	-	14,400
Staffing	-	-	-	-	213,941
Stormwater Management					
Maint Contract -Wet Ponds	-	-	-	-	93,276
Wetland Area Maint.	-	-	-	-	10,233
Monitoring /reporting/supp. planting	-	-	-	-	9,000
Lake Bank Mowing	-	-	-	-	131,934
Main & neighborhood entries					
Repair/Maint/Pres Wash	-	-	-	-	7,500
Electricity	-	-	-	-	3,500
Holiday Decorating	-	-	-	-	15,000

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Landscape maint. exterior buffers, entires and road right of way on boulevard	-	-	-	-	
Maint Contract	-	-	-	-	683,280
Plant Replacement	-	-	-	-	25,000
Irrigation Sprinkler Repairs	-	-	-	-	7,500
Irrigation supply- community wide	-	-	-	-	
Irrigation System Management	-	-	-	-	20,000
Irrigation Water Supply Electric	-	-	-	-	48,000
Irrigation Pump Repairs and Maintenance	-	-	-	-	11,100
Streetlighting	-	-	-	-	360,000
Roadway Maint.	-	-	-	-	20,000
Contingencies	-	-	-	-	50,000
I-75 Park (plus jogging trail)	-	-	-	-	
Parking Lot Lighting	-	-	-	-	10,800
Recreational Facilities Lighting	-	-	-	-	25,000
Arborcare	-	-	-	-	-
Landscape Maint.	-	-	-	-	175,000
Plant replacement	-	-	-	-	10,000
Irrigation repairs	-	-	-	-	7,500
Repairs/Maint.	-	-	-	-	10,000
Walking Path and Jogging Trail	-	-	-	-	15,000
Water/Sewer	-	-	-	-	3,000
Supplies	-	-	-	-	5,000
Contingencies	-	-	-	-	15,000
Master Amenity Complex	-	-	-	-	
Management	-	-	-	-	350,371
Landscape Maint.	-	-	-	-	100,000
Plant replacement	-	-	-	-	5,000
Irrigation repairs	-	-	-	-	3,000
Pool Maint. Contract	-	-	-	-	9,000
Repairs/Maint.	-	-	-	-	6,000
Electricity	-	-	-	-	30,000
Insurance	-	-	-	-	12,000
Water/Sewer	-	-	-	-	7,500
Security Monitoring	-	-	-	-	3,000
Pest Control	-	-	-	-	2,500
Permits/Licenses	-	-	-	-	1,500
Supplies	-	-	-	-	30,000
Contingencies	-	-	-	-	25,000

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Neighborhood Pool Pavillions (2)	-	-	-	-	
Landscape Maint.	-	-	-	-	60,000
Plant replacement	-	-	-	-	4,000
Irrigation repairs	-	-	-	-	2,000
Pool Maint. Contract	-	-	-	-	9,000
Repairs/Maint.	-	-	-	-	6,000
Electricity	-	-	-	-	15,000
Insurance	-	-	-	-	7,000
Water/Sewer	-	-	-	-	6,000
Janitorial	-	-	-	-	10,000
Security Monitoring	-	-	-	-	3,000
Pest Control	-	-	-	-	2,000
Permits/Licenses	-	-	-	-	3,000
Supplies	-	-	-	-	5,000
Contingencies	-	-	-	-	10,000
Total field operations	-	-	-	-	2,726,835
Total expenditures	<u>112,326</u>	<u>42,256</u>	<u>70,070</u>	<u>112,326</u>	<u>2,839,461</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(7)	139	132	-
Fund balance - beginning (unaudited)	-	(132)	(139)	(132)	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (139)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>

* These items will be realized when bonds are issued

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 7,536
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Debt service fund accounting: 1st series*	7,500
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,800
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Website hosting & maintenance	705
Website ADA compliance	210
Total administrative expenditures	<u>\$ 112,626</u>
Field operations	
Operations (common)	
Management	14,400
Staffing	213,941
Includes grounds keeper, maintenance techs & Janitorial techs	
Stormwater Management	
Maint Contract -Wet Ponds	93,276
Twice monthly visits for wet ponds, assumes 233.19 acres	
Wetland Area Maint.	10,233
Quarterly, assumes 2.74 acres	
Monitoring /reporting/supp. planting	9,000
Semi-annual monitoring/reporting w/ \$5k allowance supp. planting	
Lake Bank Mowing	131,934
Behind homes from lake edge to property line assumes 30 cuts per year	
Main & neighborhood entries	
Repair/Maint/Pres Wash	7,500
Monuments and lighting	
Electricity	3,500
Monument and landscape lighting	
Holiday Decorating	15,000
Basic package at entires	
Landscape maint. exterior buffers, entires and road right of way on boulevard	
Maint Contract	683,280
All inclusive annual costs, mow/edge/trim/trim detail/fert./chemicals irrigation wet-checks/minor repairs & Adjustments & 1 mulch application	
Plant Replacement	25,000
Periodic plant replacement	
Irrigation Sprinkler Repairs	7,500
Repairs to cdd sprinkler system line breaks & replacement heads & Values	
Irrigation supply- community wide	
Irrigation System Management	20,000
Managing central control delivery systems to entire community	
Irrigation Water Supply Electric	48,000
Two onsite well & pumping stations only incur cost of electricity to operate pumps assumes two 40hp pumps running 9hrs. a day/ 5 days wk/ 26 watering wks a year	
Irrigation Pump Repairs and Maintenance	11,100
Scheduled & unscheduled repairs & maintenanceof pumps & motors	
Streetlighting	360,000
Power, poles & maintenance lease w/FPL at \$30 per pole/per month assumes 1,000 poles w/ 150' spacing on arterial roads & 100' spacing in neighborhoods	
Roadway Maint.	20,000
Periodic road,sidewalk & road signage repairs for roads not owned by county or age targeted neighborhood	
Contingencies	50,000

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

I-75 Park (plus jogging trail)

Parking Lot Lighting	10,800
Assumes 30 parking lot lights/lease/power maint. agree w/utility at \$30 per light/mo	
Recreational Facilities Lighting	25,000
Provides an allowance for lighting courts & ball fields	
Arborcare	-
Landscape Maint.	175,000
All inclusive annual costs, mow/edge/trim/trim detail/fert./chemicals irrigation wet-checks/adjustments & minor repairs & 1 mulch application includes speciality mowing & periodic striping of ballfield	
Plant replacement	10,000
Periodic plant replacement	
Irrigation repairs	7,500
Larger than normal repairs	
Repairs/Maint.	10,000
Dock, boathouse	
Walking Path and Jogging Trail	15,000
Path & jogging trail maintenance	
Water/Sewer	3,000
Restrooms	
Supplies	5,000
Contingencies	15,000

Master Amenity Complex

Management	350,371
Full time manager, lifestyle director, admin. assist, clubhouse attendants specifically managing neighborhood pool pavillions & grounds	
Landscape Maint.	100,000
All inclusive annual costs, mow/edge/trim/trim detail/fert./chemicals irrigation wet-checks/adjustments & minor repairs & 1 mulch application	
Plant replacement	5,000
Specific to around the amenity center	
Irrigation repairs	3,000
Specific to around the amenity center	
Pool Maint. Contract	9,000
Anticipates 3 days a week chemistry check & adjustment/ 2 days a week cleaning	
Repairs/Maint.	6,000
Pool/structure/systems includes pressure washing all hard surfaces annually	
Electricity	30,000
Includes heating pool 5 months per year	
Insurance	12,000
Property and liability related to amenity center	
Water/Sewer	7,500
Security Monitoring	3,000
ADT type of building camera sensor/monitoring service & credential entry system	

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Pest Control	2,500
Clubhouse, restrooms, gym & promenade	
Permits/Licenses	1,500
Pool-health department	
Supplies	30,000
Activities & operations	
Contingencies	25,000
Neighborhood Pool Pavillions (2)	
Landscape Maint.	60,000
All inclusive including fert./chemical, irrigation checks, 1 mulch application	
Plant replacement	4,000
Specific to around the amenity center	
Irrigation repairs	2,000
Specific to around the amenity center	
Pool Maint. Contract	9,000
Anticipates 3 days a week chemistry check & adjustment/ 2 days a week cleaning	
Repairs/Maint.	6,000
Pool/structure/systems includes pressure washing all hard surfaces once annually	
Electricity	15,000
Includes heating pool 5 months per year	
Insurance	
Property and Lliability	7,000
Water/Sewer	6,000
Janitorial	10,000
2 days a week	
Security Monitoring	3,000
ADT type of building camera sensor/monitoring service & credential entry system	
Pest Control	2,000
Pavillions/restrooms	
Permits/Licenses	3,000
Pool	
Supplies	5,000
Contingencies	10,000
Total field operations	<u>2,726,835</u>
Total expenditures	<u>2,839,461</u>

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF DEVELOPER CONTRIBUTIONS AND ASSESSMENTS**

PLANNED											
Designation	Units	ERU Value	TTL ERUs	Prof. and Common Ops	I-75 Park & Jog Trail	Master Amenity Complex	Neighborhood Pavillions	Total per Unit/Designation (NOT on Tax Bill)	Total Revenue per Designation (NOT on Tax Bill)	Total per Unit/Designation (On Tax Bill)	Total Revenue per Designation (On Tax Bill)
TM -Targeted											
40' -49'	327	0.8	261.6	\$480.65	\$72.32			\$552.97	\$180,821.19	\$594.59	\$193,451.00
50'-59'	376	1	376	\$600.81	\$90.40			\$691.21	\$259,894.96	\$743.24	\$278,049.00
60' -70'	272	1.2	326.4	\$720.97	\$108.48			\$829.45	\$225,610.40	\$891.88	\$241,371.00
Traditional									\$0.00		
40'-49'	427	0.8	341.6	\$480.65	\$72.32	\$246.62	\$59.88	\$859.47	\$366,993.69	\$924.16	\$392,649.00
50'-59'	1084	1	1084	\$600.81	\$90.40	\$308.28	\$74.85	\$1,074.34	\$1,164,584.56	\$1,155.20	\$1,245,994.00
60'-70'	393	1.2	471.6	\$720.97	\$108.48	\$369.94	\$89.82	\$1,289.21	\$506,659.53	\$1,386.25	\$542,076.00
BTR	208	0.3	62.4	\$180.24	\$27.12			\$207.36	\$43,130.88	\$222.97	\$46,144.00
Future-Townhomes	295	0.45	132.75	\$270.37	\$40.68			\$311.05	\$91,759.75	\$334.46	\$98,168.00
	3382		3056.35						\$2,839,454.96		\$3,037,902.00
POTENTIAL											
Future-Apts	208	0.3	62.4	\$180.24	\$27.12			\$221.88	\$46,151.04	\$238.58	\$49,624.64

* TM Targeted Participates in Common Ops/Admin, I-75 Park Path and Jog Trail expense only
PLEASE NOTE THAT THIS BUDGET AND COST WILL LIKELY CHANGE AS INFRASTRUCTURE IS COMPLETED AND ACTUAL COSTS ARE REALIZED, INCLUDING ANY FUTURE PHASES.

NEWPORT ISLES

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN REDESIGNATING THE TIME AND LOCATION FOR LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Newport Isles Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Manatee County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") previously adopted Resolution 2024-04, Designating a Date, Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date [SEATS 3, 4 & 5]; and

WHEREAS, the Board desires to ratify its actions in redesignating the time and location of the Landowners' Meeting and the District Manager's action in providing the required notice landowners' meeting and election, proxy, ballot form and instructions, attached hereto as Exhibit A.

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

SECTION 1. The actions of the District Manager in redesignating the time and location of the Landowners' Meeting and providing the notice are hereby ratified. Resolution 2024-04 is hereby amended to reflect that the time and location of Landowners' Meeting as declared in Resolution 2024-04 is redesignated to 11:00 a.m. on November 5, 2024, at Home2 Suites by Hilton – Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202.

SECTION 2. Except as otherwise provided herein, all of the provisions of Resolution 2024-04 continue in full force and effect.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of May, 2024.

ATTEST:

**NEWPORT ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Newport Isles Community Development District (the "District") in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 5, 2024

TIME: 11:00 a.m.

PLACE: Home2 Suites by Hilton – Lakewood Ranch
6015 Exchange Way
Bradenton, Florida 34202

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 5, 2024**

TIME: **11:00 a.m.**

LOCATION: **Home2 Suites by Hilton – Lakewood Ranch
6015 Exchange Way
Bradenton, Florida 34202**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Newport Isles Community Development District to be held at 11:00 a.m., on November 5, 2024, at Home2 Suites by Hilton – Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the proxy holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Newport Isles Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

NEWPORT ISLES

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2024-08

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 20th day of May, 2024.

ATTEST:

**NEWPORT ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201</i>		
<i>¹Home2 Suites by Hilton – Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2024	Regular Meeting	10:00 AM
November 5, 2024¹	Landowners' Meeting	11:00 AM
November 18, 2024	Regular Meeting	10:00 AM
December 16, 2024	Regular Meeting	10:00 AM
January __, 2025*	Regular Meeting	10:00 AM
February __, 2025*	Regular Meeting	10:00 AM
March 17, 2025	Regular Meeting	10:00 AM
April 21, 2025	Regular Meeting	10:00 AM
May 19, 2025	Regular Meeting	10:00 AM
June 16, 2025	Regular Meeting	10:00 AM
July 21, 2025	Regular Meeting	10:00 AM
August 18, 2025	Regular Meeting	10:00 AM
September 15, 2025	Regular Meeting	10:00 AM

***Exception**

The January meeting date is on the Martin Luther King Day holiday.

The February meeting date is on the Presidents' Day holiday.

NEWPORT ISLES

COMMUNITY DEVELOPMENT DISTRICT

7

This instrument was prepared by:

Kutak Rock LLP
107 W. College Ave.
Tallahassee, Florida 32301

**NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT
AGREEMENT REGARDING CDD IMPROVEMENTS**

THIS AGREEMENT REGARDING CDD IMPROVEMENTS (“Agreement”) is made and entered into to be effective the ___ day of _____, 2024, and is by and among:

NORTHWEST MANATEE, LLC, a Florida limited liability company, and **CC MANATEE LAND INVESTMENTS, LLC**, a Florida limited liability company, each with a mailing address of 1901 Ulmerton Road, Suite 475, Clearwater, Florida 33762 (together, “**Landowner**”); and

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Manatee County, Florida, and whose address is c/o Wrathell, Hunt & Associates, LLC 2300 Glades Road, suite 410W, Boca Raton, Florida 33431 (“**District**”); and

Is joined by **CORNERSTONE LAND COMPANY, LLC**, a Florida limited liability company, with a mailing address of 1901 Ulmerton Road, Suite 475, Clearwater, Florida 33762 (“**Developer**”).

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, and acquiring certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

WHEREAS, the Landowner (collectively) owns all of the property (“**Property**”) described in **Exhibit A**; and

WHEREAS, the District presently intends to undertake the planning, design, acquisition, construction, and installation of certain public infrastructure improvements for what is known as the District’s “Capital Improvement Plan” (“**Project**”) and in order to develop the Property; and

WHEREAS, the Project is described in that certain *Master Engineer’s Report*, dated March 23, 2022, as revised _____, 2024, and as may be amended from time to time; and

WHEREAS, while the District intends to finance a portion of its Project, the District understands and acknowledges that future land developers may develop certain portions of the Project, including by constructing and/or installing neighborhood stormwater, roadway, and utilities improvements (together, “**Neighborhood Improvements**”); and

WHEREAS, to ensure that the District is able to acquire all portions of its Project, the Developer and the Landowners have agreed to cause future land developers to transfer to the District any Neighborhood Improvements, as set forth herein;

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

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

2. **ACQUISITION OF NEIGHBORHOOD IMPROVEMENTS.** Upon substantial completion of any Neighborhood Improvements, Landowner shall notify the District and shall reasonably cooperate to transfer to the District all such Neighborhood Improvements by quitclaim bill of sale or other instrument mutually agreeable to the parties. In connection with any such transfers, Landowner shall also provide information regarding the actual cost to develop the Neighborhood Improvements, and shall provide any perpetual real estate rights and approvals reasonably requested by the District for the ownership and operation of the Neighborhood Improvements. Landowner shall transfer to the District all public roadway and utility improvements comprising a portion of the Neighborhood Improvements prior to any turnover of such improvements to Manatee County or another governmental entity, and shall cooperate to assist the District in finally transferring roadway and utility improvements to Manatee County. Consistent with certain private agreements between the “**Original Landowners**” (i.e., Northwest Manatee, LLC and CC Manatee Land Investments, LLC) and their respective neighborhood developer buyers of the Property, any transfers to the District shall be at no cost to the District, except that the District may make payment for the transferred Neighborhood Improvements to the Original Landowners and/or their assignees pursuant to that certain *Acquisition and Advanced Funding Agreement*, between the District and the Original Landowners and Developer and dated _____, 2024. As a point of clarification, and as described more fully herein, this Agreement is binding on the Landowner and all successors in interest to the Property.

3. **AUTOMATIC RELEASE.** Any platted lots are automatically and forever released from the terms and conditions of this Agreement.

4. **DISTRICT CONTACT INFORMATION.** Additional information regarding the District is available from the District’s Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (561)571-0010.

THE DECLARATIONS, ACKNOWLEDGEMENTS AND AGREEMENTS CONTAINED HEREIN SHALL RUN WITH THE PROPERTY DESCRIBED IN EXHIBIT A HERETO AND SHALL BE BINDING ON THE LANDOWNERS AND ON ALL PERSONS (INCLUDING BUT NOT LIMITED TO INDIVIDUALS AS WELL AS CORPORATIONS, ASSOCIATIONS, TRUSTS, AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE PROPERTY IS PLATTED AT SUCH TIME. BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE DEEMED TO HAVE

CONSENTED AND AGREED TO THE PROVISIONS OF THIS DECLARATION TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY AND ENFORCEABILITY OF THIS DECLARATION.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOR AGREEMENT REGARDING CDD IMPROVEMENTS]

WITNESS

**NEWPORT ISLES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

**STATE OF FLORIDA
COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2024, by _____, as _____ of NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

[SIGNATURE PAGE FOR AGREEMENT REGARDING CDD IMPROVEMENTS]

WITNESS

NORTHWEST MANATEE, LLC

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2024, by _____, as _____ of **NORTHWEST MANATEE, LLC**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

[SIGNATURE PAGE FOR AGREEMENT REGARDING CDD IMPROVEMENTS]

WITNESS

CC MANATEE LAND INVESTMENTS, LLC

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2024, by _____, as _____ of **CC MANATEE LAND INVESTMENTS, LLC**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

[SIGNATURE PAGE FOR AGREEMENT REGARDING CDD IMPROVEMENTS]

WITNESS

CORNERSTONE LAND COMPANY, LLC

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2024, by _____, as _____ of **CORNERSTONE LAND COMPANY, LLC**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

EXHIBIT A: Legal Description of Property

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8A

DIRECT PURCHASE ORDER FORM

Newport Isles CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: Newport Isles MG

DPO # 01-2133-009 - OPO

CO # 1

To: Ferguson Waterworks

Date: 4/12/2024

Attention: Phil Lack

Job # 01-2133

CC: 02-320

Approved By: KD

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	Forcemain Extension 02-320 Forcemain	\$ 5,437.37	\$5,437.37
			Tax Exempt	
			Total	\$5,437.37

Remarks

See Attached QUOTE

CC:



FEL-SARASOTA, FL WATERWORKS
 #1212
 1601 SARASOTA CENTER BOULEVARD
 SARASOTA, FL 34240
 Phone: 941-379-8989
 Fax: 941-379-3797

Deliver To:
From: Philip Lack
Comments:

10:48:36 APR 08 2024

FEL-SARASOTA, FL WATERWORKS
 Price Quotation
 Phone: 941-379-8989
 Fax: 941-379-3797

Bid No: B552081
Bid Date: 04/08/24
Quoted By: PSL

Cust Phone: 561-571-0010
Terms: NET 10TH PROX

Customer: NEWPORT ISLES CDD
 DPO # 012133009
 NEWPORT ISLES MG
 C/O RIPA & ASSOCIATES
 BOCA RATON, FL 33431

Ship To: NEWPORT ISLES CDD
 DPO # 012133009
 NEWPORT ISLES MG
 C/O RIPA & ASSOCIATES
 BOCA RATON, FL 33431

Cust PO#:

Job Name: NEWPORT FM EXT C/O

Item	Description	Quantity	Net Price	UM	Total
SP-DDMCR12CTF	12 MJ C153 PERMOX CROSS L/A	1	1615.190	EA	1615.19
SSLCEX12	12 PVC WDG REST GLND *ONELOK E-COAT	1	119.370	EA	119.37
PMJBCEGAS12EPDM	12 MJ GSKT & BLU BOLT PK W/ EPDM	1	90.200	EA	90.20
F202BS1320IP7	12X2 IP DBL SS STRP BRS SDL DI/PVC	1	366.580	EA	366.58
DS46NKM	2X3 S40 316L WLD NIP TBE	4	9.920	EA	39.68
FNW200AK	2 SS 1000# THRD 2PC FP BV LL	2	229.390	EA	458.78
AFC2602FLAFSSU	2 DI THRD RW OL SS HF STEM VLV L/A	1	514.730	EA	514.73
I461SS	2PC SC CI VLV BX 19-22 SWR	1	75.000	EA	75.00
SBOXLOK4	4 BOXLOK VLV BX ALIGNER	1	18.610	EA	18.61
RBGVTKFM	3 BRS GATE VLV ID FORCE MAIN 2 *Z	1	18.000	EA	18.00
BP2B202CNG15T2T	2X15 202CNG TEST BX W/ BLAC LID *X	1	40.620	EA	40.62
IS6CTS9K	2 SS 316 150# THRD ST 90 ELL	3	22.420	EA	67.26
IS6CT9K	2 SS 316 150# THRD 90 ELL	2	15.830	EA	31.66
FC8477NL	LF 2 MIP X CTS PJ COUP	2	101.740	EA	203.48
DS46NK24	2X24 S40 316L WLD NIP TBE	1	94.680	EA	94.68
G929K	2 SEWAGE AIR RELEASE VLV	1	687.500	EA	687.50
DS46NGM	1X3 S40 316L WLD NIP TBE	1	5.190	EA	5.19
FNW200AG	1 SS 1000# THRD 2PC FP BV LL	2	78.730	EA	157.46
IS6CTS9D	1/2 SS 316 150# THRD ST 90 ELL	4	4.500	EA	18.00
DS46NDK	1/2X2 S40 316L WLD NIP TBE	2	2.430	EA	4.86
A2439ARVG	24X39 GREE ARV ENC F/ MANATEE *X	1	803.900	EA	803.90
FINSERT55	2 CTS PET INS STFNR	2	3.310	EA	6.62

Net Total: \$5437.37
Tax: \$0.00
Freight: \$0.00
Total: \$5437.37



HOW ARE WE DOING? WE WANT YOUR FEEDBACK!

Scan the QR code or use the link below to complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=44&on=65511>

FEL-SARASOTA, FL WATERWORKS
Price Quotation

Fax: 941-379-3797

10:48:36 APR 08 2024

Reference No: B552081

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>
Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.



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NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8B

March 29, 2024

Newport Isles Community Development District
Manatee County, Florida

Subject: **Work Authorization Number 2**

Newport Isles Community Development District

Dear Chairman, Board of Supervisors:

Water Resource Associates, LLC ("**Engineer**") is pleased to submit this work authorization to provide construction management services for the Newport Isles Community Development District ("**District**"). We will provide these services pursuant to our current agreement dated March 23, 2023 ("**Engineering Agreement**") as follows:

I. Scope of Work

The District will engage Engineer to perform the services as describe in **Exhibit A**.

II. Fees

The District will compensate Engineer for the time and materials related to the services outlined in Exhibit A pursuant to the hourly rate schedule contained in the Engineering Agreement not to exceed seventy-five thousand dollars (\$75,000). The District will reimburse Engineer all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

APPROVED AND ACCEPTED

Sincerely,

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

WATER RESOURCE ASSOCIATES, LLC

DocuSigned by:
Susan Collins
By: _____
Authorized Representative
Date: 4/1/2024

Clint Cuffle
By: _____
CLINT CUFFLE, PRINCIPAL
Date: 03/29/2024

EXHIBIT A

NEWPORT ISLES MASTER ROADWAY AND MASS GRADING CONSTR MGMT SERV

The DESIGN PROFESSIONAL shall perform the services outlined in this agreement for the stated fee arrangement.

CONSTRUCTION PHASE SERVICES (TIME AND MATERIALS)

A. PRECONSTRUCTION

1. Contract Documents/Bid Assistance

WRA will assist in bid solicitation package based on the approved construction plans and the quantities (prepared with Construction permitting). The service will include an onsite pre-bid meeting, conducting the bid notification process and evaluation of the bids. This service assumes approximately 5 bid solicitations/responses.

2. Bond Estimate Preparation

WRA will prepare the bond estimates and will submit to the County for approval.

B. CONSTRUCTION SERVICES

WRA will provide construction observation for the related civil engineering construction of improvements. It is assumed that the improvements will be constructed in one phase.

Services in connection with Change Orders to reflect changes/additions to the work requested by the Client, involvement of more than one (1) contractor and/or extension of the contract time frame for reasons beyond WRA's control will be provided as "Additional Services."

The minimum services provided by WRA will include construction observation necessary to ensure that the work is in substantial conformance with the Construction Plans and Technical Specifications for the purpose of certifying to Manatee County, other permitting agencies and pay -application reviews.

Responsibility during construction will include the following:

1. Limited Construction Observation

- a. Schedule and attend one (1) preconstruction meeting with Client's contractor, Manatee County inspection personnel, and appropriate private utility representatives.
- b. Review Shop Drawings (SD) subsequent to an antecedent review and approval by the site contractor. Assumes substantial accuracy for 90% of submittals with an allowance of 10% of SD submittals requiring mark-up, return and one (1) re-review.
- c. Observe performance tests required by the Technical Specifications. Performance tests will be requested by the site contractor through WRA. WRA will schedule all testing with Manatee County as required by Manatee County/.
- d. WRA will visit the site at appropriate intervals, based on construction activity (2 to 4 hour visits per week average) for 8 months (assumed one phase).

- e. WRA will attend an onsite meeting every two weeks as required by Client.
- f. WRA will review contractors pay applications.
- g. Subsequent to the site contractor's completion of work in substantial compliance with the construction plans, WRA will schedule and attend final inspection of the project
- h. Observation services beyond the aforementioned "final inspection" and one (1) re-inspection. Any additional inspections will be considered an "Additional Service."

2. Construction Completion Certifications

- a. Prepare, based upon signed and sealed field survey data supplemented by information supplied by the Contractor, record drawings of utilities for certification to the County and FDEP.
- b. Provide certifications, record drawings, etc. to the applicable governmental regulatory agencies as required by permit conditions (i.e., County, SWFWMD, and FDEP).

3. Record Drawings

WRA will prepare Record drawings for review and agency submittal by engineer based on as-built surveys provided by the contractor. The base coordinate system shall be on the project engineer's datum. Vertical and horizontal will be provided for the following items:

- a. Rim and pipe inverts of all sanitary sewer manholes, including pipe lengths.
- b. Rim or grate and inverts of all storm structures, including pipe lengths.
- c. A minimum of ten (10) elevations around the top of bank and ten (10) elevations in the bottom of all retention ponds, and/or swales.
- d. Water lines, reclaimed water lines, force main and yard piping per Manatee County Standards

C. SPECIAL SERVICES

1. ADDITIONAL SERVICES

WRA will provide "Additional Services" not addressed in this Scope of Services as requested and authorized by the Client.

NOTE: Service Not Included in The Scope of This Contract

Services not specifically identified in the above Scope of Services and performed at CLIENT's request will be considered additional services. **If any of the following services are required, DESIGN PROFESSIONAL will either provide these services in accordance with the hourly rate schedule provided in Attachment B, or, if requested, will prepare a separate proposal for the work.** Examples of services that are not included in the scope of this contract include, but are not limited to the following:

1. Dry utility design/permitting (electric, communications, gas, etc.)
2. Subsurface utility explorations
3. Landscape and irrigation design and permitting
4. Geotechnical engineering and testing services
5. Surveying services (unless specifically contracted separately)
6. Traffic studies or design services
7. Application/Permitting Fees
8. Design exceptions through Public Works
9. Maintenance of Traffic Plans

Any other items not specifically described in this proposal

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8CI



To: Newport Isles CDD	Contact: Susan Collins
Address: Tampa, FL	Phone:
	Fax:
Project Name: Newport Isles Blvd. East West Road	Bid Number: 23-047
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 2/14/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
GENERAL CONDITIONS					
001	MOBILIZATION	1.00	LS	\$48,000.00	\$48,000.00
002	CONST. STAKEOUT / RECORD SURVEY - BY OWNER	0.00	LS	\$0.00	\$0.00
Total Price for above GENERAL CONDITIONS Items:					\$48,000.00

EARTHWORK

003	SITE EXCAVATION (BORROW POND)	19,900.00	CY	\$3.45	\$68,655.00
Total Price for above EARTHWORK Items:					\$68,655.00

PAVING

004	1.5" TYPE FC 12.5 FRICTION COURSE (PG 76-22)	25,100.00	SY	\$21.35	\$535,885.00
005	2" TYPE SP 12.5 ASPHALT	25,100.00	SY	\$22.50	\$564,750.00
006	10" LIMEROCK BASE	25,100.00	SY	\$27.60	\$692,760.00
007	BRICK PAVERS	2,815.00	SF	\$27.15	\$76,427.25
008	12" STABILIZED SUBGRADE (LBR-40)	25,415.00	SY	\$6.15	\$156,302.25
009	TYPE "D" TRENCH CURB	250.00	LF	\$31.00	\$7,750.00
010	TYPE "AB" CURB W/ STABILIZATION	6,455.00	LF	\$30.00	\$193,650.00
011	TYPE "F" CURB W/ STABILIZATION	10,165.00	LF	\$32.00	\$325,280.00
012	TYPE "RA" CURB W/ STABILIZATION	320.00	LF	\$33.00	\$10,560.00
013	4" CONCRETE SIDEWALK	73,080.00	SF	\$8.30	\$606,564.00
014	5' ADA HANDICAPPED RAMP	8.00	EACH	\$1,150.00	\$9,200.00
015	10' ADA HANDICAPPED RAMP	12.00	EACH	\$2,350.00	\$28,200.00
016	SOD 2' BOC / EOP - BAHIA	2,350.00	SY	\$3.00	\$7,050.00
017	FINAL GRADING	1.00	LS	\$83,750.00	\$83,750.00
018	SIGNAGE & STRIPING	1.00	LS	\$82,000.00	\$82,000.00
Total Price for above PAVING Items:					\$3,380,128.50

STORM SEWER

019	CONNECT TO EXISTING STORM INLET	2.00	EACH	\$2,250.00	\$4,500.00
020	18" CLASS III RCP STORM	920.00	LF	\$71.25	\$65,550.00
021	24" CLASS III RCP STORM	1,512.00	LF	\$98.85	\$149,461.20
022	30" CLASS III RCP STORM	812.00	LF	\$148.75	\$120,785.00
023	36" CLASS III RCP STORM	1,304.00	LF	\$193.75	\$252,650.00
024	42" CLASS III RCP STORM	496.00	LF	\$252.75	\$125,364.00
025	48" CLASS III RCP STORM	160.00	LF	\$310.00	\$49,600.00
026	MANATEE CO. CURB INLET	38.00	EACH	\$8,250.00	\$313,500.00
027	42" RCP FES	2.00	EACH	\$7,275.00	\$14,550.00
028	48" RCP FES	1.00	EACH	\$8,950.00	\$8,950.00
029	RIP RAP AT END SECTION	3.00	EACH	\$980.00	\$2,940.00
030	DEWATERING	1.00	LS	\$66,000.00	\$66,000.00
031	STORM SEWER TESTING	1.00	LS	\$41,500.00	\$41,500.00



To: Newport Isles CDD	Contact: Susan Collins
Address: Tampa, FL	Phone:
	Fax:
Project Name: Newport Isles Blvd. East West Road	Bid Number: 23-047
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 2/14/2023

Total Price for above STORM SEWER Items: \$1,215,350.20

FORCEMAIN

032	CONNECT TO EXISTING FORCEMAIN	2.00 EACH	\$2,100.00	\$4,200.00
033	12" PVC FORCEMAIN (DR 18)	1,460.00 LF	\$94.75	\$138,335.00
034	10" PVC FORCEMAIN (DR 18)	1,400.00 LF	\$67.60	\$94,640.00
035	8" PVC FORCEMAIN (DR 18)	40.00 LF	\$49.15	\$1,966.00
036	6" PVC FORCEMAIN (DR 18)	2,060.00 LF	\$33.45	\$68,907.00
037	12" PLUG VALVE ASSEMBLY	1.00 EACH	\$7,400.00	\$7,400.00
038	10" PLUG VALVE ASSEMBLY	1.00 EACH	\$4,500.00	\$4,500.00
039	8" PLUG VALVE ASSEMBLY	1.00 EACH	\$2,950.00	\$2,950.00
040	6" PLUG VALVE ASSEMBLY	1.00 EACH	\$2,150.00	\$2,150.00
041	12" MJ BEND	3.00 EACH	\$1,900.00	\$5,700.00
042	10" MJ BEND	12.00 EACH	\$1,450.00	\$17,400.00
043	8" MJ BEND	2.00 EACH	\$1,050.00	\$2,100.00
044	6" MJ BEND	5.00 EACH	\$775.00	\$3,875.00
045	10" MJ TEE	1.00 EACH	\$1,950.00	\$1,950.00
046	12" MJ REDUCER	1.00 EACH	\$1,600.00	\$1,600.00
047	20" STEEL CASING (OPEN CUT)	160.00 LF	\$190.00	\$30,400.00
048	16" STEEL CASING (OPEN CUT)	80.00 LF	\$330.00	\$26,400.00
049	AIR RELEASE ASSEMBLY	1.00 EACH	\$7,500.00	\$7,500.00
050	PRESSURE TESTING	1.00 LS	\$21,500.00	\$21,500.00

Total Price for above FORCEMAIN Items: \$443,473.00

WATERMAIN

051	CONNECT TO EXISTING WATERMAIN	2.00 EACH	\$2,100.00	\$4,200.00
052	TEMPORARY JUMPER	2.00 EACH	\$10,750.00	\$21,500.00
053	12" PVC WATER MAIN (DR 18)	4,660.00 LF	\$94.40	\$439,904.00
054	8" PVC WATER MAIN (DR 18)	600.00 LF	\$50.15	\$30,090.00
055	12" GATE VALVE ASSEMBLY	2.00 EACH	\$4,700.00	\$9,400.00
056	8" GATE VALVE ASSEMBLY	2.00 EACH	\$2,900.00	\$5,800.00
057	12" MJ BEND	12.00 EACH	\$1,200.00	\$14,400.00
058	8" MJ BEND	6.00 EACH	\$610.00	\$3,660.00
059	12" MJ TEE	2.00 EACH	\$1,500.00	\$3,000.00
060	8" MJ TEE	1.00 EACH	\$950.00	\$950.00
061	12" MJ REDUCER	1.00 EACH	\$805.00	\$805.00
062	24" STEEL CASING (OPEN CUT)	90.00 LF	\$230.00	\$20,700.00
063	18" STEEL CASING (OPEN CUT)	60.00 LF	\$200.00	\$12,000.00
064	FIRE HYDRANT ASSEMBLY	6.00 EACH	\$7,700.00	\$46,200.00
065	BLOWOFF W/ AUTO FLUSH ASSEMBLY	2.00 EACH	\$10,975.00	\$21,950.00
066	SAMPLE POINT	4.00 EACH	\$625.00	\$2,500.00
067	TEMPORARY BLOWOFF ASSEMBLY	2.00 EACH	\$675.00	\$1,350.00
068	CHLORINE INJECTION POINT	2.00 EACH	\$675.00	\$1,350.00
069	CHLORINATION & PRESSURE TESTING	1.00 LS	\$26,500.00	\$26,500.00



To: Newport Isles CDD	Contact: Susan Collins
Address: Tampa, FL	Phone:
	Fax:
Project Name: Newport Isles Blvd. East West Road	Bid Number: 23-047
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 2/14/2023

Total Price for above WATERMAIN Items: \$666,259.00

Total Bid Price: \$5,821,865.70

Notes:

- CONSTRUCTION STAKING & RECORD SURVEY BY OTHERS
- GEOTECHNICAL/ MATERIALS TESTING IS BY OTHERS.
- BONDING NOT INCLUDED.
- PERMIT / INSPECTION FEES BY OTHERS.
- ASSUMES DISCING SHALL BE ACCEPTED BY THE GEOTECHNICAL ENGINEER.
- ASSUMES PAD ELEVATION IS 6" BELOW FINISH FLOOR (+/- 0.10' TOLERANCE).
- THIS PROPOSAL IS BASED ON EXISTING TOPO NOTED ON THE DRAWINGS BEING ACCURATE WITHIN 0.2 FEET AT ANY GIVEN LOCATION. TOPO VERIFICATION MAY BE REQUIRED PRIOR TO FINAL CONTRACT.
- THIS PROPOSAL IS BASED ON A GEOTECHNICAL REPORT PROVIDED BY FAULKNER ENGINEERING SERVICES, DATED 11/24/2020.
- THIS PROPOSAL IS BASED ON ALL ONSITE CUT MATERIAL, INCLUDING MATERIAL FROM PIPE TRENCHES, BEING USABLE FOR STRUCTURAL / PAVEMENT AREAS AND TRENCH BACKFILL. REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL IS NOT INCLUDED.
- NO ALLOWANCE HAS BEEN MADE FOR TESTING, HANDLING, TREATING, REMOVING OR DISPOSING OF HAZARDOUS OR CONTAMINATED MATERIALS, SOILS, OR GROUNDWATER. IN ADDITION, REMOVAL AND DISPOSAL OF BURIED TRASH IS NOT INCLUDED.
- TELEPHONE, POWER, CABLE, IRRIGATION, ETC. CONDUIT AND SLEEVES BY OTHERS, UNLESS SPECIFIED.
- UNLESS NOTED, WE HAVE NOT INCLUDED ANY ADJUSTMENTS/REMOVAL OR RELOCATION OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED WORK.
- ITEMS NOT INCLUDED ARE: BERM CONSTRUCTION; IMPORT FILL; WELL ABANDONMENT; LANDSCAPING; IRRIGATION; ROOT PRUNING; TREE TRIMMING; INVASIVE SPECIES REMOVAL; MITIGATION PLANTINGS; DEMOLITION; STRIPPING OF SITE; FENCE; AND PERIMETER WALLS.
- **FUEL PRICING IS BASED ON \$4.00 / GALLON FOR OFF-ROAD DIESEL FUEL. THIS PROPOSAL IS VALID FOR 30 DAYS.** DUE TO THE VOLATILITY OF FUEL, PETROLEUM / PVC AND CONCRETE PRODUCTS, WE ARE UNABLE TO PREDICT TOMORROW'S MARKET. THIS PROPOSAL DOES NOT INCLUDE ANY ADJUSTMENTS / SURCHARGE FOR MATERIAL PRICE INCREASES.
- THIS PROPOSAL IS BASED ON CONSTRUCTION PLANS RECEIVED 01/26/2023

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: Susan Collins</p> <p>Signature: </p> <p>Date of Acceptance: February 22, 2023</p>	<p>CONFIRMED: Ripa & Associates</p> <p>Authorized Signature: _____</p> <p>Estimator: Curtis Mast 813-415-7771 cmast@ripaconstruction.com</p>
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NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8C11



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 4/24/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
GENERAL CONDITIONS					
001	FEBRUARY-MARCH FUEL CREDIT	1.00	LS	(\$12,127.46)	(\$12,127.46)
Total Price for above GENERAL CONDITIONS Items:					(\$12,127.46)
STORM SEWER MASS GRADE					
002	36" CLASS III RCP STORM	587.00	LF	\$193.75	\$113,731.25
003	42" CLASS III RCP STORM	-1,235.00	LF	\$252.75	(\$312,146.25)
004	48" CLASS III RCP STORM	1,107.00	LF	\$310.00	\$343,170.00
005	60" CLASS III RCP STORM	-296.00	LF	\$496.50	(\$146,964.00)
006	24" HP STORM	175.00	LF	\$75.00	\$13,125.00
007	30" HP STORM	125.00	LF	\$107.05	\$13,381.25
008	36" HP STORM	365.00	LF	\$126.00	\$45,990.00
009	42" HP STORM	-289.00	LF	\$155.00	(\$44,795.00)
010	48" HP STORM	1,051.00	LF	\$191.08	\$200,825.08
011	60" HP STORM	50.00	LF	\$292.57	\$14,628.50
012	CONTROL STRUCTURE TYPE D	17.00	EACH	\$6,250.00	\$106,250.00
013	CONTROL STRUCTURE TYPE H	1.00	EACH	\$13,500.00	\$13,500.00
014	CONTROL STRUCTURE TYPE E	1.00	EACH	\$7,850.00	\$7,850.00
015	TYPE J MANHOLE	1.00	EACH	\$8,750.00	\$8,750.00
016	WEIR WALL CONTROL STRUCTURE	-8.00	EACH	\$57,500.00	(\$460,000.00)
Total Price for above STORM SEWER MASS GRADE Items:					(\$82,704.17)
PHASE 2 BOUNDARY REVISION					
017	SILT FENCE	300.00	LF	\$1.65	\$495.00
018	SOD POND SLOPES - BAHIA	5,065.00	SY	\$3.00	\$15,195.00
019	SEED & MULCH DISTURBED AREAS	11,040.00	SY	\$0.30	\$3,312.00
020	CONSTRUCT SWALE	1,100.00	LF	\$13.95	\$15,345.00
021	ADDITIONAL SITE EXCAVATION	8,074.00	CY	\$3.60	\$29,066.40
Total Price for above PHASE 2 BOUNDARY REVISION Items:					\$63,413.40
PASCO PIPE SUPPLY					
022	NORTH/SOUTH BLVD STORM PIPE	1.00	LS	(\$241,979.00)	(\$241,979.00)
023	MASS GRADE STORM PIPE	1.00	LS	(\$672,588.00)	(\$672,588.00)
024	EAST/WEST BLVD STORM PIPE	1.00	LS	(\$240,610.00)	(\$240,610.00)
025	PASCO PIPE SUPPLY TAX CREDIT	1.00	LS	(\$69,360.62)	(\$69,360.62)
Total Price for above PASCO PIPE SUPPLY Items:					(\$1,224,537.62)
ATLANTIC PRECAST					
026	NORTH/SOUTH BLVD STRUCTURES	1.00	LS	(\$127,425.00)	(\$127,425.00)
027	MASS GRADE STORM STRUCTURES	1.00	LS	(\$226,057.00)	(\$226,057.00)
028	ATLANTIC PRECAST TAX CREDIT	1.00	LS	(\$21,258.92)	(\$21,258.92)



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 4/24/2023


Total Price for above ATLANTIC PRECAST Items: (\$374,740.92)

APPROVED
By Ed Andrews at 8:07 am, May 12, 2023

Total Bid Price: (\$1,630,696.77)

Notes:

- PROPOSAL REFLECTS MASS GRADING STORM PLAN CHANGES, REVISED PHASE 2 BOUNDARY & VENDOR CREDITS.
- PROPOSAL DOES NOT INCLUDE ADDED BOX CULVERT OR MASS GRADING EARTHWORK CHANGES.
- PROPOSAL BASED ON PLAN CHANGES RECEIVED BY WRA 03-07-2023 VERSUS 01-06-2023 SET.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: <u>Sam Cain</u></p> <p>Date of Acceptance: <u>May 12, 2023</u></p>	<p>CONFIRMED: Ripa & Associates</p>  <p>Authorized Signature: _____</p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
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NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8CIII



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 6/12/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
FUEL CREDITS					
001	APRIL FUEL CREDIT	1.00	LS	(\$17,954.47)	(\$17,954.47)
002	MAY FUEL CREDIT	1.00	LS	(\$20,333.19)	(\$20,333.19)
Total Price for above FUEL CREDITS Items:					(\$38,287.66)
PASCO PIPE SUPPLY					
003	N/S BLVD STORM (42" ILO 36")	1.00	LS	(\$2,671.20)	(\$2,671.20)
004	PASCO PIPE SUPPLY TAX CREDIT	1.00	LS	(\$160.27)	(\$160.27)
Total Price for above PASCO PIPE SUPPLY Items:					(\$2,831.47)
COUNTY MATERIALS					
005	MASS GRADE RCP STORM DPO	1.00	LS	(\$166,845.00)	(\$166,845.00)
006	COUNTY MATERIALS TAX CREDIT	1.00	LS	(\$10,010.70)	(\$10,010.70)
Total Price for above COUNTY MATERIALS Items:					(\$176,855.70)
MASS GRADE STORM PIPE - PRICE INCREASE					
007	66" RCP CLASS III RCP STORM	376.00	LF	\$10.75	\$4,042.00
008	66" RCP FES	2.00	EACH	\$362.50	\$725.00
Total Price for above MASS GRADE STORM PIPE - PRICE INCREASE Items:					\$4,767.00
FERGUSON WATERWORKS					
009	NORTH/SOUTH BLVD FORCEMAIN	1.00	LS	(\$325,000.69)	(\$325,000.69)
010	NORTH/SOUTH BLVD WATERMAIN	1.00	LS	(\$392,064.30)	(\$392,064.30)
011	NORTH/SOUTH BLVD RECLAIM	1.00	LS	(\$212,164.82)	(\$212,164.82)
012	FERGUSON TAX CREDIT	1.00	LS	(\$55,753.78)	(\$55,753.78)
Total Price for above FERGUSON WATERWORKS Items:					(\$984,983.59)
N/S BLVD FORCEMAIN					
013	12" PVC FORCEMAIN (DR 18)	340.00	LF	\$94.75	\$32,215.00
014	8" PVC FORCEMAIN (DR 18)	20.00	LF	\$45.74	\$914.80
015	6" PVC FORCEMAIN (DR 18)	360.00	LF	\$31.93	\$11,494.80
016	24" STEEL CASING	159.00	LF	\$213.49	\$33,944.91
017	12" PLUG VALVE ASSEMBLY	6.00	EACH	\$7,400.00	\$44,400.00
018	8" PLUG VALVE ASSEMBLY	1.00	EACH	\$3,858.92	\$3,858.92
019	6" PLUG VALVE ASSEMBLY	2.00	EACH	\$3,593.00	\$7,186.00
020	12" MJ BEND	13.00	EACH	\$1,900.00	\$24,700.00
021	8" MJ BEND	2.00	EACH	\$906.92	\$1,813.84
022	6" MJ BEND	8.00	EACH	\$656.72	\$5,253.76
023	12" MJ TEE	3.00	EACH	\$1,634.56	\$4,903.68
024	12" MJ REDUCER	2.00	EACH	\$1,600.00	\$3,200.00
025	BLOWOFF W/ AUTO FLUSH ASSEMBLY	2.00	EACH	\$10,760.42	\$21,520.84
026	PRESSURE TESTING	1.00	LS	\$17,000.00	\$17,000.00



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 6/12/2023

Total Price for above N/S BLVD FORCEMAIN Items: \$212,406.55

N/S BLVD WATERMAIN

027	12" PVC WATER MAIN (DR 18)	580.00 LF	\$94.40	\$54,752.00
028	8" PVC WATER MAIN (DR 18)	560.00 LF	\$43.60	\$24,416.00
029	16" DIP WATER MAIN	40.00 LF	\$137.00	\$5,480.00
030	24" STEEL CASING	222.00 LF	\$204.87	\$45,481.14
031	18" STEEL CASING	181.00 LF	\$173.90	\$31,475.90
032	16" GATE VALVE ASSEMBLY	2.00 EACH	\$8,041.80	\$16,083.60
033	12" GATE VALVE ASSEMBLY	12.00 EACH	\$4,700.00	\$56,400.00
034	8" GATE VALVE ASSEMBLY	4.00 EACH	\$3,102.22	\$12,408.88
035	16" MJ BEND	1.00 EACH	\$2,052.44	\$2,052.44
036	12" MJ BEND	16.00 EACH	\$1,200.00	\$19,200.00
037	8" MJ BEND	21.00 EACH	\$403.95	\$8,482.95
038	16" MJ TEE	1.00 EACH	\$3,058.75	\$3,058.75
039	12" MJ TEE	4.00 EACH	\$916.90	\$3,667.60
040	16" MJ CAP	1.00 EACH	\$416.88	\$416.88
041	8" MJ CAP	1.00 EACH	\$145.74	\$145.74
042	BLOWOFF W/ AUTO FLUSH ASSEMBLY	1.00 EACH	\$10,975.00	\$10,975.00
043	TEMPORARY JUMPER	1.00 EACH	\$10,750.00	\$10,750.00
044	CHLORINATION & PRESSURE TESTING	1.00 LS	\$19,000.00	\$19,000.00

Total Price for above N/S BLVD WATERMAIN Items: \$324,246.88

N/S BLVD RECLAIM

045	4" PVC RECLAIMED MAIN (DR 18)	2,100.00 LF	\$21.71	\$45,591.00
046	12" DIP WATER MAIN	340.00 LF	\$99.50	\$33,830.00
047	8" DIP WATER MAIN	2,160.00 LF	\$59.76	\$129,081.60
048	18" STEEL CASING	221.00 LF	\$176.20	\$38,940.20
049	12" STEEL CASING	47.00 LF	\$93.26	\$4,383.22
050	JOINT RESTRAINTS	26.00 EACH	\$204.95	\$5,328.70
051	12" GATE VALVE ASSEMBLY	3.00 EACH	\$4,700.00	\$14,100.00
052	8" GATE VALVE ASSEMBLY	8.00 EACH	\$3,102.22	\$24,817.76
053	4" GATE VALVE ASSEMBLY	4.00 EACH	\$1,820.17	\$7,280.68
054	12" MJ BEND	12.00 EACH	\$1,084.05	\$13,008.60
055	8" MJ BEND	32.00 EACH	\$403.95	\$12,926.40
056	4" MJ BEND	17.00 EACH	\$286.36	\$4,868.12
057	12" MJ TEE	1.00 EACH	\$916.90	\$916.90
058	8" MJ TEE	2.00 EACH	\$514.89	\$1,029.78
059	4" MJ TEE	1.00 EACH	\$457.07	\$457.07
060	4" MJ CAP	2.00 EACH	\$123.00	\$246.00
061	8" MJ REDUCER	1.00 EACH	\$423.87	\$423.87
062	2" BLOWOFF ASSEMBLY	4.00 EACH	\$6,104.95	\$24,419.80

Total Price for above N/S BLVD RECLAIM Items: \$361,649.70



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 6/12/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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EARTHWORK - MASS GRADE PHASE 1

063	SITE EXCAVATION (MASS GRADE TO FINISH PAD GRADES)	144,350.00	CY	\$3.60	\$519,660.00
064	SOD POND SLOPES - BAHIA	97,478.00	SY	\$3.00	\$292,434.00
065	SEED & MULCH DISTURBED AREAS	-114,302.00	SY	\$0.30	(\$34,290.60)

Total Price for above EARTHWORK - MASS GRADE PHASE 1 Items: \$777,803.40

RCP To HP Storm Pipe

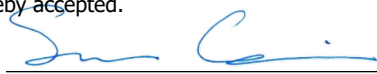
020	18" CLASS III RCP STORM	-3,195.00	LF	\$71.25	(\$227,643.75)
021	24" CLASS III RCP STORM	-2,563.00	LF	\$98.85	(\$253,352.55)
022	30" CLASS III RCP STORM	-1,677.00	LF	\$148.75	(\$249,453.75)
023	36" CLASS III RCP STORM	-3,020.00	LF	\$193.75	(\$585,125.00)
024	42" CLASS III RCP STORM	-1,013.00	LF	\$252.75	(\$256,035.75)
025	48" CLASS III RCP STORM	-1,427.00	LF	\$310.00	(\$442,370.00)
022	54" CLASS III RCP STORM	-264.00	LF	\$406.50	(\$107,316.00)
	18" HP STORM	3,195.00	LF	\$55.00	\$175,725.00
025	24" HP STORM	2,563.00	LF	\$75.00	\$192,225.00
007	30" HP STORM	1,677.00	LF	\$107.05	\$179,522.85
026	36" HP STORM	3,020.00	LF	\$126.00	\$380,520.00
027	42" HP STORM	1,013.00	LF	\$155.00	\$157,015.00
010	48" HP STORM	1,427.00	LF	\$191.08	\$272,671.16
011	60" HP STORM (REPLACES 54" RCP)	264.00	LF	\$292.57	\$77,238.48
	ADDITIONAL TELEVISIONING OF STORM UNDER ROADWAYS	13,159.00	LF	\$5.50	\$72,374.50

Total Price for above RCP To HP Storm Pipe Items: (\$614,004.81)

Total Bid Price: (\$136,089.70)

Notes:

- THIS PROPOSAL IS BASED ON CONSTRUCTION RECEIVED BY WRA 04/20/2023.

<p>ACCEPTED:</p> <p>The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: </p> <p>Signature: <u>Susan Collins</u></p> <p>Date of Acceptance: <u>June 29, 2023</u></p>	<p>CONFIRMED:</p> <p>Ripa & Associates</p> <p>Authorized Signature: _____</p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
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NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8CIV



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 6/21/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
001	MAINTENANCE OF TRAFFIC	1.00	LS	\$4,050.00	\$4,050.00
002	EROSION CONTROL	1.00	LS	\$2,900.00	\$2,900.00
003	16" DIP CL50	500.00	LF	\$290.00	\$145,000.00
004	16" HDPE DR11 HDD	1,020.00	LF	\$225.00	\$229,500.00
005	30" DR17 HDPE HDD	1,020.00	LF	\$645.00	\$657,900.00
006	16" HDPE X DIP ADAPTERS	4.00	EACH	\$22,500.00	\$90,000.00
007	16" GATE VALVE	4.00	EACH	\$16,500.00	\$66,000.00
008	TESTING	1,520.00	LF	\$4.05	\$6,156.00
009	SOD RESTORATION	2,222.00	SY	\$5.65	\$12,554.30
	PREFERRED CUSTOMER DISCOUNT	1.00	LS	(\$103,550.00)	(\$103,550.00)
Total Price for above Items:					\$1,110,510.30

Total Bid Price: \$1,110,510.30

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: <u>Newport Isles CDD</u></p> <p>Signature: <u></u></p> <p>Date of Acceptance: <u>June 21, 2023</u></p>	<p>CONFIRMED: Ripa & Associates</p> <p>Authorized Signature: _____</p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
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NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8CV



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 8/8/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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FUEL CREDITS

001	JUNE FUEL CREDIT	1.00	LS	(\$18,918.58)	(\$18,918.58)
Total Price for above FUEL CREDITS Items:					(\$18,918.58)

ATLANTIC PRECAST

002	EAST/WEST BLVD STRUCTURES DPO	1.00	LS	(\$140,461.30)	(\$140,461.30)
003	ATLANTIC PRECAST TAX CREDIT	1.00	LS	(\$8,427.68)	(\$8,427.68)
Total Price for above ATLANTIC PRECAST Items:					(\$148,888.98)

E/W FORCEMAIN

004	10" PLUG VALVE ASSEMBLY	6.00	EACH	\$7,300.00	\$43,800.00
005	8" PLUG VALVE ASSEMBLY	1.00	EACH	\$6,200.00	\$6,200.00
006	6" PLUG VALVE ASSEMBLY	4.00	EACH	\$5,200.00	\$20,800.00
007	12" MJ BEND	1.00	EACH	\$1,900.00	\$1,900.00
008	10" MJ BEND	5.00	EACH	\$1,450.00	\$7,250.00
009	8" MJ BEND	3.00	EACH	\$1,050.00	\$3,150.00
010	6" MJ BEND	13.00	EACH	\$775.00	\$10,075.00
011	20" STEEL CASING (OPEN CUT)	6.00	LF	\$190.00	\$1,140.00
012	10" MJ CAP	1.00	EACH	\$965.00	\$965.00
013	8" MJ CAP	1.00	EACH	\$730.00	\$730.00
014	6" MJ CAP	1.00	EACH	\$540.00	\$540.00
015	10" PLUG VALVE ASSEMBLY	6.00	EACH	\$4,500.00	\$27,000.00
Total Price for above E/W FORCEMAIN Items:					\$123,550.00

E/W WATERMAIN

016	12" PVC WATER MAIN (DR 18)	240.00	LF	\$94.40	\$22,656.00
017	12" GATE VALVE ASSEMBLY	15.00	EACH	\$4,700.00	\$70,500.00
018	8" GATE VALVE ASSEMBLY	6.00	EACH	\$2,900.00	\$17,400.00
019	12" MJ BEND	21.00	EACH	\$1,200.00	\$25,200.00
020	8" MJ BEND	13.00	EACH	\$610.00	\$7,930.00
021	12" MJ TEE	2.00	EACH	\$1,500.00	\$3,000.00
022	24" STEEL CASING	277.00	LF	\$230.00	\$63,710.00
023	FIRE HYDRANT ASSEMBLY	1.00	EACH	\$7,700.00	\$7,700.00
024	TEMPORARY BLOWOFF ASSEMBLY	5.00	EACH	\$675.00	\$3,375.00
Total Price for above E/W WATERMAIN Items:					\$221,471.00

E/W RECLAIM

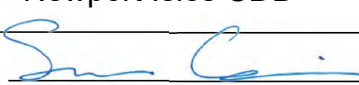

025	12" PVC RECLAIMED MAIN (DR 18)	4,900.00	LF	\$94.40	\$462,560.00
026	8" PVC RECLAIMED MAIN (DR 18)	520.00	LF	\$50.15	\$26,078.00
027	24" STEEL CASING	210.00	LF	\$230.67	\$48,440.70
028	18" STEEL CASING	160.00	LF	\$175.00	\$28,000.00
029	JOINT RESTRAINTS	67.00	EACH	\$392.61	\$26,304.87



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 8/8/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
030	12" GATE VALVE ASSEMBLY	15.00	EACH	\$4,700.00	\$70,500.00
031	8" GATE VALVE ASSEMBLY	8.00	EACH	\$2,900.00	\$23,200.00
032	12" MJ BEND	42.00	EACH	\$1,200.00	\$50,400.00
033	8" MJ BEND	26.00	EACH	\$610.00	\$15,860.00
034	12" MJ TEE	5.00	EACH	\$1,500.00	\$7,500.00
035	12" MJ CAP	3.00	EACH	\$306.28	\$918.84
036	8" MJ CAP	4.00	EACH	\$165.00	\$660.00
037	2" BLOWOFF ASSEMBLY	7.00	EACH	\$6,100.00	\$42,700.00
038	PRESSURE TESTING	1.00	LS	\$17,000.00	\$17,000.00
Total Price for above E/W RECLAIM Items:					\$820,122.41

Total Bid Price: \$997,335.85

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. Buyer: Newport Isles CDD Signature:  Date of Acceptance: August 15, 2023</p>	<p>CONFIRMED: Ripa & Associates  Authorized Signature: _____ Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
--	--

DIRECT PURCHASE ORDER FORM

Newport Isles CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: Newport Isles MG

DPO # 01-2133-002 - OPO

CO # 1

To: Atlantic TNG

Date: 7/18/2023

Attention: Raquel Martinez

Job # 01-2133

CC: 02-302

Approved By: KS

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	E/W Road 02-302 Storm Structures	\$ 140,461.30	\$140,461.30
			Tax Exempt	
			Total	\$140,461.30

Remarks

See Attached QUOTE

CC:



Invoice Number: 2700996
 Invoice Date: 6/14/2023
 Account Number: 13464
 Transactions through: 6/10/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes	CPG	CPM	Subtotal \$
2133_NEWPORT IS																	
R2169614	2133 NEWPORT ISLES	0		6/5/23	08:22	MEWPOR T	ULSD #2 Dyed Dsl	205.8	7,870.2	2.64190	0.00704	0.00000	0.18543	0.02071	2.8551	0.0000	587.58
R2169614	2133 NEWPORT ISLES	0		6/5/23	08:22	R0504004	ULSD #2 Dyed Dsl	265.2	2,735.0	2.64190	0.00704	0.00000	0.18543	0.02071	2.8551	0.0000	757.17
R2169614	2133 NEWPORT ISLES	0		6/5/23	08:22	R0504031	ULSD #2 Dyed Dsl	419.2	8,459.8	2.64190	0.00704	0.00000	0.18543	0.02071	2.8551	0.0000	1,196.85
	Product Total							✓ 890.2									2,541.60
	Ticket Total							890.2									2,541.60
R2169615	2133 NEWPORT ISLES	0		6/7/23	10:32	MEWPOR T	ULSD #2 Dyed Dsl	145.2	8,015.4	2.63700	0.00704	0.00000	0.18349	0.02071	2.8482	0.0000	413.56
R2169615	2133 NEWPORT ISLES	0		6/7/23	10:32	R0504004	ULSD #2 Dyed Dsl	1,419.0	4,154.0	2.63700	0.00704	0.00000	0.18349	0.02071	2.8482	0.0000	4,041.65
R2169615	2133 NEWPORT ISLES	0		6/7/23	10:32	R0504031	ULSD #2 Dyed Dsl	447.9	8,907.7	2.63700	0.00704	0.00000	0.18349	0.02071	2.8482	0.0000	1,275.73
	Product Total							✓ 2,012.1									5,730.94
	Ticket Total							2,012.1									5,730.94
R2169616	2133 NEWPORT ISLES	0		6/9/23	12:02	MEWPOR T	ULSD #2 Dyed Dsl	201.7	8,217.1	2.64410	0.00704	0.00000	0.18558	0.02071	2.8574	0.0000	576.34
R2169616	2133 NEWPORT ISLES	0		6/9/23	12:02	90-1133	ULSD #2 Dyed Dsl	278.2	278.2	2.64410	0.00704	0.00000	0.18558	0.02071	2.8574	0.0000	794.94
R2169616	2133 NEWPORT ISLES	0		6/9/23	12:02	R0504004 J	ULSD #2 Dyed Dsl	1,192.9	1,192.9	2.64410	0.00704	0.00000	0.18558	0.02071	2.8574	0.0000	3,408.63
	Product Total							✓ 1,672.8									4,779.91
	Ticket Total							1,672.8									4,779.91
Location Total								4,575.1							2.8536		13,052.45

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Richard Ford

Customer Arriv Time: 06/05/2023 08:22:45
Delivery Start Time: 06/05/2023 08:24:55
Delivery Compl Time: 06/05/2023 08:49:08

Sales Order: R2169614

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: **1103976**

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	8:43:16	205.8
R0504004	8:29:36	265.2
R0504031	8:48:49	419.2
DELIVERED		890.2
TOTAL DELIVERED:		890.2

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2169614



Signed By: _____

Delivery Demurrage

Arrival Time: 06/05/2023 08:22:45
Departure Time: 06/05/2023 08:49:08
Demurrage Minutes: 26
Lat/lon 27.63156641 / -82.4878044



R2169614

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2180
Driver: Richard Ford

Customer Arriv Time: 06/07/2023 10:32:18
Delivery Start Time: 06/07/2023 10:34:40
Delivery Compl Time: 06/07/2023 11:11:33

Sales Order: R2169615

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	10:39:53	145.2
R0504004	10:55:51	1419.0
R0504031	11:10:53	447.9
DELIVERED		2012.1
TOTAL DELIVERED:		2012.1

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2169615



Signed By:

Delivery Demurrage

Arrival Time: 06/07/2023 10:32:18

Departure Time: 06/07/2023 11:11:33

Demurrage Minutes: 39

Lat/lon 27.63156943 / -82.48790368



R2169615



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 06/09/2023 12:02:22
Delivery Start Time: 06/09/2023 12:12:35
Delivery Compl Time: 06/09/2023 12:57:56

Sales Order: R2169616

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
90-1133	12:54:03	278.2
MEWPORT	12:57:35	201.7
R0504004J	12:37:12	1192.9
DELIVERED		1672.8
TOTAL DELIVERED:		1672.8

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2169616



Signed By:

Delivery Demurrage

Arrival Time: 06/09/2023 12:02:22
Departure Time: 06/09/2023 12:57:56
Demurrage Minutes: 55
Lat/lon 27.63167364 / -82.48791964





Invoice Number: 2704457
 Invoice Date: 6/21/2023
 Account Number: 13464
 Transactions through: 6/16/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/Use	Other Taxes	CPG	CPM	Subtotal \$
2133_NEWPORT IS																	
R2180114	2133 NEWPORT ISLES	0		6/12/23	11:05	MEWPOR T	ULSD #2 Dyed Dsl	510.5	8,727.6	2.61310	0.00704	0.00000	0.18341	0.02071	2.8243	0.0000	1,441.78
R2180114	2133 NEWPORT ISLES	0		6/12/23	11:05	R0504004 J	ULSD #2 Dyed Dsl	369.9	1,562.8	2.61310	0.00704	0.00000	0.18341	0.02071	2.8243	0.0000	1,044.69
	Product Total							✓ 880.4									2,486.47
	Ticket Total							880.4									2,486.47
R2180115	2133 NEWPORT ISLES	0		6/14/23	12:45	R0504004 J	ULSD #2 Dyed Dsl	1,481.9	3,044.7	2.64260	0.00704	0.00000	0.18548	0.02071	2.8558	0.0000	4,232.05
R2180115	2133 NEWPORT ISLES	0		6/14/23	12:45	MEWPOR T	ULSD #2 Dyed Dsl	176.8	8,904.4	2.64260	0.00704	0.00000	0.18548	0.02071	2.8558	0.0000	504.91
R2180115	2133 NEWPORT ISLES	0		6/14/23	12:45	R0504031	ULSD #2 Dyed Dsl	143.5	9,051.2	2.64260	0.00704	0.00000	0.18548	0.02071	2.8558	0.0000	409.81
	Product Total							✓ 1,802.2									5,146.77
	Ticket Total							1,802.2									5,146.77
R2180116	2133 NEWPORT ISLES	0		6/16/23	10:29	R0504004	ULSD #2 Dyed Dsl	1,334.1	5,488.1	2.72230	0.00704	0.00000	0.19105	0.02071	2.9411	0.0000	3,923.72
R2180116	2133 NEWPORT ISLES	0		6/16/23	10:29	R0504031	ULSD #2 Dyed Dsl	235.7	9,286.9	2.72230	0.00704	0.00000	0.19105	0.02071	2.9411	0.0000	693.22
R2180116	2133 NEWPORT ISLES	0		6/16/23	10:29	MEWPOR T	ULSD #2 Dyed Dsl	74.8	8,979.2	2.72230	0.00704	0.00000	0.19105	0.02071	2.9411	0.0000	219.99
	Product Total							✓ 1,644.6									4,836.93
	Ticket Total							1,644.6									4,836.93
Location Total								4,327.2							2.8799		12,470.17

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 06/12/2023 11:05:29
Delivery Start Time: 06/12/2023 11:08:32
Delivery Compl Time: 06/12/2023 11:32:17

Sales Order: R2180114

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	11:17:13	510.5
R0504004J	11:31:51	369.9
DELIVERED		880.4
TOTAL DELIVERED:		880.4

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2180114



Signed By: _____

Delivery Demurrage

Arrival Time: 06/12/2023 11:05:29
Departure Time: 06/12/2023 11:32:17
Demurrage Minutes: 26
Lat/lon 27.63147533 / -82.48826197



R2100114

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 06/14/2023 12:45:12
Delivery Start Time: 06/14/2023 12:47:23
Delivery Compl Time: 06/14/2023 13:19:49

Sales Order: R2180115

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	12:50:40	176.8
R0504004J	13:19:20	1481.9
R0504031	12:54:47	143.5
DELIVERED		1802.2
TOTAL DELIVERED:		1802.2

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2180115



Signed By:

Delivery Demurrage

Arrival Time: 06/14/2023 12:45:12
Departure Time: 06/14/2023 13:19:49
Demurrage Minutes: 34
Lat/lon 27.6316414 / -82.48790313



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2115
Driver: Ernest Meckes

Customer Arriv Time: 06/16/2023 10:29:44
Delivery Start Time: 06/16/2023 10:31:56
Delivery Compl Time: 06/16/2023 11:00:43

Sales Order: R2180116

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	10:34:05	74.8
R0504004	10:59:49	1334.1
R0504031	10:39:14	235.7
DELIVERED		1644.6
TOTAL DELIVERED:		1644.6

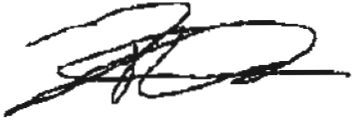
Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2180116



Signed By: Felix Olivares

Delivery Demurrage

Arrival Time: 06/16/2023 10:29:44
Departure Time: 06/16/2023 11:00:43
Demurrage Minutes: 30
Lat/lon 27 63158069 / -82 48786516



RZ180116



Invoice Number: 2708327
 Invoice Date: 6/28/2023
 Account Number: 13464
 Transactions through: 6/24/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes	CPG	CPM	Subtotal \$
2133_NEWPORT IS																	
R2190324	2133 NEWPORT ISLES	0		6/19/23	08:04	MEWPOR T	ULSD #2 Dyed Dsl	70.2	9,049.4	2.78340	0.00704	0.00000	0.19533	0.02071	3.0065	0.0000	211.05
R2190324	2133 NEWPORT ISLES	0		6/19/23	08:04	R0504031	ULSD #2 Dyed Dsl	82.6	9,369.5	2.78340	0.00704	0.00000	0.19533	0.02071	3.0065	0.0000	248.34
R2190324	2133 NEWPORT ISLES	0		6/19/23	08:04	R0504004 J	ULSD #2 Dyed Dsl	331.5	3,376.2	2.78340	0.00704	0.00000	0.19533	0.02071	3.0065	0.0000	996.65
	Product Total							✓ 484.3									1,456.04
	Ticket Total							484.3									1,456.04
R2190325	2133 NEWPORT ISLES	0		6/21/23	09:12	R0504031	ULSD #2 Dyed Dsl	517.5	9,887.0	2.70740	0.00704	0.00000	0.19001	0.02071	2.9252	0.0000	1,513.77
R2190325	2133 NEWPORT ISLES	0		6/21/23	09:12	R0504004 J	ULSD #2 Dyed Dsl	1,265.1	4,641.3	2.70740	0.00704	0.00000	0.19001	0.02071	2.9252	0.0000	3,700.62
	Product Total							✓ 1,782.6									5,214.39
	Ticket Total							1,782.6									5,214.39
R2190326	2133 NEWPORT ISLES	0		6/23/23	12:09	R0504004 J	ULSD #2 Dyed Dsl	1,129.1	5,770.4	2.67280	0.00704	0.00000	0.18759	0.02071	2.8881	0.0000	3,261.00
R2190326	2133 NEWPORT ISLES	0		6/23/23	12:09	MEWPOR T	ULSD #2 Dyed Dsl	348.2	9,397.6	2.67280	0.00704	0.00000	0.18759	0.02071	2.8881	0.0000	1,005.65
R2190326	2133 NEWPORT ISLES	0		6/23/23	12:09	90-1133	ULSD #2 Dyed Dsl	93.7	371.9	2.67280	0.00704	0.00000	0.18759	0.02071	2.8881	0.0000	270.62
	Product Total							✓ 1,571.0									4,537.27
	Ticket Total							1,571.0									4,537.27
Location Total								3,837.9							2.9418		11,207.70

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 06/19/2023 08:04:50
Delivery Start Time: 06/19/2023 08:05:04
Delivery Compl Time: 06/19/2023 08:18:54

Sales Order: R2190324

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: **1103976**
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	8:10:06	70.2
R0504004J	8:18:18	331.5
R0504031	8:06:31	82.6
DELIVERED		484.3
TOTAL DELIVERED:		484.3

Services and Fees

SITE# 2133
SITE NAME: NEWPORT ISLES



R2190324



Signed By: _____

Delivery Demurrage

Arrival Time: 06/19/2023 08:04:50
Departure Time: 06/19/2023 08:18:54
Demurrage Minutes: 14
Lat/lon: 27.63168059 / -82.48783763



R2190324

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 06/21/2023 09:12:44
Delivery Start Time: 06/21/2023 09:16:49
Delivery Compl Time: 06/21/2023 09:47:12

Sales Order: R2190325

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
R0504004J	9:45:38	1265.1
R0504031	9:25:05	517.5
DELIVERED		1782.6
TOTAL DELIVERED:		1782.6

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2190325

Jon-Wilson

Signed By:

Delivery Demurrage

Arrival Time: 06/21/2023 09:12:44
Departure Time: 06/21/2023 09:47:12
Demurrage Minutes: 34
Lat/lon 27.63156315 / -82.48807473



R2190325

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 06/23/2023 12:09:39
Delivery Start Time: 06/23/2023 12:13:19
Delivery Compl Time: 06/23/2023 13:00:01

Sales Order: R2190326

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
90-1133	12:54:00	93.7
MEWPORT	12:59:37	348.2
R0504004J	12:38:43	1129.1
DELIVERED		1571.0
TOTAL DELIVERED:		1571

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2190326



Signed By:

Delivery Demurrage

Arrival Time: 06/23/2023 12:09:39

Departure Time: 06/23/2023 13:00:01

Demurrage Minutes: 50

Lat/lon 27.63164367 / -82.48787903



R2190326



Invoice Number: 2713749
 Invoice Date: 7/6/2023
 Account Number: 13464
 Transactions through: 6/30/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes	CPG	CPM	Subtotal \$	
2133_NEWPORT IS																		
R2209173	2133 NEWPORT ISLES	0		6/30/23	05:57	MEWPOR T	ULSD #2 Dyed Dsl	220.0	10,090.0	2.62800	0.00704	0.00000	0.18086	0.02071	2.8366	0.0000	624.05	
R2209173	2133 NEWPORT ISLES	0		6/30/23	05:57	R0504004 J	ULSD #2 Dyed Dsl	1,619.0	8,466.2	2.62800	0.00704	0.00000	0.18086	0.02071	2.8366	0.0000	4,592.47	
R2209173	2133 NEWPORT ISLES	0		6/30/23	05:57	R0504031	ULSD #2 Dyed Dsl	266.3	10,153.3	2.62800	0.00704	0.00000	0.18086	0.02071	2.8366	0.0000	755.39	
R2209173	2133 NEWPORT ISLES	0		6/30/23	05:57	90-1133	ULSD #2 Dyed Dsl	91.5	720.9	2.62800	0.00704	0.00000	0.18086	0.02071	2.8366	0.0000	259.55	
	Product Total							2,196.8										6,231.46
	Ticket Total							2,196.8										6,231.46
	Location Total							2,196.8							2.8366			6,231.46

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 06/30/2023 05:57:35
Delivery Start Time: 06/30/2023 05:59:46
Delivery Compl Time: 06/30/2023 06:43:24

Sales Order: R2209173

P.O. #: 2133 NEWPORT ISLES

Reference #

Ship To: **1103976**
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: **1103976**
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
90-1133	6:42:41	91.5
MEWPORT	6:03:26	220.0
R0504004J	6:29:54	1619.0
R0504031	6:09:23	266.3
DELIVERED		2196.8
TOTAL DELIVERED:		2196.8

Services and Fees

SITE# 2133
SITE NAME: NEWPORT ISLES



R2209173



Signed By: _____

Delivery Demurrage

Arrival Time: 06/30/2023 05:57:35
Departure Time: 06/30/2023 06:43:24
Demurrage Minutes: 45
Lat/Lon 27.63168628 / -82.48788289



R2209173

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8C VI



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 8/29/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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FUEL CREDITS

001	JULY FUEL CREDIT	1.00	LS	(\$20,789.56)	(\$20,789.56)
Total Price for above FUEL CREDITS Items:					(\$20,789.56)

ATLANTIC PRECAST

002	MASS GRADE - DPO CO#002	1.00	LS	(\$5,243.00)	(\$5,243.00)
003	NORTH/SOUTH - DPO CO #003	1.00	LS	(\$15,547.70)	(\$15,547.70)
004	ATLANTIC PRECAST TAX CREDIT	1.00	LS	(\$1,297.44)	(\$1,297.44)
Total Price for above ATLANTIC PRECAST Items:					(\$22,088.14)

EARTHWORK

005	STRIPPING POND 608	1.00	LS	\$4,025.00	\$4,025.00
006	DEWATER / MODIFY POND 608	1.00	LS	\$7,000.00	\$7,000.00
007	EXCAVATION - ADDED ENTRANCE POND	9,142.00	CY	\$3.60	\$32,911.20
008	SOD POND SLOPES - BAHIA (POND 608 & ADDED ENTRANCE POND)	4,500.00	SY	\$2.90	\$13,050.00
Total Price for above EARTHWORK Items:					\$56,986.20

ROADWAY STORM SEWER

009	RE-INSTALL 18" HP STORM (LOCATION CHANGE)	72.00	LF	\$80.90	\$5,824.80
010	RE-INSTALL CURB INLET (S-01 & S-02)	2.00	EACH	\$2,500.00	\$5,000.00
011	CONNECT TO EXISTING STORM INLET (S-03)	1.00	EACH	\$3,500.00	\$3,500.00
012	CONTROL STRUCTURE TYPE D (S-49, S-53, S-54)	3.00	EACH	\$6,900.00	\$20,700.00
013	MANATEE CO. CURB INLET (S-51 & S-52)	2.00	EACH	\$7,800.00	\$15,600.00
014	30" FES (S-50)	1.00	EACH	\$4,950.00	\$4,950.00
015	30" HP STORM	110.00	LF	\$107.05	\$11,775.50
016	DEWATERING	1.00	LS	\$5,600.00	\$5,600.00
017	STORM SEWER TESTING	1.00	LS	\$3,750.00	\$3,750.00
Total Price for above ROADWAY STORM SEWER Items:					\$76,700.30

STORM SEWER MASS GRADE

018	TYPE J MANHOLE (CS-WL12W.003)	1.00	EACH	\$8,750.00	\$8,750.00
019	CONSTRUCT SWALE	-100.00	LF	\$13.95	(\$1,395.00)
020	42" HP STORM (MASS GRADE RUN ILO SWALE)	100.00	LF	\$155.00	\$15,500.00
021	DEWATERING	1.00	LS	\$5,500.00	\$5,500.00
022	STORM SEWER TESTING	1.00	LS	\$5,400.00	\$5,400.00
Total Price for above STORM SEWER MASS GRADE Items:					\$33,755.00

N/S BLVD FORCEMAIN

023	12" PVC FORCEMAIN (DR 18)	140.00	LF	\$94.75	\$13,265.00
024	24" STEEL CASING	100.00	LF	\$213.50	\$21,350.00
025	12" MJ BEND	5.00	EACH	\$1,900.00	\$9,500.00



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 8/29/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
026	12" PLUG VALVE ASSEMBLY	1.00	EACH	\$7,400.00	\$7,400.00
027	PRESSURE TESTING	1.00	LS	\$10,000.00	\$10,000.00
Total Price for above N/S BLVD FORCEMAIN Items:					\$61,515.00

N/S BLVD RECLAIM

028	8" DIP WATER MAIN	-2,080.00	LF	\$59.76	(\$124,300.80)
029	8" PVC RECLAIMED MAIN (DR 18)	2,140.00	LF	\$50.15	\$107,321.00
030	12" DIP WATER MAIN	-340.00	LF	\$99.50	(\$33,830.00)
031	12" PVC RECLAIMED MAIN (DR 18)	340.00	LF	\$94.40	\$32,096.00
032	18" STEEL CASING	40.00	LF	\$176.20	\$7,048.00
033	12" MJ TEE	1.00	EACH	\$916.90	\$916.90
034	8" MJ BEND	4.00	EACH	\$403.95	\$1,615.80
035	12" GATE VALVE ASSEMBLY	2.00	EACH	\$4,700.00	\$9,400.00
036	8" GATE VALVE ASSEMBLY	1.00	EACH	\$3,102.22	\$3,102.22
037	8" MJ CAP	1.00	EACH	\$165.00	\$165.00
038	JOINT RESTRAINTS	2.00	EACH	\$204.95	\$409.90
039	PRESSURE TESTING	1.00	LS	\$14,500.00	\$14,500.00
Total Price for above N/S BLVD RECLAIM Items:					\$18,444.02

N/S PAVING

040	4" CONCRETE SIDEWALK	220.00	SF	\$8.25	\$1,815.00
Total Price for above N/S PAVING Items:					\$1,815.00

BUCKEYE ROAD IMPROVEMENTS

041	TYPE "F" CURB W\ STABILIZATION	485.00	LF	\$51.00	\$24,735.00
042	DROP CURB	60.00	LF	\$30.00	\$1,800.00
043	CONCRETE FLUME	2.00	EACH	\$845.00	\$1,690.00
044	6" CONCRETE FLARED DRIVEWAY	545.00	SF	\$10.20	\$5,559.00
Total Price for above BUCKEYE ROAD IMPROVEMENTS Items:					\$33,784.00

BUCKEYE ROAD STORM SEWER

045	18" HP STORM	-617.00	LF	\$55.00	(\$33,935.00)
046	24" HP STORM	600.00	LF	\$75.00	\$45,000.00
047	REMOVE EXISTING 15"X24" ERCP STORM SEWER	25.00	LF	\$58.50	\$1,462.50
048	15" CLASS III RCP STORM (BUCKEYE ROAD DRIVEWAYS)	50.00	LF	\$60.25	\$3,012.50
049	15" RCP MES (S-55, 56, 57, 58)	4.00	EACH	\$2,100.00	\$8,400.00
050	DEWATERING	1.00	LS	\$4,700.00	\$4,700.00
051	STORM SEWER TESTING	1.00	LS	\$4,580.00	\$4,580.00
Total Price for above BUCKEYE ROAD STORM SEWER Items:					\$33,220.00

OFFSITE WATERMAIN

052	MAINTENANCE OF TRAFFIC	1.00	LS	\$1,200.00	\$1,200.00
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To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 8/29/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
053	16" DIP CL50	38.00	LF	\$290.00	\$11,020.00
054	12" PVC C900 DR18	32.00	LF	\$277.50	\$8,880.00
055	12" PVC CARRIER PIPE	60.00	LF	\$515.00	\$30,900.00
056	16" GATE VALVE	3.00	EACH	\$16,500.00	\$49,500.00
057	12" GATE VALVE	1.00	LS	\$7,050.00	\$7,050.00
058	12" MJ BENDS	4.00	EACH	\$2,700.00	\$10,800.00
059	16" X 12" TEE	1.00	EACH	\$4,700.00	\$4,700.00
060	16" CAP	1.00	EACH	\$2,700.00	\$2,700.00
061	24" JACK & BORE	58.00	LF	\$1,150.00	\$66,700.00
062	CONNECT TO EXISTING 16" WM (14' DEEP)	1.00	EACH	\$15,200.00	\$15,200.00
063	TESTING	130.00	LF	\$4.00	\$520.00
Total Price for above OFFSITE WATERMAIN Items:					\$209,170.00

Total Bid Price: \$482,511.82

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: Newport Isles CDD</p> <p>Signature: _____</p> <p>Date of Acceptance: October 18, 2023</p>	<p>CONFIRMED: Ripa & Associates</p> <p>Authorized Signature: _____</p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
--	---

Current Month July
 PM (All)
 Job # 01-2133
 Months (All)

Row Labels	Sum of QTY Delivered	Average of Unit Rate	Sum of Sub Total	Sum of Additional Fees (Taxes, Service Fees)	Sum of Total	Average of Total PPG (All Inclusive)
2023	26,375.00	\$2.923	\$78,670.93	\$6,039.51	\$84,710.44	\$3.151
5-Jul	1,009.00	\$2.650	\$2,673.35	\$215.63	\$2,888.98	\$2.863
7-Jul	1,372.00	\$2.688	\$3,687.25	\$296.86	\$3,984.11	\$2.904
10-Jul	509.20	\$2.770	\$1,410.48	\$113.11	\$1,523.59	\$2.992
12-Jul	2,469.20	\$2.786	\$6,879.69	\$532.33	\$7,412.02	\$3.002
14-Jul	2,237.30	\$2.809	\$6,285.02	\$490.13	\$6,775.15	\$3.028
17-Jul	852.30	\$2.798	\$2,384.82	\$191.01	\$2,575.83	\$3.022
19-Jul	2,161.30	\$2.798	\$6,046.24	\$473.64	\$6,519.88	\$3.017
21-Jul	1,698.40	\$2.861	\$4,858.44	\$388.07	\$5,246.51	\$3.089
24-Jul	872.50	\$2.936	\$2,561.57	\$203.96	\$2,765.53	\$3.170
26-Jul	2,016.90	\$2.982	\$6,014.60	\$467.70	\$6,482.30	\$3.214
28-Jul	3,901.20	\$3.129	\$12,205.29	\$892.24	\$13,097.53	\$3.357
31-Jul	1,748.50	\$3.172	\$5,545.37	\$431.98	\$5,977.35	\$3.419
2-Aug	2,142.40	\$3.249	\$6,959.80	\$527.96	\$7,487.76	\$3.495
4-Aug	3,384.80	\$3.297	\$11,159.01	\$814.89	\$11,973.90	\$3.538
Grand Total	26,375.00	\$2.923	\$78,670.93	\$6,039.51	\$84,710.44	\$3.151

Newport Isles MG	
Budgeted PPG	\$ 4.00
Quantity	26,375.00
Budgeted Amount	\$ 105,500.00
Requested Increase	\$ (20,789.56)



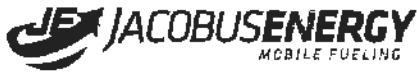
Invoice Number: 2716002
 Invoice Date: 7/12/2023
 Account Number: 13464
 Transactions through: 7/7/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes	CPG	CPM	Subtotal \$		
2133_NEWPORT IS																			
R2218394	2133 NEWPORT ISLES	0		7/5/23	09:25	R0504004 J	ULSD #2 Dyed Dsl	557.0	9,023.2	2.64950	0.00704	0.00000	0.18596	0.02071	2.8632	0.0000	1,594.81		
R2218394	2133 NEWPORT ISLES	0		7/5/23	09:25	MEWPOR T	ULSD #2 Dyed Dsl	452.0	10,542.0	2.64950	0.00704	0.00000	0.18596	0.02071	2.8632	0.0000	1,294.17		
Product Total								✓	1,009.0									2,888.98	
Ticket Total									1,009.0									2,888.98	
R2218395	2133 NEWPORT ISLES	0		7/7/23	05:30	R0504031	ULSD #2 Dyed Dsl	496.4	10,649.7	2.68750	0.00704	0.00000	0.18862	0.02071	2.9039	0.0000	1,441.48		
R2218395	2133 NEWPORT ISLES	0		7/7/23	05:30	MEWPOR T	ULSD #2 Dyed Dsl	168.7	10,710.7	2.68750	0.00704	0.00000	0.18862	0.02071	2.9039	0.0000	489.88		
R2218395	2133 NEWPORT ISLES	0		7/7/23	05:30	R0504004 J	ULSD #2 Dyed Dsl	706.9	9,730.1	2.68750	0.00704	0.00000	0.18862	0.02071	2.9039	0.0000	2,052.75		
Product Total								✓	1,372.0									3,984.11	
Ticket Total									1,372.0									3,984.11	
Location Total									2,381.0									2.8876	6,873.09



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2115
Driver: Richard Ford

Customer Arriv Time: 07/05/2023 09:25:02
Delivery Start Time: 07/05/2023 09:34:32
Delivery Compl Time: 07/05/2023 09:57:57

Sales Order: R2218394

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	9:41:34	452.0
R0504004J	9:57:33	357.0
DELIVERED		1009.0
TOTAL DELIVERED:		1009

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



Signed By: _____

Delivery Demurrage

Arrival Time: 07/05/2023 09:25:02

Departure Time: 07/05/2023 09:57:57

Demurrage Minutes: 32

Lat/lon 27.63166547 / -82.487773



R2216394



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 07/07/2023 05:30:13
Delivery Start Time: 07/07/2023 05:32:32
Delivery Compl Time: 07/07/2023 05:58:28

Sales Order: R2218395

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	5:36:11	168.7
R0504004J	5:57:53	706.9
R0504031	5:44:24	496.4
DELIVERED		1372.0
TOTAL DELIVERED:		1372

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



Signed By: _____

Delivery Demurrage

Arrival Time: 07/07/2023 05:30:13
Departure Time: 07/07/2023 05:58:28
Demurrage Minutes: 28
Lat/lon 27.63166926 / -82.48779764





Invoice Number: 2719860
 Invoice Date: 7/19/2023
 Account Number: 13464
 Transactions through: 7/14/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes	CPG	CPM	Subtotal \$	
2133_NEWPORT IS																		
R2228458	2133 NEWPORT ISLES	0		7/10/23	07:36	R0504004 J	ULSD #2 Dyed Dsl	470.2	10,200.3	2.77000	0.00704	0.00000	0.19439	0.02071	2.9921	0.0000	1,406.90	
R2228458	2133 NEWPORT ISLES	0		7/10/23	07:36	MEWPOR T	ULSD #2 Dyed Dsl	39.0	10,749.7	2.77000	0.00704	0.00000	0.19439	0.02071	2.9921	0.0000	116.69	
	Product Total							✓ 509.2										1,523.59
	Ticket Total							509.2										1,523.59
R2228459	2133 NEWPORT ISLES	0		7/12/23	05:57	90-1133	ULSD #2 Dyed Dsl	112.1	833.0	2.78620	0.00704	0.00000	0.18784	0.02071	3.0018	0.0000	336.50	
R2228459	2133 NEWPORT ISLES	0		7/12/23	05:57	MEWPOR T	ULSD #2 Dyed Dsl	444.5	11,194.2	2.78620	0.00704	0.00000	0.18784	0.02071	3.0018	0.0000	1,334.30	
R2228459	2133 NEWPORT ISLES	0		7/12/23	05:57	R0504004 J	ULSD #2 Dyed Dsl	1,404.6	11,604.9	2.78620	0.00704	0.00000	0.18784	0.02071	3.0018	0.0000	4,216.31	
R2228459	2133 NEWPORT ISLES	0		7/12/23	05:57	R0504031	ULSD #2 Dyed Dsl	508.0	11,157.7	2.78620	0.00704	0.00000	0.18784	0.02071	3.0018	0.0000	1,524.91	
	Product Total							✓ 2,469.2										7,412.02
	Ticket Total							2,469.2										7,412.02
R2228460	2133 NEWPORT ISLES	0		7/14/23	08:13	90-1133	ULSD #2 Dyed Dsl	280.4	1,113.4	2.80920	0.00704	0.00000	0.19132	0.02071	3.0283	0.0000	849.13	
R2228460	2133 NEWPORT ISLES	0		7/14/23	08:13	MEWPOR T	ULSD #2 Dyed Dsl	236.0	11,430.2	2.80920	0.00704	0.00000	0.19132	0.02071	3.0283	0.0000	714.67	
R2228460	2133 NEWPORT ISLES	0		7/14/23	08:13	R0504031	ULSD #2 Dyed Dsl	160.1	11,317.8	2.80920	0.00704	0.00000	0.19132	0.02071	3.0283	0.0000	484.83	
R2228460	2133 NEWPORT ISLES	0		7/14/23	08:13	R0504004 J	ULSD #2 Dyed Dsl	1,560.8	13,165.7	2.80920	0.00704	0.00000	0.19132	0.02071	3.0283	0.0000	4,726.52	
	Product Total							✓ 2,237.3										6,775.15
	Ticket Total							2,237.3										6,775.15
	Location Total							5,215.7							3.0104			15,710.76



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608

Driver: Samuel Conner

Customer Arriv Time: 07/10/2023 07:36:23

Delivery Start Time: 07/10/2023 07:41:06

Delivery Compl Time: 07/10/2023 08:00:33

Sales Order: R2228458

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	7:44:17	39.0
R0504004J	7:58:45	470.2
DELIVERED		509.2
TOTAL DELIVERED:		509.2

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



Signed By: _____

Delivery Demurrage

Arrival Time: 07/10/2023 07:36:23

Departure Time: 07/10/2023 08:00:33

Demurrage Minutes: 24

Lat/lon 27.62886871 / -82.48843453



R2228458



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 07/12/2023 05:57:32
Delivery Start Time: 07/12/2023 06:05:05
Delivery Compl Time: 07/12/2023 06:47:48

Sales Order: R2228459

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
90-1133	6:07:12	112.1
MEWPORT	6:22:32	444.5
R0504004J	6:36:36	1404.6
R0504031	6:14:50	508.0
DELIVERED		2469.2
TOTAL DELIVERED:		2469.2

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2228459

JU 1 -

Signed By:

Delivery Demurrage

Arrival Time: 07/12/2023 05:57:32

Departure Time: 07/12/2023 06:47:48

Demurrage Minutes: 50

Lat/lon 27.63155144 / -82.48817859



R2228458



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 07/14/2023 08:13:18
Delivery Start Time: 07/14/2023 08:18:22
Delivery Compl Time: 07/14/2023 08:58:20

Sales Order: R2228460

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
90-1133	8:23:30	280.4
MEWPORT	8:57:55	236.0
R0504004J	8:54:05	1560.8
R0504031	8:21:08	160.1
DELIVERED		2237.3
TOTAL DELIVERED:		2237.3

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2228460



Signed By: _____

Delivery Demurrage

Arrival Time: 07/14/2023 08:13:18

Departure Time: 07/14/2023 08:58:20

Demurrage Minutes: 45

Lat/lon 27.63184655 / -82.48777894



R2220460



Invoice Number: 2723670
 Invoice Date: 7/26/2023
 Account Number: 13464
 Transactions through: 7/21/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes	CPG	CPM	Subtotal \$	
2133_NEWPORT IS																		
R2238329	2133 NEWPORT ISLES	0		7/17/23	07:12	R0504031	ULSD #2 Dyed Dsl	31.4	11,349.2	2,798.10	0.00704	0.00000	0.19636	0.02071	3.0222	0.0000	94.90	
R2238329	2133 NEWPORT ISLES	0		7/17/23	07:12	MEWPOR T	ULSD #2 Dyed Dal	259.7	11,689.9	2,798.10	0.00704	0.00000	0.19636	0.02071	3.0222	0.0000	784.87	
R2238329	2133 NEWPORT ISLES	0		7/17/23	07:12	R0504004 J	ULSD #2 Dyed Dsl	561.2	13,726.9	2,798.10	0.00704	0.00000	0.19636	0.02071	3.0222	0.0000	1,696.06	
	Product Total							✓ 852.3									2,575.83	
	Ticket Total							852.3									2,575.83	
R2238330	2133 NEWPORT ISLES	0		7/19/23	08:39	R0504004 J	ULSD #2 Dyed Dsl	1,859.7	15,586.6	2,797.50	0.00704	0.00000	0.19140	0.02071	3.0166	0.0000	5,610.06	
R2238330	2133 NEWPORT ISLES	0		7/19/23	08:39	MEWPOR T	ULSD #2 Dyed Dsl	95.5	11,785.4	2,797.50	0.00704	0.00000	0.19140	0.02071	3.0166	0.0000	288.09	
R2238330	2133 NEWPORT ISLES	0		7/19/23	08:39	R0504031	ULSD #2 Dyed Dsl	206.1	11,555.3	2,797.50	0.00704	0.00000	0.19140	0.02071	3.0166	0.0000	621.73	
	Product Total							✓ 2,161.3									6,519.88	
	Ticket Total							2,161.3									6,519.88	
R2238331	2133 NEWPORT ISLES	0		7/21/23	08:13	R0504004 J	ULSD #2 Dyed Dsl	1,634.8	17,221.4	2,860.60	0.00704	0.00000	0.20074	0.02071	3.0891	0.0000	5,050.04	
R2238331	2133 NEWPORT ISLES	0		7/21/23	08:13	R0504031	ULSD #2 Dyed Dsl	63.6	11,618.9	2,860.60	0.00704	0.00000	0.20074	0.02071	3.0891	0.0000	196.47	
	Product Total							✓ 1,698.4									5,246.51	
	Ticket Total							1,698.4									5,246.51	
	Location Total							4,712.0							3.0368		14,342.22	



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 07/17/2023 07:12:28
Delivery Start Time: 07/17/2023 07:15:38
Delivery Compl Time: 07/17/2023 07:38:11

Sales Order: R2238329

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	7:36:48	259.7
R0504004J	7:31:18	561.2
R0504031	7:37:51	31.4
DELIVERED		852.3
TOTAL DELIVERED:		852.3

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES





Signed By: _____

Delivery Demurrage

Arrival Time: 07/17/2023 07:12:28
Departure Time: 07/17/2023 07:38:11
Demurrage Minutes: 25
Lat/lon 27.63161186 / -82.487789



R2238329



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2115
Driver: Richard Ford

Customer Arriv Time: 07/19/2023 08:39:52
Delivery Start Time: 07/19/2023 08:41:17
Delivery Compl Time: 07/19/2023 09:13:05

Sales Order: R2238330

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	9:12:38	95.5
R05040045	8:55:08	1859.7
R0504031	8:45:23	206.1
DELIVERED		2161.3
TOTAL DELIVERED:		2161.3

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES





Signed By: _____

Delivery Demurrage

Arrival Time: 07/19/2023 08:39:52

Departure Time: 07/19/2023 09:13:05

Demurrage Minutes: 33

Lat/lon 27.63158937 / -82.4878689



R2230330



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 07/21/2023 08:13:29
Delivery Start Time: 07/21/2023 08:15:44
Delivery Compl Time: 07/21/2023 08:47:53

Sales Order: R2238331

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
R0504004J	8:46:49	1634.8
R0504031	8:18:19	63.6
DELIVERED		1698.4
TOTAL DELIVERED:		1698.4

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2238331

M. Magle

Signed By: _____

Delivery Demurrage

Arrival Time: 07/21/2023 08:13:29

Departure Time: 07/21/2023 08:47:53

Demurrage Minutes: 34

Lat/lon 27.63156316 / -82.48800314



R2298331



Invoice Number: 2727473
 Invoice Date: 8/2/2023
 Account Number: 13464
 Transactions through: 7/29/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$
2133_NEWPORT IS																	
R2248666	2133 NEWPORT ISLES	0		7/24/23	07:46	R0504031	ULSD #2 Dyed Dsl	143.7	11,762.6	2.93590	0.00704	0.00000	0.20601	0.02071	3.1697	0.0000	455.48
R2248666	2133 NEWPORT ISLES	0		7/24/23	07:46	R0504004 J	ULSD #2 Dyed Dsl	256.0	17,477.4	2.93590	0.00704	0.00000	0.20601	0.02071	3.1697	0.0000	811.43
R2248666	2133 NEWPORT ISLES	0		7/24/23	07:46	MEWPOR T	ULSD #2 Dyed Dsl	472.8	12,258.2	2.93590	0.00704	0.00000	0.20601	0.02071	3.1697	0.0000	1,498.62
	Product Total							✓ 872.5									2,765.53
	Ticket Total							872.5									2,765.53
R2248667	2133 NEWPORT ISLES	0		7/26/23	07:34	R0504004 J	ULSD #2 Dyed Dsl	1,049.8	18,527.2	2.98210	0.00704	0.00000	0.20414	0.02071	3.2140	0.0000	3,374.05
R2248667	2133 NEWPORT ISLES	0		7/26/23	07:34	R0204074	ULSD #2 Dyed Dsl	464.5	464.5	2.98210	0.00704	0.00000	0.20414	0.02071	3.2140	0.0000	1,492.90
R2248667	2133 NEWPORT ISLES	0		7/26/23	07:34	MEWPOR T	ULSD #2 Dyed Dsl	269.8	12,528.0	2.98210	0.00704	0.00000	0.20414	0.02071	3.2140	0.0000	867.13
R2248667	2133 NEWPORT ISLES	0		7/26/23	07:34	R0504031	ULSD #2 Dyed Dsl	232.8	11,995.4	2.98210	0.00704	0.00000	0.20414	0.02071	3.2140	0.0000	748.22
	Product Total							✓ 2,016.9									6,482.30
	Ticket Total							2,016.9									6,482.30
R2248668	2133 NEWPORT ISLES	0		7/28/23	07:30	R0504011	ULSD #2 Dyed Dsl	2,354.6	2,354.6	3.12860	0.00704	0.00000	0.20096	0.02071	3.3573	0.0000	7,905.12
R2248668	2133 NEWPORT ISLES	0		7/28/23	07:30	R0504004 J	ULSD #2 Dyed Dsl	1,029.0	19,556.2	3.12860	0.00704	0.00000	0.20096	0.02071	3.3573	0.0000	3,454.67
R2248668	2133 NEWPORT ISLES	0		7/28/23	07:30	R0204074	ULSD #2 Dyed Dsl	284.6	749.1	3.12860	0.00704	0.00000	0.20096	0.02071	3.3573	0.0000	955.49
R2248668	2133 NEWPORT ISLES	0		7/28/23	07:30	MEWPOR T	ULSD #2 Dyed Dsl	233.0	12,761.0	3.12860	0.00704	0.00000	0.20096	0.02071	3.3573	0.0000	782.25
	Product Total							✓ 3,901.2									13,097.53
	Ticket Total							3,901.2									13,097.53
Location Total								6,790.6							3.2540		22,345.36



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 07/24/2023 07:46:58
Delivery Start Time: 07/24/2023 07:50:48
Delivery Compl Time: 07/24/2023 08:07:58

Sales Order: R2248666

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	7:58:23	472.8
R0504004J	8:03:21	256.0
R0504031	8:07:26	143.7
DELIVERED		872.5
TOTAL DELIVERED:		872.5

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES





Signed By:

Delivery Demurrage

Arrival Time: 07/24/2023 07:46:58
Departure Time: 07/24/2023 08:07:58
Demurrage Minutes: 21
Lat/lon 27.63163591 / -82.48784737



R2248666



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 07/26/2023 07:34:28
Delivery Start Time: 07/26/2023 07:38:51
Delivery Compl Time: 07/26/2023 08:15:42

Sales Order: R2248667

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	7:45:50	269.8
R0204074	8:11:52	464.5
R0504004J	8:00:28	1049.8
R0504031	8:04:57	232.8
DELIVERED		2016.9
TOTAL DELIVERED:		2016.9

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



Signed By: _____

Delivery Demurrage

Arrival Time: 07/26/2023 07:34:28

Departure Time: 07/26/2023 08:15:42

Demurrage Minutes: 41

Lat/lon 27.63162044 / -82.48779607



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 07/28/2023 07:30:04
Delivery Start Time: 07/28/2023 07:30:20
Delivery Compl Time: 07/28/2023 08:38:43

Sales Order: R2248668

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	7:42:20	233.0
R0204074	7:35:40	284.6
R0504004J	7:56:48	1029.0
R0504011	8:38:23	2354.6
DELIVERED		3901.2
TOTAL DELIVERED:		3901.2

Services and Fees

SITE# 2133
SITE NAME: NEWPORT ISLES





Signed By: _____

Delivery Demurrage

Arrival Time: 07/28/2023 07:30:04

Departure Time: 07/28/2023 08:38:43

Demurrage Minutes: 68

Lat/lon 27.62663466 / -82.48815603



R2248668

DIRECT PURCHASE ORDER FORM

Newport Isles CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: Newport Isles MG

DPO # 01-2133-002 - OPO

CO # 2

To: Atlantic TNG

Date: 7/31/2023

Attention: Raquel Martinez

Job # 01-2133

CC: 02-302

Approved By: KS

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	Mass Grade 02-302 Storm Structures	\$ 5,243.00	\$5,243.00
			Tax Exempt	
			Total	\$5,243.00

Remarks

See Attached QUOTE

CC:

DIRECT PURCHASE ORDER FORM

Newport Isles CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: Newport Isles MG

DPO # 01-2133-002 - OPO

CO # 3

To: Atlantic TNG

Date: 8/23/2023

Attention: Lia Ditcher

Job # 01-2133

CC: 02-302

Approved By: KS

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	N/S Road - Offsite 02-302 Storm Structures	\$ 15,547.70	\$15,547.70
			Tax Exempt	
			Total	\$15,547.70

Remarks

See Attached QUOTE

CC:

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8CVII



APPROVED
 By Ed Andrews at 2:12 pm, Oct 19, 2023

CONSTRUCTORS

To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 9/25/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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FUEL CREDITS					
001	AUGUST FUEL CREDIT	1.00	LS	(\$8,807.37)	(\$8,807.37)
Total Price for above FUEL CREDITS Items:					(\$8,807.37)

STORM SEWER MASS GRADE					
002	RAISE MANHOLES TO REVISED TOP ELEVATIONS	7.00	EACH	\$5,500.00	\$38,500.00
Total Price for above STORM SEWER MASS GRADE Items:					\$38,500.00



ATLANTIC PRECAST					
003	MASS GRADE STORM STRUCTURES (ADDED RISERS) DPO CO#004	1.00	LS	(\$12,393.70)	(\$12,393.70)
004	ATLANTIC PRECAST TAX CREDIT	1.00	LS	(\$793.62)	(\$793.62)
Total Price for above ATLANTIC PRECAST Items:					(\$13,187.32)

FERGUSON WATERWORKS					
005	NORTH/SOUTH BLVD FORCEMAIN DPO CO#001	1.00	LS	(\$29,467.36)	(\$29,467.36)
006	NORTH/SOUTH BLVD RECLAIM DPO CO#001	1.00	LS	\$7,967.71	\$7,967.71
007	EAST/WEST BLVD FORCEMAIN DPO CO#002	1.00	LS	(\$279,628.26)	(\$279,628.26)
008	EAST/WEST BLVD WATERMAIN DPO CO#002	1.00	LS	(\$474,238.52)	(\$474,238.52)
009	EAST/WEST BLVD RECLAIM DPO CO#002	1.00	LS	(\$426,006.16)	(\$426,006.16)
010	FERGUSON TAX CREDIT	1.00	LS	(\$72,182.36)	(\$72,182.36)
Total Price for above FERGUSON WATERWORKS Items:					(\$1,273,554.95)

Total Bid Price: (\$1,257,049.64)

Notes:

- DUE TO REVISED TOP ELEVATIONS, SOME MASS GRADE STRUCTURES REQUIRE ADDITIONAL RISER SECTIONS. SEE BACKUP FOR CORRESPONDANCE FROM WRA & STRUCTURE MODIFICATIONS.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: Newport Isles CDD</p> <p>Signature: </p> <p>Date of Acceptance: October 19, 2023</p>	<p>CONFIRMED: Ripa & Associates</p> <p style="text-align: right;"></p> <p>Authorized Signature: _____</p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
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Current Month August
 PM (All)
 Job # 01-2133
 Months (All)

Row Labels	Sum of QTY Delivered	Average of Unit Rate	Sum of Sub Total	Sum of Additional Fees (Taxes, Service Fees)	Sum of Total	Average of Total PPG (All Inclusive)
2023	27,868.70	\$3.402	\$94,453.86	\$8,213.57	\$102,667.43	\$3.714
7-Aug	1,907.00	\$3.288	\$6,269.26	\$479.89	\$6,749.15	\$3.539
9-Aug	3,119.80	\$3.310	\$10,325.60	\$757.43	\$11,083.03	\$3.552
11-Aug	2,085.20	\$3.377	\$7,041.09	\$531.21	\$7,572.30	\$3.631
14-Aug	1,052.80	\$3.350	\$3,526.56	\$276.60	\$3,803.16	\$3.612
16-Aug	2,753.20	\$3.256	\$8,965.52	\$665.51	\$9,631.03	\$3.498
18-Aug	1,928.20	\$3.332	\$6,424.96	\$489.82	\$6,914.78	\$3.586
21-Aug	1,893.20	\$3.400	\$6,436.69	\$489.55	\$6,926.24	\$3.658
23-Aug	3,000.60	\$3.369	\$10,108.72	\$741.06	\$10,849.78	\$3.616
25-Aug	2,541.60	\$3.385	\$8,603.82	\$637.83	\$9,241.65	\$3.636
28-Aug	1,941.30	\$3.549	\$6,888.90	\$518.04	\$7,406.94	\$3.815
29-Aug	2,500.00	\$3.459	\$8,647.25	\$639.28	\$9,286.53	\$3.715
31-Aug	2,440.20	\$3.554	\$8,673.20	\$1,541.61	\$10,214.81	\$4.186
1-Sep	705.60	\$3.603	\$2,542.28	\$445.75	\$2,988.03	\$4.235
Grand Total	27,868.70	\$3.402	\$94,453.86	\$8,213.57	\$102,667.43	\$3.714

Newport Isles MG	
Budgeted PPG	\$ 4.00
Quantity	27,868.70
Budgeted Amount	\$ 111,474.80
Requested Increase	\$ (8,807.37)

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

Invoice Number: 2732035
 Invoice Date: 8/9/2023
 Account Number: 13464
 Transactions through: 8/4/2023

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CFM	Subtotal \$	
2133_NEWPORT IS																		
R2258991	2133 NEWPORT ISLES	0		7/31/23	10:22	R0504004 J	ULSD #2 Dyed Dsl	688.6	20,244.8	3,171.50	0.00704	0.00000	0.21931	0.02071	3.4186	0.0000	2,354.02	
R2258991	2133 NEWPORT ISLES	0		7/31/23	10:22	R0204074	ULSD #2 Dyed Dsl	499.3	1,248.4	3,171.50	0.00704	0.00000	0.21931	0.02071	3.4186	0.0000	1,706.89	
R2258991	2133 NEWPORT ISLES	0		7/31/23	10:22	R0504031	ULSD #2 Dyed Dsl	398.2	12,393.6	3,171.50	0.00704	0.00000	0.21931	0.02071	3.4186	0.0000	1,361.27	
R2258991	2133 NEWPORT ISLES	0		7/31/23	10:22	R0504011	ULSD #2 Dyed Dsl	162.4	2,517.0	3,171.50	0.00704	0.00000	0.21931	0.02071	3.4186	0.0000	555.17	
	Product Total							✓ 1,748.5										5,977.35
	Ticket Total							1,748.5										5,977.35
R2258992	2133 NEWPORT ISLES	0		8/2/23	07:26	R0504031	ULSD #2 Dyed Dsl	444.5	12,838.1	3,248.60	0.00704	0.00000	0.21868	0.02071	3.4950	0.0000	1,553.54	
R2258992	2133 NEWPORT ISLES	0		8/2/23	07:26	R0504004 J	ULSD #2 Dyed Dsl	1,348.8	21,593.6	3,248.60	0.00704	0.00000	0.21868	0.02071	3.4950	0.0000	4,714.10	
R2258992	2133 NEWPORT ISLES	0		8/2/23	07:26	R0204074	ULSD #2 Dyed Dsl	278.2	1,526.6	3,248.60	0.00704	0.00000	0.21868	0.02071	3.4950	0.0000	972.32	
R2258992	2133 NEWPORT ISLES	0		8/2/23	07:26	MEWPOR T	ULSD #2 Dyed Dsl	70.9	12,831.9	3,248.60	0.00704	0.00000	0.21868	0.02071	3.4950	0.0000	247.80	
	Product Total							✓ 2,142.4										7,487.76
	Ticket Total							2,142.4										7,487.76
R2258993	2133 NEWPORT ISLES	0		8/4/23	06:07	R0204074	ULSD #2 Dyed Dsl	480.9	2,007.5	3,296.80	0.00704	0.00000	0.21300	0.02071	3.5376	0.0000	1,701.21	
R2258993	2133 NEWPORT ISLES	0		8/4/23	06:07	MEWPOR T	ULSD #2 Dyed Dsl	499.3	13,331.2	3,296.80	0.00704	0.00000	0.21300	0.02071	3.5376	0.0000	1,766.30	
R2258993	2133 NEWPORT ISLES	0		8/4/23	06:07	R0504004 J	ULSD #2 Dyed Dsl	1,198.0	22,791.6	3,296.80	0.00704	0.00000	0.21300	0.02071	3.5376	0.0000	4,237.98	
R2258993	2133 NEWPORT ISLES	0		8/4/23	06:07	R0504031	ULSD #2 Dyed Dsl	510.3	13,348.4	3,296.80	0.00704	0.00000	0.21300	0.02071	3.5376	0.0000	1,805.21	
R2258993	2133 NEWPORT ISLES	0		8/4/23	06:07	R0504011	ULSD #2 Dyed Dsl	696.3	3,213.3	3,296.80	0.00704	0.00000	0.21300	0.02071	3.5376	0.0000	2,463.20	
	Product Total							✓ 3,384.8										11,973.90
	Ticket Total							3,384.8										11,973.90
Location Total								7,275.7							3.4878		25,439.01	

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2115
Driver: Samuel Conner

Customer Arriv Time: 07/31/2023 10:22:30
Delivery Start Time: 07/31/2023 10:26:27
Delivery Compl Time: 07/31/2023 11:24:53

Sales Order: R2258991

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
R0204074	11:18:30	499.3
R0504004J	10:41:38	688.6
R0504011	11:06:34	162.4
R0504031	11:24:30	398.2
DELIVERED		1748.5
TOTAL DELIVERED:		1748.5

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2258991



Signed By:

Delivery Demurrage

Arrival Time: 07/31/2023 10:22:30
Departure Time: 07/31/2023 11:24:53
Demurrage Minutes: 62
Lat/lon 27.6316113 / -82.48785892



R2256991

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 08/02/2023 07:26:12
Delivery Start Time: 08/02/2023 07:29:09
Delivery Compl Time: 08/02/2023 08:09:50

Sales Order: R2258992

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

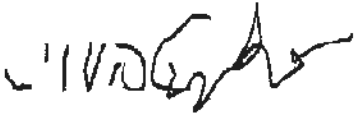
Vehicle ID	End Time	Gross
MEWPORT	7:46:02	70.9
R0204074	7:34:49	278.2
R0504004J	7:56:28	1348.8
R0504011	8:09:11	0.0
R0504031	7:43:29	444.5
DELIVERED		2142.4
TOTAL DELIVERED:		2142.4

Services and Fees



R2258992

SITE# 2133
SITE NAME: NEWPORT ISLES



Signed By:

Delivery Demurrage

Arrival Time: 08/02/2023 07:26:12
Departure Time: 08/02/2023 08:09:50
Demurrage Minutes: 43
Lat/lon 27.6316219 / -82.48796996



R2258992



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 08/04/2023 06:07:48
Delivery Start Time: 08/04/2023 06:19:09
Delivery Compl Time: 08/04/2023 07:16:20

Sales Order: R2258993

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	6:33:12	499.3
R0204074	6:25:58	480.9
R0504004J	6:59:53	1198.0
R0504011	7:05:06	696.3
R0504031	6:41:28	510.3
DELIVERED		3384.8
TOTAL DELIVERED:		3384.8

Services and Fees



SITE# 2133
SITE NAME: NEWPORT ISLES



Signed By: _____

Delivery Demurrage

Arrival Time: 08/04/2023 06:07:48
Departure Time: 08/04/2023 07:16:20
Demurrage Minutes: 68
Lat/lon 27.62657659 / -82.48819982



Remit To Address

P.O. Box 532156, Atlanta GA 30353-2156

Phone: 800-522-6287

Fax: 414-359-9576

Invoice Number: 2735580

Invoice Date: 8/16/2023

Account Number: 13464

Transactions through: 8/11/2023

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City Count	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$	
2133_NEWPORT IS																		
R2269241	2133 NEWPORT ISLES	0		8/7/23	06:50	R0504031	ULSD #2 Dyed Dsl	107.3	13,455.7	3.28750	0.00704	0.00000	0.22389	0.02071	3.5391	0.0000	379.75	
R2269241	2133 NEWPORT ISLES	0		8/7/23	06:50	R0504004 J	ULSD #2 Dyed Dsl	756.4	23,548.0	3.28750	0.00704	0.00000	0.22389	0.02071	3.5391	0.0000	2,677.01	
R2269241	2133 NEWPORT ISLES	0		8/7/23	06:50	MEWPOR T	ULSD #2 Dyed Dsl	465.5	13,796.7	3.28750	0.00704	0.00000	0.22389	0.02071	3.5391	0.0000	1,547.47	
R2269241	2133 NEWPORT ISLES	0		8/7/23	06:50	R0204074	ULSD #2 Dyed Dsl	474.6	2,482.1	3.28750	0.00704	0.00000	0.22389	0.02071	3.5391	0.0000	1,679.68	
R2269241	2133 NEWPORT ISLES	0		8/7/23	06:50	R0504011	ULSD #2 Dyed Dsl	103.2	3,316.5	3.28750	0.00704	0.00000	0.22389	0.02071	3.5391	0.0000	365.24	
Product Total								✓	1,907.0								6,749.15	
Ticket Total									1,907.0									6,749.15
R2269242	2133 NEWPORT ISLES	0		8/9/23	06:12	MEWPOR T	ULSD #2 Dyed Dsl	507.6	14,304.3	3.30970	0.00704	0.00000	0.21503	0.02071	3.5525	0.0000	1,803.24	
R2269242	2133 NEWPORT ISLES	0		8/9/23	06:12	R0504004 J	ULSD #2 Dyed Dsl	1,285.4	24,833.4	3.30970	0.00704	0.00000	0.21503	0.02071	3.5525	0.0000	4,566.36	
R2269242	2133 NEWPORT ISLES	0		8/9/23	06:12	R0204074	ULSD #2 Dyed Dsl	223.9	2,706.0	3.30970	0.00704	0.00000	0.21503	0.02071	3.5525	0.0000	795.40	
R2269242	2133 NEWPORT ISLES	0		8/9/23	06:12	R0504031	ULSD #2 Dyed Dsl	443.8	13,899.5	3.30970	0.00704	0.00000	0.21503	0.02071	3.5525	0.0000	1,576.59	
R2269242	2133 NEWPORT ISLES	0		8/9/23	06:12	R0504011	ULSD #2 Dyed Dsl	659.1	3,975.6	3.30970	0.00704	0.00000	0.21503	0.02071	3.5525	0.0000	2,341.44	
Product Total								✓	3,119.8								11,083.03	
Ticket Total									3,119.8									11,083.03
R2269243	2133 NEWPORT ISLES	0		8/11/23	07:23	R0504004 J	ULSD #2 Dyed Dsl	1,345.0	26,178.4	3.37670	0.00704	0.00000	0.22700	0.02071	3.6314	0.0000	4,884.30	
R2269243	2133 NEWPORT ISLES	0		8/11/23	07:23	R0504031	ULSD #2 Dyed Dsl	231.4	14,130.9	3.37670	0.00704	0.00000	0.22700	0.02071	3.6314	0.0000	840.32	
R2269243	2133 NEWPORT ISLES	0		8/11/23	07:23	R0504011	ULSD #2 Dyed Dsl	508.8	4,484.4	3.37670	0.00704	0.00000	0.22700	0.02071	3.6314	0.0000	1,847.68	
Product Total								✓	2,085.2								7,572.30	
Ticket Total									2,085.2									7,572.30
Location Total									7,112.0						3.5656		25,404.48	

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608

Driver: Samuel Conner

Customer Arriv Time: 08/07/2023 06:50:22

Delivery Start Time: 08/07/2023 06:53:57

Delivery Compl Time: 08/07/2023 07:33:42

Sales Order: R2269241

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: **1103976**

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	7:25:38	465.5
R0204074	7:22:47	474.6
R0504004J	7:06:34	756.4
R0504011	7:12:35	103.2
R0504031	7:08:53	107.3
DELIVERED		1907.0
TOTAL DELIVERED:		1907

Services and Fees



R2269241

SITE# 2133
SITE NAME: NEWPORT ISLES



Signed By: _____

Delivery Demurrage

Arrival Time: 08/07/2023 06:50:22
Departure Time: 08/07/2023 07:33:42
Demurrage Minutes: 43
Lat/lon 27 63189357 / -82.48789871



R2259241



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 08/09/2023 06:12:32
Delivery Start Time: 08/09/2023 06:19:12
Delivery Compl Time: 08/09/2023 07:15:09

Sales Order: R2269242

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	6:21:41	507.6
R0204074	6:52:20	223.9
R0504004J	6:47:12	1285.4
R0504011	7:14:49	659.1
R0504031	6:59:39	443.8
DELIVERED		3119.8
TOTAL DELIVERED:		3119.8

Services and Fees



R2269242

SITE# 2133
SITE NAME: NEWPORT ISLES



Signed By

Delivery Demurrage

Arrival Time: 08/09/2023 06:12:32

Departure Time: 08/09/2023 07:15:09

Demurrage Minutes: 62

Lat/lon 27.63165685 / -82.48802104



R2258242



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 08/11/2023 07:23:42
Delivery Start Time: 08/11/2023 07:25:55
Delivery Compl Time: 08/11/2023 08:13:22

Sales Order: R2269243

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	8:13:03	0.0
R0504004J	7:44:57	1345.0
R0504011	7:56:21	508.8
R0504031	8:03:46	231.4
DELIVERED		2085.2
TOTAL DELIVERED:		2085.2

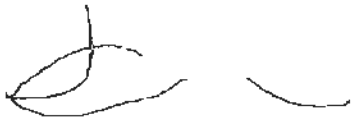
Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2269243



Signed By:

Delivery Demurrage

Arrival Time: 08/11/2023 07:23:42

Departure Time: 08/11/2023 08:13:22

Demurrage Minutes: 49

Lat/lon 27.63156422 / -82.48778765



R2269243



Invoice Number: 2739000
 Invoice Date: 8/23/2023
 Account Number: 13464
 Transactions through: 8/18/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CFM	Subtotal \$	
2133_NEWPORT IS																		
R2279305	2133 NEWPORT ISLES	0		8/14/23	09:03	R0204074	ULSD #2 Dyed Dsl	289.3	2,995.3	3,34970	0.00704	0.00000	0.23497	0.02071	3.6124	0.0000	1,045.07	
R2279305	2133 NEWPORT ISLES	0		8/14/23	09:03	R0504004 J	ULSD #2 Dyed Dsl	738.9	26,917.3	3,34970	0.00704	0.00000	0.23497	0.02071	3.6124	0.0000	2,669.22	
R2279305	2133 NEWPORT ISLES	0		8/14/23	09:03	MEWPOR T	ULSD #2 Dyed Dsl	20.1	14,324.4	3,34970	0.00704	0.00000	0.23497	0.02071	3.6124	0.0000	72.61	
R2279305	2133 NEWPORT ISLES	0		8/14/23	09:03	R0504011	ULSD #2 Dyed Dsl	4.5	4,488.9	3,34970	0.00704	0.00000	0.23497	0.02071	3.6124	0.0000	16.26	
Product Total								✓ 1,052.8									3,803.16	
Ticket Total								1,052.8										3,803.16
R2279306	2133 NEWPORT ISLES	0		8/16/23	06:04	R0504031	ULSD #2 Dyed Dsl	244.2	14,375.1	3,25640	0.00704	0.00000	0.21397	0.02071	3.4981	0.0000	854.24	
R2279306	2133 NEWPORT ISLES	0		8/16/23	06:04	MEWPOR T	ULSD #2 Dyed Dsl	490.8	14,815.2	3,25640	0.00704	0.00000	0.21397	0.02071	3.4981	0.0000	1,716.88	
R2279306	2133 NEWPORT ISLES	0		8/16/23	06:04	R0504011	ULSD #2 Dyed Dsl	217.0	4,705.9	3,25640	0.00704	0.00000	0.21397	0.02071	3.4981	0.0000	759.09	
R2279306	2133 NEWPORT ISLES	0		8/16/23	06:04	R0204074	ULSD #2 Dyed Dsl	369.5	3,364.8	3,25640	0.00704	0.00000	0.21397	0.02071	3.4981	0.0000	1,292.56	
R2279306	2133 NEWPORT ISLES	0		8/16/23	06:04	R0504004 J	ULSD #2 Dyed Dsl	1,431.7	28,349.0	3,25640	0.00704	0.00000	0.21397	0.02071	3.4981	0.0000	5,008.26	
Product Total								✓ 2,753.2									9,631.03	
Ticket Total								2,753.2										9,631.03
Location Total								3,806.0							3.5489			13,434.19

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 08/14/2023 09:03:37
Delivery Start Time: 08/14/2023 09:03:51
Delivery Compl Time: 08/14/2023 09:45:47

Sales Order: R2279305

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: **1103976**

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	9:39:12	20.1
R0204074	9:45:28	289.3
R0504004J	9:06:12	738.9
R0504011	9:23:01	4.5
DELIVERED		1052.8
TOTAL DELIVERED:		1052.8

Services and Fees

SITE# 2133
SITE NAME: NEWPORT ISLES



R2279305



Signed By:

Delivery Demurrage

Arrival Time: 08/14/2023 09:03:37

Departure Time: 08/14/2023 09:45:47

Demurrage Minutes: 42

Lat/lon 27.63160207 / -82.48791708



R2279305

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 08/16/2023 06:04:04
Delivery Start Time: 08/16/2023 06:04:21
Delivery Compl Time: 08/16/2023 06:50:38

Sales Order: R2279306

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: **1103976**
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	6:44:21	490.8
R0204074	6:36:43	369.5
R0504004J	6:26:35	1431.7
R0504011	6:30:34	217.0
R0504031	6:49:48	244.2
DELIVERED		2753.2
TOTAL DELIVERED:		2753.2

Services and Fees



R2279306

SITE# 2133
SITE NAME: NEWPORT ISLES



Signed By:

Delivery Demurrage

Arrival Time: 08/16/2023 06:04:04

Departure Time: 08/16/2023 06:50:38

Demurrage Minutes: 46

Lat/lon 27.63154353 / -82.48803112



R2279306

Remit To Address

P.O. Box 532156, Atlanta GA 30353-2156

Phone: 800-522-6287

Fax: 414-359-9576

Invoice Number: 2742767

Invoice Date: 8/30/2023

Account Number: 13464

Transactions through: 8/26/2023

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$
2133_NEWPORT IS																
R2279307	2133 NEWPORT ISLES	0		8/18/23 05:52	R0504004 J	ULSD #2 Dyed Dsl	1,276.3	29,625.3	3.33210	0.00704	0.00000	0.22628	0.02071	3.5861	0.0000	4,576.98
R2279307	2133 NEWPORT ISLES	0		8/18/23 05:52	R0204074	ULSD #2 Dyed Dsl	204.3	3,569.1	3.33210	0.00704	0.00000	0.22628	0.02071	3.5861	0.0000	732.65
R2279307	2133 NEWPORT ISLES	0		8/18/23 05:52	R0504011	ULSD #2 Dyed Dsl	95.1	4,801.0	3.33210	0.00704	0.00000	0.22628	0.02071	3.5861	0.0000	341.04
R2279307	2133 NEWPORT ISLES	0		8/18/23 05:52	R0504031	ULSD #2 Dyed Dsl	352.5	14,727.6	3.33210	0.00704	0.00000	0.22628	0.02071	3.5861	0.0000	1,264.11
	Product Total						✓ 1,928.2									6,914.78
	Ticket Total						1,928.2									6,914.78
R2289283	2133 NEWPORT ISLES	0		8/21/23 07:44	MEWPOR T	ULSD #2 Dyed Dsl	199.3	15,014.5	3.39990	0.00704	0.00000	0.23083	0.02071	3.6585	0.0000	729.14
R2289283	2133 NEWPORT ISLES	0		8/21/23 07:44	R0504011	ULSD #2 Dyed Dsl	73.7	4,874.7	3.39990	0.00704	0.00000	0.23083	0.02071	3.6585	0.0000	269.63
R2289283	2133 NEWPORT ISLES	0		8/21/23 07:44	R0204074	ULSD #2 Dyed Dsl	191.1	3,760.2	3.39990	0.00704	0.00000	0.23083	0.02071	3.6585	0.0000	699.14
R2289283	2133 NEWPORT ISLES	0		8/21/23 07:44	R0504031	ULSD #2 Dyed Dsl	209.9	14,937.5	3.39990	0.00704	0.00000	0.23083	0.02071	3.6585	0.0000	767.91
R2289283	2133 NEWPORT ISLES	0		8/21/23 07:44	R0504004 J	ULSD #2 Dyed Dsl	1,219.2	30,844.5	3.39990	0.00704	0.00000	0.23083	0.02071	3.6585	0.0000	4,460.42
	Product Total						✓ 1,893.2									6,926.24
	Ticket Total						1,893.2									6,926.24
R2289284	2133 NEWPORT ISLES	0		8/23/23 06:23	R0504004 J	ULSD #2 Dyed Dsl	1,629.6	32,474.1	3.36890	0.00704	0.00000	0.21922	0.02071	3.6159	0.0000	5,892.42
R2289284	2133 NEWPORT ISLES	0		8/23/23 06:23	R0504011	ULSD #2 Dyed Dsl	596.4	5,471.1	3.36890	0.00704	0.00000	0.21922	0.02071	3.6159	0.0000	2,156.50
R2289284	2133 NEWPORT ISLES	0		8/23/23 06:23	R0504031	ULSD #2 Dyed Dsl	423.9	15,361.4	3.36890	0.00704	0.00000	0.21922	0.02071	3.6159	0.0000	1,532.77
R2289284	2133 NEWPORT ISLES	0		8/23/23 06:23	MEWPOR T	ULSD #2 Dyed Dsl	329.5	15,344.0	3.36890	0.00704	0.00000	0.21922	0.02071	3.6159	0.0000	1,191.43
R2289284	2133 NEWPORT ISLES	0		8/23/23 06:23	R0204074	ULSD #2 Dyed Dsl	21.2	3,781.4	3.36890	0.00704	0.00000	0.21922	0.02071	3.6159	0.0000	76.66
	Product Total						✓ 3,000.6									10,849.78
	Ticket Total						3,000.6									10,849.78
Location Total							6,822.0							3.6226		24,690.80

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608

Driver: Samuel Conner

Customer Arriv Time: 08/18/2023 05:52:46

Delivery Start Time: 08/18/2023 05:55:44

Delivery Compl Time: 08/18/2023 06:30:04

Sales Order: R2279307

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
R0204074	6:18:11	204.3
R0504004J	6:14:44	1276.3
R0504011	6:20:25	95.1
R0504031	6:27:45	352.5
DELIVERED		1928.2
TOTAL DELIVERED:		1928.2

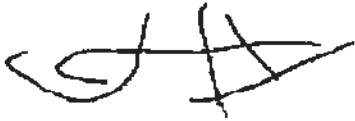
Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2279307



Signed By:

Delivery Demurrage

Arrival Time: 08/18/2023 05:52:46

Departure Time: 08/18/2023 06:30:04

Demurrage Minutes: 37

Lat/lon 27 63158664 / -82.48782272



R2279307

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608

Driver: Samuel Conner

Customer Arriv Time: 08/21/2023 07:44:44

Delivery Start Time: 08/21/2023 07:49:38

Delivery Compl Time: 08/21/2023 08:22:13

Sales Order: R2289283

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	7:56:48	199.3
R0204074	8:00:14	191.1
R0504004J	8:21:55	1219.2
R0504011	8:02:28	73.7
R0504031	7:53:18	209.9
DELIVERED		1893.2
TOTAL DELIVERED:		1893.2

Services and Fees



R2289283

SITE# 2133
SITE NAME: NEWPORT ISLES

J A

Signed By:

Delivery Demurrage

Arrival Time: 08/21/2023 07:44:44
Departure Time: 08/21/2023 08:22:13
Demurrage Minutes: 37
Lat/lon 27.63166208 / -82.48787098



R2289283



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 08/23/2023 06:23:40
Delivery Start Time: 08/23/2023 06:26:19
Delivery Compl Time: 08/23/2023 07:12:32

Sales Order: R2289284

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	6:53:54	329.5
R0204074	6:49:13	21.2
R0504004J	6:46:52	1629.6
R0504011	7:12:14	596.4
R0504031	6:55:24	423.9
DELIVERED		3000.6
TOTAL DELIVERED:		3000.6

Services and Fees



R2289284

SITE# 2133
SITE NAME: NEWPORT ISLES



Signed By: _____

Delivery Demurrage

Arrival Time: 08/23/2023 06:23:40
Departure Time: 08/23/2023 07:12:32
Demurrage Minutes: 48
Lat/lon 27.63163442 / -82.48795574



R2289284

DIRECT PURCHASE ORDER FORM

Newport Isles CDD
 C/O Ripa & Associates
 1409 Tech Blvd., Suite 1
 Tampa, FL 33619
 Phone: (813) 623-6777

Project: Newport Isles MG

DPO # 01-2133-004 - OPO

CO # 1

To: Ferguson

Date: 9/8/2023

Attention: Philip Lack

Job # 01-2133

CC:

Approved By: KS

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
		<i>N/S Roadway</i>		
1	LS	02-320 Forcemain	\$ 29,467.36	\$29,467.36
1	LS	02-320 Reclaim	\$ (7,967.71)	\$ (7,967.71)
		Tax Exempt	Total	\$21,499.65

Remarks

See Attached QUOTE

CC:

DIRECT PURCHASE ORDER FORM

Newport Isles CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: Newport Isles MG

DPO # 01-2133-004 - OPO

CO # 2

To: Ferguson

Date: 9/11/2023

Attention: Philip Lack

Job # 01-2133

CC:

Approved By: KS

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
		<i>E/W Blvd</i>		
1	LS	02-320 Forcemain	\$ 279,628.26	\$279,628.26
1	LS	02-320 Watermain	\$ 474,238.52	\$474,238.52
1	LS	02-320 Reclaim	\$ 426,006.16	\$426,006.16
			Tax Exempt	
			Total	\$1,179,872.94

Remarks

See Attached QUOTE

CC:

DIRECT PURCHASE ORDER FORM

Newport Isles CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: Newport Isles MG

DPO # 01-2133-002 - OPO

CO # 4

To: Atlantic TNG

Date: 9/21/2023

Attention: Lia Ditcher

Job # 01-2133

CC: 02-302

Approved By: KS

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	Mass Grade 02-302 Storm Structures	\$ 12,393.70	\$12,393.70
			Tax Exempt	
			Total	\$12,393.70

Remarks

See Attached QUOTE

CC:

Mass Grade Structure Revisions

John and Nate,

See structure summary below. These are mass grading structures that tops are being updated based on the detail grading of the roadway and subdivision plans.

- CS-305.003, top was 30.90, top should be 39.56, stay as manhole
- CS-307.003, top was 30.90, top should be 36.10, stay as manhole
- CS-WL9W.005, top was 30.60, top should be 33.0, turn into Type D inlet top, or grated top to allow water to enter this structure
- CS-WL9W.004, top was 30.60, top should be 33.0, turn into Type D inlet top, or grated top to allow water to enter this structure
- CS-WL9W.003, top was 30.60, top should be 35.70, stay as manhole
- CS-205.005, top was 30.90, top should be 35.78, stay as manhole, it is in roadway
- CS-205.004, top was 30.90, top should be 35.18, stay as manhole
- CS-309.001, top was 32.70, this is a future curb inlet, top should be 34.34
- CS-309.002, top was 32.70, this is a future curb inlet, top should be 34.34
- SD26 – correct as showed on the latest roadway plans from Liviu, top was 35.17, now it is 36.03 since the right turn lane was added and lengthened to TM portion.

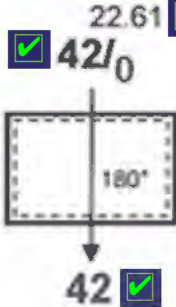
CS-309.001 & CS-309.002
not approved yet, not
included in this CO#007.

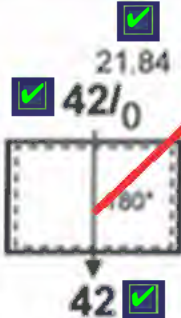
Let us know if you want to get on a call to discuss any of these updates. It may be best that RIPA and WRA have a separate coordination call so we can align our resources to match your resources in the field and have our shop drawings match up.

Thanks,

Clint Cuffle, P.E.
Principal

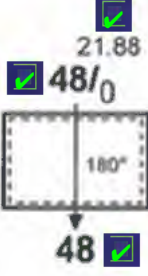
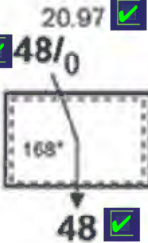
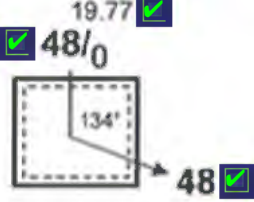
Revisions require additional riser sections



Str. # <input checked="" type="checkbox"/> CS-305.003	APPROVED 3/9/23	22.61 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> 42/0 <input checked="" type="checkbox"/> 	Rim: 30.90 <input checked="" type="checkbox"/> 39.56
Type: <input checked="" type="checkbox"/> J8 MH			Inv.: 22.61 <input checked="" type="checkbox"/> 22.34
Size: 4'x5'			8.29
Notes: 6" wall			Ship:

Str. # <input checked="" type="checkbox"/> CS-307.003	APPROVED 3/9/23	21.84 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> 42/0 <input checked="" type="checkbox"/> 	Rim: 30.90 <input checked="" type="checkbox"/> 36.10
Type: <input checked="" type="checkbox"/> J8 MH			Inv.: 21.84 <input checked="" type="checkbox"/>
Size: 4'x5'			9.06
Notes: 6" wall			Ship:

Please Confirm
inverts & orientation

Revisions require additional riser sections

Str. # <input checked="" type="checkbox"/> CS-WL/PV/004	APPROVED 3/9/23	Rim: 30.60 35.70 <input checked="" type="checkbox"/>
Type: <input checked="" type="checkbox"/> J8 MH		Inv.: 21.88 <input checked="" type="checkbox"/>
Size: 4'x6'		8.72
Notes: 6" wall		Ship:
Str. # <input checked="" type="checkbox"/> CS-WL/PV/004	APPROVED 3/9/23	Rim: 30.60 33.0 <input checked="" type="checkbox"/>
Type: <input checked="" type="checkbox"/> J8 MH		Inv.: 20.97 <input checked="" type="checkbox"/>
Size: 4'x6'	Change to Type D Inlet Top, or grated top.	9.63
Notes: 6" wall		Ship:
Str. # <input checked="" type="checkbox"/> CS-WL/PV/005	APPROVED 3/9/23	Rim: 30.60 33.0 <input checked="" type="checkbox"/>
Type: <input checked="" type="checkbox"/> J8 MH		Inv.: 19.77 <input checked="" type="checkbox"/>
Size: 6'x6'	Change to Type D Inlet Top, or grated top.	10.83
Notes: 6" wall		Ship:

Str. # <input checked="" type="checkbox"/> CS-205.004	APPROVED 3/9/23	Rim: 30.90 35.18 <input checked="" type="checkbox"/>
Type: <input checked="" type="checkbox"/> J8 MH		Inv.: 23.65 <input checked="" type="checkbox"/>
Size: 60"		7.25
Notes: 6" wall		Ship:
Str. # <input checked="" type="checkbox"/> CS-205.005	APPROVED 3/9/23	Rim: 30.90 35.78 <input checked="" type="checkbox"/>
Type: <input checked="" type="checkbox"/> J8 MH		Inv.: 23.47 <input checked="" type="checkbox"/>
Size: 60"		7.43
Notes: 6" wall		Ship:

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8CVIII



APPROVED

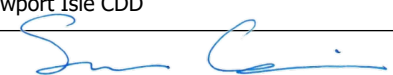

By Ed Andrews at 2:12 pm, Oct 19, 2023

R I P A & A S S O C I A T E S
 CIVIL & COMMERCIAL CONSTRUCTORS

To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 10/9/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
NORTH/SOUTH BLVD IRRIGATION					
001	2" PVC SLEEVE	1,620.00	LF	\$7.00	\$11,340.00
002	4" PVC SLEEVE	1,100.00	LF	\$9.85	\$10,835.00
003	8" PVC SLEEVE	420.00	LF	\$18.50	\$7,770.00
004	12" PVC SLEEVE	200.00	LF	\$27.80	\$5,560.00
Total Price for above NORTH/SOUTH BLVD IRRIGATION Items:					\$35,505.00
EAST/WEST BLVD IRRIGATION					
005	2" PVC SLEEVE	1,120.00	LF	\$7.00	\$7,840.00
006	4" PVC SLEEVE	600.00	LF	\$9.85	\$5,910.00
007	8" PVC SLEEVE	320.00	LF	\$18.50	\$5,920.00
008	12" PVC SLEEVE	240.00	LF	\$27.80	\$6,672.00
Total Price for above EAST/WEST BLVD IRRIGATION Items:					\$26,342.00

Total Bid Price: \$61,847.00

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: Newport Isle CDD</p> <p>Signature: </p> <p>Date of Acceptance: October 19, 2023</p>	<p>CONFIRMED: Ripa & Associates</p> <p></p> <p>Authorized Signature: _____</p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
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NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8CIX



APPROVED

& ASSOCIATES

By Ed Andrews at 2:13 pm, Oct 19, 2023



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 10/11/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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FUEL CREDITS

001	SEPTEMBER FUEL CREDIT	1.00	LS	(\$5,902.89)	(\$5,902.89)
Total Price for above FUEL CREDITS Items:					(\$5,902.89)

ATLANTIC PRECAST MASS GRADE

002	MASS GRADE STORM DPO CO#005	1.00	LS	(\$4,266.45)	(\$4,266.45)
003	ATLANTIC PRECAST TAX CREDIT	1.00	LS	(\$305.99)	(\$305.99)
Total Price for above ATLANTIC PRECAST MASS GRADE Items:					(\$4,572.44)

E/W PAVING

004	4" CONCRETE SIDEWALK	6,215.00	SF	\$8.30	\$51,584.50
005	TYPE "F" CURB W/ STABILIZATION	-55.00	LF	\$32.00	(\$1,760.00)
006	1.5" TYPE FC 12.5 FRICTION COURSE (PG 76-22)	-655.00	SY	\$21.35	(\$13,984.25)
007	2" TYPE SP 12.5 ASPHALT	-655.00	SY	\$22.50	(\$14,737.50)
008	10" LIMEROCK BASE	-655.00	SY	\$27.60	(\$18,078.00)
009	12" STABILIZED SUBGRADE (LBR-40)	-655.00	SY	\$6.15	(\$4,028.25)
Total Price for above E/W PAVING Items:					(\$1,003.50)

E/W FORCEMAIN

010	10" PVC FORCEMAIN (DR 18)	20.00	LF	\$67.60	\$1,352.00
011	8" PLUG VALVE ASSEMBLY	-1.00	EACH	\$6,200.00	(\$6,200.00)
012	10" MJ BEND	-1.00	EACH	\$1,450.00	(\$1,450.00)
013	8" MJ BEND	-5.00	EACH	\$1,050.00	(\$5,250.00)
014	6" MJ BEND	-2.00	EACH	\$775.00	(\$1,550.00)
Total Price for above E/W FORCEMAIN Items:					(\$13,098.00)

E/W WATERMAIN

015	12" PVC WATER MAIN (DR 18)	15.00	LF	\$94.40	\$1,416.00
016	8" PVC WATER MAIN (DR 18)	-45.00	LF	\$50.15	(\$2,256.75)
017	12" GATE VALVE ASSEMBLY	1.00	EACH	\$4,700.00	\$4,700.00
018	8" GATE VALVE ASSEMBLY	-1.00	EACH	\$2,900.00	(\$2,900.00)
019	12" MJ BEND	1.00	EACH	\$1,200.00	\$1,200.00
020	8" MJ BEND	-2.00	EACH	\$610.00	(\$1,220.00)
021	24" STEEL CASING	-45.00	LF	\$230.00	(\$10,350.00)
Total Price for above E/W WATERMAIN Items:					(\$9,410.75)

E/W RECLAIM

022	12" PVC RECLAIMED MAIN (DR 18)	-50.00	LF	\$94.40	(\$4,720.00)
023	8" PVC RECLAIMED MAIN (DR 18)	30.00	LF	\$50.15	\$1,504.50
024	12" GATE VALVE ASSEMBLY	-3.00	EACH	\$4,700.00	(\$14,100.00)
025	8" GATE VALVE ASSEMBLY	1.00	EACH	\$2,900.00	\$2,900.00
026	12" MJ BEND	-6.00	EACH	\$1,200.00	(\$7,200.00)



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 10/11/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
027	8" MJ BEND	2.00	EACH	\$610.00	\$1,220.00
028	8" MJ CAP	1.00	EACH	\$165.00	\$165.00
Total Price for above E/W RECLAIM Items:					(\$20,230.50)

N/S BLVD STORM SEWER

029	30" HP STORM	19.00	LF	\$107.05	\$2,033.95
030	REMOVE 42" HP STORM	21.00	LF	\$32.00	\$672.00
031	REMOVE & REPLACE 42" FES	1.00	EACH	\$7,275.00	\$7,275.00
Total Price for above N/S BLVD STORM SEWER Items:					\$9,980.95



MASS GRADE STORM SEWER

029	36" HP STORM	40.00	LF	\$126.00	\$5,040.00
030	42" HP STORM	120.00	LF	\$155.00	\$18,600.00
031	TYPE J MANHOLE (CS-305.002)	1.00	EACH	\$8,750.00	\$8,750.00
032	CONSTRUCT SWALE	-224.00	LF	\$13.95	(\$3,124.80)
033	DEWATERING	1.00	LS	\$6,000.00	\$6,000.00
034	STORM SEWER TESTING	1.00	LS	\$7,100.00	\$7,100.00
Total Price for above MASS GRADE STORM SEWER Items:					\$42,365.20

BUCKEYE ROAD STORM SEWER

035	15" CLASS III RCP STORM (BUCKEYE ROAD DRIVEWAYS)	-21.00	LF	\$60.25	(\$1,265.25)
036	15" RCP MES (S-57, 58)	-2.00	EACH	\$2,100.00	(\$4,200.00)
Total Price for above BUCKEYE ROAD STORM SEWER Items:					(\$5,465.25)

Total Bid Price: (\$7,337.18)

<p>ACCEPTED:</p> <p>The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: Newport Isles CDD</p> <p>Signature: </p> <p>Date of Acceptance: October 19, 2023</p>	<p>CONFIRMED:</p> <p>Ripa & Associates</p> <p></p> <p>Authorized Signature: _____</p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
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Current Month September
 PM (All)
 Job # 01-2133
 Months (All)

Row Labels	Sum of QTY Delivered	Average of Unit Rate	Sum of Sub Total	Sum of Additional Fees (Taxes, Service Fees)	Sum of Total	Average of Total PPG (All Inclusive)
2023	35,267.30	\$3.567	\$125,987.93	\$9,178.38	\$135,166.31	\$3.831
5-Sep	2,209.50	\$3.581	\$7,912.66	\$587.00	\$8,499.66	\$3.847
6-Sep	1,098.50	\$3.490	\$3,833.33	\$299.36	\$4,132.69	\$3.762
8-Sep	3,578.60	\$3.476	\$12,438.86	\$897.15	\$13,336.01	\$3.727
11-Sep	1,435.30	\$3.567	\$5,120.29	\$397.67	\$5,517.96	\$3.844
13-Sep	3,201.70	\$3.581	\$11,466.25	\$828.18	\$12,294.43	\$3.840
15-Sep	2,630.50	\$3.724	\$9,795.46	\$711.83	\$10,507.29	\$3.994
18-Sep	1,980.50	\$3.622	\$7,173.97	\$536.23	\$7,710.20	\$3.893
20-Sep	4,488.40	\$3.610	\$16,202.23	\$1,148.58	\$17,350.81	\$3.866
22-Sep	4,209.10	\$3.600	\$15,152.76	\$1,077.74	\$16,230.50	\$3.856
25-Sep	3,545.80	\$3.545	\$12,568.44	\$941.07	\$13,509.51	\$3.813
27-Sep	2,599.80	\$3.461	\$8,997.39	\$663.09	\$9,660.48	\$3.716
29-Sep	4,289.60	\$3.573	\$15,326.31	\$1,090.46	\$16,416.77	\$3.827
Grand Total	35,267.30	\$3.567	\$125,987.93	\$9,178.38	\$135,166.31	\$3.831

Newport Isles MG	
Budgeted PPG	\$ 4.00
Quantity	35,267.30
Budgeted Amount	\$ 141,069.20
Requested Increase	\$ (5,902.89)



Invoice Number: 2746722
 Invoice Date: 9/6/2023
 Account Number: 13464
 Transactions through: 9/1/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

For additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$		
2133_NEWPORT IS																			
R2289285	2133 NEWPORT ISLES	0		8/25/23	06:27	R0504011	ULSD #2 Dyed Dsl	243.6	5,714.7	3,385.20	0.00704	0.00000	0.22320	0.02071	3.6362	0.0000	885.77		
R2289285	2133 NEWPORT ISLES	0		8/25/23	06:27	R0504004 J	ULSD #2 Dyed Dsl	1,510.3	33,984.4	3,385.20	0.00704	0.00000	0.22320	0.02071	3.6362	0.0000	5,491.68		
R2289285	2133 NEWPORT ISLES	0		8/25/23	06:27	R0204074	ULSD #2 Dyed Dsl	281.2	4,062.6	3,385.20	0.00704	0.00000	0.22320	0.02071	3.6362	0.0000	1,022.49		
R2289285	2133 NEWPORT ISLES	0		8/25/23	06:27	R0504031	ULSD #2 Dyed Dsl	506.5	15,867.9	3,385.20	0.00704	0.00000	0.22320	0.02071	3.6362	0.0000	1,841.71		
Product Total								2,541.6									9,241.65		
Ticket Total								2,541.6											9,241.65
R2299324	2133 NEWPORT ISLES	0		8/28/23	08:03	R0504004 J	ULSD #2 Dyed Dsl	1,404.5	37,388.9	3,548.60	0.00704	0.00000	0.23910	0.02071	3.8154	0.0000	5,358.80		
R2299324	2133 NEWPORT ISLES	0		8/28/23	08:03	R0204074	ULSD #2 Dyed Dsl	242.5	4,784.8	3,548.60	0.00704	0.00000	0.23910	0.02071	3.8154	0.0000	925.25		
R2299324	2133 NEWPORT ISLES	0		8/28/23	08:03	R0504011	ULSD #2 Dyed Dsl	96.8	5,811.5	3,548.60	0.00704	0.00000	0.23910	0.02071	3.8154	0.0000	369.34		
R2299324	2133 NEWPORT ISLES	0		8/28/23	08:03	R0504031	ULSD #2 Dyed Dsl	197.5	16,065.4	3,548.60	0.00704	0.00000	0.23910	0.02071	3.8154	0.0000	753.55		
Product Total								1,941.3									7,406.94		
Ticket Total								1,941.3											7,406.94
N2303231	2133 NEWPORT ISLES	0		8/29/23	05:51	R0204074	ULSD #2 Dyed Dsl	479.7	4,542.3	3,458.90	0.00704	0.00000	0.22796	0.02071	3.7146	0.0000	1,781.90		
N2303231	2133 NEWPORT ISLES	0		8/29/23	05:51	054005-R	ULSD #2 Dyed Dsl	20.3	20.3	3,458.90	0.00704	0.00000	0.22796	0.02071	3.7146	0.0000	75.41		
N2303231	2133 NEWPORT ISLES	0		8/29/23	05:51	R0504004 J	ULSD #2 Dyed Dsl	2,000.0	35,984.4	3,458.90	0.00704	0.00000	0.22796	0.02071	3.7146	0.0000	7,429.22		
Product Total								2,500.0									9,286.53		
Ticket Total								2,500.0											9,286.53
N2312200	2133 NEWPORT ISLES	0		8/31/23	13:30	054005-R	ULSD #2 Dsl	589.6	609.9	3,554.30	0.25004	0.20200	0.00000	0.17971	4.1860	0.0000	2,468.10		
N2312200	2133 NEWPORT ISLES	0		8/31/23	13:30	R0504031	ULSD #2 Dsl	73.2	16,139.0	3,554.30	0.25004	0.20200	0.00000	0.17971	4.1860	0.0000	306.42		
N2312200	2133 NEWPORT ISLES	0		8/31/23	13:30	R0504004 J	ULSD #2 Dsl	1,214.5	38,996.8	3,554.30	0.25004	0.20200	0.00000	0.17971	4.1860	0.0000	5,083.96		
N2312200	2133 NEWPORT ISLES	0		8/31/23	13:30	R0204074	ULSD #2 Dsl	562.9	5,347.7	3,554.30	0.25004	0.20200	0.00000	0.17971	4.1860	0.0000	2,356.33		

Invoice Number: 2746722
 Invoice Date: 9/6/2023
 Account Number: 13464
 Transactions through: 9/1/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$	
	ISLES																	
	Product Total							2,440.2										10,214.81
	Ticket Total							2,440.2										10,214.81
R2299326	2133 NEWPORT ISLES	0		9/1/23	09:21	R0504004 J	ULSD #2 Dsl	387.4	37,776.3	3.60300	0.25004	0.20200	0.00000	0.17971	4.2348	0.0000	1,640.54	
R2299326	2133 NEWPORT ISLES	0		9/1/23	09:21	R0504031	ULSD #2 Dsl	0.4	16,065.8	3.60300	0.25004	0.20200	0.00000	0.17971	4.2348	0.0000	1.69	
R2299326	2133 NEWPORT ISLES	0		9/1/23	09:21	R0504011	ULSD #2 Dsl	317.8	6,129.3	3.60300	0.25004	0.20200	0.00000	0.17971	4.2348	0.0000	1,345.80	
	Product Total							✓ 705.6									2,988.03	
	Ticket Total							705.6									2,988.03	
Location Total								10,128.7							3.9110		39,137.96	



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 08/25/2023 06:27:46
Delivery Start Time: 08/25/2023 06:30:10
Delivery Compl Time: 08/25/2023 07:27:06

Sales Order: R2289285

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: 1103976
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	7:12:34	0.0
R0204074	7:17:00	281.2
R0504004J	6:49:04	1510.3
R0504011	6:51:03	243.6
R050403i	7:26:48	506.5
DELIVERED		2541.6
TOTAL DELIVERED:		2541.6

Services and Fees



R2289285

SITE# 2133
SITE NAME: NEWPORT ISLES



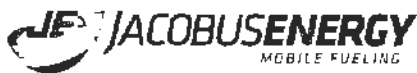
Signed By:

Delivery Demurrage

Arrival Time: 08/25/2023 06:27:46
Departure Time: 08/25/2023 07:27:06
Demurrage Minutes: 59
Lat/lon 27.63151133 / -82.48790283



R2289285



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 08/28/2023 08:03:15
Delivery Start Time: 08/28/2023 08:05:40
Delivery Compl Time: 08/28/2023 08:40:46

Sales Order: R2299324

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: 1103976
Bill Address:

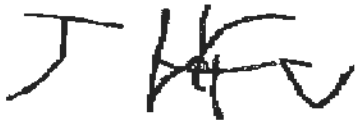
Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	8:32:25	0.0
R0204074	8:26:25	242.5
R0504004J	8:12:16	1404.5
R0504011	8:32:26	96.8
R0504031	8:31:49	197.5
DELIVERED		1941.3
TOTAL DELIVERED:		1941.3

Services and Fees



SITE# 2133
SITE NAME: NEWPORT ISLES

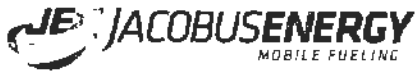


Signed By:

Delivery Demurrage

Arrival Time: 08/28/2023 08:03:15
Departure Time 08/28/2023 08:40:46
Demurrage Minutes: 37
Lat/lon 27.6315759 / -82.48786252





Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608

Driver: Samuel Conner

Customer Arriv Time: 08/29/2023 05:51:46

Delivery Start Time: 08/29/2023 06:12:10

Delivery Compl Time: 08/29/2023 07:10:27

Sales Order: N2303231

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	7:01:18	20.3
R0204074	7:09:51	479.7
R0504004J	6:37:22	2000.0
DELIVERED		2500.0
TOTAL DELIVERED:		2500

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES





Signed By:

Delivery Demurrage

Arrival Time: 08/29/2023 05:51:46
Departure Time: 08/29/2023 07:10:27
Demurrage Minutes: 78
Lat/lon 27.63161587 / -82.48779094





Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2135
Driver: Richard Ford

Customer Arriv Time: 08/31/2023 13:30:57
Delivery Start Time: 08/31/2023 13:35:16
Delivery Compl Time: 08/31/2023 14:26:42

Sales Order: N2312200

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 2 : #2 ULSD CLEAR

Vehicle ID	End Time	Gross
054005-R	14:26:24	589.6
R0204074	14:09:12	562.9
R0504004J	13:50:08	1214.5
R0504031	13:36:57	73.2
DELIVERED		2440.2
TOTAL DELIVERED:		2440.2

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



Signed By: _____

Delivery Demurrage

Arrival Time: 08/31/2023 13:30:57

Departure Time: 08/31/2023 14:26:42

Demurrage Minutes: 55

Lat/lon 27.63159042 / -82.48779851



N2312200



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Richard Ford

Customer Arriv Time: 09/01/2023 09:21:55
Delivery Start Time: 09/01/2023 09:24:20
Delivery Compl Time: 09/01/2023 09:41:08

Sales Order: R2299326

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 2 : #2 ULSD CLEAR

Vehicle ID	End Time	Gross
054005-R	9:24:40	0.0
R0504004J	9:40:35	387.4
R0504011	9:32:41	317.8
R0504031	9:26:44	0.4
DELIVERED		705.6
TOTAL DELIVERED:		705.6

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2299326

Signed By: _____

Delivery Demurrage

Arrival Time: 09/01/2023 09:21:55
Departure Time: 09/01/2023 09:41:08
Demurrage Minutes: 19
Lat/lon 27.63168105 / -82 48764468





Invoice Number: 2750422
 Invoice Date: 9/13/2023
 Account Number: 13464
 Transactions through: 9/9/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$		
2133_NEWPORT IS																			
N2312231	2133 NEWPORT ISLES	0		9/5/23	10:34	R0504004	ULSD #2 Dyed Dsl	995.8	6,483.9	3,581.20	0.00704	0.00000	0.23792	0.02071	3.8469	0.0000	3,830.71		
N2312231	2133 NEWPORT ISLES	0		9/5/23	10:34	MEWPOR T	ULSD #2 Dyed Dsl	219.8	15,563.8	3,581.20	0.00704	0.00000	0.23792	0.02071	3.8469	0.0000	845.54		
N2312231	2133 NEWPORT ISLES	0		9/5/23	10:34	R0504031	ULSD #2 Dyed Dsl	368.5	16,507.5	3,581.20	0.00704	0.00000	0.23792	0.02071	3.8469	0.0000	1,417.57		
N2312231	2133 NEWPORT ISLES	0		9/5/23	10:34	R0504004 J	ULSD #2 Dyed Dsl	232.5	39,223.3	3,581.20	0.00704	0.00000	0.23792	0.02071	3.8469	0.0000	894.40		
N2312231	2133 NEWPORT ISLES	0		9/5/23	10:34	R0204074	ULSD #2 Dyed Dsl	392.9	5,740.6	3,581.20	0.00704	0.00000	0.23792	0.02071	3.8469	0.0000	1,511.44		
Product Total								✓ 2,209.5									8,499.66		
Ticket Total								2,209.5											8,499.66
R2309492	2133 NEWPORT ISLES	0		9/6/23	10:00	R0504004	ULSD #2 Dyed Dsl	324.4	6,808.3	3,489.60	0.00704	0.00000	0.24477	0.02071	3.7621	0.0000	1,220.43		
R2309492	2133 NEWPORT ISLES	0		9/6/23	10:00	R0504004 J	ULSD #2 Dyed Dsl	472.0	39,695.3	3,489.60	0.00704	0.00000	0.24477	0.02071	3.7621	0.0000	1,775.72		
R2309492	2133 NEWPORT ISLES	0		9/6/23	10:00	R0504011	ULSD #2 Dyed Dsl	302.1	6,431.4	3,489.60	0.00704	0.00000	0.24477	0.02071	3.7621	0.0000	1,136.54		
Product Total								✓ 1,098.5									4,132.69		
Ticket Total								1,098.5										4,132.69	
R2309493	2133 NEWPORT ISLES	0		9/8/23	06:47	R0204074	ULSD #2 Dyed Dsl	280.3	6,020.9	3,475.90	0.00704	0.00000	0.22295	0.02071	3.7266	0.0000	1,044.57		
R2309493	2133 NEWPORT ISLES	0		9/8/23	06:47	R0504004 J	ULSD #2 Dyed Dsl	1,886.6	41,581.9	3,475.90	0.00704	0.00000	0.22295	0.02071	3.7266	0.0000	7,030.60		
R2309493	2133 NEWPORT ISLES	0		9/8/23	06:47	MEWPOR T	ULSD #2 Dyed Dsl	481.1	16,044.9	3,475.90	0.00704	0.00000	0.22295	0.02071	3.7266	0.0000	1,792.87		
R2309493	2133 NEWPORT ISLES	0		9/8/23	06:47	R0504031	ULSD #2 Dyed Dsl	447.8	16,955.3	3,475.90	0.00704	0.00000	0.22295	0.02071	3.7266	0.0000	1,668.77		
R2309493	2133 NEWPORT ISLES	0		9/8/23	06:47	R0504011	ULSD #2 Dyed Dsl	482.8	6,914.2	3,475.90	0.00704	0.00000	0.22295	0.02071	3.7266	0.0000	1,799.20		
Product Total								✓ 3,578.6									13,336.01		
Ticket Total								3,578.6										13,336.01	
Location Total								6,886.6								3.7810		25,968.36	



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2240
Driver: Richard Ford

Customer Arriv Time: 09/05/2023 10:34:42
Delivery Start Time: 09/05/2023 10:51:23
Delivery Compl Time: 09/05/2023 11:46:20

Sales Order: N2312231

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: 1103976
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	11:31:32	219.8
R0204074	11:45:57	392.9
R0504004	11:26:35	995.8
R0504004J	10:56:17	232.5
R0504031	11:38:28	368.5
DELIVERED		2209.5
TOTAL DELIVERED:		2209.5

Services and Fees



N2312231



SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 09/05/2023 10:34:42
Departure Time: 09/05/2023 11:46:20
Demurrage Minutes: 71
Lat/lon 27 6316662 / -82.48777622



N2312231



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2240
Driver: Richard Ford

Customer Arriv Time: 09/06/2023 10:00:39
Delivery Start Time: 09/06/2023 10:04:18
Delivery Compl Time: 09/06/2023 10:24:17

Sales Order: R2309492

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: 1103976
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
R0504004	10:18:10	324.4
R0504004J	10:12:02	472.0
R0504011	10:23:58	302.1
DELIVERED		1098.5
TOTAL DELIVERED:		1098.5

Services and Fees

SITE# 2133
SITE NAME: NEWPORT ISLES



R2309492

Signed By: _____

Delivery Demurrage

Arrival Time: 09/06/2023 10:00:39

Departure Time: 09/06/2023 10:24:17

Demurrage Minutes: 23

Lat/lon 27.63173591 / -82.48787876



R2308492



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 09/08/2023 06:47:32
Delivery Start Time: 09/08/2023 06:50:06
Delivery Compl Time: 09/08/2023 07:58:11

Sales Order: R2309493

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: 1103976
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	7:37:47	481.1
R0204074	7:32:45	280.3
R0504004J	7:03:59	1886.6
R0504011	7:28:29	482.8
R0504031	7:41:16	447.8
DELIVERED		3578.6
TOTAL DELIVERED:		3578.6

Services and Fees



R2309493

SITE# 2133
SITE NAME: NEWPORT ISLES



Signed By:

Delivery Demurrage

Arrival Time: 09/08/2023 06:47:32
Departure Time: 09/08/2023 07:58:11
Demurrage Minutes: 70
Lat/lon 27.63168631 / -82.48786836



R2309493



Invoice Number: 2754052
 Invoice Date: 9/20/2023
 Account Number: 13464
 Transactions through: 9/15/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$		
2133_NEWPORT IS																			
R2319561	2133 NEWPORT ISLES	0		9/11/23	06:46	R0504031	ULSD #2 Dyed Dsl	311.9	17,267.2	3,56740	0.00704	0.00000	0.24931	0.02071	3.8445	0.0000	1,199.09		
R2319561	2133 NEWPORT ISLES	0		9/11/23	06:46	R0204074	ULSD #2 Dyed Dsl	326.3	6,347.2	3,56740	0.00704	0.00000	0.24931	0.02071	3.8445	0.0000	1,254.45		
R2319561	2133 NEWPORT ISLES	0		9/11/23	06:46	MEWPOR T	ULSD #2 Dyed Dsl	246.7	16,291.6	3,56740	0.00704	0.00000	0.24931	0.02071	3.8445	0.0000	948.43		
R2319561	2133 NEWPORT ISLES	0		9/11/23	06:46	R0504004 J	ULSD #2 Dyed Dsl	550.4	42,132.3	3,56740	0.00704	0.00000	0.24931	0.02071	3.8445	0.0000	2,115.99		
Product Total								✓ 1,435.3										5,517.96	
Ticket Total								1,435.3											5,517.96
R2319563	2133 NEWPORT ISLES	0		9/13/23	10:00	R0504031	ULSD #2 Dyed Dsl	220.5	17,487.7	3,58130	0.00704	0.00000	0.23092	0.02071	3.8400	0.0000	846.71		
R2319563	2133 NEWPORT ISLES	0		9/13/23	10:00	R0504004 J	ULSD #2 Dyed Dsl	2,220.8	44,353.1	3,58130	0.00704	0.00000	0.23092	0.02071	3.8400	0.0000	8,527.81		
R2319563	2133 NEWPORT ISLES	0		9/13/23	10:00	R0204074	ULSD #2 Dyed Dsl	257.7	6,604.9	3,58130	0.00704	0.00000	0.23092	0.02071	3.8400	0.0000	989.56		
R2319563	2133 NEWPORT ISLES	0		9/13/23	10:00	MEWPOR T	ULSD #2 Dyed Dsl	502.7	16,794.3	3,58130	0.00704	0.00000	0.23092	0.02071	3.8400	0.0000	1,930.35		
Product Total								✓ 3,201.7										12,294.43	
Ticket Total								3,201.7											12,294.43
R2319565	2133 NEWPORT ISLES	0		9/15/23	08:33	R0504031	ULSD #2 Dyed Dsl	217.8	17,705.5	3,72380	0.00704	0.00000	0.24286	0.02071	3.9944	0.0000	869.98		
R2319565	2133 NEWPORT ISLES	0		9/15/23	08:33	R0204074	ULSD #2 Dyed Dsl	430.9	7,035.8	3,72380	0.00704	0.00000	0.24286	0.02071	3.9944	0.0000	1,721.19		
R2319565	2133 NEWPORT ISLES	0		9/15/23	08:33	R0504004 J	ULSD #2 Dyed Dsl	1,981.8	46,334.9	3,72380	0.00704	0.00000	0.24286	0.02071	3.9944	0.0000	7,916.12		
Product Total								✓ 2,630.5										10,507.29	
Ticket Total								2,630.5											10,507.29
Location Total								7,267.5								3.8837			28,319.68



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 09/11/2023 06:46:22
Delivery Start Time: 09/11/2023 06:49:40
Delivery Compl Time: 09/11/2023 07:27:40

Sales Order: R2319561

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	7:02:37	246.7
R0204074	7:18:03	326.3
R0504004J	6:58:43	550.4
R0504031	7:02:53	311.9
DELIVERED		1435.3
TOTAL DELIVERED:		1435.3

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2319561



Signed By: _____

Delivery Demurrage

Arrival Time: 09/11/2023 06:46:22
Departure Time 09/11/2023 07:27:40
Demurrage Minutes: 41
Lat/lon 27.631529 / -82.48790161



R2319561



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2135

Driver: Richard Ford

Customer Arriv Time: 09/13/2023 10:00:15

Delivery Start Time: 09/13/2023 10:02:03

Delivery Compl Time: 09/13/2023 10:53:27

Sales Order: R2319563

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	10:15:55	502.7
R0204074	10:06:29	257.7
R0504004J	10:48:24	2220.8
R0504031	10:52:41	220.5
DELIVERED		3201.7
TOTAL DELIVERED:		3201.7

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



Signed By: _____

Delivery Demurrage

Arrival Time: 09/13/2023 10:00:15
Departure Time: 09/13/2023 10:53:27
Demurrage Minutes: 53
Lat/lon 27.63171597 / -82.48784126



R2319563

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2135
Driver: Ernest Meckes

Customer Arriv Time: 09/15/2023 08:33:43
Delivery Start Time: 09/15/2023 08:36:59
Delivery Compl Time: 09/15/2023 09:27:49

Sales Order: R2319565

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
R0204074	8:42:15	430.9
R0504004J	9:27:36	1981.8
R0504031	8:52:09	217.8
DELIVERED		2630.5
TOTAL DELIVERED:		2630.5

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2319565

Signed By:

Delivery Demurrage

Arrival Time: 09/15/2023 08:33:43

Departure Time: 09/15/2023 09:27:49

Demurrage Minutes: 54

Lat/lon 27.63135842 / -82.48840607



R2319565



Invoice Number: 2758096
 Invoice Date: 9/27/2023
 Account Number: 13464
 Transactions through: 9/23/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$	
2133_NEWPORT IS																		
R2329755	2133 NEWPORT ISLES	0		9/18/23	08:39	MEWPOR T	ULSD #2 Dyed Dsl	515.3	17,309.6	3.62230	0.00704	0.00000	0.24301	0.02071	3.8931	0.0000	2,006.09	
R2329755	2133 NEWPORT ISLES	0		9/18/23	08:39	R0504004 J	ULSD #2 Dyed Dsl	1,006.9	47,341.8	3.62230	0.00704	0.00000	0.24301	0.02071	3.8931	0.0000	3,919.92	
R2329755	2133 NEWPORT ISLES	0		9/18/23	08:39	R0204074	ULSD #2 Dyed Dsl	240.8	7,276.6	3.62230	0.00704	0.00000	0.24301	0.02071	3.8931	0.0000	937.45	
R2329755	2133 NEWPORT ISLES	0		9/18/23	08:39	R0504031	ULSD #2 Dyed Dsl	217.5	17,923.0	3.62230	0.00704	0.00000	0.24301	0.02071	3.8931	0.0000	846.74	
	Product Total							✓ 1,980.5										7,710.20
	Ticket Total							1,980.5										7,710.20
R2329757	2133 NEWPORT ISLES	0		9/20/23	08:34	R0504004 J	ULSD #2 Dyed Dsl	2,060.5	49,402.3	3.60980	0.00704	0.00000	0.22815	0.02071	3.8657	0.0000	7,965.27	
R2329757	2133 NEWPORT ISLES	0		9/20/23	08:34	R0504011	ULSD #2 Dyed Dsl	2,306.2	9,220.4	3.60980	0.00704	0.00000	0.22815	0.02071	3.8657	0.0000	8,915.08	
R2329757	2133 NEWPORT ISLES	0		9/20/23	08:34	054005-R	ULSD #2 Dyed Dsl	121.7	731.6	3.60980	0.00704	0.00000	0.22815	0.02071	3.8657	0.0000	470.46	
	Product Total							✓ 4,488.4										17,350.81
	Ticket Total							4,488.4										17,350.81
R2329759	2133 NEWPORT ISLES	0		9/22/23	07:58	R0504004 J	ULSD #2 Dyed Dsl	1,919.3	51,321.6	3.60000	0.00704	0.00000	0.22830	0.02071	3.8560	0.0000	7,400.92	
R2329759	2133 NEWPORT ISLES	0		9/22/23	07:58	R0204074	ULSD #2 Dyed Dsl	488.1	7,764.7	3.60000	0.00704	0.00000	0.22830	0.02071	3.8560	0.0000	1,882.14	
R2329759	2133 NEWPORT ISLES	0		9/22/23	07:58	054005-R	ULSD #2 Dyed Dsl	1,434.7	2,166.3	3.60000	0.00704	0.00000	0.22830	0.02071	3.8560	0.0000	5,532.27	
R2329759	2133 NEWPORT ISLES	0		9/22/23	07:58	R0504031	ULSD #2 Dyed Dsl	367.0	18,290.0	3.60000	0.00704	0.00000	0.22830	0.02071	3.8560	0.0000	1,415.17	
	Product Total							✓ 4,209.1										16,230.50
	Ticket Total							4,209.1										16,230.50
Location Total								10,678.0							3.8721			41,291.51

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 09/18/2023 08:39:03
Delivery Start Time: 09/18/2023 08:45:35
Delivery Compl Time: 09/18/2023 09:18:18

Sales Order: R2329755

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: **1103976**

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	9:12:27	515.3
R0204074	9:04:36	240.8
R0504004J	8:53:16	1006.9
R0504031	9:18:02	217.5
DELIVERED		1980.5
TOTAL DELIVERED:		1980.5

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2329755

J A

Signed By:

Delivery Demurrage

Arrival Time: 09/18/2023 08:39:03
Departure Time: 09/18/2023 09:18:18
Demurrage Minutes: 39
Lat/lon 27 63154923 / -82.48771217



R2329755



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2135
Driver: Richard Ford

Customer Arriv Time: 09/20/2023 08:34:13
Delivery Start Time: 09/20/2023 08:37:54
Delivery Compl Time: 09/20/2023 09:49:52

Sales Order: R2329757

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: 1103976
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	9:49:31	121.7
R0504004J	8:56:45	2060.5
R0504011	9:30:37	2306.2
DELIVERED		4488.4
TOTAL DELIVERED:		4488.4

Services and Fees

SITE# 2133
SITE NAME: NEWPORT ISLES



Signed By: _____

Delivery Demurrage

Arrival Time: 09/20/2023 08:34:13
Departure Time: 09/20/2023 09:49:52
Demurrage Minutes: 75
Lat/lon 27.63163374 / -82.48777968



R2329757

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 09/22/2023 07:58:12
Delivery Start Time: 09/22/2023 08:02:50
Delivery Compl Time: 09/22/2023 09:03:10

Sales Order: R2329759

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: **1103976**

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:41:42	1434.7
R0204074	8:57:05	488.1
R0504004J	8:25:39	1919.3
R0504031	9:02:43	367.0
DELIVERED		4209.1
TOTAL DELIVERED:		4209.1

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2329759

JT 14

Signed By: _____

Delivery Demurrage

Arrival Time: 09/22/2023 07:58:12

Departure Time: 09/22/2023 09:03:10

Demurrage Minutes: 64

Lat/lon 27.63167117 / -82.48773275



R2329759



Invoice Number: 2761524
 Invoice Date: 10/4/2023
 Account Number: 13464
 Transactions through: 9/30/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$	
2133_NEWPORT IS																		
R2339821	2133 NEWPORT ISLES	0		9/25/23	09:38	MEWPOR T	ULSD #2 Dyed Dsl	441.6	17,751.2	3,54460	0.00704	0.00000	0.24862	0.02071	3.8210	0.0000	1,687.34	
R2339821	2133 NEWPORT ISLES	0		9/25/23	09:38	R0504031	ULSD #2 Dyed Dsl	347.7	18,637.7	3,54460	0.00704	0.00000	0.24862	0.02071	3.8210	0.0000	1,328.55	
R2339821	2133 NEWPORT ISLES	0		9/25/23	09:38	R0504004 J	ULSD #2 Dyed Dsl	38.4	51,360.0	3,54460	0.00704	0.00000	0.24862	0.02071	3.8210	0.0000	146.73	
R2339821	2133 NEWPORT ISLES	0		9/25/23	09:38	R0504011	ULSD #2 Dyed Dsl	215.9	9,436.3	3,54460	0.00704	0.00000	0.24862	0.02071	3.8210	0.0000	824.95	
Product Total								1,043.6									3,987.57	
Ticket Total								1,043.6										3,987.57
N2343425	2133 NEWPORT ISLES	0		9/25/23	13:34	R0504004 J	ULSD #2 Dyed Dsl	1,873.3	53,233.3	3,54460	0.00704	0.00000	0.23308	0.02071	3.8054	0.0000	7,128.71	
N2343425	2133 NEWPORT ISLES	0		9/25/23	13:34	R0204074	ULSD #2 Dyed Dsl	504.8	8,269.5	3,54460	0.00704	0.00000	0.23308	0.02071	3.8054	0.0000	1,920.98	
N2343425	2133 NEWPORT ISLES	0		9/25/23	13:34	054005-R	ULSD #2 Dyed Dsl	124.1	2,290.4	3,54460	0.00704	0.00000	0.23308	0.02071	3.8054	0.0000	472.25	
Product Total								2,502.2									9,521.94	
Ticket Total								2,502.2										9,521.94
R2339822	2133 NEWPORT ISLES	0		9/27/23	08:07	R0504011	ULSD #2 Dyed Dsl	199.2	9,635.5	3,46080	0.00704	0.00000	0.22730	0.02071	3.7158	0.0000	740.20	
R2339822	2133 NEWPORT ISLES	0		9/27/23	08:07	MEWPOR T	ULSD #2 Dyed Dsl	338.1	18,089.3	3,46080	0.00704	0.00000	0.22730	0.02071	3.7158	0.0000	1,256.33	
R2339822	2133 NEWPORT ISLES	0		9/27/23	08:07	054005-R	ULSD #2 Dyed Dsl	93.1	2,383.5	3,46080	0.00704	0.00000	0.22730	0.02071	3.7158	0.0000	345.95	
R2339822	2133 NEWPORT ISLES	0		9/27/23	08:07	R0504004 J	ULSD #2 Dyed Dsl	1,842.2	55,075.5	3,46080	0.00704	0.00000	0.22730	0.02071	3.7158	0.0000	6,845.34	
R2339822	2133 NEWPORT ISLES	0		9/27/23	08:07	R0204074	ULSD #2 Dyed Dsl	127.2	8,396.7	3,46080	0.00704	0.00000	0.22730	0.02071	3.7158	0.0000	472.66	
Product Total								2,599.8									9,660.48	
Ticket Total								2,599.8										9,660.48
R2339823	2133 NEWPORT ISLES	0		9/29/23	07:21	R0504031	ULSD #2 Dyed Dsl	463.7	19,101.4	3,57290	0.00704	0.00000	0.22646	0.02071	3.8271	0.0000	1,774.63	
R2339823	2133 NEWPORT ISLES	0		9/29/23	07:21	R0504011	ULSD #2 Dyed Dsl	772.4	10,407.9	3,57290	0.00704	0.00000	0.22646	0.02071	3.8271	0.0000	2,956.06	
R2339823	2133 NEWPORT ISLES	0		9/29/23	07:21	R0504004 J	ULSD #2 Dyed Dsl	2,400.0	57,475.5	3,57290	0.00704	0.00000	0.22646	0.02071	3.8271	0.0000	9,185.06	



Invoice Number: 2761524
 Invoice Date: 10/4/2023
 Account Number: 13464
 Transactions through: 9/30/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$	
R2339823	ISLES 2133 NEWPORT	0		9/29/23	07:21	054005-R	ULSD #2 Dyed Dsl	326.3	2,709.8	3.57290	0.00704	0.00000	0.22646	0.02071	3.8271	0.0000	1,248.79	
R2339823	ISLES 2133 NEWPORT	0		9/29/23	07:21	MEWPOR T	ULSD #2 Dyed Dsl	327.2	18,416.5	3.57290	0.00704	0.00000	0.22646	0.02071	3.8271	0.0000	1,252.23	
	Product Total							4,289.6										16,416.77
	Ticket Total							4,289.6										16,416.77
	Location Total							10,435.2							3.7891			39,586.76



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2240
Driver: Richard Ford

Customer Arriv Time: 09/25/2023 09:38:20
Delivery Start Time: 09/25/2023 09:41:37
Delivery Compl Time: 09/25/2023 10:05:12

Sales Order: R2339821

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: **1103976**
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	9:44:14	441.6
R0504004J	10:03:59	38.4
R0504011	10:01:22	215.9
R0504031	9:57:04	347.7
DELIVERED		1043.6
TOTAL DELIVERED:		1043.6

Services and Fees

SITE# 2133
SITE NAME: NEWPORT ISLES



Signed By: _____

Delivery Demurrage

Arrival Time: 09/25/2023 09:38:20

Departure Time: 09/25/2023 10:05:12

Demurrage Minutes: 26

Lat/lon 27.63144121 / -82.48780943



R2339821



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2240
Driver: Richard Ford

Customer Arriv Time: 09/25/2023 13:34:02
Delivery Start Time: 09/25/2023 13:36:42
Delivery Compl Time: 09/25/2023 14:23:01

Sales Order: N2343425

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: **1103976**
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	14:12:56	124.1
R0204074	14:22:41	504.8
R0504004J	14:08:30	1873.3
DELIVERED		2502.2
TOTAL DELIVERED:		2502.2

Services and Fees

SITE# 2133
SITE NAME: NEWPORT ISLES



Signed By: _____

Delivery Demurrage

Arrival Time: 09/25/2023 13:34:02

Departure Time: 09/25/2023 14:23:01

Demurrage Minutes: 48

Lat/lon 27.63161307 / -82.48788428



N2343425



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 09/27/2023 08:07:50
Delivery Start Time: 09/27/2023 08:11:26
Delivery Compl Time: 09/27/2023 08:56:32

Sales Order: R2339822

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: **1103976**
Bill Address:

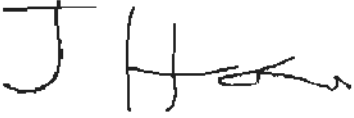
Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:49:08	93.1
MEWPORT	8:56:08	338.1
R0204074	8:46:18	127.2
R0504004J	8:24:13	1842.2
R0504011	8:43:45	199.2
DELIVERED		2599.8
TOTAL DELIVERED:		2599.8

Services and Fees



SITE# 2133
SITE NAME: NEWPORT ISLES



Signed By:

Delivery Demurrage

Arrival Time: 09/27/2023 08:07:50
Departure Time: 09/27/2023 08:56:32
Demurrage Minutes: 48
Lat/lon 27.63169333 / -82.4878231



R2339822



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 09/29/2023 07:21:46
Delivery Start Time: 09/29/2023 07:23:39
Delivery Compl Time: 09/29/2023 08:28:28

Sales Order: R2339823

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: 1103976
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:05:23	326.3
MEWPORT	7:59:51	327.2
R0504004J	7:54:53	2400.0
R0504011	8:19:59	772.4
R0504031	8:06:38	463.7
DELIVERED		4289.6
TOTAL DELIVERED:		4289.6

Services and Fees



SITE# 2133
SITE NAME: NEWPORT ISLES

J A

Signed By: _____

Delivery Demurrage

Arrival Time: 09/29/2023 07:21:46
Departure Time: 09/29/2023 08:28:28
Demurrage Minutes: 66
Lat/lon 27.62471173 / -82.48815753



R2339023

DIRECT PURCHASE ORDER FORM

Newport Isles CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: Newport Isles MG

DPO # 01-2133-002 - OPO

CO # 5

To: Atlantic TNG

Date: 10/10/2023

Attention: Megan Kitchner

Job # 01-2133

CC: 02-302

Approved By: KS

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	Mass Grade 02-302 Storm Structures	\$ 4,266.45	\$4,266.45
			Tax Exempt	
			Total	\$4,266.45

Remarks

See Attached QUOTE

CC:

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8CX



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 11/14/2023

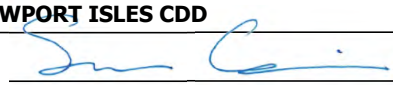

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
10109 - N/S ROADWAY STORM SEWER CO#010					
1455	CONNECT TO EXISTING STORM INLET	1.00	EACH	\$2,250.00	\$2,250.00
1456	MANATEE CO. CURB INLET	2.00	EACH	\$10,300.00	\$20,600.00
1457	18" HP STORM	115.00	LF	\$55.00	\$6,325.00
1458	36" HP STORM	35.00	LF	\$126.00	\$4,410.00
1459	STORM SEWER TESTING	1.00	LS	\$4,200.00	\$4,200.00
Total Price for above 10109 - N/S ROADWAY STORM SEWER CO#010 Items:					\$37,785.00
10115 - E/W WATERMAIN CO#010					
1460	8" GATE VALVE ASSEMBLY	-1.00	EACH	\$2,900.00	(\$2,900.00)
Total Price for above 10115 - E/W WATERMAIN CO#010 Items:					(\$2,900.00)
10129 - E/W RECLAIM CO#010					
1461	12" PVC RECLAIMED MAIN (DR 18)	210.00	LF	\$94.40	\$19,824.00
1462	8" PVC RECLAIMED MAIN (DR 18)	150.00	LF	\$50.15	\$7,522.50
1463	8" GATE VALVE ASSEMBLY	-1.00	EACH	\$2,900.00	(\$2,900.00)
1464	12" MJ BEND	18.00	EACH	\$1,200.00	\$21,600.00
1465	8" MJ BEND	-8.00	EACH	\$610.00	(\$4,880.00)
1466	12" MJ REDUCER	1.00	EACH	\$805.00	\$805.00
Total Price for above 10129 - E/W RECLAIM CO#010 Items:					\$41,971.50
10116 - FUEL CREDIT CO#010					
1467	OCTOBER FUEL CREDIT	1.00	LS	(\$17,282.09)	(\$17,282.09)
Total Price for above 10116 - FUEL CREDIT CO#010 Items:					(\$17,282.09)
10117 - ATLANTIC PRECAST CO#010					
1468	NORTH/SOUTH BLVD ADDED STRUCTURES	1.00	LS	(\$6,074.30)	(\$6,074.30)
1469	ATLANTIC PRECAST TAX CREDIT	1.00	LS	(\$414.46)	(\$414.46)
Total Price for above 10117 - ATLANTIC PRECAST CO#010 Items:					(\$6,488.76)
10134 - EARTHWORK MG PHASE 2 CO#010					
1470	SOD POND SLOPES - BAHIA	68,280.00	SY	\$3.00	\$204,840.00
Total Price for above 10134 - EARTHWORK MG PHASE 2 CO#010 Items:					\$204,840.00
Total Bid Price:					\$257,925.65



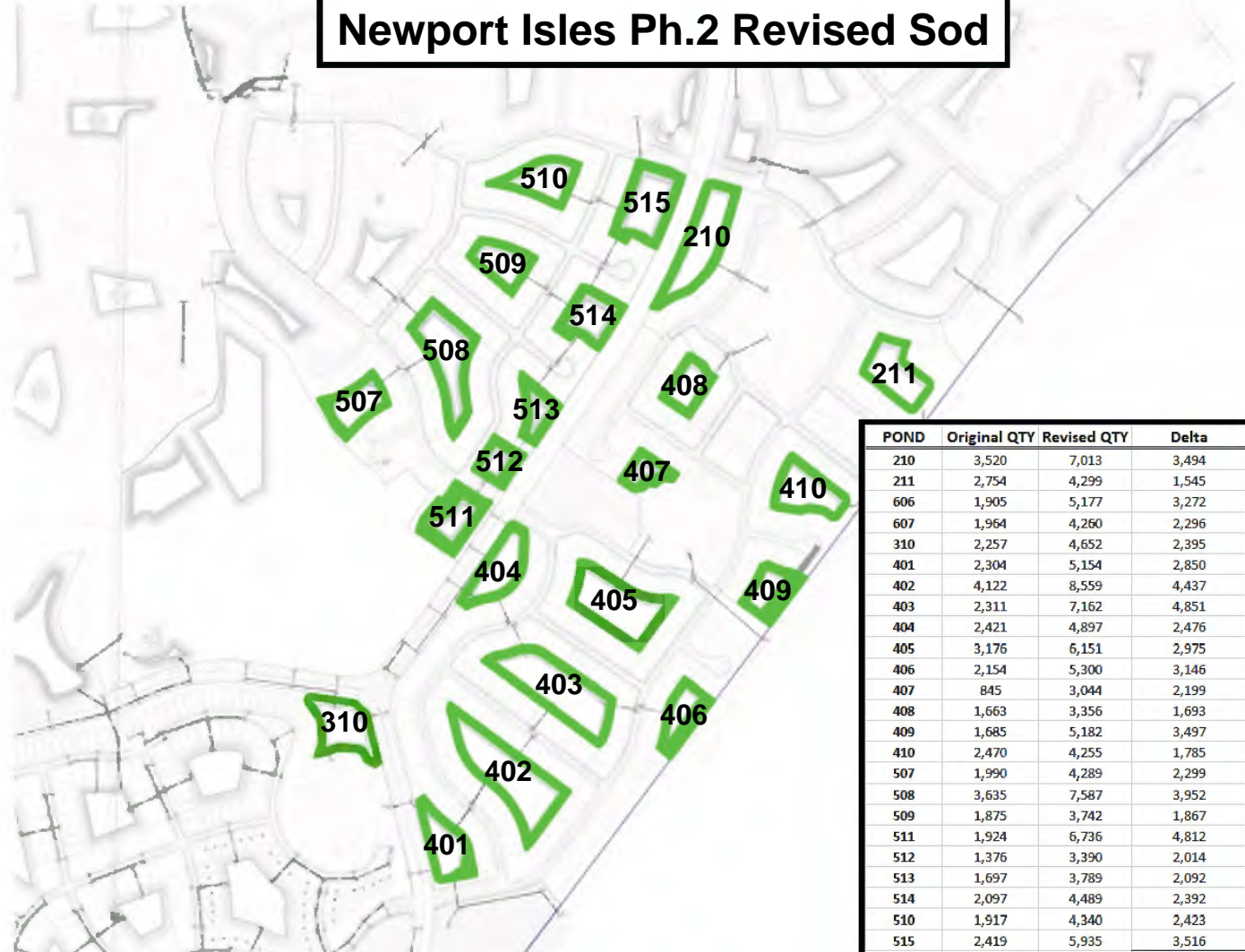
To: Newport Isles CDD	Contact: SUSAN COLLINS
Address: Tampa, FL	Phone: 727-599-4603
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 11/14/2023

CLINT CUFFLE, WRA
 REVIEWED AND ACCEPTED
 02-28-2024

APPROVED
By Ed Andrews at 8:09 am, Mar 01, 2024

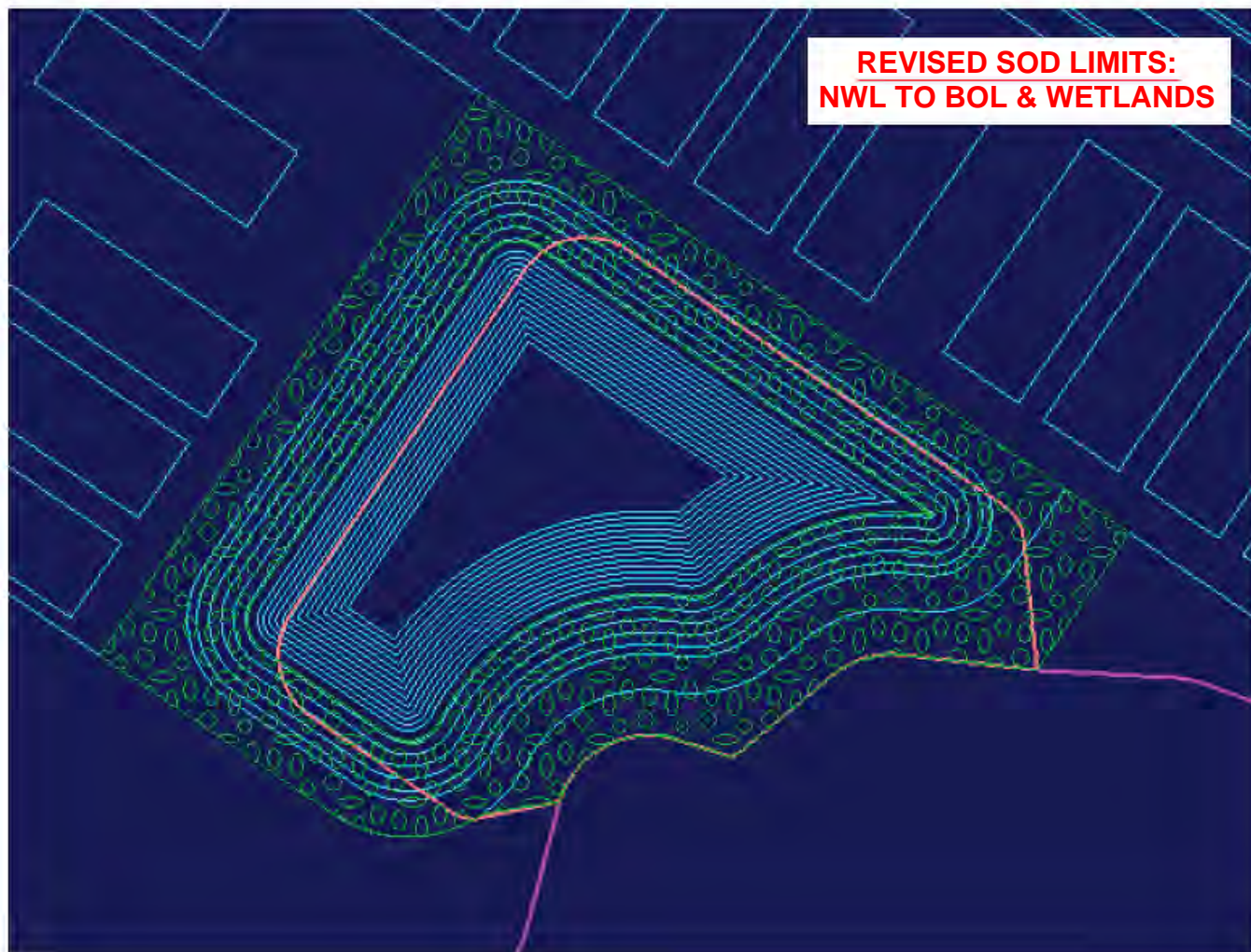
<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: NEWPORT ISLES CDD</p> <p>Signature: </p> <p>Date of Acceptance: MARCH 5, 2024</p>	<p>CONFIRMED: Ripa & Associates</p> <p>Authorized Signature: </p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
--	---

Newport Isles Ph.2 Revised Sod



POND	Original QTY	Revised QTY	Delta
210	3,520	7,013	3,494
211	2,754	4,299	1,545
606	1,905	5,177	3,272
607	1,964	4,260	2,296
310	2,257	4,652	2,395
401	2,304	5,154	2,850
402	4,122	8,559	4,437
403	2,311	7,162	4,851
404	2,421	4,897	2,476
405	3,176	6,151	2,975
406	2,154	5,300	3,146
407	845	3,044	2,199
408	1,663	3,356	1,693
409	1,685	5,182	3,497
410	2,470	4,255	1,785
507	1,990	4,289	2,299
508	3,635	7,587	3,952
509	1,875	3,742	1,867
511	1,924	6,736	4,812
512	1,376	3,390	2,014
513	1,697	3,789	2,092
514	2,097	4,489	2,392
510	1,917	4,340	2,423
515	2,419	5,935	3,516
			68,280

REVISED SOD EXAMPLE



DIRECT PURCHASE ORDER FORM

Newport Isles CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: Newport Isles MG

DPO # 01-2133-002 - OPO

CO # 6

To: Atlantic TNG

Date: 11/7/2023

Attention: Megan Kitchner

Job # 01-2133

CC: 02-302

Approved By: KS

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	N/S Road 02-302 Storm Structures	\$ 6,074.30	\$6,074.30
			Tax Exempt	
			Total	\$6,074.30

Remarks

See Attached QUOTE

CC:

Current Month October
 PM (All)
 Job # 01-2133
 Months (All)

Row Labels	Sum of QTY Delivered	Average of Unit Rate	Sum of Sub Total	Sum of Additional Fees (Taxes, Service Fees)	Sum of Total	Average of Total PPG (All Inclusive)
2023	40,059.20	\$3.344	\$133,279.91	\$9,674.80	\$142,954.71	\$3.589
2-Oct	1,363.70	\$3.622	\$4,938.64	\$384.22	\$5,322.86	\$3.903
4-Oct	4,113.10	\$3.495	\$14,374.87	\$1,028.40	\$15,403.27	\$3.745
6-Oct	3,294.40	\$3.156	\$10,398.44	\$766.74	\$11,165.18	\$3.389
9-Oct	2,791.20	\$3.191	\$8,906.44	\$663.01	\$9,569.45	\$3.428
11-Oct	4,766.90	\$3.297	\$15,715.52	\$1,127.22	\$16,842.74	\$3.533
13-Oct	4,075.40	\$3.314	\$13,507.10	\$975.25	\$14,482.35	\$3.554
16-Oct	2,562.20	\$3.466	\$8,879.56	\$654.94	\$9,534.50	\$3.721
18-Oct	4,801.80	\$3.405	\$16,351.57	\$1,166.35	\$17,517.92	\$3.648
23-Oct	3,324.10	\$3.366	\$11,189.25	\$815.01	\$12,004.26	\$3.611
25-Oct	4,108.50	\$3.240	\$13,311.95	\$964.46	\$14,276.41	\$3.475
27-Oct	4,857.90	\$3.233	\$15,706.56	\$1,129.21	\$16,835.77	\$3.466
Grand Total	40,059.20	\$3.344	\$133,279.91	\$9,674.80	\$142,954.71	\$3.589

Newport Isles MG	
Budgeted PPG	\$ 4.00
Quantity	40,059.20
Budgeted Amount	\$ 160,236.80
Requested Increase	\$ (17,282.09)

Remit To Address

P.O. Box 532156, Atlanta GA 30353-2156

Phone: 800-522-6287

Fax: 414-359-9576

Invoice Number: 2765689

Invoice Date: 10/11/2023

Account Number: 13464

Transactions through: 10/6/2023

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$		
2133_NEWPORT IS																			
R2349924	2133 NEWPORT ISLES	0		10/2/23	08:55	R0504004 J	ULSD #2 Dyed Dsl	1,111.6	58,587.1	3.62150	0.00704	0.00000	0.25400	0.02071	3.9032	0.0000	4,338.85		
R2349924	2133 NEWPORT ISLES	0		10/2/23	08:55	R0504031	ULSD #2 Dyed Dsl	92.9	19,194.3	3.62150	0.00704	0.00000	0.25400	0.02071	3.9032	0.0000	362.61		
R2349924	2133 NEWPORT ISLES	0		10/2/23	08:55	MEWPOR T	ULSD #2 Dyed Dsl	54.6	18,471.1	3.62150	0.00704	0.00000	0.25400	0.02071	3.9032	0.0000	213.12		
R2349924	2133 NEWPORT ISLES	0		10/2/23	08:55	R0204074	ULSD #2 Dyed Dsl	104.6	8,501.3	3.62150	0.00704	0.00000	0.25400	0.02071	3.9032	0.0000	408.28		
Product Total								✓ 1,363.7										5,322.86	
Ticket Total								1,363.7											5,322.86
R2349925	2133 NEWPORT ISLES	0		10/4/23	08:24	R0204074	ULSD #2 Dyed Dsl	373.4	8,874.7	3.49490	0.00704	0.00000	0.22228	0.02071	3.7449	0.0000	1,398.36		
R2349925	2133 NEWPORT ISLES	0		10/4/23	08:24	R0504004 J	ULSD #2 Dyed Dsl	2,418.8	61,005.9	3.49490	0.00704	0.00000	0.22228	0.02071	3.7449	0.0000	9,058.24		
R2349925	2133 NEWPORT ISLES	0		10/4/23	08:24	054005-R	ULSD #2 Dyed Dsl	334.4	3,044.2	3.49490	0.00704	0.00000	0.22228	0.02071	3.7449	0.0000	1,252.30		
R2349925	2133 NEWPORT ISLES	0		10/4/23	08:24	R0504011	ULSD #2 Dyed Dsl	522.2	10,930.1	3.49490	0.00704	0.00000	0.22228	0.02071	3.7449	0.0000	1,955.60		
R2349925	2133 NEWPORT ISLES	0		10/4/23	08:24	R0504031	ULSD #2 Dyed Dsl	464.3	19,658.6	3.49490	0.00704	0.00000	0.22228	0.02071	3.7449	0.0000	1,738.77		
Product Total								✓ 4,113.1										15,403.27	
Ticket Total								4,113.1										15,403.27	
R2349926	2133 NEWPORT ISLES	0		10/6/23	08:06	R0504031	ULSD #2 Dyed Dsl	230.8	19,889.4	3.15640	0.00704	0.00000	0.20499	0.02071	3.3891	0.0000	782.21		
R2349926	2133 NEWPORT ISLES	0		10/6/23	08:06	R0504004 J	ULSD #2 Dyed Dsl	1,360.9	62,366.8	3.15640	0.00704	0.00000	0.20499	0.02071	3.3891	0.0000	4,612.28		
R2349926	2133 NEWPORT ISLES	0		10/6/23	08:06	MEWPOR T	ULSD #2 Dyed Dsl	501.8	18,972.9	3.15640	0.00704	0.00000	0.20499	0.02071	3.3891	0.0000	1,700.67		
R2349926	2133 NEWPORT ISLES	0		10/6/23	08:06	R0504011	ULSD #2 Dyed Dsl	710.6	11,640.7	3.15640	0.00704	0.00000	0.20499	0.02071	3.3891	0.0000	2,408.32		
R2349926	2133 NEWPORT ISLES	0		10/6/23	08:06	R0204074	ULSD #2 Dyed Dsl	490.3	9,365.0	3.15640	0.00704	0.00000	0.20499	0.02071	3.3891	0.0000	1,661.70		
Product Total								✓ 3,294.4										11,165.18	
Ticket Total								3,294.4										11,165.18	
Location Total								8,771.2								3.6631		31,891.31	

Jacobus Energy
 1618 S 50th St
 Tampa, FL

33619

(813) 310-3812

Truck: T9608

Driver: Samuel Conner

Customer Arriv Time: 10/02/2023 08:55:47

Delivery Start Time: 10/02/2023 08:59:07

Delivery Compl Time: 10/02/2023 09:24:29

Sales Order: R2349924

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	9:16:16	54.6
R0204074	9:23:48	104.6
R0504004J	9:15:22	1111.6
R0504031	9:18:41	92.9
DELIVERED		1363.7
TOTAL DELIVERED:		1363.7

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES





Signed By: _____

Delivery Demurrage

Arrival Time: 10/02/2023 08:55:47

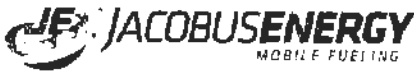
Departure Time: 10/02/2023 09:24:29

Demurrage Minutes: 28

Lat/lon 27.63164611 / -82.48788061



R2349924



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608

Driver: Samuel Conner

Customer Arriv Time: 10/04/2023 08:24:50

Delivery Start Time: 10/04/2023 08:29:08

Delivery Compl Time: 10/04/2023 09:48:17

Sales Order: R2349925

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

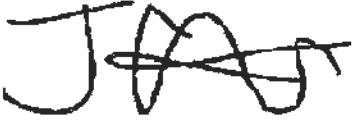
Vehicle ID	End Time	Gross
054005-R	9:47:57	334.4
R0204074	9:03:02	373.4
R0504004J	8:50:22	2418.8
R0504011	9:21:56	522.2
R0504031	9:13:44	464.3
DELIVERED		4113.1
TOTAL DELIVERED:		4113.1

Services and Fees



R2349925

SITE# 2133
SITE NAME: NEWPORT ISLES



Signed By: _____

Delivery Demurrage

Arrival Time: 10/04/2023 08:24:50
Departure Time: 10/04/2023 09:48:17
Demurrage Minutes: 83
Lat/lon 27.62573125 / -82 48792195



R2349925



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 10/06/2023 08:06:50
Delivery Start Time: 10/06/2023 08:20:03
Delivery Compl Time: 10/06/2023 09:39:34

Sales Order: R2349926

P.O. #: 2133 NEWPORT ISLES
Reference #:

Ship To: 1103976
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: 1103976
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	8:29:41	501.8
R0204074	8:37:18	490.3
R0504004J	8:56:55	1360.9
R0504011	9:27:18	710.6
R0504031	8:23:17	230.8
DELIVERED		3294.4
TOTAL DELIVERED:		3294.4

Services and Fees





SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 10/06/2023 08:06:50

Departure Time: 10/06/2023 09:39:34

Demurrage Minutes: 92

Lat/lon 27.63159015 / -82.48775314



R2349926

Invoice Number: 2769474
 Invoice Date: 10/18/2023
 Account Number: 13464
 Transactions through: 10/13/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$	
2133_NEWPORT IS																		
R2360128	2133 NEWPORT ISLES	0		10/9/23	08:20	MEWPOR T	ULSD #2 Dyed Dsl	241.6	19,214.5	3.19090	0.00704	0.00000	0.20979	0.02071	3.4284	0.0000	828.31	
R2360128	2133 NEWPORT ISLES	0		10/9/23	08:20	R0504031	ULSD #2 Dyed Dsl	144.2	20,033.6	3.19090	0.00704	0.00000	0.20979	0.02071	3.4284	0.0000	494.38	
R2360128	2133 NEWPORT ISLES	0		10/9/23	08:20	R0504011	ULSD #2 Dyed Dsl	183.7	11,824.4	3.19090	0.00704	0.00000	0.20979	0.02071	3.4284	0.0000	629.80	
R2360128	2133 NEWPORT ISLES	0		10/9/23	08:20	R0204074	ULSD #2 Dyed Dsl	288.1	9,653.1	3.19090	0.00704	0.00000	0.20979	0.02071	3.4284	0.0000	987.73	
R2360128	2133 NEWPORT ISLES	0		10/9/23	08:20	R0504004 J	ULSD #2 Dyed Dsl	1,933.6	64,300.4	3.19090	0.00704	0.00000	0.20979	0.02071	3.4284	0.0000	6,629.23	
	Product Total							✓ 2,791.2									9,569.45	
	Ticket Total							2,791.2										9,569.45
R2360129	2133 NEWPORT ISLES	0		10/11/23	07:12	MEWPOR T	ULSD #2 Dyed Dsl	205.7	19,420.2	3.29680	0.00704	0.00000	0.20872	0.02071	3.5333	0.0000	726.79	
R2360129	2133 NEWPORT ISLES	0		10/11/23	07:12	R0204074	ULSD #2 Dyed Dsl	458.2	10,111.3	3.29680	0.00704	0.00000	0.20872	0.02071	3.5333	0.0000	1,618.94	
R2360129	2133 NEWPORT ISLES	0		10/11/23	07:12	R0504004 J	ULSD #2 Dyed Dsl	1,785.9	66,086.3	3.29680	0.00704	0.00000	0.20872	0.02071	3.5333	0.0000	6,310.07	
R2360129	2133 NEWPORT ISLES	0		10/11/23	07:12	054005-R	ULSD #2 Dyed Dsl	2,153.0	5,197.2	3.29680	0.00704	0.00000	0.20872	0.02071	3.5333	0.0000	7,607.13	
R2360129	2133 NEWPORT ISLES	0		10/11/23	07:12	R0504031	ULSD #2 Dyed Dsl	164.1	20,197.7	3.29680	0.00704	0.00000	0.20872	0.02071	3.5333	0.0000	579.81	
	Product Total							✓ 4,766.9									16,842.74	
	Ticket Total							4,766.9										16,842.74
	Location Total							7,558.1							3.4809			26,412.19



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 10/09/2023 08:20:30
Delivery Start Time: 10/09/2023 08:24:53
Delivery Compl Time: 10/09/2023 09:07:34

Sales Order: R2360128

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
MEWPORT	8:58:35	241.6
R0204074	9:03:37	288.1
R0504004J	8:31:20	1933.6
R0504011	8:54:10	183.7
R0504031	9:07:15	144.2
DELIVERED		2791.2
TOTAL DELIVERED:		2791.2

Services and Fees



SITE# 2133
SITE NAME: NEWPORT ISLES



Signed By: _____

Delivery Demurrage

Arrival Time: 10/09/2023 08:20:30
Departure Time: 10/09/2023 09:07:34
Demurrage Minutes: 47
Lat/lon 27.63163183 / -82.48774644



R2350128

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 10/11/2023 07:12:39
Delivery Start Time: 10/11/2023 07:15:23
Delivery Compl Time: 10/11/2023 08:29:02

Sales Order: R2360129

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:28:00	2153.0
MEWPORT	7:54:52	205.7
R0204074	7:47:57	458.2
R0504004J	7:41:29	1785.9
R0504011	8:28:19	0.0
R0504031	7:51:16	164.1
DELIVERED		4766.9
TOTAL DELIVERED:		4766.9

Services and Fees



R2360129

SITE# 2133
SITE NAME: NEWPORT ISLES



Signed By:

Delivery Demurrage

Arrival Time: 10/11/2023 07:12:39
Departure Time: 10/11/2023 08:29:02
Demurrage Minutes 76
Lat/lon 27.63163965 / -82.48777583



R2360129

Remit To Address

P.O. Box 532156, Atlanta GA 30353-2156

Phone: 800-522-6287

Fax: 414-359-9576

Invoice Number: 2773681

Invoice Date: 10/25/2023

Account Number: 13464

Transactions through: 10/21/2023

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$	
2133_NEWPORT IS																		
R2360130	2133 NEWPORT ISLES	0		10/13/23	07:38	054005-R	ULSD #2 Dyed Dsl	1,922.5	8,091.0	3.31430	0.00704	0.00000	0.21155	0.02071	3.5536	0.0000	6,831.80	
R2360130	2133 NEWPORT ISLES	0		10/13/23	07:38	R0504031	ULSD #2 Dyed Dsl	188.4	20,791.6	3.31430	0.00704	0.00000	0.21155	0.02071	3.5536	0.0000	669.50	
R2360130	2133 NEWPORT ISLES	0		10/13/23	07:38	R0504004 J	ULSD #2 Dyed Dsl	1,404.4	68,318.7	3.31430	0.00704	0.00000	0.21155	0.02071	3.5536	0.0000	4,990.68	
R2360130	2133 NEWPORT ISLES	0		10/13/23	07:38	MEWPOR T	ULSD #2 Dyed Dsl	269.4	19,919.8	3.31430	0.00704	0.00000	0.21155	0.02071	3.5536	0.0000	957.34	
R2360130	2133 NEWPORT ISLES	0		10/13/23	07:38	R0204074	ULSD #2 Dyed Dsl	290.7	10,529.2	3.31430	0.00704	0.00000	0.21155	0.02071	3.5536	0.0000	1,033.03	
	Product Total							4,075.4										14,482.35
	Ticket Total							4,075.4										14,482.35
R2370415	2133 NEWPORT ISLES	0		10/16/23	09:21	R0504031	ULSD #2 Dyed Dsl	405.5	20,603.2	3.46560	0.00704	0.00000	0.22787	0.02071	3.7212	0.0000	1,508.95	
R2370415	2133 NEWPORT ISLES	0		10/16/23	09:21	R0204074	ULSD #2 Dyed Dsl	127.2	10,238.5	3.46560	0.00704	0.00000	0.22787	0.02071	3.7212	0.0000	473.34	
R2370415	2133 NEWPORT ISLES	0		10/16/23	09:21	054005-R	ULSD #2 Dyed Dsl	971.3	6,168.5	3.46560	0.00704	0.00000	0.22787	0.02071	3.7212	0.0000	3,614.42	
R2370415	2133 NEWPORT ISLES	0		10/16/23	09:21	R0504004 J	ULSD #2 Dyed Dsl	828.0	66,914.3	3.46560	0.00704	0.00000	0.22787	0.02071	3.7212	0.0000	3,081.17	
R2370415	2133 NEWPORT ISLES	0		10/16/23	09:21	MEWPOR T	ULSD #2 Dyed Dsl	230.2	19,650.4	3.46560	0.00704	0.00000	0.22787	0.02071	3.7212	0.0000	856.62	
	Product Total							2,562.2										9,534.50
	Ticket Total							2,562.2										9,534.50
R2370416	2133 NEWPORT ISLES	0		10/18/23	07:55	054005-R	ULSD #2 Dyed Dsl	2,168.1	10,259.1	3.40530	0.00704	0.00000	0.21515	0.02071	3.6482	0.0000	7,909.66	
R2370416	2133 NEWPORT ISLES	0		10/18/23	07:55	R0504004 J	ULSD #2 Dyed Dsl	878.2	69,196.9	3.40530	0.00704	0.00000	0.21515	0.02071	3.6482	0.0000	3,203.85	
R2370416	2133 NEWPORT ISLES	0		10/18/23	07:55	R0504031	ULSD #2 Dyed Dsl	131.2	20,922.8	3.40530	0.00704	0.00000	0.21515	0.02071	3.6482	0.0000	478.64	
R2370416	2133 NEWPORT ISLES	0		10/18/23	07:55	054025R	ULSD #2 Dyed Dsl	1,624.3	1,624.3	3.40530	0.00704	0.00000	0.21515	0.02071	3.6482	0.0000	5,925.77	
	Product Total							4,801.8										17,517.92
	Ticket Total							4,801.8										17,517.92
R2370417	2133 NEWPORT	0		10/20/23	07:42	054005-R	ULSD #2 Dyed Dsl	1,982.0	12,241.1	3.40550	0.00704	0.00000	0.21495	0.02071	3.6482	0.0000	7,230.73	



Invoice Number: 2773681
 Invoice Date: 10/25/2023
 Account Number: 13464
 Transactions through: 10/21/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$
R2370417	ISLES 2133 NEWPORT	0		10/20/23	07:42	MEWPOR T	ULSD #2 Dyed Dsl	213.9	20,133.7	3.40550	0.00704	0.00000	0.21495	0.02071	3.6482	0.0000	780.35
R2370417	ISLES 2133 NEWPORT	0		10/20/23	07:42	R0204074	ULSD #2 Dyed Dsl	337.5	10,866.7	3.40550	0.00704	0.00000	0.21495	0.02071	3.6482	0.0000	1,231.27
R2370417	ISLES 2133 NEWPORT	0		10/20/23	07:42	R0504004 J	ULSD #2 Dyed Dsl	2,054.2	71,251.1	3.40550	0.00704	0.00000	0.21495	0.02071	3.6482	0.0000	7,494.13
R2370417	ISLES 2133 NEWPORT	0		10/20/23	07:42	R0504031	ULSD #2 Dyed Dsl	230.3	21,153.1	3.40550	0.00704	0.00000	0.21495	0.02071	3.6482	0.0000	840.18
R2370417	ISLES 2133 NEWPORT	0		10/20/23	07:42	054025R	ULSD #2 Dyed Dsl	83.0	1,707.3	3.40550	0.00704	0.00000	0.21495	0.02071	3.6482	0.0000	302.80
	Product Total							✓ 4,900.9									17,879.46
	Ticket Total							4,900.9									17,879.46
	Location Total							16,340.3							3.6428		59,414.23



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 10/13/2023 07:38:04
Delivery Start Time: 10/13/2023 07:40:30
Delivery Compl Time: 10/13/2023 09:01:30

Sales Order: R2360130

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	9:01:00	1922.5
MEWPORT	8:11:15	269.4
R0204074	8:04:29	290.7
R0504004J	7:57:18	1404.4
R0504031	8:07:07	188.4
DELIVERED		4075.4
TOTAL DELIVERED:		4075.4

Services and Fees



SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 10/13/2023 07:38:04
Departure Time: 10/13/2023 09:01:30
Demurrage Minutes: 83
Lat/lon 27.62415181 / -82.48798271



R2360130



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 10/16/2023 09:21:22
Delivery Start Time: 10/16/2023 09:26:42
Delivery Compl Time: 10/16/2023 10:15:19

Sales Order: R2370415

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	9:57:45	971.3
MEWPORT	10:12:12	230.2
R0204074	10:15:07	127.2
R0504004J	9:37:47	828.0
R0504031	9:40:46	405.5
DELIVERED		2562.2
TOTAL DELIVERED:		2562.2

Services and Fees



R2370415



SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 10/16/2023 09:21:22

Departure Time: 10/16/2023 10:15:19

Demurrage Minutes: 53

Lat/lon 27.63162068 / -82.48774598



R2370415

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 10/18/2023 07:55:16
Delivery Start Time: 10/18/2023 07:57:31
Delivery Compl Time: 10/18/2023 09:39:04

Sales Order: R2370416

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: **1103976**
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:09:21	2168.1
054025R	9:38:48	1624.3
R0504004J	8:35:44	878.2
R0504031	9:11:30	131.2
DELIVERED		4801.8
TOTAL DELIVERED:		4801.8

Services and Fees

SITE# 2133
SITE NAME: NEWPORT ISLES



Signed By: _____

Delivery Demurrage

Arrival Time: 10/18/2023 07:55:16
Departure Time: 10/18/2023 09:39:04
Demurrage Minutes: 103
Lat/lon 27.6377161 / -82.4687198



R2370416

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 10/20/2023 07:42:00
Delivery Start Time: 10/20/2023 07:44:14
Delivery Compl Time: 10/20/2023 09:21:52

Sales Order: R2370417

P.O. #: 2133 NEWPORT ISLES

Reference #.

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	9:15:08	1982.0
054025R	8:14:14	83.0
MEWPORT	8:48:40	213.9
R0204074	9:21:41	337.5
R0504004J	8:42:00	2054.2
R0504031	8:44:59	230.3
DELIVERED		4900.9
TOTAL DELIVERED:		4900.9

Services and Fees



R2370417

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 10/20/2023 07:42:00
Departure Time: 10/20/2023 09:21:52
Demurrage Minutes: 99
Lat/lon 27.63155417 / -82.48794527



R2370417



Invoice Number: 2777251
 Invoice Date: 11/1/2023
 Account Number: 13464
 Transactions through: 10/28/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$		
2133_NEWPORT IS																			
R2380707	2133 NEWPORT ISLES	0		10/23/23	07:49	R0204074	ULSD #2 Dyed Dsl	148.4	11,015.1	3,366.10	0.00704	0.00000	0.21743	0.02071	3.6113	0.0000	535.91		
R2380707	2133 NEWPORT ISLES	0		10/23/23	07:49	054005-R	ULSD #2 Dyed Dsl	1,200.1	13,441.2	3,366.10	0.00704	0.00000	0.21743	0.02071	3.6113	0.0000	4,333.90		
R2380707	2133 NEWPORT ISLES	0		10/23/23	07:49	R0504031	ULSD #2 Dyed Dsl	283.6	21,436.7	3,366.10	0.00704	0.00000	0.21743	0.02071	3.6113	0.0000	1,024.16		
R2380707	2133 NEWPORT ISLES	0		10/23/23	07:49	3074	ULSD #2 Dyed Dsl	188.0	188.0	3,366.10	0.00704	0.00000	0.21743	0.02071	3.6113	0.0000	678.92		
R2380707	2133 NEWPORT ISLES	0		10/23/23	07:49	R0504004 J	ULSD #2 Dyed Dsl	1,504.0	72,755.1	3,366.10	0.00704	0.00000	0.21743	0.02071	3.6113	0.0000	5,431.37		
Product Total								✓ 3,324.1									12,004.26		
Ticket Total								3,324.1											12,004.26
R2380708	2133 NEWPORT ISLES	0		10/25/23	07:28	3074	ULSD #2 Dyed Dsl	140.7	328.7	3,240.10	0.00704	0.00000	0.20700	0.02071	3.4748	0.0000	488.91		
R2380708	2133 NEWPORT ISLES	0		10/25/23	07:28	054005-R	ULSD #2 Dyed Dsl	1,639.2	15,080.4	3,240.10	0.00704	0.00000	0.20700	0.02071	3.4748	0.0000	5,695.97		
R2380708	2133 NEWPORT ISLES	0		10/25/23	07:28	R0504004 J	ULSD #2 Dyed Dsl	1,673.9	74,429.0	3,240.10	0.00704	0.00000	0.20700	0.02071	3.4748	0.0000	5,816.55		
R2380708	2133 NEWPORT ISLES	0		10/25/23	07:28	R0504031	ULSD #2 Dyed Dsl	89.0	21,525.7	3,240.10	0.00704	0.00000	0.20700	0.02071	3.4748	0.0000	309.26		
R2380708	2133 NEWPORT ISLES	0		10/25/23	07:28	R0204074	ULSD #2 Dyed Dsl	499.3	11,514.4	3,240.10	0.00704	0.00000	0.20700	0.02071	3.4748	0.0000	1,734.99		
R2380708	2133 NEWPORT ISLES	0		10/25/23	07:28	MEWPOR T	ULSD #2 Dyed Dsl	66.4	20,200.1	3,240.10	0.00704	0.00000	0.20700	0.02071	3.4748	0.0000	230.73		
Product Total								✓ 4,108.5									14,276.41		
Ticket Total								4,108.5										14,276.41	
R2380709	2133 NEWPORT ISLES	0		10/27/23	07:10	R0204074	ULSD #2 Dyed Dsl	225.5	11,739.9	3,233.20	0.00704	0.00000	0.20470	0.02071	3.4656	0.0000	781.50		
R2380709	2133 NEWPORT ISLES	0		10/27/23	07:10	054005-R	ULSD #2 Dyed Dsl	1,356.3	16,436.7	3,233.20	0.00704	0.00000	0.20470	0.02071	3.4656	0.0000	4,700.46		
R2380709	2133 NEWPORT ISLES	0		10/27/23	07:10	R0504004 J	ULSD #2 Dyed Dsl	1,757.8	76,186.8	3,233.20	0.00704	0.00000	0.20470	0.02071	3.4656	0.0000	6,091.92		
R2380709	2133 NEWPORT ISLES	0		10/27/23	07:10	MEWPOR T	ULSD #2 Dyed Dsl	140.8	20,340.9	3,233.20	0.00704	0.00000	0.20470	0.02071	3.4656	0.0000	487.96		
R2380709	2133	0		10/27/23	07:10	R0504031	ULSD #2	461.6	21,987.3	3,233.20	0.00704	0.00000	0.20470	0.02071	3.4656	0.0000	1,599.74		



Invoice Number: 2777251
 Invoice Date: 11/1/2023
 Account Number: 13464
 Transactions through: 10/28/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/Use	Other Taxes/Fees	CPG	CPM	Subtotal \$	
	NEWPORT ISLES						Dyed Dsl											
R2380709	2133	0		10/27/23	07:10	3074	ULSD #2 Dyed Dsl	65.9	394.6	3.23320	0.00704	0.00000	0.20470	0.02071	3.4656	0.0000	228.39	
R2380709	2133	0		10/27/23	07:10	054025R	ULSD #2 Dyed Dsl	850.0	2,557.3	3.23320	0.00704	0.00000	0.20470	0.02071	3.4656	0.0000	2,945.80	
	Product Total							✓ 4,857.9										16,835.77
	Ticket Total							4,857.9										16,835.77
Location Total								12,290.5							3.5092			43,116.44



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 10/23/2023 07:49:35
Delivery Start Time: 10/23/2023 07:52:59
Delivery Compl Time: 10/23/2023 08:47:06

Sales Order: R2380707

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:46:49	1200.1
3074	8:16:06	188.0
R0204074	8:18:26	148.4
R0504004J	8:08:22	1504.0
R0504031	8:22:36	283.6
DELIVERED		3324.1
TOTAL DELIVERED:		3324.1

Services and Fees



R2380707

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 10/23/2023 07:49:35

Departure Time: 10/23/2023 08:47:06

Demurrage Minutes 57

Lat/lon 27.62342086 / -82.52056107



R2300707



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 10/25/2023 07:28:28
Delivery Start Time: 10/25/2023 07:31:35
Delivery Compl Time: 10/25/2023 08:30:37

Sales Order: R2380708

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	7:50:54	1639.2
3074	7:43:59	140.7
MEWPORT	7:41:26	66.4
R0204074	7:40:07	499.3
R0504004J	8:20:54	1673.9
R0504031	7:33:31	89.0
DELIVERED		4108.5
TOTAL DELIVERED:		4108.5

Services and Fees



SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By:

Delivery Demurrage

Arrival Time: 10/25/2023 07:28:28
Departure Time: 10/25/2023 08:30:37
Demurrage Minutes: 62
Lat/lon 27.63170057 / -82.48786394



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 10/27/2023 07:10:53
Delivery Start Time: 10/27/2023 07:13:32
Delivery Compl Time: 10/27/2023 08:49:39

Sales Order: R2380709

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:20:17	1356.3
054025R	7:46:25	850.0
3074	7:47:59	65.9
MEWPORT	7:57:42	140.8
R0204074	8:01:31	225.5
R0504004J	8:38:02	1757.8
R0504031	7:55:00	461.6
DELIVERED		4857.9
TOTAL DELIVERED:		4857.9



R2380709

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



Signed By:

Delivery Demurrage

Arrival Time: 10/27/2023 07:10:53

Departure Time: 10/27/2023 08:49:39

Demurrage Minutes: 98

Lat/lon 27.63176271 / -82.48772649



R2380709

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8CXI



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 11/22/2023

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
11109 - ROADWAY STORM SEWER CO#011					
1471	CONCRETE SUB - CURB INLET THROAT INCREASE	1.00	LS	\$14,400.00	\$14,400.00
Total Price for above 11109 - ROADWAY STORM SEWER CO#011 Items:					\$14,400.00
11135 - T&M 11/17/2023 CO#011					
1472	FOREMAN	8.00	HR	\$90.00	\$720.00
1473	EQUIPMENT OPERATOR (2 EACH)	16.00	HR	\$44.00	\$704.00
1474	LABORER (4 EACH)	32.00	HR	\$33.00	\$1,056.00
1475	EXCAVATOR CAT 345	8.00	HR	\$215.00	\$1,720.00
1476	LOADER	8.00	HR	\$137.00	\$1,096.00
Total Price for above 11135 - T&M 11/17/2023 CO#011 Items:					\$5,296.00
Total Bid Price:					\$19,696.00

CLINT CUFFLE, WRA
 REVIEWED AND ACCEPTED
 02-28-2024

APPROVED
 by:
 PHASE AMOUNT \$
 ED ANDREWS

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: <u>Newport Isles CDD</u></p> <p>Signature: </p> <p>Date of Acceptance: <u>March 6, 2024</u></p>	<p>CONFIRMED: Ripa & Associates</p> <p></p> <p>Authorized Signature: _____</p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstruciton.com</p>
---	--



EXTRA WORK AUTHORIZATION & WORK RECORD

Job Name: Newport Isles

Job # 01-2133

Extra Order # _____

Date: 11/17/2023

Purchase Order # _____

Authorized By: _____

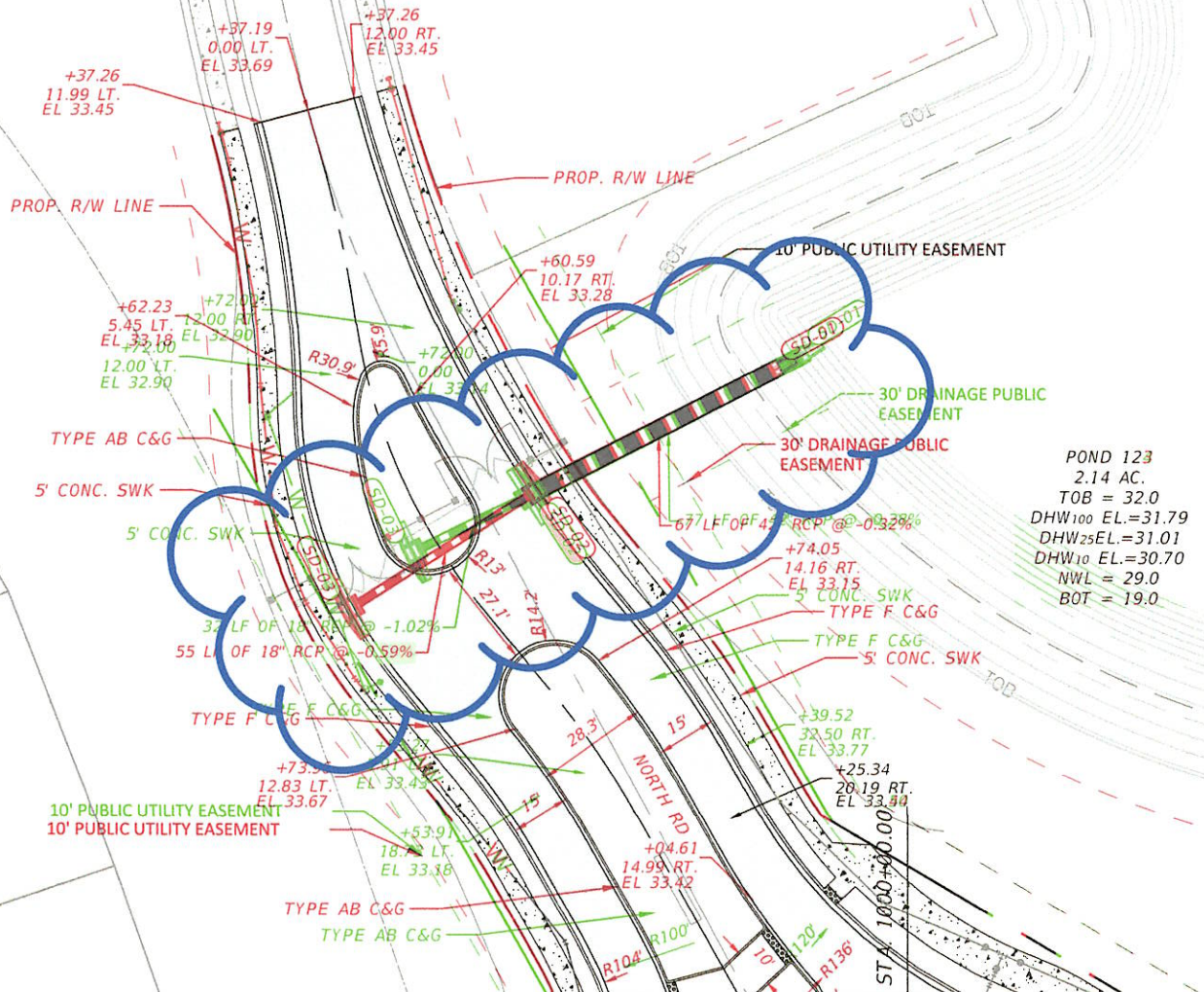
Description:

Dig up sd2 and and expose the 42" and 18" all around, break the mud work from both, measured and cut back the 42"hp pipe to correct length for curb alignment, undercut below pipe and add rock to grade, break the invert out of structure to remove the 42" and remove the 18". Reset structure and mudded back in the 42" and remake the invert, stubbed the 18" out going across the road and mudded in and fixed invert

LABOR & SUPERVISION	HOURS	RATE	
Joseph Tylisz	8		
Juan Cruz	8		
Greg Park	8		
Andrew Short	8		
Adam Cornett	8		
Octavis Jones	8		
Raul Rocha	8		
EQUIPMENT	HOURS	RATE	SUBTOTAL: _____
F250	8		
Jd470	8		
Cat 950	8		
			SUBTOTAL: _____

GREEN = OLD
RED = NEW

ES02355 - NEWPORT ISLES - CONSTRUCTION PLANS/CADD/PLANS/CONSTRUCTION/2356/ROADWAY/PLAN/RD11.DWG



POND 123
 2.14 AC.
 TOB = 32.0
 DHW₁₀₀ EL.=31.79
 DHW₂₅ EL.=31.01
 DHW₁₀ EL.=30.70
 NWL = 29.0
 BOT = 19.0

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8CXII



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1 CO#12	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 1/23/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
12101 - MASS GRADE EARTHWORK CO#012					
1477	SITE EXCAVATION - ADDED BERMS	18,575.00	CY	\$4.25	\$78,943.75
1478	CONSTRUCT BERM	6,630.00	LF	\$5.00	\$33,150.00
1479	SITE EXCAVATION - ADDED POND FPC A	17,130.00	CY	\$3.60	\$61,668.00
1480	SOD POND SLOPES - BAHIA (POND FPC A)	4,000.00	SY	\$3.00	\$12,000.00
Total Price for above 12101 - MASS GRADE EARTHWORK CO#012 Items:					\$185,761.75
12102 - MASS GRADE STORM SEWER CO#012					
1481	TYPE J MANHOLE (CS-205.002)	1.00	EACH	\$8,750.00	\$8,750.00
1482	36" HP STORM	200.00	LF	\$126.00	\$25,200.00
1483	CONSTRUCT SWALE	430.00	LF	\$13.95	\$5,998.50
1484	DEWATERING	1.00	LS	\$2,950.00	\$2,950.00
1485	STORM SEWER TESTING	1.00	LS	\$1,375.00	\$1,375.00
Total Price for above 12102 - MASS GRADE STORM SEWER CO#012 Items:					\$44,273.50
12126 - N/S BLVD RECLAIM CO#012					
1486	8" PVC RECLAIMED MAIN (DR 18)	25.00	LF	\$50.15	\$1,253.75
1487	8" MJ BEND	3.00	EACH	\$403.95	\$1,211.85
Total Price for above 12126 - N/S BLVD RECLAIM CO#012 Items:					\$2,465.60
12114 - E/W BLVD PAVING CO#012					
1488	2" TYPE SP 12.5 ASPHALT	60.00	SY	\$22.50	\$1,350.00
1489	10" LIMEROCK BASE	60.00	SY	\$27.60	\$1,656.00
1490	12" STABILIZED SUBGRADE (LBR-40)	60.00	SY	\$6.15	\$369.00
Total Price for above 12114 - E/W BLVD PAVING CO#012 Items:					\$3,375.00
12116 - FUEL CREDIT CO#012					
1491	NOVEMBER FUEL CREDIT	1.00	LS	(\$39,447.17)	(\$39,447.17)
1492	DECEMBER FUEL CREDIT	1.00	LS	(\$33,811.68)	(\$33,811.68)
Total Price for above 12116 - FUEL CREDIT CO#012 Items:					(\$73,258.85)
12136 - ISCO INDUSTRIES CO#012					
1493	OFFSITE WATER MAIN	1.00	LS	(\$50,657.30)	(\$50,657.30)
1494	ISCO INDUSTRIES TAX CREDIT	1.00	LS	(\$3,089.44)	(\$3,089.44)
Total Price for above 12136 - ISCO INDUSTRIES CO#012 Items:					(\$53,746.74)
12123 - FERGUSON WATERWORKS CO#012					
1495	EAST/WEST BLVD FORCEMAIN DPO CO#003	1.00	LS	\$6,573.06	\$6,573.06
1496	EAST/WEST BLVD WATERMAIN DPO CO#003	1.00	LS	(\$1,191.76)	(\$1,191.76)
1497	EAST/WEST BLVD RECLAIM DPO CO#003	1.00	LS	(\$11,556.48)	(\$11,556.48)
1498	FERGUSON TAX CREDIT	1.00	LS	(\$420.51)	(\$420.51)



To: Newport Isles CDD	Contact: SUSAN COLLINS
Address: Tampa, FL	Phone: 727-599-4603
	Fax:
Project Name: New Port Isles Mass Grading Phase 1 CO#12	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 1/23/2024

Total Price for above 12123 - FERGUSON WATERWORKS CO#012 Items: (\$6,595.69)

12117 - ATLANTIC PRECAST CO#012

1499	MASS GRADE ADDED STRUCTURES	1.00 LS	(\$3,956.75)	(\$3,956.75)
1500	ATLANTIC PRECAST TAX CREDIT	1.00 LS	(\$287.40)	(\$287.40)

Total Price for above 12117 - ATLANTIC PRECAST CO#012 Items: (\$4,244.15)

Total Bid Price: \$98,030.42

Notes:

- PROPOSAL DOES NOT INCLUDE ADDED BERM STABILIZATION.

CLINT CUFFLE, WRA
REVIEWED AND ACCEPTED
02-28-2024

APPROVED
By Ed Andrews at 8:10 am, Mar 01, 2024

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: NEWPORT ISLES CDD</p> <p>Signature: </p> <p>Date of Acceptance: MARCH 5, 2024</p>	<p>CONFIRMED: Ripa & Associates</p> <p>Authorized Signature: </p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
--	--

Current Month November
 PM (All)
 Job # 01-2133
 Months (All)

Row Labels	Sum of QTY Delivered	Average of Unit Rate	Sum of Sub Total	Sum of Additional Fees (Taxes, Service Fees)	Sum of Total	Average of Total PPG (All Inclusive)
2023	51,357.30	\$3.011	\$154,536.86	\$11,445.17	\$165,982.03	\$3.235
30-Oct	2,376.80	\$3.232	\$7,681.58	\$577.88	\$8,259.46	\$3.475
1-Nov	4,750.90	\$3.194	\$15,172.95	\$1,094.18	\$16,267.13	\$3.424
3-Nov	3,317.10	\$3.284	\$10,894.02	\$797.07	\$11,691.09	\$3.524
6-Nov	3,947.20	\$3.179	\$12,549.73	\$914.21	\$13,463.94	\$3.411
8-Nov	4,122.10	\$3.064	\$12,630.94	\$923.97	\$13,554.91	\$3.288
10-Nov	4,330.20	\$2.911	\$12,606.51	\$928.40	\$13,534.91	\$3.126
13-Nov	2,410.80	\$2.932	\$7,067.74	\$541.97	\$7,609.71	\$3.157
15-Nov	2,839.40	\$3.000	\$8,518.20	\$641.07	\$9,159.27	\$3.226
17-Nov	3,013.10	\$2.877	\$8,667.18	\$654.90	\$9,322.08	\$3.094
20-Nov	3,608.60	\$2.880	\$10,391.32	\$775.17	\$11,166.49	\$3.094
22-Nov	864.50	\$3.012	\$2,604.13	\$206.71	\$2,810.84	\$3.251
27-Nov	5,220.40	\$2.907	\$15,173.61	\$1,107.51	\$16,281.12	\$3.119
28-Nov	3,054.00	\$2.881	\$8,798.88	\$663.97	\$9,462.85	\$3.099
29-Nov	3,444.20	\$2.932	\$10,096.67	\$752.84	\$10,849.51	\$3.150
1-Dec	4,058.00	\$2.879	\$11,683.39	\$865.33	\$12,548.72	\$3.092
Grand Total	51,357.30	\$3.011	\$154,536.86	\$11,445.17	\$165,982.03	\$3.235

Newport Isles MG	
Budgeted PPG	\$ 4.00
Quantity	51,357.30
Budgeted Amount	\$ 205,429.20
Requested Increase	\$ (39,447.17)

Current Month December
 PM (All)
 Job # 01-2133
 Months (All)

Row Labels	Sum of QTY Delivered	Average of Unit Rate	Sum of Sub Total	Sum of Additional Fees (Taxes, Service Fees)	Sum of Total	Average of Total PPG (All Inclusive)
2023	32,342.40	\$2.746	\$88,871.89	\$6,686.03	\$95,557.92	\$2.955
4-Dec	1,519.70	\$2.794	\$4,245.89	\$340.14	\$4,586.03	\$3.018
6-Dec	5,478.30	\$2.713	\$14,862.08	\$1,096.10	\$15,958.18	\$2.913
8-Dec	4,653.40	\$2.654	\$12,348.73	\$921.98	\$13,270.71	\$2.852
11-Dec	1,929.10	\$2.631	\$5,076.04	\$408.91	\$5,484.95	\$2.843
13-Dec	4,298.20	\$2.620	\$11,259.56	\$846.66	\$12,106.22	\$2.817
15-Dec	2,826.40	\$2.724	\$7,700.24	\$591.65	\$8,291.89	\$2.934
18-Dec	2,751.70	\$2.773	\$7,631.01	\$585.38	\$8,216.39	\$2.986
20-Dec	3,560.40	\$2.914	\$10,375.01	\$772.78	\$11,147.79	\$3.131
22-Dec	5,325.20	\$2.887	\$15,373.32	\$1,122.44	\$16,495.76	\$3.098
Grand Total	32,342.40	\$2.746	\$88,871.89	\$6,686.03	\$95,557.92	\$2.955

Newport Isles MG	
Budgeted PPG	\$ 4.00
Quantity	32,342.40
Budgeted Amount	\$ 129,369.60
Requested Increase	\$ (33,811.68)

DIRECT PURCHASE ORDER FORM

Newport Isles CDD
 C/O Ripa & Associates
 1409 Tech Blvd., Suite 1
 Tampa, FL 33619
 Phone: (813) 623-6777

Project: Newport Isles MG

DPO # 01-2133-004 - OPO

CO # 3

To: Ferguson

Date: 12/21/2023

Attention: Philip Lack

Job # 01-2133

CC:

Approved By: KS

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
		<i>E/W Blvd</i>		
1	LS	02-320 Forcemain	\$ (6,573.06)	\$ (6,573.06)
1	LS	02-320 Watermain	\$ 1,191.76	\$ 1,191.76
1	LS	02-320 Reclaim	\$ 11,556.48	\$11,556.48
		Tax Exempt	Total	\$6,175.18

Remarks

See Attached QUOTE

CC:

DIRECT PURCHASE ORDER FORM

Newport Isles CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: Newport Isles MG

DPO # 01-2133-002 - OPO

CO # 7

To: Atlantic TNG

Date: 1/2/2024

Attention: Megan Kitchner

Job # 01-2133

CC: 02-302

Approved By: KS

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	Mass Grade 02-302 Storm Structures	\$ 3,956.75	\$3,956.75
			Tax Exempt	
			Total	\$3,956.75

Remarks

See Attached QUOTE

CC:



Invoice Number: 2782134
 Invoice Date: 11/8/2023
 Account Number: 13464
 Transactions through: 11/4/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$
2133_NEWPORT IS																	
N2395460	2133 NEWPORT ISLES	0		10/30/23	11:26	MEWPOR T	ULSD #2 Dyed Dsl	455.0	20,795.9	3.23190	0.00704	0.00000	0.21538	0.02071	3.4750	0.0000	1,581.14
N2395460	2133 NEWPORT ISLES	0		10/30/23	11:26	3074	ULSD #2 Dyed Dsl	121.7	516.3	3.23190	0.00704	0.00000	0.21538	0.02071	3.4750	0.0000	422.91
N2395460	2133 NEWPORT ISLES	0		10/30/23	11:26	054005-R	ULSD #2 Dyed Dsl	555.2	16,991.9	3.23190	0.00704	0.00000	0.21538	0.02071	3.4750	0.0000	1,929.34
N2395460	2133 NEWPORT ISLES	0		10/30/23	11:26	R0504004 J	ULSD #2 Dyed Dsl	1,185.1	77,371.9	3.23190	0.00704	0.00000	0.21538	0.02071	3.4750	0.0000	4,118.26
N2395460	2133 NEWPORT ISLES	0		10/30/23	11:26	R0504031	ULSD #2 Dyed Dsl	59.8	22,047.1	3.23190	0.00704	0.00000	0.21538	0.02071	3.4750	0.0000	207.81
	Product Total							2,376.8									8,259.46
	Ticket Total							2,376.8									8,259.46
R2391260																	
R2391260	2133 NEWPORT ISLES	0		11/1/23	07:32	R0504004 J	ULSD #2 Dyed Dsl	2,062.8	79,434.7	3.19370	0.00704	0.00000	0.20256	0.02071	3.4240	0.0000	7,063.05
R2391260	2133 NEWPORT ISLES	0		11/1/23	07:32	R0204074	ULSD #2 Dyed Dsl	299.5	12,039.4	3.19370	0.00704	0.00000	0.20256	0.02071	3.4240	0.0000	1,025.49
R2391260	2133 NEWPORT ISLES	0		11/1/23	07:32	R0504031	ULSD #2 Dyed Dsl	234.0	22,281.1	3.19370	0.00704	0.00000	0.20256	0.02071	3.4240	0.0000	801.22
R2391260	2133 NEWPORT ISLES	0		11/1/23	07:32	054025R	ULSD #2 Dyed Dsl	996.3	3,553.6	3.19370	0.00704	0.00000	0.20256	0.02071	3.4240	0.0000	3,411.34
R2391260	2133 NEWPORT ISLES	0		11/1/23	07:32	054005-R	ULSD #2 Dyed Dsl	904.7	17,896.6	3.19370	0.00704	0.00000	0.20256	0.02071	3.4240	0.0000	3,097.70
R2391260	2133 NEWPORT ISLES	0		11/1/23	07:32	3074	ULSD #2 Dyed Dsl	137.3	653.6	3.19370	0.00704	0.00000	0.20256	0.02071	3.4240	0.0000	470.12
R2391260	2133 NEWPORT ISLES	0		11/1/23	07:32	MEWPOR T	ULSD #2 Dyed Dsl	116.3	20,912.2	3.19370	0.00704	0.00000	0.20256	0.02071	3.4240	0.0000	398.21
	Product Total							4,750.9									16,267.13
	Ticket Total							4,750.9									16,267.13
R2391261																	
R2391261	2133 NEWPORT ISLES	0		11/3/23	07:39	MEWPOR T	ULSD #2 Dyed Dsl	501.3	21,413.5	3.28420	0.00704	0.00000	0.21254	0.02071	3.5245	0.0000	1,766.83
R2391261	2133 NEWPORT ISLES	0		11/3/23	07:39	R0204074	ULSD #2 Dyed Dsl	401.2	12,440.6	3.28420	0.00704	0.00000	0.21254	0.02071	3.5245	0.0000	1,414.03
R2391261	2133 NEWPORT ISLES	0		11/3/23	07:39	054005-R	ULSD #2 Dyed Dsl	800.5	18,697.1	3.28420	0.00704	0.00000	0.21254	0.02071	3.5245	0.0000	2,821.35
R2391261	2133	0		11/3/23	07:39	3074	ULSD #2	220.0	873.6	3.28420	0.00704	0.00000	0.21254	0.02071	3.5245	0.0000	775.39

Invoice Number: 2782134
 Invoice Date: 11/8/2023
 Account Number: 13464
 Transactions through: 11/4/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/Use	Other Taxes/Fees	CPG	CPM	Subtotal \$
R2391261	NEWPORT ISLES 2133 NEWPORT ISLES	0		11/3/23	07:39	R0504004 J	Dyed Dsl ULSD #2 Dyed Dsl	1,394.1	80,828.8	3.28420	0.00704	0.00000	0.21254	0.02071	3.5245	0.0000	4,913.49
	Product Total							✓ 3,317.1									11,691.09
	Ticket Total							3,317.1									11,691.09
	Location Total							10,444.8							3.4686		36,217.68

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2115

Driver: Samuel Conner

Customer Arriv Time: 10/30/2023 11:26:09

Delivery Start Time: 10/30/2023 11:28:34

Delivery Compl Time: 10/30/2023 12:27:06

Sales Order: N2395460

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: **1103976**

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	12:10:12	555.2
3074	11:36:24	121.7
MEWPORT	11:58:58	455.0
R0504004J	12:26:41	1185.1
R0504031	11:31:02	59.8
DELIVERED		2376.8
TOTAL DELIVERED:		2376.8

Services and Fees



N2395460

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 10/30/2023 11:26:09
Departure Time: 10/30/2023 12:27:06
Demurrage Minutes: 60
Lat/lon 27.63144258 / -82.48781534



M2395460



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 11/01/2023 07:32:46
Delivery Start Time: 11/01/2023 07:36:11
Delivery Compl Time: 11/01/2023 09:09:40

Sales Order: R2391260

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: 1103976
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	9:09:11	904.7
054025R	8:17:46	996.3
3074	8:49:33	137.3
MEWPORT	8:55:38	116.3
R0204074	7:42:24	299.5
R0504004J	8:19:07	2062.8
R0504031	8:52:54	234.0
DELIVERED		4750.9
TOTAL DELIVERED:		4750.9





Services and Fees

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 11/01/2023 07:32:46
Departure Time: 11/01/2023 09:09:40
Demurrage Minutes: 96
Lat/lon 27.63160525 / -82.48777787



R2391260

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 11/03/2023 07:39:16
Delivery Start Time: 11/03/2023 07:43:15
Delivery Compl Time: 11/03/2023 08:32:30

Sales Order: R2391261

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: **1103976**

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:32:14	800.5
3074	8:05:58	220.0
MEWPORT	8:12:00	501.3
R0204074	8:17:17	401.2
R0504004J	8:03:01	1394.1
DELIVERED		3317.1
TOTAL DELIVERED:		3317.1

Services and Fees



R2391261

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 11/03/2023 07:39:16

Departure Time: 11/03/2023 08:32:30

Demurrage Minutes: 53

Lat/lon 27.63148993 / -82.48781879



RZ391261



Invoice Number: 2785924
 Invoice Date: 11/15/2023
 Account Number: 13464
 Transactions through: 11/10/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$	
2133_NEWPORT IS																		
R2401887	2133 NEWPORT ISLES	0		11/6/23	08:18	054005-R	ULSD #2 Dyed Dsl	826.3	19,523.4	3.17940	0.00704	0.00000	0.20386	0.02071	3.4110	0.0000	2,818.52	
R2401887	2133 NEWPORT ISLES	0		11/6/23	08:18	MEWPOR T	ULSD #2 Dyed Dsl	348.3	21,761.8	3.17940	0.00704	0.00000	0.20386	0.02071	3.4110	0.0000	1,188.05	
R2401887	2133 NEWPORT ISLES	0		11/6/23	08:18	R0504004 J	ULSD #2 Dyed Dsl	1,013.9	81,842.7	3.17940	0.00704	0.00000	0.20386	0.02071	3.4110	0.0000	3,458.42	
R2401887	2133 NEWPORT ISLES	0		11/6/23	08:18	R0504031	ULSD #2 Dyed Dsl	464.9	22,746.0	3.17940	0.00704	0.00000	0.20386	0.02071	3.4110	0.0000	1,585.78	
R2401887	2133 NEWPORT ISLES	0		11/6/23	08:18	R0204074	ULSD #2 Dyed Dsl	379.4	12,820.0	3.17940	0.00704	0.00000	0.20386	0.02071	3.4110	0.0000	1,294.14	
R2401887	2133 NEWPORT ISLES	0		11/6/23	08:18	054025R	ULSD #2 Dyed Dsl	914.4	4,468.0	3.17940	0.00704	0.00000	0.20386	0.02071	3.4110	0.0000	3,119.03	
	Product Total							3,947.2										13,463.94
	Ticket Total							3,947.2										13,463.94
R2401888	2133 NEWPORT ISLES	0		11/8/23	07:22	R0204074	ULSD #2 Dyed Dsl	502.3	13,322.3	3.06420	0.00704	0.00000	0.19640	0.02071	3.2884	0.0000	1,651.74	
R2401888	2133 NEWPORT ISLES	0		11/8/23	07:22	R0504031	ULSD #2 Dyed Dsl	515.8	23,261.8	3.06420	0.00704	0.00000	0.19640	0.02071	3.2884	0.0000	1,696.13	
R2401888	2133 NEWPORT ISLES	0		11/8/23	07:22	054005-R	ULSD #2 Dyed Dsl	969.9	20,493.3	3.06420	0.00704	0.00000	0.19640	0.02071	3.2884	0.0000	3,189.37	
R2401888	2133 NEWPORT ISLES	0		11/8/23	07:22	R0504004 J	ULSD #2 Dyed Dsl	1,251.7	83,094.4	3.06420	0.00704	0.00000	0.19640	0.02071	3.2884	0.0000	4,116.03	
R2401888	2133 NEWPORT ISLES	0		11/8/23	07:22	MEWPOR T	ULSD #2 Dyed Dsl	208.7	21,970.5	3.06420	0.00704	0.00000	0.19640	0.02071	3.2884	0.0000	686.28	
R2401888	2133 NEWPORT ISLES	0		11/8/23	07:22	054025R	ULSD #2 Dyed Dsl	673.7	5,141.7	3.06420	0.00704	0.00000	0.19640	0.02071	3.2884	0.0000	2,215.36	
	Product Total							4,122.1										13,554.91
	Ticket Total							4,122.1										13,554.91
R2401889	2133 NEWPORT ISLES	0		11/10/23	07:21	MEWPOR T	ULSD #2 Dyed Dsl	506.1	22,476.6	2.91130	0.00704	0.00000	0.18665	0.02071	3.1257	0.0000	1,581.92	
R2401889	2133 NEWPORT ISLES	0		11/10/23	07:21	R0504031	ULSD #2 Dyed Dsl	333.6	23,595.4	2.91130	0.00704	0.00000	0.18665	0.02071	3.1257	0.0000	1,042.73	
R2401889	2133 NEWPORT ISLES	0		11/10/23	07:21	054005-R	ULSD #2 Dyed Dsl	850.8	21,344.1	2.91130	0.00704	0.00000	0.18665	0.02071	3.1257	0.0000	2,659.35	
R2401889	2133	0		11/10/23	07:21	R0204074	ULSD #2	203.0	13,525.3	2.91130	0.00704	0.00000	0.18665	0.02071	3.1257	0.0000	634.52	



Invoice Number: 2785924
 Invoice Date: 11/15/2023
 Account Number: 13464
 Transactions through: 11/10/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/Use	Other Taxes/Fees	CPG	CPM	Subtotal \$
R2401889	NEWPORT ISLES 2133	0		11/10/23	07:21	3074	Dyed Dsl	194.5	1,068.1	2.91130	0.00704	0.00000	0.18665	0.02071	3.1257	0.0000	607.95
R2401889	NEWPORT ISLES 2133	0		11/10/23	07:21	R0504004 J	Dyed Dsl	1,427.4	84,521.8	2.91130	0.00704	0.00000	0.18665	0.02071	3.1257	0.0000	4,461.62
R2401889	NEWPORT ISLES 2133	0		11/10/23	07:21	054025R	Dyed Dsl	814.8	5,956.5	2.91130	0.00704	0.00000	0.18665	0.02071	3.1257	0.0000	2,546.82
	Product Total							✓ 4,330.2									13,534.91
	Ticker Total							4,330.2									13,534.91
	Location Total							12,399.5							3.2672		40,553.76



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 11/06/2023 08:18:41
Delivery Start Time: 11/06/2023 08:22:34
Delivery Compl Time: 11/06/2023 10:00:47

Sales Order: R2401887

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: 1103976
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	9:47:15	826.3
054025R	9:03:06	914.4
MEWPORT	9:24:51	348.3
R0204074	9:12:32	379.4
R0504004J	9:30:54	1013.9
R0504031	9:19:42	464.9
DELIVERED		3947.2
TOTAL DELIVERED:		3947.2

Services and Fees



R2401887

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 11/06/2023 08:18:41
Departure Time: 11/06/2023 10:00:47
Demurrage Minutes: 102
Lat/lon 27.62316371 / -82.48682357



R2401887



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 11/08/2023 07:22:32
Delivery Start Time: 11/08/2023 07:26:22
Delivery Compl Time: 11/08/2023 08:48:53

Sales Order: R2401888

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:48:41	969.9
054025R	7:55:53	673.7
MEWPORT	8:26:19	208.7
R0204074	8:33:29	502.3
R0504004J	8:13:54	1251.7
R0504031	8:23:23	515.8
DELIVERED		4122.1
TOTAL DELIVERED:		4122.1

Services and Fees





SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 11/08/2023 07:22:32
Departure Time: 11/08/2023 08:48:53
Demurrage Minutes: 86
Lat/lon 27.63186376 / -82.48777276



R2401868



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 11/10/2023 07:21:18
Delivery Start Time: 11/10/2023 07:23:16
Delivery Compl Time: 11/10/2023 08:54:06

Sales Order: R2401889

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: 1103976
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:32:31	850.8
054025R	7:35:08	814.8
3074	8:08:36	194.5
MEWPORT	8:04:57	506.1
R0204074	7:58:30	203.0
R0504004J	8:53:49	1427.4
R0504031	8:14:12	333.6
DELIVERED		4330.2
TOTAL DELIVERED:		4330.2





Services and Fees

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 11/10/2023 07:21:18
Departure Time: 11/10/2023 08:54:06
Demurrage Minutes: 92
Lat/lon 27.63159305 / -82.48813964



R2401889



Invoice Number: 2789723
 Invoice Date: 11/22/2023
 Account Number: 13464
 Transactions through: 11/17/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$	
2133_NEWPORT IS																		
R2412407	2133 NEWPORT ISLES	0		11/13/23	07:32	3074	ULSD #2 Dyed Dsl	49.2	1,117.3	2,93170	0.00704	0.00000	0.19706	0.02071	3.1565	0.0000	155.30	
R2412407	2133 NEWPORT ISLES	0		11/13/23	07:32	R0504004 J	ULSD #2 Dyed Dsl	1,024.1	85,545.9	2,93170	0.00704	0.00000	0.19706	0.02071	3.1565	0.0000	3,232.58	
R2412407	2133 NEWPORT ISLES	0		11/13/23	07:32	054025R	ULSD #2 Dyed Dsl	162.1	6,118.6	2,93170	0.00704	0.00000	0.19706	0.02071	3.1565	0.0000	511.67	
R2412407	2133 NEWPORT ISLES	0		11/13/23	07:32	R0204074	ULSD #2 Dyed Dsl	403.8	13,929.1	2,93170	0.00704	0.00000	0.19706	0.02071	3.1565	0.0000	1,274.60	
R2412407	2133 NEWPORT ISLES	0		11/13/23	07:32	054005-R	ULSD #2 Dyed Dsl	485.9	21,830.0	2,93170	0.00704	0.00000	0.19706	0.02071	3.1565	0.0000	1,533.75	
R2412407	2133 NEWPORT ISLES	0		11/13/23	07:32	R0504031	ULSD #2 Dyed Dsl	285.7	23,881.1	2,93170	0.00704	0.00000	0.19706	0.02071	3.1565	0.0000	901.81	
	Product Total							2,410.8										7,609.71
	Ticket Total							2,410.8										7,609.71
R2412408	2133 NEWPORT ISLES	0		11/15/23	07:24	054025R	ULSD #2 Dyed Dsl	625.9	6,744.5	3.00000	0.00704	0.00000	0.19803	0.02071	3.2258	0.0000	2,019.02	
R2412408	2133 NEWPORT ISLES	0		11/15/23	07:24	R0504004 J	ULSD #2 Dyed Dsl	1,089.0	86,634.9	3.00000	0.00704	0.00000	0.19803	0.02071	3.2258	0.0000	3,512.87	
R2412408	2133 NEWPORT ISLES	0		11/15/23	07:24	MEWPOR T	ULSD #2 Dyed Dsl	443.0	22,919.6	3.00000	0.00704	0.00000	0.19803	0.02071	3.2258	0.0000	1,429.02	
R2412408	2133 NEWPORT ISLES	0		11/15/23	07:24	3074	ULSD #2 Dyed Dsl	96.0	1,213.3	3.00000	0.00704	0.00000	0.19803	0.02071	3.2258	0.0000	309.67	
R2412408	2133 NEWPORT ISLES	0		11/15/23	07:24	054005-R	ULSD #2 Dyed Dsl	585.5	22,415.5	3.00000	0.00704	0.00000	0.19803	0.02071	3.2258	0.0000	1,888.69	
	Product Total							2,839.4										9,159.27
	Ticket Total							2,839.4										9,159.27
R2412409	2133 NEWPORT ISLES	0		11/17/23	05:42	R0504004 I	ULSD #2 Dyed Dsl	990.4	87,625.3	2.87650	0.00704	0.00000	0.18960	0.02071	3.0938	0.0000	3,064.15	
R2412409	2133 NEWPORT ISLES	0		11/17/23	05:42	R0504031	ULSD #2 Dyed Dsl	510.7	24,391.8	2.87650	0.00704	0.00000	0.18960	0.02071	3.0938	0.0000	1,580.03	
R2412409	2133 NEWPORT ISLES	0		11/17/23	05:42	054005-R	ULSD #2 Dyed Dsl	569.1	22,984.6	2.87650	0.00704	0.00000	0.18960	0.02071	3.0938	0.0000	1,760.71	
R2412409	2133 NEWPORT ISLES	0		11/17/23	05:42	054025R	ULSD #2 Dyed Dsl	609.7	7,354.2	2.87650	0.00704	0.00000	0.18960	0.02071	3.0938	0.0000	1,886.32	
R2412409	2133	0		11/17/23	05:42	R0204074	ULSD #2	333.2	14,262.3	2.87650	0.00704	0.00000	0.18960	0.02071	3.0938	0.0000	1,030.87	



Invoice Number: 2789723
 Invoice Date: 11/22/2023
 Account Number: 13464
 Transactions through: 11/17/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$	
	NEWPORT ISLES						Dyed Dsl											
	Product Total							✓ 3,013.1										9,322.08
	Ticket Total							3,013.1										9,322.08
	Location Total							8,263.3							3.1586			26,091.06

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 11/13/2023 07:32:31
Delivery Start Time: 11/13/2023 07:34:44
Delivery Compl Time: 11/13/2023 09:02:14

Sales Order: R2412407

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: **1103976**

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	9:02:03	485.9
054025R	8:13:32	162.1
3074	8:21:53	49.2
R0204074	8:19:29	403.8
R0504004J	8:36:58	1024.1
R0504031	8:41:21	285.7
DELIVERED		2410.8
TOTAL DELIVERED:		2410.8

Services and Fees



R2412407

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By:

Delivery Demurrage

Arrival Time: 11/13/2023 07:32:31

Departure Time: 11/13/2023 09:02:14

Demurrage Minutes: 89

Lat/lon 27.62979142 / -82.48967434



R2412407



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 11/15/2023 07:24:33
Delivery Start Time: 11/15/2023 07:26:42
Delivery Compl Time: 11/15/2023 08:36:33

Sales Order: R2412408

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:27:41	585.5
054025R	7:58:44	625.9
3074	8:36:18	96.0
MEWPORT	8:20:06	443.0
R0504004J	8:13:15	1089.0
DELIVERED		2839.4
TOTAL DELIVERED:		2839.4

Services and Fees



R2412408



SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By:

Delivery Demurrage

Arrival Time: 11/15/2023 07:24:33

Departure Time: 11/15/2023 08:36:33

Demurrage Minutes: 72

Lat/lon 27.62950492 / -82.48965254



R2412408



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 11/17/2023 05:42:39
Delivery Start Time: 11/17/2023 05:47:09
Delivery Compl Time: 11/17/2023 07:05:21

Sales Order: R2412409

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	7:05:02	569.1
054025R	6:30:11	609.7
R0204074	6:56:56	333.2
R0504004J	6:43:15	990.4
R0504031	6:49:23	510.7
DELIVERED		3013.1
TOTAL DELIVERED:		3013.1

Services and Fees



R2412409

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 11/17/2023 05:42:39
Departure Time: 11/17/2023 07:05:21
Demurrage Minutes: 82
Lat/lon 27.63165259 / -82.48767418



R2412409



Invoice Number: 2793059
 Invoice Date: 11/29/2023
 Account Number: 13464
 Transactions through: 11/23/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$	
2133_NEWPORT IS																		
R2423252	2133 NEWPORT ISLES	0		11/20/23	09:08	R0504031	ULSD #2 Dyed Dsl	482.0	24,873.8	2,879.60	0.00704	0.00000	0.18706	0.02071	3.0944	0.0000	1,491.51	
R2423252	2133 NEWPORT ISLES	0		11/20/23	09:08	R0504004 J	ULSD #2 Dyed Dsl	1,268.3	88,893.6	2,879.60	0.00704	0.00000	0.18706	0.02071	3.0944	0.0000	3,924.64	
R2423252	2133 NEWPORT ISLES	0		11/20/23	09:08	3074	ULSD #2 Dyed Dsl	208.5	1,421.8	2,879.60	0.00704	0.00000	0.18706	0.02071	3.0944	0.0000	645.18	
R2423252	2133 NEWPORT ISLES	0		11/20/23	09:08	MEWPOR T	ULSD #2 Dyed Dsl	148.0	23,067.6	2,879.60	0.00704	0.00000	0.18706	0.02071	3.0944	0.0000	457.97	
R2423252	2133 NEWPORT ISLES	0		11/20/23	09:08	054005-R	ULSD #2 Dyed Dsl	1,002.1	23,986.7	2,879.60	0.00704	0.00000	0.18706	0.02071	3.0944	0.0000	3,100.91	
R2423252	2133 NEWPORT ISLES	0		11/20/23	09:08	R0204074	ULSD #2 Dyed Dsl	499.7	14,762.0	2,879.60	0.00704	0.00000	0.18706	0.02071	3.0944	0.0000	1,546.28	
	Product Total							✓ 3,608.6									11,166.49	
	Ticket Total							3,608.6										11,166.49
R2423253	2133 NEWPORT ISLES	0		11/22/23	06:33	R0204074	ULSD #2 Dyed Dsl	280.3	15,042.3	3,012.30	0.00704	0.00000	0.21135	0.02071	3.2514	0.0000	911.37	
R2423253	2133 NEWPORT ISLES	0		11/22/23	06:33	R0504031	ULSD #2 Dyed Dsl	367.9	25,241.7	3,012.30	0.00704	0.00000	0.21135	0.02071	3.2514	0.0000	1,196.19	
R2423253	2133 NEWPORT ISLES	0		11/22/23	06:33	3074	ULSD #2 Dyed Dsl	216.3	1,638.1	3,012.30	0.00704	0.00000	0.21135	0.02071	3.2514	0.0000	703.28	
	Product Total							✓ 864.5									2,810.84	
	Ticket Total							864.5										2,810.84
Location Total								4,473.1							3.1467		13,977.33	

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608

Driver: Samuel Conner

Customer Arriv Time: 11/20/2023 09:08:48

Delivery Start Time: 11/20/2023 09:09:07

Delivery Compl Time: 11/20/2023 10:15:21

Sales Order: R2423252

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	9:29:30	1002.1
3074	9:48:11	208.5
MEWPORT	9:38:22	148.0
R0204074	9:16:07	499.7
R0504004J	9:51:02	1268.3
R0504031	9:30:18	482.0
DELIVERED		3608.6
TOTAL DELIVERED:		3608.6

Services and Fees



R2423252

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By:

Delivery Demurrage

Arrival Time: 11/20/2023 09:08:48
Departure Time: 11/20/2023 10:15:21
Demurrage Minutes: 66
Lat/lon 27.62389279 / -82.48780444



R2423252

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 11/22/2023 06:33:23
Delivery Start Time: 11/22/2023 06:37:06
Delivery Compl Time: 11/22/2023 06:57:50

Sales Order: R2423253

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
3074	6:40:00	216.3
R0204074	6:57:35	280.3
R0504031	6:44:47	367.9
DELIVERED		864.5
TOTAL DELIVERED:		864.5

Services and Fees

SITE# 2133
SITE NAME: NEWPORT ISLES



R2423253

Signed By:

Delivery Demurrage

Arrival Time: 11/22/2023 06:33:23

Departure Time: 11/22/2023 06:57:50

Demurrage Minutes: 24

Lat/lon 27.62469779 / -82.48807571



R2423253



Invoice Number: 2797585
 Invoice Date: 12/6/2023
 Account Number: 13464
 Transactions through: 12/2/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$	
2133	NEWPORT IS																	
R2433633	2133 NEWPORT ISLES	0		11/27/23	07:37	054025R	ULSD #2 Dyed Dsl	1,538.7	8,892.9	2,90660	0.00704	0.00000	0.18440	0.02071	3.1188	0.0000	4,798.82	
R2433633	2133 NEWPORT ISLES	0		11/27/23	07:37	R0504004 J	ULSD #2 Dyed Dsl	2,170.8	91,064.4	2,90660	0.00704	0.00000	0.18440	0.02071	3.1188	0.0000	6,770.18	
R2433633	2133 NEWPORT ISLES	0		11/27/23	07:37	3074	ULSD #2 Dyed Dsl	502.8	2,140.9	2,90660	0.00704	0.00000	0.18440	0.02071	3.1188	0.0000	1,568.11	
R2433633	2133 NEWPORT ISLES	0		11/27/23	07:37	054005-R	ULSD #2 Dyed Dsl	466.4	24,453.1	2,90660	0.00704	0.00000	0.18440	0.02071	3.1188	0.0000	1,454.59	
R2433633	2133 NEWPORT ISLES	0		11/27/23	07:37	R0504031	ULSD #2 Dyed Dsl	334.1	25,575.8	2,90660	0.00704	0.00000	0.18440	0.02071	3.1188	0.0000	1,041.97	
R2433633	2133 NEWPORT ISLES	0		11/27/23	07:37	R0204074	ULSD #2 Dyed Dsl	207.6	15,249.9	2,90660	0.00704	0.00000	0.18440	0.02071	3.1188	0.0000	647.45	
	Product Total							5,220.4										16,281.12
	Ticket Total							5,220.4										16,281.12
N2436787	2133 NEWPORT ISLES	0		11/28/23	07:39	054005-R	ULSD #2 Dyed Dsl	2,047.6	26,500.7	2,88110	0.00704	0.00000	0.18966	0.02071	3.0985	0.0000	6,344.51	
N2436787	2133 NEWPORT ISLES	0		11/28/23	07:39	R0504031	ULSD #2 Dyed Dsl	397.2	25,973.0	2,88110	0.00704	0.00000	0.18966	0.02071	3.0985	0.0000	1,230.73	
N2436787	2133 NEWPORT ISLES	0		11/28/23	07:39	R0504004 J	ULSD #2 Dyed Dsl	609.2	91,673.6	2,88110	0.00704	0.00000	0.18966	0.02071	3.0985	0.0000	1,887.61	
	Product Total							3,054.0										9,462.85
	Ticket Total							3,054.0										9,462.85
R2433634	2133 NEWPORT ISLES	0		11/29/23	07:45	054025R	ULSD #2 Dyed Dsl	689.6	9,582.5	2,93150	0.00704	0.00000	0.19083	0.02071	3.1501	0.0000	2,172.30	
R2433634	2133 NEWPORT ISLES	0		11/29/23	07:45	MEWPOR T	ULSD #2 Dyed Dsl	345.3	23,412.9	2,93150	0.00704	0.00000	0.19083	0.02071	3.1501	0.0000	1,087.72	
R2433634	2133 NEWPORT ISLES	0		11/29/23	07:45	R0504004 J	ULSD #2 Dyed Dsl	854.2	92,527.8	2,93150	0.00704	0.00000	0.19083	0.02071	3.1501	0.0000	2,690.80	
R2433634	2133 NEWPORT ISLES	0		11/29/23	07:45	054005-R	ULSD #2 Dyed Dsl	1,378.2	27,878.9	2,93150	0.00704	0.00000	0.19083	0.02071	3.1501	0.0000	4,341.44	
R2433634	2133 NEWPORT ISLES	0		11/29/23	07:45	R0504031	ULSD #2 Dyed Dsl	176.9	26,149.9	2,93150	0.00704	0.00000	0.19083	0.02071	3.1501	0.0000	557.25	
	Product Total							3,444.2										10,849.51
	Ticket Total							3,444.2										10,849.51
R2433635	2133 NEWPORT	0		12/1/23	07:40	054005-R	ULSD #2 Dyed Dsl	1,500.6	29,379.5	2,87910	0.00704	0.00000	0.18549	0.02071	3.0923	0.0000	4,640.37	

Remit To Address

P.O. Box 532156, Atlanta GA 30353-2156

Phone: 800-522-6287

Fax: 414-359-9576

Invoice Number: 2797585

Invoice Date: 12/6/2023

Account Number: 13464

Transactions through: 12/2/2023

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CFM	Subtotal \$
R2433635	ISLES 2133 NEWPORT	0		12/1/23	07:40	R0504004 J	ULSD #2 Dyed Dsl	1,489.5	94,017.3	2,879.10	0.00704	0.00000	0.18549	0.02071	3.0923	0.0000	4,606.04
R2433635	ISLES 2133 NEWPORT	0		12/1/23	07:40	054025R	ULSD #2 Dyed Dsl	740.1	10,322.6	2,879.10	0.00704	0.00000	0.18549	0.02071	3.0923	0.0000	2,288.64
R2433635	ISLES 2133 NEWPORT	0		12/1/23	07:40	R0204074	ULSD #2 Dyed Dsl	327.8	15,577.7	2,879.10	0.00704	0.00000	0.18549	0.02071	3.0923	0.0000	1,013.67
	Product Total							✓ 4,058.0									12,548.72
	Ticket Total							4,058.0									12,548.72
	Location Total							15,776.6							3.1182		49,142.20

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 11/27/2023 07:37:47
Delivery Start Time: 11/27/2023 07:40:58
Delivery Compl Time: 11/27/2023 09:44:58

Sales Order: R2433633

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	9:44:46	466.4
054025R	8:44:26	1538.7
3074	8:47:20	502.8
R0204074	8:59:55	207.6
R0504004J	9:02:38	2170.8
R0504031	8:56:14	334.1
DELIVERED		5220.4
TOTAL DELIVERED:		5220.4

Services and Fees



R2433633

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By:

Delivery Demurrage

Arrival Time: 11/27/2023 07:37:47
Departure Time: 11/27/2023 09:44:58
Demurrage Minutes: 127
Lat/lon 27.62368986 / -82.48803254



R2433633



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 11/28/2023 07:39:14
Delivery Start Time: 11/28/2023 07:42:37
Delivery Compl Time: 11/28/2023 08:31:38

Sales Order: N2436787

P.O. #: 2133 NEWPORT ISLES

Reference #.

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:19:28	2047.6
R0504004J	7:51:28	609.2
R0504031	8:31:24	397.2
DELIVERED		3054.0
TOTAL DELIVERED:		3054

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



N2436787

Signed By:

Delivery Demurrage

Arrival Time: 11/28/2023 07:39:14

Departure Time: 11/28/2023 08:31:38

Demurrage Minutes: 52

Lat/lon 27.62495241 / -82.48795807



N2496787

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608

Driver: Samuel Conner

Customer Arriv Time: 11/29/2023 07:45:23

Delivery Start Time: 11/29/2023 07:47:41

Delivery Compl Time: 11/29/2023 09:14:49

Sales Order: R2433634

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:50:45	1378.2
054025R	8:26:44	689.6
MEWPORT	8:31:31	345.3
R0504004J	9:04:26	854.2
R0504031	9:14:29	176.9
DELIVERED		3444.2
TOTAL DELIVERED:		3444.2

Services and Fees



R2433634

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 11/29/2023 07:45:23
Departure Time: 11/29/2023 09:14:49
Demurrage Minutes: 89
Lat/lon 27.62463758 / -82.48794376



R2433634



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 12/01/2023 07:40:11
Delivery Start Time: 12/01/2023 07:43:19
Delivery Compl Time: 12/01/2023 09:07:43

Sales Order: R2433635

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: 1103976
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:26:50	1500.6
054025R	8:18:28	740.1
R0204074	8:22:59	327.8
R0504004J	9:07:31	1489.5
DELIVERED		4058.0
TOTAL DELIVERED:		4058

Services and Fees

SITE# 2133
SITE NAME: NEWPORT ISLES



R2433635

Signed By:

Delivery Demurrage

Arrival Time: 12/01/2023 07:40:11
Departure Time: 12/01/2023 09:07:43
Demurrage Minutes: 87
Lat/Lon 27.63165528 / -82.4878907



R2433635

Invoice Number: 2801875
 Invoice Date: 12/13/2023
 Account Number: 13464
 Transactions through: 12/8/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CFM	Subtotal \$	
2133_NEWPORT IS																		
R2443017	2133 NEWPORT ISLES	0		12/4/23	08:33	R0504031	ULSD #2 Dyed Dsl	430.4	26,580.3	2,793.90	0.00704	0.00000	0.19607	0.02071	3.0177	0.0000	1,298.83	
R2443017	2133 NEWPORT ISLES	0		12/4/23	08:33	3074	ULSD #2 Dyed Dsl	71.4	2,212.3	2,793.90	0.00704	0.00000	0.19607	0.02071	3.0177	0.0000	215.47	
R2443017	2133 NEWPORT ISLES	0		12/1/23	08:33	051005-R	ULSD #2 Dyed Dsl	617.0	29,996.5	2,793.90	0.00704	0.00000	0.19607	0.02071	3.0177	0.0000	1,861.93	
R2443017	2133 NEWPORT ISLES	0		12/4/23	08:33	R0504043	ULSD #2 Dyed Dsl	169.4	169.4	2,793.90	0.00704	0.00000	0.19607	0.02071	3.0177	0.0000	511.20	
R2443017	2133 NEWPORT ISLES	0		12/4/23	08:33	R0204074	ULSD #2 Dyed Dsl	231.5	15,809.2	2,793.90	0.00704	0.00000	0.19607	0.02071	3.0177	0.0000	698.60	
	Product Total							✓ 1,519.7										4,586.03
	Ticket Total							1,519.7										4,586.03
R2443018	2133 NEWPORT ISLES	0		12/6/23	07:48	054025R	ULSD #2 Dyed Dsl	669.7	10,992.3	2,712.90	0.00704	0.00000	0.17233	0.02071	2.9130	0.0000	1,950.82	
R2443018	2133 NEWPORT ISLES	0		12/6/23	07:48	R0504031	ULSD #2 Dyed Dsl	415.0	26,995.3	2,712.90	0.00704	0.00000	0.17233	0.02071	2.9130	0.0000	1,208.89	
R2443018	2133 NEWPORT ISLES	0		12/6/23	07:48	3074	ULSD #2 Dyed Dsl	311.9	2,524.2	2,712.90	0.00704	0.00000	0.17233	0.02071	2.9130	0.0000	908.56	
R2443018	2133 NEWPORT ISLES	0		12/6/23	07:48	NEWPORT	ULSD #2 Dyed Dsl	279.7	23,692.6	2,712.90	0.00704	0.00000	0.17233	0.02071	2.9130	0.0000	814.76	
R2443018	2133 NEWPORT ISLES	0		12/6/23	07:48	R0504004 J	ULSD #2 Dyed Dsl	2,367.2	96,384.5	2,712.90	0.00704	0.00000	0.17233	0.02071	2.9130	0.0000	6,895.61	
R2443018	2133 NEWPORT ISLES	0		12/6/23	07:48	054005-R	ULSD #2 Dyed Dsl	1,416.2	31,412.7	2,712.90	0.00704	0.00000	0.17233	0.02071	2.9130	0.0000	4,125.36	
R2443018	2133 NEWPORT ISLES	0		12/6/23	07:48	R0204074	ULSD #2 Dyed Dsl	18.6	15,827.8	2,712.90	0.00704	0.00000	0.17233	0.02071	2.9130	0.0000	54.18	
	Product Total							✓ 5,478.3										15,958.18
	Ticket Total							5,478.3										15,958.18
R2443019	2133 NEWPORT ISLES	0		12/8/23	07:46	054005-R	ULSD #2 Dyed Dsl	1,749.1	33,161.8	2,653.70	0.00704	0.00000	0.17038	0.02071	2.8518	0.0000	4,988.14	
R2443019	2133 NEWPORT ISLES	0		12/8/23	07:46	R0204074	ULSD #2 Dyed Dsl	361.5	16,189.3	2,653.70	0.00704	0.00000	0.17038	0.02071	2.8518	0.0000	1,090.94	
R2443019	2133 NEWPORT ISLES	0		12/8/23	07:46	R0504031	ULSD #2 Dyed Dsl	72.1	27,067.4	2,653.70	0.00704	0.00000	0.17038	0.02071	2.8518	0.0000	205.62	
R2443019	2133	0		12/8/23	07:46	R0504004	ULSD #2	1,688.4	98,072.9	2,653.70	0.00704	0.00000	0.17038	0.02071	2.8518	0.0000	4,815.03	

Invoice Number: 2801875
 Invoice Date: 12/13/2023
 Account Number: 13464
 Transactions through: 12/8/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

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FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/Use	Other Taxes/Fees	CPG	CPM	Subtotal \$	
	NEWPORT ISLES					J	Dyed Dsl											
R2443019	2133 NEWPORT ISLES	0		12/8/23	07:46	MEWPOR T	ULSD #2 Dyed Dsl	343.5	24,036.1	2.65370	0.00704	0.00000	0.17038	0.02071	2.8518	0.0000	979.60	
R2443019	2133 NEWPORT ISLES	0		12/8/23	07:46	054025R	ULSD #2 Dyed Dsl	438.8	11,431.1	2.65370	0.00704	0.00000	0.17038	0.02071	2.8518	0.0000	1,251.38	
	Product Total							✓ 4,653.4									13,270.71	
	Ticket Total							4,653.4									13,270.71	
	Location Total							11,651.4							2.9217		33,814.92	

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 12/04/2023 08:33:21
Delivery Start Time: 12/04/2023 08:37:21
Delivery Compl Time: 12/04/2023 09:23:11

Sales Order: R2443017

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: **1103976**

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:49:10	617.0
3074	9:07:26	71.4
R0204074	8:59:08	231.5
R0504031	9:14:39	430.4
R0504043	9:23:01	169.4
DELIVERED		1519.7
TOTAL DELIVERED:		1519.7

Services and Fees



R2443017



SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 12/04/2023 08:33:21
Departure Time: 12/04/2023 09:23:11
Demurrage Minutes: 49
Lat/lon 27.62524911 / -82.48793718



R2443017

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 12/06/2023 07:48:20
Delivery Start Time: 12/06/2023 07:50:48
Delivery Compl Time: 12/06/2023 09:22:40

Sales Order: R2443018

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: **1103976**

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:49:08	1416.2
054025R	8:11:06	669.7
3074	8:29:23	311.9
MEWPORT	8:14:37	279.7
R0204074	8:22:55	18.6
R0504004J	9:22:25	2367.2
R0504031	8:21:18	415.0
DELIVERED		5478.3
TOTAL DELIVERED:		5478.3



R2443018

Services and Fees

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 12/06/2023 07:48:20
Departure Time: 12/06/2023 09:22:40
Demurrage Minutes: 94
Lat/lon 27.63038966 / -82.47571406



R2443D18



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 12/08/2023 07:46:42
Delivery Start Time: 12/08/2023 07:48:51
Delivery Compl Time: 12/08/2023 09:22:07

Sales Order: R2443019

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: 1103976
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:50:22	1749.1
054025R	8:11:55	438.8
MEWPORT	8:55:55	343.5
R0204074	8:13:49	361.5
R0504004J	9:21:58	1688.4
R0504031	8:25:49	72.1
DELIVERED		4653.4
TOTAL DELIVERED:		4653.4

Services and Fees



SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 12/08/2023 07:46:42
Departure Time: 12/08/2023 09:22:07
Demurrage Minutes: 95
Lat/lon 27.63079312 / -82.47549985



R2443019

Invoice Number: 2805544
 Invoice Date: 12/20/2023
 Account Number: 13464
 Transactions through: 12/15/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$	
2133_NEWPORT IS																		
R2453529	2133 NEWPORT ISLES	0		12/11/23	08:01	054005-R	ULSD #2 Dyed Dsl	833.8	33,995.6	2.63130	0.00704	0.00000	0.18422	0.02071	2.8433	0.0000	2,370.72	
R2453529	2133 NEWPORT ISLES	0		12/11/23	08:01	3074	ULSD #2 Dyed Dsl	28.9	2,553.1	2.63130	0.00704	0.00000	0.18422	0.02071	2.8433	0.0000	82.17	
R2453529	2133 NEWPORT ISLES	0		12/11/23	08:01	054025R	ULSD #2 Dyed Dsl	312.2	11,743.3	2.63130	0.00704	0.00000	0.18422	0.02071	2.8433	0.0000	887.67	
R2453529	2133 NEWPORT ISLES	0		12/11/23	08:01	R0504004 J	ULSD #2 Dyed Dsl	606.2	98,679.1	2.63130	0.00704	0.00000	0.18422	0.02071	2.8433	0.0000	1,723.59	
R2453529	2133 NEWPORT ISLES	0		12/11/23	08:01	MEWPOR T	ULSD #2 Dyed Dsl	148.0	24,184.1	2.63130	0.00704	0.00000	0.18422	0.02071	2.8433	0.0000	420.80	
	Product Total							✓ 1,929.1										5,484.95
	Ticket Total							1,929.1										5,484.95
R2453530	2133 NEWPORT ISLES	0		12/13/23	07:15	054005-R	ULSD #2 Dyed Dsl	1,571.2	35,566.8	2.61960	0.00704	0.00000	0.16923	0.02071	2.8166	0.0000	4,425.41	
R2453530	2133 NEWPORT ISLES	0		12/13/23	07:15	MEWPOR T	ULSD #2 Dyed Dsl	308.9	24,493.0	2.61960	0.00704	0.00000	0.16923	0.02071	2.8166	0.0000	870.04	
R2453530	2133 NEWPORT ISLES	0		12/13/23	07:15	R0504031	ULSD #2 Dyed Dsl	356.8	27,424.2	2.61960	0.00704	0.00000	0.16923	0.02071	2.8166	0.0000	1,004.96	
R2453530	2133 NEWPORT ISLES	0		12/13/23	07:15	054025R	ULSD #2 Dyed Dsl	451.2	12,194.5	2.61960	0.00704	0.00000	0.16923	0.02071	2.8166	0.0000	1,270.84	
R2453530	2133 NEWPORT ISLES	0		12/13/23	07:15	R0504004 J	ULSD #2 Dyed Dsl	1,443.0	100,122.1	2.61960	0.00704	0.00000	0.16923	0.02071	2.8166	0.0000	4,064.32	
R2453530	2133 NEWPORT ISLES	0		12/13/23	07:15	3074	ULSD #2 Dyed Dsl	167.1	2,720.2	2.61960	0.00704	0.00000	0.16923	0.02071	2.8166	0.0000	470.65	
	Product Total							✓ 4,298.2										12,106.22
	Ticket Total							4,298.2										12,106.22
R2453531	2133 NEWPORT ISLES	0		12/15/23	06:02	R0504004 J	ULSD #2 Dyed Dsl	759.6	100,881.7	2.72440	0.00704	0.00000	0.18158	0.02071	2.9337	0.0000	2,228.46	
R2453531	2133 NEWPORT ISLES	0		12/15/23	06:02	054005-R	ULSD #2 Dyed Dsl	1,985.0	37,551.8	2.72440	0.00704	0.00000	0.18158	0.02071	2.9337	0.0000	5,823.45	
R2453531	2133 NEWPORT ISLES	0		12/15/23	06:02	MEWPOR T	ULSD #2 Dyed Dsl	81.8	24,574.8	2.72440	0.00704	0.00000	0.18158	0.02071	2.9337	0.0000	239.98	
	Product Total							✓ 2,826.4										8,291.89
	Ticket Total							2,826.4										8,291.89
Location Total								9,053.7							2.8512			25,883.06

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 12/11/2023 08:01:29
Delivery Start Time: 12/11/2023 08:05:19
Delivery Compl Time: 12/11/2023 08:47:18

Sales Order: R2453529

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:47:07	833.8
054025R	8:18:39	312.2
3074	8:33:07	28.9
MEWPORT	8:30:58	148.0
R0504004J	8:28:17	606.2
DELIVERED		1929.1
TOTAL DELIVERED:		1929.1

Services and Fees



R2453529

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 12/11/2023 08:01:29
Departure Time: 12/11/2023 08:47:18
Demurrage Minutes: 45
Lat/lon 27.63063564 / -82.47596561



R2453529



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 12/13/2023 07:15:42
Delivery Start Time: 12/13/2023 07:27:57
Delivery Compl Time: 12/13/2023 08:45:23

Sales Order: R2453530

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:05:03	1571.2
054025R	7:46:27	451.2
3074	8:45:07	167.1
MEWPORT	7:50:23	308.9
R0504004J	8:39:57	1443.0
R0504031	7:55:41	356.8
DELIVERED		4298.2
TOTAL DELIVERED:		4298.2

Services and Fees



R2453530

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 12/13/2023 07:15:42
Departure Time: 12/13/2023 08:45:23
Demurrage Minutes: 89
Lat/lon 27.63047457 / -82.47578895



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2135
Driver: Phillip Hallmeyer

Customer Arriv Time: 12/15/2023 06:02:38
Delivery Start Time: 12/15/2023 06:41:34
Delivery Compl Time: 12/15/2023 07:36:19

Sales Order: R2453531

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	7:02:31	1985.0
MEWPORT	7:17:53	81.8
R0504004J	7:23:22	759.6
R0504031	7:15:27	0.0
DELIVERED		2826.4
TOTAL DELIVERED:		2826.4

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2453531

Signed By:

Delivery Demurrage

Arrival Time: 12/15/2023 06:02:38

Departure Time: 12/15/2023 07:36:19

Demurrage Minutes: 93

Lat/lon 27.63023839 / -82.47588356



R2453531



Invoice Number: 2809343
 Invoice Date: 12/27/2023
 Account Number: 13464
 Transactions through: 12/22/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$	
2133_NEWPORT IS																		
R2471969	2133 NEWPORT ISLES	0		12/18/23	09:45	R0504004 J	ULSD #2 Dyed Dsl	750.1	101,631.8	2.77320	0.00704	0.00000	0.18498	0.02071	2.9859	0.0000	2,239.75	
R2471969	2133 NEWPORT ISLES	0		12/18/23	09:45	R0504031	ULSD #2 Dyed Dsl	265.2	27,689.4	2.77320	0.00704	0.00000	0.18498	0.02071	2.9859	0.0000	791.87	
R2471969	2133 NEWPORT ISLES	0		12/18/23	09:45	054005-R	ULSD #2 Dyed Dsl	670.7	38,222.5	2.77320	0.00704	0.00000	0.18498	0.02071	2.9859	0.0000	2,002.66	
R2471969	2133 NEWPORT ISLES	0		12/18/23	09:45	054025R	ULSD #2 Dyed Dsl	617.1	12,811.6	2.77320	0.00704	0.00000	0.18498	0.02071	2.9859	0.0000	1,842.62	
R2471969	2133 NEWPORT ISLES	0		12/18/23	09:45	3074	ULSD #2 Dyed Dsl	448.6	3,168.8	2.77320	0.00704	0.00000	0.18498	0.02071	2.9859	0.0000	1,339.49	
	Product Total							2,751.7									8,216.39	
	Ticket Total							2,751.7									8,216.39	
	Location Total							2,751.7							2.9859		8,216.39	

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608

Driver: Samuel Conner

Customer Arriv Time: 12/18/2023 09:45:22

Delivery Start Time: 12/18/2023 09:50:40

Delivery Compl Time: 12/18/2023 10:56:29

Sales Order: R2471969

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	10:47:14	670.7
054025R	10:12:43	617.1
3074	10:20:41	448.6
R0504004J	10:29:25	750.1
R0504031	10:25:43	265.2
DELIVERED		2751.7
TOTAL DELIVERED:		2751.7

Services and Fees



R2471969



SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 12/18/2023 09:45:22

Departure Time: 12/18/2023 10:56:29

Demurrage Minutes: 71

Lat/lon 27.63038288 / -82.47576305



R2471969



Invoice Number: 2812442
 Invoice Date: 1/3/2024
 Account Number: 13464
 Transactions through: 12/22/2023

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$		
2133_NEWPORT IS																			
R2471970	2133 NEWPORT ISLES	0		12/20/23	06:18	R0504004 J	ULSD #2 Dyed Dsl	1,346.5	1,346.5	2.91400	0.00704	0.00000	0.18930	0.02071	3.1310	0.0000	4,215.96		
R2471970	2133 NEWPORT ISLES	0		12/20/23	06:18	054005-R	ULSD #2 Dyed Dsl	1,503.2	1,503.2	2.91400	0.00704	0.00000	0.18930	0.02071	3.1310	0.0000	4,706.59		
R2471970	2133 NEWPORT ISLES	0		12/20/23	06:18	R0204074	ULSD #2 Dyed Dsl	489.8	489.8	2.91400	0.00704	0.00000	0.18930	0.02071	3.1310	0.0000	1,533.59		
R2471970	2133 NEWPORT ISLES	0		12/20/23	06:18	3074	ULSD #2 Dyed Dsl	220.9	220.9	2.91400	0.00704	0.00000	0.18930	0.02071	3.1310	0.0000	691.65		
Product Total								✓ 3,560.4									11,147.79		
Ticket Total								3,560.4											11,147.79
R2471971	2133 NEWPORT ISLES	0		12/22/23	06:31	054025R	ULSD #2 Dyed Dsl	620.1	620.1	2.88690	0.00704	0.00000	0.18303	0.02071	3.0977	0.0000	1,920.87		
R2471971	2133 NEWPORT ISLES	0		12/22/23	06:31	90-1133	ULSD #2 Dyed Dsl	108.1	108.1	2.88690	0.00704	0.00000	0.18303	0.02071	3.0977	0.0000	334.86		
R2471971	2133 NEWPORT ISLES	0		12/22/23	06:31	054005-R	ULSD #2 Dyed Dsl	1,827.4	3,330.6	2.88690	0.00704	0.00000	0.18303	0.02071	3.0977	0.0000	5,660.70		
R2471971	2133 NEWPORT ISLES	0		12/22/23	06:31	R0504004 J	ULSD #2 Dyed Dsl	1,799.3	3,145.8	2.88690	0.00704	0.00000	0.18303	0.02071	3.0977	0.0000	5,573.66		
R2471971	2133 NEWPORT ISLES	0		12/22/23	06:31	R0504031	ULSD #2 Dyed Dsl	373.0	373.0	2.88690	0.00704	0.00000	0.18303	0.02071	3.0977	0.0000	1,155.43		
R2471971	2133 NEWPORT ISLES	0		12/22/23	06:31	MEWPOR T	ULSD #2 Dyed Dsl	187.9	187.9	2.88690	0.00704	0.00000	0.18303	0.02071	3.0977	0.0000	582.05		
R2471971	2133 NEWPORT ISLES	0		12/22/23	06:31	R0504043	ULSD #2 Dyed Dsl	229.3	229.3	2.88690	0.00704	0.00000	0.18303	0.02071	3.0977	0.0000	710.30		
R2471971	2133 NEWPORT ISLES	0		12/22/23	06:31	R0204074	ULSD #2 Dyed Dsl	164.6	654.4	2.88690	0.00704	0.00000	0.18303	0.02071	3.0977	0.0000	509.88		
R2471971	2133 NEWPORT ISLES	0		12/22/23	06:31	3074	ULSD #2 Dyed Dsl	15.5	236.4	2.88690	0.00704	0.00000	0.18303	0.02071	3.0977	0.0000	48.01		
Product Total								✓ 5,325.2									16,495.76		
Ticket Total								5,325.2										16,495.76	
Location Total								8,885.6								3.1080		27,643.55	

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 12/20/2023 06:18:10
Delivery Start Time: 12/20/2023 06:21:12
Delivery Compl Time: 12/20/2023 07:22:44

Sales Order: R2471970

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: **1103976**

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	6:58:06	1503.2
3074	6:33:03	220.9
R0204074	6:28:23	489.8
R0504004J	7:22:32	1346.5
DELIVERED		3560.4
TOTAL DELIVERED:		3560.4

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2471970

Signed By: _____

Delivery Demurrage

Arrival Time: 12/20/2023 06:18:10

Departure Time: 12/20/2023 07:22:44

Demurrage Minutes: 64

Lat/lon 27.63047564 / -82.47589554



R2471870

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 12/22/2023 06:31:25
Delivery Start Time: 12/22/2023 06:34:05
Delivery Compl Time: 12/22/2023 08:19:33

Sales Order: R2471971

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: **1103976**

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	7:18:16	1827.4
054025R	6:54:29	620.1
3074	6:56:16	15.5
90-1133	8:19:00	108.1
MEWPORT	8:13:59	187.9
R0204074	7:05:31	164.6
R0504004J	7:51:25	1799.3
R0504031	7:02:00	373.0
R0504043	8:08:15	229.3



R2471971

DELIVERED	5325.2
TOTAL DELIVERED:	5325.2

Services and Fees

SITE# 2133
SITE NAME: NEWPORT ISLES



Signed By:

Delivery Demurrage

Arrival Time: 12/22/2023 06:31:25
Departure Time: 12/22/2023 08:19:33
Demurrage Minutes: 108
Lat/lon 27.63055103 / -82.47586982



R2471971

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8CXIII



To: Newport Isles CDD	Contact: SUSAN COLLINS
Address: Tampa, FL	Phone: 727-599-4603
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 1/31/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
13105 - N/S BLVD PAVING CO#013					
1501	SIGNAGE & THERMO STRIPING CREDIT	1.00	LS	(\$75,000.00)	(\$75,000.00)
1502	1.5" TYPE FC 12.5 FRICTION COURSE (PG 76-22)	-23,125.00	SY	\$21.35	(\$493,718.75)
Total Price for above 13105 - N/S BLVD PAVING CO#013 Items:					(\$568,718.75)
13114 - E/W BLVD PAVING CO#013					
1503	SIGNAGE & THERMO STRIPING CREDIT	1.00	LS	(\$60,000.00)	(\$60,000.00)
1504	1.5" TYPE FC 12.5 FRICTION COURSE (PG 76-22)	-25,100.00	SY	\$21.35	(\$535,885.00)
Total Price for above 13114 - E/W BLVD PAVING CO#013 Items:					(\$595,885.00)

Total Bid Price: (\$1,164,603.75)

APPROVED
By Ed Andrews at 2:11 pm, Mar 04, 2024

CLINT CUFFLE, WRA
REVIEWED AND ACCEPTED
02-28-2024

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: NEWPORT ISLES CDD</p> <p>Signature: </p> <p>Date of Acceptance: MARCH 5, 2024</p>	<p>CONFIRMED: Ripa & Associates</p> <p>Authorized Signature: </p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
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NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8CXIV



To: Newport Isles CDD	Contact: SUSAN COLLINS
Address: Tampa, FL	Phone: 727-599-4603
	Fax:
Project Name: New Port Isles Mass Grading Phase 1 CO#14	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 1/23/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
14113 - E/W BLVD FORCEMAIN CO#014					
1506	12" PVC FORCEMAIN (DR 18)	185.00	LF	\$94.75	\$17,528.75
1507	24" STEEL CASING	91.00	LF	\$230.00	\$20,930.00
1508	12" PLUG VALVE ASSEMBLY	2.00	EACH	\$7,400.00	\$14,800.00
1509	12" MJ BEND	8.00	EACH	\$1,900.00	\$15,200.00
Total Price for above 14113 - E/W BLVD FORCEMAIN CO#014 Items:					\$68,458.75
14129 - E/W BLVD RECLAIM CO#014					
1510	12" PVC RECLAIMED MAIN (DR 18)	170.00	LF	\$94.40	\$16,048.00
1511	24" STEEL CASING	106.00	LF	\$230.00	\$24,380.00
1512	12" GATE VALVE ASSEMBLY	2.00	EACH	\$4,700.00	\$9,400.00
1513	12" MJ BEND	8.00	EACH	\$1,200.00	\$9,600.00
Total Price for above 14129 - E/W BLVD RECLAIM CO#014 Items:					\$59,428.00
14114 - E/W BLVD PAVING CO#014					
1514	2" TYPE SP 12.5 ASPHALT	750.00	SY	\$22.50	\$16,875.00
1515	10" LIMEROCK BASE	750.00	SY	\$27.60	\$20,700.00
1516	12" STABILIZED SUBGRADE (LBR-40)	750.00	SY	\$6.15	\$4,612.50
1517	TYPE "D" TRENCH CURB	30.00	LF	\$31.00	\$930.00
1518	TYPE "AB" CURB W/ STABILIZATION	-130.00	LF	\$30.00	(\$3,900.00)
1519	TYPE "F" CURB W/ STABILIZATION	30.00	LF	\$32.00	\$960.00
1520	10' ADA HANDICAPPED RAMP	4.00	EACH	\$2,350.00	\$9,400.00
Total Price for above 14114 - E/W BLVD PAVING CO#014 Items:					\$49,577.50

CLINT CUFFLE, WRA
 REVIEWED AND ACCEPTED
 02-28-2024

Total Bid Price: \$177,464.25

APPROVED
 By Ed Andrews at 2:11 pm, Mar 04, 2024

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: NEWPORT ISLES CDD</p> <p>Signature: </p> <p>Date of Acceptance: MARCH 5, 2024</p>	<p>CONFIRMED: Ripa & Associates</p> <p>Authorized Signature: </p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
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NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8CXV



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 2/20/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
15112 - E/W STORM SEWER CO#015					
1520	36" HP STORM	23.00	LF	\$126.00	\$2,898.00
Total Price for above 15112 - E/W STORM SEWER CO#015 Items:					\$2,898.00
15129 - E/W BLVD RECLAIM CO#015					
1521	24" STEEL CASING	60.00	LF	\$230.00	\$13,800.00
Total Price for above 15129 - E/W BLVD RECLAIM CO#015 Items:					\$13,800.00
15116 - FUEL CREDIT CO#015					
1522	JANUARY FUEL CREDIT	1.00	LS	(\$45,213.71)	(\$45,213.71)
Total Price for above 15116 - FUEL CREDIT CO#015 Items:					(\$45,213.71)
15120 - PASCO PIPE SUPPLY CO#015					
1523	MASS GRADE STORM PIPE	1.00	LS	(\$157,237.00)	(\$157,237.00)
1524	PASCO PIPE SUPPLY TAX CREDIT	1.00	LS	(\$9,484.22)	(\$9,484.22)
Total Price for above 15120 - PASCO PIPE SUPPLY CO#015 Items:					(\$166,721.22)
15114 - E/W BLVD PAVING CO#015					
1525	TYPE "D" TRENCH CURB	-30.00	LF	\$31.00	(\$930.00)
1526	3' CONCRETE VALLEY GUTTER	75.00	LF	\$39.85	\$2,988.75
Total Price for above 15114 - E/W BLVD PAVING CO#015 Items:					\$2,058.75
15123 - FERGUSON WATERWORKS CO#015					
1527	EAST/WEST BLVD FORCEMAIN DPO CO#004	1.00	LS	(\$43,078.77)	(\$43,078.77)
1528	EAST/WEST BLVD RECLAIM DPO CO#004	1.00	LS	(\$36,227.05)	(\$36,227.05)
1529	EAST/WEST BLVD STORM DPO CO#004	1.00	LS	(\$14,064.00)	(\$14,064.00)
1530	FERGUSON TAX CREDIT	1.00	LS	(\$5,652.19)	(\$5,652.19)
Total Price for above 15123 - FERGUSON WATERWORKS CO#015 Items:					(\$99,022.01)
15102 - MASS GRADE STORM SEWER CO#015					
1531	6' RISER (MH-202.002)	1.00	EACH	\$6,400.00	\$6,400.00
Total Price for above 15102 - MASS GRADE STORM SEWER CO#015 Items:					\$6,400.00
15108 - BUCKEYE ROAD IMPROVEMENTS CO#015					
1532	CONCRETE FLUME	2.00	EACH	\$845.00	\$1,690.00
Total Price for above 15108 - BUCKEYE ROAD IMPROVEMENTS CO#015 Items:					\$1,690.00
15104 - MASS GRADE EARTHWORK CO#015					
1533	MODIFY POND 603	1.00	LS	\$9,550.00	\$9,550.00
Total Price for above 15104 - MASS GRADE EARTHWORK CO#015 Items:					\$9,550.00



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 2/20/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
15105 - N/S PAVING CO#015					
1534	2" TYPE SP 12.5 ASPHALT	135.00	SY	\$22.50	\$3,037.50
1535	10" LIMEROCK BASE	135.00	SY	\$27.60	\$3,726.00
1536	TYPE "AB" CURB W/ STABILIZATION	-70.00	LF	\$30.00	(\$2,100.00)
Total Price for above 15105 - N/S PAVING CO#015 Items:					\$4,663.50

Total Bid Price: (\$269,896.69)

CLINT CUFFLE, WRA
 REVIEWED AND ACCEPTED
 03-05-2024

APPROVED
 By Ed Andrews at 8:11 am, Mar 20, 2024

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: Newport Isles CDD</p> <p>Signature: </p> <p>Date of Acceptance: March 20, 2024</p>	<p>CONFIRMED: Ripa & Associates</p> <p>Authorized Signature: </p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
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Current Month January
 PM (All)
 Job # 01-2133
 Months (All)

Row Labels	Sum of QTY Delivered	Average of Unit Rate	Sum of Sub Total	Sum of Additional Fees (Taxes, Service Fees)	Sum of Total	Average of Total PPG (All Inclusive)
2024	53,577.70	\$2.933	\$157,344.88	\$11,752.21	\$169,097.09	\$3.154
3-Jan	1,989.60	\$2.748	\$5,466.43	\$434.34	\$5,900.77	\$2.966
4-Jan	4,469.00	\$2.835	\$12,670.51	\$936.83	\$13,607.34	\$3.045
5-Jan	2,455.70	\$2.828	\$6,943.98	\$536.20	\$7,480.18	\$3.046
8-Jan	2,493.20	\$2.857	\$7,122.08	\$547.95	\$7,670.03	\$3.076
10-Jan	4,417.00	\$2.894	\$12,783.68	\$942.16	\$13,725.84	\$3.108
12-Jan	4,321.70	\$2.923	\$12,631.90	\$927.22	\$13,559.12	\$3.137
15-Jan	2,994.90	\$2.914	\$8,726.84	\$658.49	\$9,385.33	\$3.134
17-Jan	3,835.10	\$2.889	\$11,080.37	\$823.48	\$11,903.85	\$3.104
19-Jan	4,094.10	\$2.923	\$11,967.87	\$884.04	\$12,851.91	\$3.139
22-Jan	1,992.90	\$2.884	\$5,746.73	\$451.27	\$6,198.00	\$3.110
24-Jan	4,082.10	\$2.927	\$11,948.71	\$882.60	\$12,831.31	\$3.143
26-Jan	5,200.10	\$3.035	\$15,780.74	\$1,144.18	\$16,924.92	\$3.255
29-Jan	2,559.30	\$3.082	\$7,887.76	\$595.78	\$8,483.54	\$3.315
30-Jan	4,428.00	\$3.069	\$13,590.42	\$990.85	\$14,581.27	\$3.293
31-Jan	1,528.70	\$3.051	\$4,664.06	\$369.90	\$5,033.96	\$3.293
1-Feb	2,716.30	\$3.068	\$8,332.79	\$626.93	\$8,959.72	\$3.299
Grand Total	53,577.70	\$2.933	\$157,344.88	\$11,752.21	\$169,097.09	\$3.154

Newport Isles MG	
Budgeted PPG	\$ 4.00
Quantity	53,577.70
Budgeted Amount	\$ 214,310.80
Requested Increase	\$ (45,213.71)

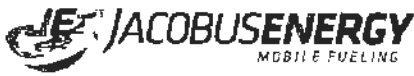
Invoice Number: 2816581
 Invoice Date: 1/10/2024
 Account Number: 13464
 Transactions through: 1/5/2024

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$		
Ticket Total								2,455.7										7,480.18	
Location Total								8,914.3									3.0242		26,988.29



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2240
Driver: Humberto Castellanos

Customer Arriv Time: 01/03/2024 07:06:06
Delivery Start Time: 01/03/2024 07:06:27
Delivery Compl Time: 01/03/2024 08:19:07

Sales Order: R2491484

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: 1103976
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	7:51:11	1006.1
3074	7:51:55	180.8
MEWPORT	8:16:23	217.8
R0204074	8:18:56	584.9
DELIVERED		1989.6
TOTAL DELIVERED:		1989.6

Services and Fees

SITE# 2133
SITE NAME: NEWPORT ISLES



R2491484

Signed By:

Delivery Demurrage

Arrival Time: 01/03/2024 07:06:06
Departure Time: 01/03/2024 08:19:07
Demurrage Minutes: 73
Lat/lon 27.6304517 / -82.4759888



R2491484



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2135
Driver: Steven Taylor

Customer Arriv Time: 01/04/2024 11:53:57
Delivery Start Time: 01/04/2024 11:59:29
Delivery Compl Time: 01/04/2024 13:41:33

Sales Order: N2503173

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RLPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	12:27:15	1506.4
3074	12:33:14	269.3
MEWPORT	12:49:52	0.0
R0204074	12:48:00	343.6
R0504004J	13:41:16	1880.6
R0504031	12:42:34	469.1
DELIVERED		4469.0
TOTAL DELIVERED:		4469

Services and Fees





SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 01/04/2024 11:53:57
Departure Time: 01/04/2024 13:41:33
Demurrage Minutes: 107
Lat/lon 27.62594705 / -82.47790796



N2503173



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 01/05/2024 07:33:58
Delivery Start Time: 01/05/2024 07:37:36
Delivery Compl Time: 01/05/2024 08:41:28

Sales Order: R2491485

P.O. #: 2133 NEWPORT ISLES
Reference #:

Ship To: 1103976
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: 1103976
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:11:06	1006.3
054025R	7:55:03	357.9
MEWPORT	8:41:17	22.3
R0204074	8:31:33	7.9
R0504004J	8:16:00	1061.2
R0504031	8:16:56	0.1
DELIVERED		2455.7
TOTAL DELIVERED:		2455.7

Services and Fees



R2491485

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 01/05/2024 07:33:58
Departure Time: 01/05/2024 08:41:28
Demurrage Minutes: 67
Lat/lon 27.63010641 / -82.47587541



R2491485

Remit To Address

P.O. Box 532156, Atlanta GA 30353-2156

Phone: 800-522-6287

Fax: 414-359-9576

Invoice Number: 2820447

Invoice Date: 1/17/2024

Account Number: 13464

Transactions through: 1/12/2024

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$	
R2501360	23- 2169_NEWP ORT CORNERS	0		1/12/24	12:05	054006R	ULSD #2 Dyed Dsl	43.9	386.8	3.01290	0.00719	0.00000	0.21141	0.02071	3.2522	0.0000	142.77	
R2501360	23- 2169_NEWP ORT CORNERS	0		1/12/24	12:05	054029R	ULSD #2 Dyed Dsl	92.2	190.7	3.01290	0.00719	0.00000	0.21141	0.02071	3.2522	0.0000	299.85	
R2501360	23- 2169_NEWP ORT CORNERS	0		1/12/24	12:05	R0504084 -1	ULSD #2 Dyed Dsl	242.5	2,095.5	3.01290	0.00719	0.00000	0.21141	0.02071	3.2522	0.0000	788.66	
	Product Total							✓ 378.6										1,231.28
	Ticket Total							378.6										1,231.28
	Location Total							2,502.6							6.7908			7,999.12



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2135
Driver: Phillip Hallmeyer

Customer Arriv Time: 01/08/2024 06:26:57
Delivery Start Time: 01/08/2024 06:30:22
Delivery Compl Time: 01/08/2024 06:41:18

Sales Order: R2501356

P.O. #: 23-2169_NEWPORT CORNERS

Reference #:

Ship To: 1140099

Ship To Address:

RIPA & ASSOCIATES 23-2169_NPT COR

SOUTH OF 6914 LITTLE ROAD

NEW PORT RICHEY, FL 34655

Customer #: 1140099

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054006R	6:41:06	45.5
054029R	6:31:00	0.0
R0504084-1	6:36:03	281.8
DELIVERED		327.3
TOTAL DELIVERED:		327.3

Services and Fees

SITE# 23-2169

SITE NAME: NEWPORT CORNERS



R2501356

Signed By: _____

Delivery Demurrage

Arrival Time: 01/08/2024 06:26:57
Departure Time: 01/08/2024 06:41:18
Demurrage Minutes: 14
Lat/lon 28.2532651 / -82.6721084





Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2135
Driver: Richard Ford

Customer Arriv Time: 01/09/2024 08:39:39
Delivery Start Time: 01/09/2024 08:41:02
Delivery Compl Time: 01/09/2024 08:57:36

Sales Order: R2501357

P.O. #: 23-2169_NEWPORT CORNERS

Reference #:

Ship To: 1140099
Ship To Address:
RIPA & ASSOCIATES 23-2169_NPT COR
SOUTH OF 6914 LITTLE ROAD
NEW PORT RICHEY, FL 34655
Customer #: 1140099
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054006R	8:42:52	42.4
054029R	8:41:40	0.0
R0504026	8:57:15	438.7
R0504084-1	8:48:11	337.8
DELIVERED		818.9
TOTAL DELIVERED:		818.9

Services and Fees

SITE# 23-2169
SITE NAME: NEWPORT CORNERS



R2501357

Signed By: _____

Delivery Demurrage

Arrival Time: 01/09/2024 08:39:39
Departure Time: 01/09/2024 08:57:36
Demurrage Minutes: 17
Lat/lon 28.2531611 / -82.67211419



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2135

Driver: Phillip Hallmeyer

Customer Arriv Time: 01/10/2024 05:39:40

Delivery Start Time: 01/10/2024 05:40:51

Delivery Compl Time: 01/10/2024 05:48:43

Sales Order: R2501358

P.O. #: 23-2169_NEWPORT CORNERS

Reference #:

Ship To: 1140099

Ship To Address:

RIPA & ASSOCIATES 23-2169_NPT COR

SOUTH OF 6914 LITTLE ROAD

NEW PORT RICHEY, FL 34655

Customer #: 1140099

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054006R	5:41:27	0.0
054029R	5:42:34	0.0
R0504084	5:48:11	117.5
DELIVERED		117.5
TOTAL DELIVERED:		117.5

Services and Fees

Service Charge

SITE# 23-2169

SITE NAME: NEWPORT CORNERS



R2501358

Signed By: _____

Delivery Demurrage

Arrival Time: 01/10/2024 05:39:40

Departure Time: 01/10/2024 05:48:43

Demurrage Minutes: 9

Lat/lon 28.2531991 / -82.6721064



R2501358

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 01/11/2024 07:27:43
Delivery Start Time: 01/11/2024 07:32:44
Delivery Compl Time: 01/11/2024 08:13:17

Sales Order: R2501359

P.O. #: 23-2169_NEWPORT CORNERS

Reference #:

Ship To: 1140099

Ship To Address:

RIPA & ASSOCIATES 23-2169_NPT COR

SOUTH OF 6914 LITTLE ROAD

NEW PORT RICHEY, FL 34655

Customer #: 1140099

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054006R	7:55:23	93.4
R0504026	8:04:24	321.5
R0504084-1	8:13:08	444.4
DELIVERED		859.3
TOTAL DELIVERED:		859.3

Services and Fees

SITE# 23-2169

SITE NAME: NEWPORT CORNERS



Signed By:

Delivery Demurrage

Arrival Time: 01/11/2024 07:27:43

Departure Time: 01/11/2024 08:13:17

Demurrage Minutes: 45

Lat/lon 28.25336969 / -82.67222432



R2601359

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T2135
Driver: Richard Ford

Customer Arriv Time: 01/12/2024 12:05:09
Delivery Start Time: 01/12/2024 12:07:34
Delivery Compl Time: 01/12/2024 12:24:28

Sales Order: R2501360

P.O. #: 23-2169_NEWPORT CORNERS

Reference #:

Ship To: 1140099

Ship To Address:

RIPA & ASSOCIATES 23-2169_NPT COR

SOUTH OF 6914 LITTLE ROAD

NEW PORT RICHEY, FL 34655

Customer #: 1140099

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054006R	12:16:26	43.9
054029R	12:19:05	92.2
R0504084-1	12:23:21	242.5
DELIVERED		378.6
TOTAL DELIVERED:		378.6

Services and Fees

SITE# 23-2169

SITE NAME: NEWPORT CORNERS



R2501360

Signed By: _____

Delivery Demurrage

Arrival Time: 01/12/2024 12:05:09

Departure Time: 01/12/2024 12:24:28

Demurrage Minutes: 19

Lat/lon 28.25333252 / -82.67543692



Invoice Number: 2824345-2133

Invoice Date: 1/24/2024

Account Number: 13464

Transactions through: 1/20/2024

Remit To Address

P.O. Box 532156, Atlanta GA 30353-2156

Phone: 800-522-6287

Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City Count	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$	
2133_NEWPORT IS																		
R2510140	2133 NEWPORT ISLES	0		1/15/24	07:12	054025R	ULSD #2 Dyed Dsl	494.8	1,472.8	2.91390	0.00719	0.00000	0.19197	0.02071	3.1338	0.0000	1,550.59	
R2510140	2133 NEWPORT ISLES	0		1/15/24	07:12	054005-R	ULSD #2 Dyed Dsl	1,209.3	12,805.5	2.91390	0.00719	0.00000	0.19197	0.02071	3.1338	0.0000	3,789.67	
R2510140	2133 NEWPORT ISLES	0		1/15/24	07:12	R0504031	ULSD #2 Dyed Dsl	313.0	1,970.3	2.91390	0.00719	0.00000	0.19197	0.02071	3.1338	0.0000	980.87	
R2510140	2133 NEWPORT ISLES	0		1/15/24	07:12	MEWPOR T	ULSD #2 Dyed Dsl	169.0	1,551.7	2.91390	0.00719	0.00000	0.19197	0.02071	3.1338	0.0000	529.61	
R2510140	2133 NEWPORT ISLES	0		1/15/24	07:12	R0504004 J	ULSD #2 Dyed Dsl	808.8	11,143.2	2.91390	0.00719	0.00000	0.19197	0.02071	3.1338	0.0000	2,534.59	
	Product Total							2,994.9										9,385.33
	Ticket Total							2,994.9										9,385.33
R2510141	2133 NEWPORT ISLES	0		1/17/24	07:08	054005-R	ULSD #2 Dyed Dsl	1,611.1	14,416.6	2.88920	0.00719	0.00000	0.18682	0.02071	3.1039	0.0000	5,000.73	
R2510141	2133 NEWPORT ISLES	0		1/17/24	07:08	R0504004 J	ULSD #2 Dyed Dsl	1,572.6	12,715.8	2.88920	0.00719	0.00000	0.18682	0.02071	3.1039	0.0000	4,881.22	
R2510141	2133 NEWPORT ISLES	0		1/17/24	07:08	MEWPOR T	ULSD #2 Dyed Dsl	193.4	1,745.1	2.88920	0.00719	0.00000	0.18682	0.02071	3.1039	0.0000	600.30	
R2510141	2133 NEWPORT ISLES	0		1/17/24	07:08	R0204074	ULSD #2 Dyed Dsl	458.0	2,261.8	2.88920	0.00719	0.00000	0.18682	0.02071	3.1039	0.0000	1,421.60	
	Product Total							3,835.1										11,903.85
	Ticket Total							3,835.1										11,903.85
R2510142	2133 NEWPORT ISLES	0		1/19/24	06:14	R0504004 J	ULSD #2 Dyed Dsl	1,933.3	14,649.1	2.92320	0.00719	0.00000	0.18803	0.02071	3.1391	0.0000	6,068.88	
R2510142	2133 NEWPORT ISLES	0		1/19/24	06:14	054005-R	ULSD #2 Dyed Dsl	1,657.0	16,073.6	2.92320	0.00719	0.00000	0.18803	0.02071	3.1391	0.0000	5,201.54	
R2510142	2133 NEWPORT ISLES	0		1/19/24	06:14	R0204074	ULSD #2 Dyed Dsl	503.8	2,765.6	2.92320	0.00719	0.00000	0.18803	0.02071	3.1391	0.0000	1,581.49	
	Product Total							4,094.1										12,851.91
	Ticket Total							4,094.1										12,851.91
Location Total								10,924.1							3.1252			34,141.09



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 01/15/2024 07:12:49
Delivery Start Time: 01/15/2024 07:16:36
Delivery Compl Time: 01/15/2024 08:32:25

Sales Order: R2510140

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:14:14	1209.3
054025R	8:32:06	494.8
MEWPORT	7:26:19	169.0
R0504004J	7:41:07	808.8
R0504031	7:22:14	313.0
DELIVERED		2994.9
TOTAL DELIVERED:		2994.9

Services and Fees



R2510140



SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 01/15/2024 07:12:49

Departure Time: 01/15/2024 08:32:25

Demurrage Minutes: 79

Lat/lon 27.6319001 / -82.47309952



R2510140



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 01/17/2024 07:08:54
Delivery Start Time: 01/17/2024 07:12:59
Delivery Compl Time: 01/17/2024 08:15:41

Sales Order: R2510141

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	8:15:17	1611.1
MEWPORT	7:15:58	193.4
R0204074	7:23:32	458.0
R0504004J	7:44:16	1572.6
DELIVERED		3835.1
TOTAL DELIVERED:		3835.1

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2510141

Signed By:

Delivery Demurrage

Arrival Time: 01/17/2024 07:08:54

Departure Time: 01/17/2024 08:15:41

Demurrage Minutes: 66

Lat/lon 27.63056632 / -82.47581771



R2510141

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 01/19/2024 06:14:00
Delivery Start Time: 01/19/2024 06:14:13
Delivery Compl Time: 01/19/2024 07:26:52

Sales Order: R2510142

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	7:01:37	1657.0
R0204074	6:24:20	503.8
R0504004J	6:53:38	1933.3
R0504031	6:16:40	0.0
DELIVERED		4094.1
TOTAL DELIVERED:		4094.1

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2510142

Signed By: _____

Delivery Demurrage

Arrival Time: 01/19/2024 06:14:00

Departure Time: 01/19/2024 07:26:52

Demurrage Minutes: 72

Lat/lon 27.62884567 / -82.47559303



R2510142



Invoice Number: 2828315
 Invoice Date: 1/31/2024
 Account Number: 13464
 Transactions through: 1/26/2024

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$	
2133_NEWPORT IS																		
R2520322	2133 NEWPORT ISLES	0		1/22/24	06:28	R0504004 J	ULSD #2 Dyed Dsl	790.7	15,439.8	2.88360	0.00719	0.00000	0.19854	0.02071	3.1100	0.0000	2,459.11	
R2520322	2133 NEWPORT ISLES	0		1/22/24	06:28	MEWPOR T	ULSD #2 Dyed Dsl	494.2	2,239.3	2.88360	0.00719	0.00000	0.19854	0.02071	3.1100	0.0000	1,536.98	
R2520322	2133 NEWPORT ISLES	0		1/22/24	06:28	054005-R	ULSD #2 Dyed Dsl	708.0	16,781.6	2.88360	0.00719	0.00000	0.19854	0.02071	3.1100	0.0000	2,201.91	
Product Total								✓ 1,992.9									6,198.00	
Ticket Total								1,992.9										6,198.00
R2520323	2133 NEWPORT ISLES	0		1/24/24	06:15	MEWPOR T	ULSD #2 Dyed Dsl	373.3	2,612.6	2.92710	0.00719	0.00000	0.18831	0.02071	3.1433	0.0000	1,173.40	
R2520323	2133 NEWPORT ISLES	0		1/24/24	06:15	R0504031	ULSD #2 Dyed Dsl	182.5	2,152.8	2.92710	0.00719	0.00000	0.18831	0.02071	3.1433	0.0000	573.65	
R2520323	2133 NEWPORT ISLES	0		1/24/24	06:15	054005R	ULSD #2 Dyed Dsl	1,451.4	1,451.4	2.92710	0.00719	0.00000	0.18831	0.02071	3.1433	0.0000	4,562.20	
R2520323	2133 NEWPORT ISLES	0		1/24/24	06:15	054005-R	ULSD #2 Dyed Dsl	290.4	17,072.0	2.92710	0.00719	0.00000	0.18831	0.02071	3.1433	0.0000	912.82	
R2520323	2133 NEWPORT ISLES	0		1/24/24	06:15	R0504004 J	ULSD #2 Dyed Dsl	1,784.5	17,224.3	2.92710	0.00719	0.00000	0.18831	0.02071	3.1433	0.0000	5,609.24	
Product Total								✓ 4,082.1									12,831.31	
Ticket Total								4,082.1										12,831.31
R2520324	2133 NEWPORT ISLES	0		1/26/24	05:52	054005R	ULSD #2 Dyed Dsl	2,233.0	3,684.4	3.03470	0.00719	0.00000	0.19213	0.02071	3.2547	0.0000	7,267.81	
R2520324	2133 NEWPORT ISLES	0		1/26/24	05:52	MEWPOR T	ULSD #2 Dyed Dsl	468.1	3,080.7	3.03470	0.00719	0.00000	0.19213	0.02071	3.2547	0.0000	1,523.54	
R2520324	2133 NEWPORT ISLES	0		1/26/24	05:52	054005-R	ULSD #2 Dyed Dsl	11.6	17,083.6	3.03470	0.00719	0.00000	0.19213	0.02071	3.2547	0.0000	37.75	
R2520324	2133 NEWPORT ISLES	0		1/26/24	05:52	R0204074	ULSD #2 Dyed Dsl	254.3	3,019.9	3.03470	0.00719	0.00000	0.19213	0.02071	3.2547	0.0000	827.68	
R2520324	2133 NEWPORT ISLES	0		1/26/24	05:52	R0504004 J	ULSD #2 Dyed Dsl	1,986.4	19,210.7	3.03470	0.00719	0.00000	0.19213	0.02071	3.2547	0.0000	6,465.20	
R2520324	2133 NEWPORT ISLES	0		1/26/24	05:52	R0504031	ULSD #2 Dyed Dsl	246.7	2,399.5	3.03470	0.00719	0.00000	0.19213	0.02071	3.2547	0.0000	802.94	
Product Total								✓ 5,200.1									16,924.92	
Ticket Total								5,200.1										16,924.92
Location Total								11,275.1							3.1839			35,954.23



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Ccnner

Customer Arriv Time: 01/22/2024 06:28:30
Delivery Start Time: 01/22/2024 06:32:01
Delivery Compl Time: 01/22/2024 07:04:27

Sales Order: R2520322

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005-R	6:50:15	708.0
MEWPORT	6:40:05	494.2
R0504004J	7:03:58	790.7
DELIVERED		1992.9
TOTAL DELIVERED:		1992.9

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2520322

Signed By

Delivery Demurrage

Arrival Time: 01/22/2024 06:28:30
Departure Time: 01/22/2024 07:04:27
Demurrage Minutes: 35
Lat/lon 27.63046816 / -82.47589066



R2520322



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 01/24/2024 06:15:15
Delivery Start Time: 01/24/2024 06:19:33
Delivery Compl Time: 01/24/2024 07:29:18

Sales Order: R2520323

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976
Ship To Address:
RIPA & ASSOCIATES 2133_NEWPORT IS
7922 BUCKEYE RD
PALMETTO, FL 34221-9629
Customer #: 1103976
Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005R	6:51:04	1451.4
054005-R	6:59:11	290.4
MEWPORT	6:29:06	373.3
R0504004J	7:09:18	1784.5
R0504031	6:22:41	182.5
DELIVERED		4082.1
TOTAL DELIVERED:		4082.1

Services and Fees



R2520323

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 01/24/2024 06:15:15
Departure Time: 01/24/2024 07:29:18
Demurrage Minutes: 74
Lat/lon 27.63039233 / -82.47575554



R2520323



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608
Driver: Samuel Conner

Customer Arriv Time: 01/26/2024 05:52:02
Delivery Start Time: 01/26/2024 05:54:27
Delivery Compl Time: 01/26/2024 07:16:02

Sales Order: R2520324

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005R	6:39:30	2233.0
054005-R	6:40:17	11.6
MEWPORT	6:05:07	468.1
R0204074	6:38:15	254.3
R0504004J	6:33:02	1986.4
R0504031	5:57:47	246.7
DELIVERED		5200.1
TOTAL DELIVERED:		5200.1

Services and Fees



R2520324

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 01/26/2024 05:52:02

Departure Time: 01/26/2024 07:16:02

Demurrage Minutes: 84

Lat/lon 27.62767969 / -82.47656406



R2520324



Invoice Number: 2832790
 Invoice Date: 2/7/2024
 Account Number: 13464
 Transactions through: 2/2/2024

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

or additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$	
2133_NEWPORT IS																		
R2530537	2133 NEWPORT ISLES	0		1/29/24	06:01	054005-R	ULSD #2 Dyed Dsl	1.9	17,085.5	3.08200	0.00719	0.00000	0.20489	0.02071	3.3148	0.0000	6.30	
R2530537	2133 NEWPORT ISLES	0		1/29/24	06:01	R0504004 J	ULSD #2 Dyed Dsl	1,071.7	20,282.4	3.08200	0.00719	0.00000	0.20489	0.02071	3.3148	0.0000	3,552.46	
R2530537	2133 NEWPORT ISLES	0		1/29/24	06:01	R0204074	ULSD #2 Dyed Dsl	227.3	3,247.2	3.08200	0.00719	0.00000	0.20489	0.02071	3.3148	0.0000	753.45	
R2530537	2133 NEWPORT ISLES	0		1/29/24	06:01	R0504031	ULSD #2 Dyed Dsl	501.6	2,901.1	3.08200	0.00719	0.00000	0.20489	0.02071	3.3148	0.0000	1,662.70	
R2530537	2133 NEWPORT ISLES	0		1/29/24	06:01	054005R	ULSD #2 Dyed Dsl	756.8	4,441.2	3.08200	0.00719	0.00000	0.20489	0.02071	3.3148	0.0000	2,508.63	
	Product Total							✓ 2,559.3									8,483.54	
	Ticket Total							2,559.3										8,483.54
N2542326	2133 NEWPORT ISLES	0		1/30/24	11:53	R0504004 J	ULSD #2 Dyed Dsl	1,569.5	21,851.9	3.06920	0.00719	0.00000	0.19587	0.02071	3.2930	0.0000	5,168.32	
N2542326	2133 NEWPORT ISLES	0		1/30/24	11:53	R0204074	ULSD #2 Dyed Dsl	335.2	3,582.4	3.06920	0.00719	0.00000	0.19587	0.02071	3.2930	0.0000	1,103.80	
N2542326	2133 NEWPORT ISLES	0		1/30/24	11:53	R0504031	ULSD #2 Dyed Dsl	418.4	3,319.5	3.06920	0.00719	0.00000	0.19587	0.02071	3.2930	0.0000	1,377.78	
N2542326	2133 NEWPORT ISLES	0		1/30/24	11:53	054005R	ULSD #2 Dyed Dsl	1,862.8	6,304.0	3.06920	0.00719	0.00000	0.19587	0.02071	3.2930	0.0000	6,134.14	
N2542326	2133 NEWPORT ISLES	0		1/30/24	11:53	MEWPOR T	ULSD #2 Dyed Dsl	242.1	3,322.8	3.06920	0.00719	0.00000	0.19587	0.02071	3.2930	0.0000	797.23	
	Product Total							✓ 4,428.0									14,581.27	
	Ticket Total							4,428.0										14,581.27
R2530538	2133 NEWPORT ISLES	0		1/31/24	06:39	2200	ULSD #2 Dyed Dsl	1,101.0	1,101.0	3.05100	0.00719	0.00000	0.21407	0.02071	3.2930	0.0000	3,625.56	
R2530538	2133 NEWPORT ISLES	0		1/31/24	06:39	R0504004 J	ULSD #2 Dyed Dsl	427.7	22,279.6	3.05100	0.00719	0.00000	0.21407	0.02071	3.2930	0.0000	1,408.40	
	Product Total							✓ 1,528.7									5,033.96	
	Ticket Total							1,528.7										5,033.96
N2534555	2133 NEWPORT ISLES	0		2/1/24	06:27	R0204074	ULSD #2 Dyed Dsl	253.5	3,835.9	3.06770	0.00719	0.00000	0.20290	0.02071	3.2985	0.0000	836.17	
N2534555	2133 NEWPORT ISLES	0		2/1/24	06:27	R0504004 J	ULSD #2 Dyed Dsl	1,193.7	23,473.3	3.06770	0.00719	0.00000	0.20290	0.02071	3.2985	0.0000	3,937.42	
N2534555	2133 NEWPORT ISLES	0		2/1/24	06:27	R0504031	ULSD #2 Dyed Dsl	331.4	3,650.9	3.06770	0.00719	0.00000	0.20290	0.02071	3.2985	0.0000	1,093.12	

Invoice Number: 2832790
 Invoice Date: 2/7/2024
 Account Number: 13464
 Transactions through: 2/2/2024

Remit To Address
 P.O. Box 532156, Atlanta GA 30353-2156
 Phone: 800-522-6287 Fax: 414-359-9576

For additional reports and a complete list of site number descriptions, please visit Jacobus Energy at www.JacobusEnergy.com or call 1-800-522-6287 for more information.

FUELING ANALYSIS FOR RIPA & ASSOCIATES

Ticket#	Job#/PO#	Odometer	MPG	Transaction Date	CST	Unit#	Product	Qty	YTD QTY	Base	Fed	State City County	Sales/ Use	Other Taxes/ Fees	CPG	CPM	Subtotal \$
N2534555	ISLES 2133 NEWPORT	0		2/1/24	06:27	054005-R	ULSD #2 Dyed Dsl	715.1	17,800.6	3.06770	0.00719	0.00000	0.20290	0.02071	3.2985	0.0000	2,358.76
N2534555	ISLES 2133 NEWPORT	0		2/1/24	06:27	054005R	ULSD #2 Dyed Dsl	222.6	6,526.6	3.06770	0.00719	0.00000	0.20290	0.02071	3.2985	0.0000	734.25
	Product Total							✓ 2,716.3									8,959.72
	Ticket Total							2,716.3									8,959.72
	Location Total							11,232.3							3.3010		37,058.49

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608

Driver: Samuel Conner

Customer Arriv Time: 01/29/2024 06:01:09

Delivery Start Time: 01/29/2024 06:03:24

Delivery Compl Time: 01/29/2024 06:50:08

Sales Order: R2530537

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: 1103976

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: 1103976

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005R	6:34:55	756.8
054005-R	6:36:31	1.9
R0204074	6:06:50	227.3
R0504004	6:36:57	0.0
R0504004J	6:31:43	1071.7
R0504031	6:14:36	501.6
DELIVERED		2559.3
TOTAL DELIVERED:		2559.3

Services and Fees



R2530537

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By. _____

Delivery Demurrage

Arrival Time: 01/29/2024 06:01:09
Departure Time: 01/29/2024 06:50:08
Demurrage Minutes: 48
Lat/lon 27.6296034 / -82.47508823



Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608

Driver: Richard Ford

Customer Arriv Time: 01/30/2024 11:53:44

Delivery Start Time: 01/30/2024 11:58:05

Delivery Compl Time: 01/30/2024 13:09:53

Sales Order: N2542326

P.O. #: 2133 NEWPORT ISLES

Reference #.

Ship To: **1103976**

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: **1103976**

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005R	12:42:44	1862.8
MEWPORT	12:01:51	242.1
R0204074	12:07:04	335.2
R0504004J	13:08:20	1569.5
R0504031	12:14:18	418.4
DELIVERED		4428.0
TOTAL DELIVERED:		4428

Services and Fees



N2542326

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By:

Delivery Demurrage

Arrival Time: 01/30/2024 11:53:44

Departure Time: 01/30/2024 13:09:53

Demurrage Minutes: 76

Lat/lon 27.63064779 / -82.47620729



N2542326

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608

Driver: Samuel Conner

Customer Arriv Time: 01/31/2024 06:39:34

Delivery Start Time: 01/31/2024 06:39:48

Delivery Compl Time: 01/31/2024 07:06:18

Sales Order: R2530538

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: **1103976**

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
2200	7:05:08	1101.0
MEWPORT	7:05:47	0.0
R0204074	7:05:21	0.0
R0504004J	6:47:50	427.7
DELIVERED		1528.7
TOTAL DELIVERED:		1528.7

Services and Fees

SITE# 2133

SITE NAME: NEWPORT ISLES



R2530538

Signed By:

Delivery Demurrage

Arrival Time: 01/31/2024 06:39:34
Departure Time: 01/31/2024 07:06:18
Demurrage Minutes: 26
Lat/lon 27.63058212 / -82.47586229



R2530538

Jacobus Energy
1618 S 50th St
Tampa, FL

33619

(813) 310-3812

Truck: T9608

Driver: Samuel Conner

Customer Arriv Time: 02/01/2024 06:27:25

Delivery Start Time: 02/01/2024 06:30:11

Delivery Compl Time: 02/01/2024 07:17:25

Sales Order: N2534555

P.O. #: 2133 NEWPORT ISLES

Reference #:

Ship To: **1103976**

Ship To Address:

RIPA & ASSOCIATES 2133_NEWPORT IS

7922 BUCKEYE RD

PALMETTO, FL 34221-9629

Customer #: **1103976**

Bill Address:

Product 1 : #2 ULSD DYED

Vehicle ID	End Time	Gross
054005R	7:00:29	222.6
054005-R	7:15:30	715.1
R0204074	6:38:47	253.5
R0504004J	6:56:00	1193.7
R0504031	6:34:26	331.4
DELIVERED		2716.3
TOTAL DELIVERED:		2716.3

Services and Fees



N2534555

SITE# 2133
SITE NAME: NEWPORT ISLES

Signed By: _____

Delivery Demurrage

Arrival Time: 02/01/2024 06:27:25

Departure Time: 02/01/2024 07:17:25

Demurrage Minutes: 49

Lat/lon 27.62989745 / -82.47492135



NZ534656

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8CXVI



To: Newport Isles CDD	Contact: David Berner
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 3/4/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
16137 - BUCKEYE RD FORCEMAIN EXTENSION CO#016					
1537	MOBILIZATION	1.00	LS	\$9,250.00	\$9,250.00
1538	NPDES COMPLIANCE	1.00	LS	\$3,750.00	\$3,750.00
1539	MAINTENANCE OF TRAFFIC	1.00	LS	\$21,250.00	\$21,250.00
1540	CONST. STAKEOUT / RECORD SURVEY - BY OTHERS	0.00	LS	\$0.00	\$0.00
1541	CLEARING & GRUBBING / DEMO EXISTING FENCE	1.00	LS	\$13,500.00	\$13,500.00
1542	12" MJ CUT IN CROSS / CONNECT EXISTING	1.00	EACH	\$21,750.00	\$21,750.00
1543	12" PVC FORCEMAIN (DR 18)	380.00	LF	\$150.00	\$57,000.00
1544	16" DIRECTIONAL BORE	3,070.00	LF	\$185.00	\$567,950.00
1545	24" STEEL CASING (OPEN CUT)	80.00	LF	\$235.00	\$18,800.00
1546	12" PLUG VALVE ASSEMBLY	3.00	EACH	\$10,950.00	\$32,850.00
1547	16" PLUG VALVE ASSEMBLY	3.00	EACH	\$21,850.00	\$65,550.00
1548	16" MJ REDUCER	4.00	EACH	\$3,550.00	\$14,200.00
1549	12" MJ BEND	4.00	EACH	\$2,925.00	\$11,700.00
1550	12" MJ CAP	1.00	EACH	\$2,250.00	\$2,250.00
1551	AIR RELEASE ASSEMBLY	5.00	EACH	\$12,750.00	\$63,750.00
1552	PRESSURE TESTING	1.00	LS	\$22,725.00	\$22,725.00
1553	GRADING / RESTORATION	1.00	LS	\$20,500.00	\$20,500.00

Total Price for above 16137 - BUCKEYE RD FORCEMAIN EXTENSION CO#016 Items: \$946,775.00

16123 - FERGUSON WATERWORKS CO#016					
1554	BUCKEYE RD FORCEMAIN EXTENSION DPO	1.00	LS	(\$219,353.03)	(\$219,353.03)
1555	FERGUSON TAX CREDIT	1.00	LS	(\$13,211.18)	(\$13,211.18)

Total Price for above 16123 - FERGUSON WATERWORKS CO#016 Items: (\$232,564.21)

WRA REVIEWED BY
CLINT CUFFLE, PE
ON 03/07/2024

Total Bid Price: \$714,210.79

APPROVED

By Ed Andrews at 12:48 pm, Mar 11, 2024

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: Newport Isles CDD

Signature:

Date of Acceptance: March 11, 2024

CONFIRMED:

Ripa & Associates

Authorized Signature: _____

Estimator: John Flinn
813-695-7054 jflinn@ripaconstructicon.com

DIRECT PURCHASE ORDER FORM

Newport Isles CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: Newport Isles MG

DPO # 01-2133-009 - OPO

CO #

To: Ferguson Waterworks

Date: 2/29/2024

Attention: Phil Lack

Job # 01-2133

CC: 02-320

Approved By: KS

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	Forcemain Extension 02-320 Forcemain	\$ 219,353.03	\$219,353.03
			Tax Exempt	
			Total	\$219,353.03

Remarks

See Attached QUOTE

CC:

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8CXVII



To: Newport Isles CDD	Contact: Susan Collins
Address: Tampa, FL	Phone: 813-875-5263
	Fax:
Project Name: New Port Isles Mass Grading Phase 1	Bid Number: 22-243
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 4/23/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
17134 - EARTHWORK MG PHASE 2 - CO#017					
1557	SITE EXCAVATION (REVISED POND OSW-5)	30,445.00	CY	\$3.60	\$109,602.00
1558	SITE EXCAVATION (REVISED POND 211)	25,106.00	CY	\$3.60	\$90,381.60
1559	SITE EXCAVATION (REVISED POND 515)	1,876.00	CY	\$3.60	\$6,753.60
1560	MODIFY / RE-GRADE POND 514 EASTERN BANK	2.00	DY	\$6,200.00	\$12,400.00
1561	SITE EXCAVATION (REVISED POND 609, ON-ROAD TRUCKING REQUIRED)	3,021.00	CY	\$6.50	\$19,636.50
1562	SOD POND SLOPES - BAHIA (REVISED PONDS 211, 609)	4,630.00	SY	\$3.00	\$13,890.00
Total Price for above 17134 - EARTHWORK MG PHASE 2 - CO#017 Items:					\$252,663.70
17123 - FERGUSON WATERWORKS CO#017					
1563	FORCEMAIN EXTENSION CHANGES	1.00	LS	(\$5,437.37)	(\$5,437.37)
1564	FERGUSON TAX CREDIT	1.00	LS	(\$376.24)	(\$376.24)
Total Price for above 17123 - FERGUSON WATERWORKS CO#017 Items:					(\$5,813.61)

Total Bid Price: \$246,850.09

APPROVED

By Ed Andrews at 9:45 am, Apr 30, 2024

REVIEWED AND VERIFIED /
APPROVED BY CLINT CUFFLE ON
04/30/2024

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: Newport Isles CDD</p> <p>Signature: </p> <p>Date of Acceptance: April 30, 2024</p>	<p>CONFIRMED: Ripa & Associates</p> <p>Authorized Signature: </p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
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NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8CXVIII



To: Newport Isles CDD	Contact: Susan Collins
Address: Tampa, FL	Phone:
	Fax:
Project Name: Newport Isles - Sweetwater Preserve Blvd. Phase 2 & Mass Grade	Bid Number: 23-224
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 12/8/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
101 GENERAL CONDITIONS PH 2 / MG					
001	MOBILIZATION	1.00	LS	\$59,000.00	\$59,000.00
002	CONST. STAKEOUT / RECORD SURVEY - BY OWNER	0.00	LS	\$0.00	\$0.00
Total Price for above 101 GENERAL CONDITIONS PH 2 / MG Items:					\$59,000.00
102 EARTHWORK PH 1					
003	SITE EXCAVATION (BORROW POND)	89,820.00	CY	\$3.65	\$327,843.00
Total Price for above 102 EARTHWORK PH 1 Items:					\$327,843.00
103 EARTHWORK PH 2					
004	SITE EXCAVATION (BORROW POND)	18,720.00	CY	\$3.65	\$68,328.00
Total Price for above 103 EARTHWORK PH 2 Items:					\$68,328.00
104 EARTHWORK PH 3					
005	SITE EXCAVATION (BORROW POND)	23,950.00	CY	\$3.65	\$87,417.50
Total Price for above 104 EARTHWORK PH 3 Items:					\$87,417.50
105 PAVING PH 2					
006	1.5" TYPE FC 12.5 FRICTION COURSE (PG 76-22)	14,250.00	SY	\$21.35	\$304,237.50
007	2" TYPE SP 12.5 ASPHALT	14,250.00	SY	\$22.50	\$320,625.00
008	10" LIMEROCK BASE (LBR 100)	14,250.00	SY	\$27.60	\$393,300.00
009	BRICK PAVERS	2,835.00	SF	\$27.15	\$76,970.25
010	12" STABILIZED SUBGRADE (LBR-40)	14,565.00	SY	\$6.15	\$89,574.75
011	TYPE "D" TRENCH CURB	315.00	LF	\$31.00	\$9,765.00
012	TYPE "AB" CURB W/ STABILIZATION	4,960.00	LF	\$30.00	\$148,800.00
013	TYPE "F" CURB W/ STABILIZATION	5,515.00	LF	\$32.00	\$176,480.00
014	TYPE "RA" CURB W/ STABILIZATION	330.00	LF	\$33.00	\$10,890.00
015	4" CONCRETE SIDEWALK	44,635.00	SF	\$8.30	\$370,470.50
016	5' ADA HANDICAPPED RAMP	15.00	EACH	\$1,150.00	\$17,250.00
017	10' ADA HANDICAPPED RAMP	15.00	EACH	\$2,350.00	\$35,250.00
018	SOD 2' BOC / EOP - BAHIA	2,415.00	SY	\$3.00	\$7,245.00
019	FINAL GRADING	1.00	LS	\$52,500.00	\$52,500.00
020	SIGNAGE & STRIPING	1.00	LS	\$71,000.00	\$71,000.00
Total Price for above 105 PAVING PH 2 Items:					\$2,084,358.00
106 STORM SEWER PH 1 (POND PENETRATIONS)					
021	60" HP STORM	180.00	LF	\$295.00	\$53,100.00
022	MANATEE CO. CURB INLET W/ J BOTTOM	2.00	EACH	\$11,500.00	\$23,000.00
023	60" FES	2.00	EACH	\$20,100.00	\$40,200.00
024	RIP RAP AT END SECTION	2.00	EACH	\$980.00	\$1,960.00
025	DEWATERING	1.00	LS	\$3,000.00	\$3,000.00
026	STORM SEWER TESTING	1.00	LS	\$3,000.00	\$3,000.00



To: Newport Isles CDD	Contact: Susan Collins
Address: Tampa, FL	Phone:
	Fax:
Project Name: Newport Isles - Sweetwater Preserve Blvd. Phase 2 & Mass Grade	Bid Number: 23-224
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 12/8/2023

Total Price for above 106 STORM SEWER PH 1 (POND PENETRATIONS) Items: \$124,260.00

107 STORM SEWER PH 2

027	18" HP STORM	500.00 LF	\$55.00	\$27,500.00
028	24" HP STORM	870.00 LF	\$75.00	\$65,250.00
029	30" HP STORM	480.00 LF	\$110.00	\$52,800.00
030	36" HP STORM	200.00 LF	\$126.00	\$25,200.00
031	48" HP STORM	80.00 LF	\$195.00	\$15,600.00
032	MANATEE CO. CURB INLET	16.00 EACH	\$8,250.00	\$132,000.00
033	MANATEE CO. CURB INLET W/ J BOTTOM	2.00 EACH	\$11,500.00	\$23,000.00
034	CONTROL STRUCTURE TYPE D	1.00 EACH	\$6,650.00	\$6,650.00
035	24" FES	3.00 EACH	\$4,050.00	\$12,150.00
036	48" FES	1.00 EACH	\$9,100.00	\$9,100.00
037	RIP RAP AT END SECTION	4.00 EACH	\$980.00	\$3,920.00
038	DEWATERING	1.00 LS	\$33,500.00	\$33,500.00
039	STORM SEWER TESTING	1.00 LS	\$23,800.00	\$23,800.00

Total Price for above 107 STORM SEWER PH 2 Items: \$430,470.00

108 STORM SEWER PH 3 (POND PENETRATIONS)

040	24" HP STORM	70.00 LF	\$75.00	\$5,250.00
041	36" HP STORM	80.00 LF	\$126.00	\$10,080.00
042	42" HP STORM	90.00 LF	\$155.00	\$13,950.00
043	MANATEE CO. CURB INLET	1.00 EACH	\$8,250.00	\$8,250.00
044	MANATEE CO. CURB INLET W/ J BOTTOM	2.00 EACH	\$11,500.00	\$23,000.00
045	24" FES	1.00 EACH	\$4,050.00	\$4,050.00
046	36" FES	1.00 EACH	\$6,650.00	\$6,650.00
047	42" FES	1.00 EACH	\$7,450.00	\$7,450.00
048	RIP RAP AT END SECTION	3.00 EACH	\$980.00	\$2,940.00
049	DEWATERING	1.00 LS	\$3,750.00	\$3,750.00
050	STORM SEWER TESTING	1.00 LS	\$3,500.00	\$3,500.00

Total Price for above 108 STORM SEWER PH 3 (POND PENETRATIONS) Items: \$88,870.00

109 FORCEMAIN PH 2

051	CONNECT TO EXISTING FORCEMAIN	1.00 EACH	\$2,100.00	\$2,100.00
052	10" PVC FORCEMAIN (DR 18)	120.00 LF	\$67.60	\$8,112.00
053	8" PVC FORCEMAIN (DR 18)	1,360.00 LF	\$49.15	\$66,844.00
054	6" PVC FORCEMAIN (DR 18)	170.00 LF	\$33.45	\$5,686.50
055	10" PLUG VALVE ASSEMBLY	0.00 EACH	\$4,500.00	\$0.00
056	8" PLUG VALVE ASSEMBLY	3.00 EACH	\$2,950.00	\$8,850.00
057	6" PLUG VALVE ASSEMBLY	2.00 EACH	\$2,150.00	\$4,300.00
058	10" MJ BEND	1.00 EACH	\$1,450.00	\$1,450.00
059	8" MJ BEND	8.00 EACH	\$1,050.00	\$8,400.00
060	6" MJ BEND	4.00 EACH	\$775.00	\$3,100.00
061	8" MJ CAP	1.00 EACH	\$715.00	\$715.00



To: Newport Isles CDD	Contact: Susan Collins
Address: Tampa, FL	Phone:
	Fax:
Project Name: Newport Isles - Sweetwater Preserve Blvd. Phase 2 & Mass Grade	Bid Number: 23-224
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 12/8/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
062	6" MJ CAP	1.00	EACH	\$540.00	\$540.00
063	10" MJ REDUCER	1.00	EACH	\$1,100.00	\$1,100.00
064	18" STEEL CASING (OPEN CUT)	200.00	LF	\$200.00	\$40,000.00
065	PRESSURE TESTING	1.00	LS	\$9,300.00	\$9,300.00
Total Price for above 109 FORCEMAIN PH 2 Items:					\$160,497.50

110 WATERMAIN PH 2

066	CONNECT TO EXISTING WATERMAIN	1.00	EACH	\$2,100.00	\$2,100.00
067	TEMPORARY JUMPER	1.00	EACH	\$10,750.00	\$10,750.00
068	12" PVC WATER MAIN (DR 18)	2,850.00	LF	\$94.40	\$269,040.00
069	8" PVC WATER MAIN (DR 18)	460.00	LF	\$50.15	\$23,069.00
070	12" GATE VALVE ASSEMBLY	12.00	EACH	\$4,700.00	\$56,400.00
071	8" GATE VALVE ASSEMBLY	8.00	EACH	\$2,900.00	\$23,200.00
072	12" MJ BEND	28.00	EACH	\$1,200.00	\$33,600.00
073	8" MJ BEND	16.00	EACH	\$610.00	\$9,760.00
074	12" MJ TEE	5.00	EACH	\$1,500.00	\$7,500.00
075	24" STEEL CASING (OPEN CUT)	300.00	LF	\$230.00	\$69,000.00
076	18" STEEL CASING (OPEN CUT)	200.00	LF	\$200.00	\$40,000.00
077	FIRE HYDRANT ASSEMBLY	3.00	EACH	\$7,700.00	\$23,100.00
078	BLOWOFF W/ AUTO FLUSH ASSEMBLY	6.00	EACH	\$12,500.00	\$75,000.00
079	SAMPLE POINT	3.00	EACH	\$675.00	\$2,025.00
080	CHLORINE INJECTION POINT	1.00	EACH	\$675.00	\$675.00
081	CHLORINATION & PRESSURE TESTING	3,310.00	LF	\$5.15	\$17,046.50
Total Price for above 110 WATERMAIN PH 2 Items:					\$662,265.50

111 RECLAIMED WATER PH 2

082	CONNECT TO EXISTING RECLAIMED	1.00	EACH	\$2,100.00	\$2,100.00
083	12" PVC RECLAIMED MAIN (DR 18)	4,160.00	LF	\$94.40	\$392,704.00
084	8" PVC RECLAIMED MAIN (DR 18)	1,540.00	LF	\$50.15	\$77,231.00
085	12" GATE VALVE ASSEMBLY	14.00	EACH	\$4,700.00	\$65,800.00
086	8" GATE VALVE ASSEMBLY	9.00	EACH	\$2,900.00	\$26,100.00
087	12" MJ BEND	21.00	EACH	\$1,200.00	\$25,200.00
088	8" MJ BEND	28.00	EACH	\$610.00	\$17,080.00
089	12" MJ TEE	6.00	EACH	\$1,500.00	\$9,000.00
090	24" STEEL CASING (OPEN CUT)	400.00	LF	\$230.00	\$92,000.00
091	TEMPORARY BLOWOFF ASSEMBLY	8.00	EACH	\$675.00	\$5,400.00
092	18" STEEL CASING (OPEN CUT)	200.00	LF	\$200.00	\$40,000.00
093	PRESSURE TESTING	1.00	LS	\$21,250.00	\$21,250.00
Total Price for above 111 RECLAIMED WATER PH 2 Items:					\$773,865.00

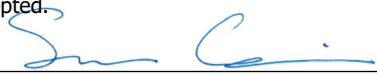



To: Newport Isles CDD	Contact: Susan Collins
Address: Tampa, FL	Phone:
	Fax:
Project Name: Newport Isles - Sweetwater Preserve Blvd. Phase 2 & Mass Grade	Bid Number: 23-224
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 12/8/2023

Total Bid Price: \$4,867,174.50

Notes:

- CONSTRUCTION STAKING & RECORD SURVEY BY OTHERS
- GEOTECHNICAL/ MATERIALS TESTING IS BY OTHERS.
- BONDING NOT INCLUDED.
- PERMIT / INSPECTION FEES BY OTHERS.
- ASSUMES DISCING SHALL BE ACCEPTED BY THE GEOTECHNICAL ENGINEER.
- THIS PROPOSAL IS BASED ON EXISTING TOPO NOTED ON THE DRAWINGS BEING ACCURATE WITHIN 0.2 FEET AT ANY GIVEN LOCATION. TOPO VERIFICATION MAY BE REQUIRED PRIOR TO FINAL CONTRACT.
- THIS PROPOSAL IS BASED ON ALL ONSITE CUT MATERIAL, INCLUDING MATERIAL FROM PIPE TRENCHES, BEING USABLE FOR STRUCTURAL / PAVEMENT AREAS AND TRENCH BACKFILL. REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL IS NOT INCLUDED.
- NO ALLOWANCE HAS BEEN MADE FOR TESTING, HANDLING, TREATING, REMOVING OR DISPOSING OF HAZARDOUS OR CONTAMINATED MATERIALS, SOILS, OR GROUNDWATER. IN ADDITION, REMOVAL AND DISPOSAL OF BURIED TRASH IS NOT INCLUDED.
- TELEPHONE, POWER, CABLE, IRRIGATION, ETC. CONDUIT AND SLEEVES BY OTHERS, UNLESS SPECIFIED.
- UNLESS NOTED, WE HAVE NOT INCLUDED ANY ADJUSTMENTS/REMOVAL OR RELOCATION OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED WORK.
- **ITEMS NOT INCLUDED:** BERM CONSTRUCTION, IMPORT FILL; WELL ABANDONMENT; LANDSCAPING; IRRIGATION; FENCE; AND PERIMETER WALLS.
- **FUEL PRICING IS BASED ON \$3.50 / GALLON FOR OFF-ROAD DIESEL FUEL AND CONCRETE AT \$205 / CY AVERAGE. THIS PROPOSAL IS VALID FOR 30 DAYS.** DUE TO THE VOLATILITY OF FUEL, PETROLEUM / PVC AND CONCRETE PRODUCTS, WE ARE UNABLE TO PREDICT TOMORROW'S MARKET. THIS PROPOSAL DOES NOT INCLUDE ANY ADJUSTMENTS / SURCHARGE FOR MATERIAL PRICE INCREASES.
- THIS PROPOSAL IS BASED ON PRELIMINARY PLANS RECEIVED 12/04/2023 WITH A PLOT DOT 12/04/2023

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: </p> <p>Signature: <u>Susan Collins</u></p> <p>Date of Acceptance: <u>December 19, 2023</u></p>	<p>CONFIRMED: Ripa & Associates</p> <p></p> <p>Authorized Signature: _____</p> <p>Estimator: Curtis Mast 813-415-7771 cmast@ripaconstruction.com</p>
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NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8CXIX





To: Newport Isles CDD	Contact: Susan Collins
Address: Tampa, FL	Phone:
	Fax:
Project Name: Newport Isles - Sweetwater Preserve Blvd. Phase 2 & Mass Grade	Bid Number: 23-224
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 2/12/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1205 - PAVING PH 2 CO#001					
001	1.5" TYPE FC 12.5 FRICTION COURSE (PG 76-22)	-14,250.00	SY	\$21.35	(\$304,237.50)
002	SIGNAGE & THERMO CREDIT	1.00	LS	(\$53,000.00)	(\$53,000.00)
Total Price for above 1205 - PAVING PH 2 CO#001 Items:					(\$357,237.50)
1212 - ATLANTIC PRECAST CO#001					
003	SWEETWATER PRESERVE BLVD STORM STRUCTURES	1.00	LS	(\$101,246.25)	(\$101,246.25)
004	ATLANTIC PRECAST TAX CREDIT	1.00	LS	(\$6,124.78)	(\$6,124.78)
Total Price for above 1212 - ATLANTIC PRECAST CO#001 Items:					(\$107,371.03)
1213 - PASCO PIPE SUPPLY CO#001					
005	SWEETWATER PRESERVE BLVD STORM PIPE	1.00	LS	(\$146,547.20)	(\$146,547.20)
006	PASCO PIPE SUPPLY TAX CREDIT	1.00	LS	(\$8,842.83)	(\$8,842.83)
Total Price for above 1213 - PASCO PIPE SUPPLY CO#001 Items:					(\$155,390.03)

Total Bid Price: (\$619,998.56)

CLINT CUFFLE, WRA
REVIEWED AND ACCEPTED
02-29-24

APPROVED
By Ed Andrews at 8:08 am, Mar 01, 2024

<p>ACCEPTED:</p> <p>The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: NEWPORT ISLES CDD</p> <p>Signature: </p> <p>Date of Acceptance: MARCH 5, 2024</p>	<p>CONFIRMED:</p> <p>Ripa & Associates</p> <p>Authorized Signature: </p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
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DIRECT PURCHASE ORDER FORM

Newport Isles CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: Newport Isles MG

DPO # 01-2133-006 - OPO

CO #

To: Atlantic TNG

Date: 1/24/2024

Attention: Megan Kitchner

Job # 01-2133

CC: 02-302

Approved By: KS

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	Sweetwater Preserve Blvd 02-302 Storm Structures	\$ 101,246.25	\$101,246.25
			Tax Exempt	
			Total	\$101,246.25

Remarks

See Attached QUOTE

CC:

DIRECT PURCHASE ORDER FORM

Newport Isles CDD
 C/O Ripa & Associates
 1409 Tech Blvd., Suite 1
 Tampa, FL 33619
 Phone: (813) 623-6777

Project: Newport Isles MG

DPO # 01-2133-007 - OPO

CO #

To: Pasco Pipe Supply

Date: 2/9/2024

Attention: Adam Taylor

Job # 01-2133

CC: 02-301

Approved By: KS

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
		Sweetwater Preserve Blvd		
200	LF	60" HP Pipe	\$ 186.59	\$37,318.00
80	LF	48" HP Pipe	\$ 118.40	\$9,472.00
100	LF	42" HP Pipe	\$ 90.32	\$9,032.00
260	LF	36" HP Pipe	\$ 70.32	\$18,283.20
480	LF	30" HP Pipe	\$ 62.16	\$29,836.80
940	LF	24" HP Pipe	\$ 39.60	\$37,224.00
220	LF	18" HP Pipe	\$ 24.46	\$5,381.20
		Tax Exempt	Total	\$146,547.20

Remarks

See Attached QUOTE

CC:

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

8CXX



To: Newport Isles CDD	Contact: Susan Collins
Address: Tampa, FL	Phone:
	Fax:
Project Name: Newport Isles - Sweetwater Preserve Blvd. Phase 2 & Mass Grade	Bid Number: 23-224
Project Location: Buckeye Road, Palmetto, FL	Bid Date: 2/27/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1214 - FERGUSON WATERWORKS CO#002					
007	SWEETWATER PRESERVE BLVD PH.2 FORCEMAIN	1.00	LS	(\$84,479.12)	(\$84,479.12)
008	SWEETWATER PRESERVE BLVD PH.2 WATERMAIN	1.00	LS	(\$327,843.62)	(\$327,843.62)
009	SWEETWATER PRESERVE BLVD PH.2 RECLAIM	1.00	LS	(\$413,226.90)	(\$413,226.90)
010	FERGUSON WATERWORKS TAX CREDIT	1.00	LS	(\$49,582.98)	(\$49,582.98)
Total Price for above 1214 - FERGUSON WATERWORKS CO#002 Items:					(\$875,132.62)

Total Bid Price: (\$875,132.62)

CLINT CUFFLE, WRA
REVIEWED AND ACCEPTED
02-29-24

APPROVED
By Ed Andrews at 8:09 am, Mar 01, 2024

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: NEWPORT ISLES CDD</p> <p>Signature: </p> <p>Date of Acceptance: MARCH 5, 2024</p>	<p>CONFIRMED: Ripa & Associates</p> <p>Authorized Signature: </p> <p>Estimator: John Flinn 813-695-7054 jflinn@ripaconstructicon.com</p>
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NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2024**

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 13,155	\$ -	\$ -	\$ 13,155
Due from Landowner	-	-	54,621	54,621
Due from general fund	-	-	1,497	1,497
Total assets	<u>13,155</u>	<u>-</u>	<u>56,118</u>	<u>69,273</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	4,780	-	56,118	60,898
Retainage payable	-	-	838,557	838,557
Due to Landowner	-	3,818	20,374,792	20,378,610
Due to other	649	-	-	649
Due to capital projects fund	1,497	-	-	1,497
Accrued wages payable	200	-	-	200
Accrued taxes payable	168	-	-	168
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>13,294</u>	<u>3,818</u>	<u>21,269,467</u>	<u>21,286,579</u>
Fund balances:				
Restricted for:				
Debt service	-	(3,818)	-	(3,818)
Capital projects	-	-	(21,213,349)	(21,213,349)
Unassigned	(139)	-	-	(139)
Total fund balances	<u>(139)</u>	<u>(3,818)</u>	<u>(21,213,349)</u>	<u>(21,217,306)</u>
Total liabilities and fund balances	<u>\$ 13,155</u>	<u>\$ -</u>	<u>\$ 56,118</u>	<u>\$ 69,273</u>

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 6,235	\$ 42,249	\$ 112,326	38%
Total revenues	<u>6,235</u>	<u>42,249</u>	<u>112,326</u>	38%
EXPENDITURES				
Professional & administrative				
Supervisors	1,077	1,938	7,536	26%
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	-	9,272	25,000	37%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	1,000	0%
Debt service fund accounting: 1st series*	-	-	7,500	0%
Trustee*	-	-	5,500	0%
Telephone	16	100	200	50%
Postage	17	113	500	23%
Printing & binding	42	250	500	50%
Legal advertising	-	118	1,500	8%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies/bank charges	139	385	500	77%
Website hosting & maintenance	705	705	705	100%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>5,996</u>	<u>42,256</u>	<u>112,326</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	239	(7)	-	
Fund balances - beginning	(378)	(132)	-	
Fund balances - ending	<u>\$ (139)</u>	<u>\$ (139)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued.

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED MARCH 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt service	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 <u>(3,818)</u>	 <u>(3,818)</u>
Fund balances - ending	<u>\$ (3,818)</u>	<u>\$ (3,818)</u>

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Construction costs	<u>2,607,444</u>	<u>12,506,581</u>
Total expenditures	<u>2,607,444</u>	<u>12,506,581</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (2,607,444)	 (12,506,581)
 Fund balances - beginning	 <u>(18,605,905)</u>	 <u>(8,706,768)</u>
Fund balances - ending	<u><u>\$ (21,213,349)</u></u>	<u><u>\$ (21,213,349)</u></u>

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Newport Isles Community Development District held a Regular Meeting on March 18, 2024 at 10:00 a.m., at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201.

Present at the meeting were:

Susan Collins	Chair
Richard James	Vice Chair
Clifton Fischer (via telephone)	Assistant Secretary
Jake Essman	Assistant Secretary
Charlie Peterson	Assistant Secretary

Also present:

Kristen Suit	District Manager
Daniel Perez	Wrathell Hunt and Associates, LLC (WHA)
Susan Han	Wrathell Hunt and Associates, LLC (WHA)
Jere Earlywine	District Counsel
Bennett Davenport (via telephone)	Kutak Rock LLP
Clint Cuffle (via telephone)	District Engineer
Misty Taylor	Bryant
Rhonda Messing	MBS
Tom Chapman	Landowner

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:06 a.m.

Supervisors Collins, James, Essman and Peterson and were present in person. Supervisor Fischer attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

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

41

42 Mr. Cuffle presented the Master Engineer's Report, revised March 12, 2024. The Report
43 contains updated costs, permits and a project schedule.

44 Mr. Earlywine recommended approval of the revised Engineer's Report, in substantial
45 form.

46

47 **On MOTION by Ms. Collins and seconded by Mr. Essman, with all in favor, the**
48 **Master Engineer's Report, revised March 12, 2024, in substantial form, was**
49 **approved.**

50

51

52 **FOURTH ORDER OF BUSINESS****Presentation of Master Special Assessment
Methodology Report**

53

54

55 In response to Ms. Messing's question regarding the Underwriter, Mr. Perez stated, for
56 the Master Report, Staff typically automatically assumes the Underwriter's discount rate of 2%
57 for financing.

58 Mr. Perez noted the following regarding the Revised Master Special Assessment
59 Methodology Report dated March 18, 2024:

60 ➤ This version was developed to revise the Master Special Assessment Methodology
61 Report dated June 15, 2022.

62 ➤ It provides a revised Master financing plan and a Revised Master Special Assessment
63 Methodology, as related to funding the costs of the acquisition and construction of the public
64 infrastructure improvements contemplated to be provided by the CDD.

65 ➤ This revised Methodology Report presents projections for financing the CDD's public
66 infrastructure improvements as described in the Revised Master Engineer's Report that was
67 previously presented and updated March 12, 2024.

68 Mr. Perez reviewed the Appendix Tables.

69 Mr. Perez stated he will coordinate with Ms. Han to issue an updated Report to take
70 into account the 2% costs of issuance and the 4% discount rate and circulate it to the Board and
71 Staff later today.

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On MOTION by Ms. Collins and seconded by Mr. Essman, with all in favor, the Revised Master Special Assessment Methodology Report dated March 18, 2024, in substantial form and to include the 2% cost of issuance, as discussed by Ms. Messing, was approved.

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FIFTH ORDER OF BUSINESS

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Consideration of Resolution 2024-02, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

96

Ms. Suit presented Resolution 2024-02 and read the title.

97

Mr. Earlywine recommended approval of the Resolution, subject to finalizing the numbers/amounts and adding the public hearing date.

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On MOTION by Ms. Collins and seconded by Mr. Essman, with all in favor, Resolution 2024-02, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for May 20, 2024 at 10:00 a.m. at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, in substantial form and as amended subject to finalizing the amounts/numbers in the Revised Master Special Assessment Methodology Report and where necessary, was adopted.

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SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Repealing and Replacing Resolution No. 2022-26 in Its Entirety; Authorizing the Issuance of Not Exceeding \$279,040,000 Principal Amount of Newport Isles Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date

Ms. Suit presented Resolution 2024-03.

Ms. Taylor stated the motion will be to approve Resolution 2024-03, subject to the change in the not to exceed bond amount, which will be provided to District Management upon receipt.

On MOTION by Ms. Collins and seconded by Mr. Essman, with all in favor, Resolution 2024-03, Repealing and Replacing Resolution No. 2022-26 in Its Entirety; Authorizing the Issuance of Not Exceeding \$_____ Principal Amount of Newport Isles Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, subject to insertion of the updated not to exceed bond amount, was adopted.

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SEVENTH ORDER OF BUSINESS**Update: Required Ethics Training and Form 1 Disclosure Filing**

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159 Mr. Earlywine presented the Kutak Rock Ethics Training Requirements Memorandum,
160 discussed online course options and the new process of filing Form 1 electronically with the
161 Commission on Ethics.

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EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2024-04, Designating a Date, Time, and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date**

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168 Ms. Suit presented Resolution 2024-04.

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On MOTION by Ms. Collins and seconded by Mr. Essman, with all in favor, Resolution 2024-04, Designating a Date, Time, and Location of November 5, 2024 at 11:45 a.m., at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201 for a Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

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NINTH ORDER OF BUSINESS**Ratification of Direct Purchase Orders**

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179 Ms. Suit presented the following:

180 **A. #01-2133-002 - OPO [CO#3 Atlantic TNG] \$15,547.70**

181 **B. #01-2133-002 - OPO [CO#4 Atlantic TNG] \$12,393.70**

182 **C. #01-2133-002 - OPO [CO#5 Atlantic TNG] \$4,266.45**

183 **D. #01-2133-002 – OPO [CO#7 Atlantic TNG] \$3,956.75**

184 **E. #01-2133-001 - OPO [CO#2 Pasco Pipe Supply] \$157,237.00**

185 **F. #01-2133-004 - OPO [CO#3 Ferguson] \$6,175.18**

186 **G. #01-2133-004 - OPO [CO#4 Ferguson] \$93,369.82**

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On MOTION by Ms. Collins and seconded by Mr. Essman, with all in favor, Direct Purchase Orders #01-2133-002-OPO [CO #3 Atlantic TNG] in the amount

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190 of \$15,547.70; #01-2133-002-OPO [CO#4 Atlantic TNG] in the amount of
 191 \$12,393.70; #01-2133-002-OPO [CO#5 Atlantic TNG] in the amount of
 192 \$4,266.45; #01-2133-002-OPO [CO#7 Atlantic TNG] in the amount of \$3,956.75;
 193 #01-2133-001-OPO [CO#2 Pasco Pipe Supply] in the amount of \$157,237.00;
 194 #01-2133-004-OPO [CO#3 Ferguson] in the amount of \$6,175.18 and #01-2133-
 195 004 - OPO [CO#4 Ferguson] in the amount of \$93,369.82, were ratified.

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 198 **TENTH ORDER OF BUSINESS** **Consideration of Completion and Debt**
 199 **Assessment Cap Agreement (Age Targeted)**
 200

201 Mr. Earlywine presented the Completion and Debt Assessment Cap Agreement for the
 202 Age Targeted between the CDD and Taylor Morrison of Florida, Inc. He reviewed the Recitals
 203 and stated it is the same Agreement that was previously presented but with a few minor edits.
 204

205 **On MOTION by Ms. Collins and seconded by Mr. Essman, with all in favor, the**
 206 **Completion and Debt Assessment Cap Agreement (Age Targeted), was**
 207 **approved.**

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 210 **ELEVENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
 211 **Statements as of January 31, 2024**
 212

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 214 **On MOTION by Ms. Collins and seconded by Mr. Peterson, with all in favor, the**
 215 **Unaudited Financial Statements as of January 31, 2024, were accepted.**

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 218 **TWELFTH ORDER OF BUSINESS** **Approval of December 18, 2023 Regular**
 219 **Meeting and Audit Committee Meeting**
 220 **Minutes**
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 223 **On MOTION by Ms. Collins and seconded by Mr. Essman, with all in favor, the**
 224 **December 18, 2023 Regular Meeting and Audit Committee Meeting Minutes,**
 225 **as presented, were approved.**

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 228 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**
 229

230 **A. District Counsel: Kutak Rock LLP**

231 Mr. Earlywine stated the assessment process will soon be underway. He asked if there
232 are any changes in the timing of the bond issuance.

233 Discussion ensued regarding when to issue bonds in relation to the interest rates, when
234 the assessments must be placed on the tax roll, when the first home closings will occur, if the
235 budget will be Admin-only Landowner-funded for Fiscal Year 2025, the timing of the roadway
236 plats/lots, fixed Operation and Maintenance (O&M) assessments and the timing of the Spine
237 Road landscaping.

238 Ms. Suit stated she will need the field operations amounts by the May meeting.

239 Mr. Chapman stated all five phases of the project need to be mass-graded. He will
240 continue the discussion with Mr. Earlywine offline.

241 **B. District Engineer: WRA Engineering, LLC**

242 There was no report.

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

- 244 • **NEXT MEETING DATE: April 15, 2024 at 10:00 AM**

- 245 ○ **QUORUM CHECK**

246 The April 15, 2024 meeting will be cancelled. The next meeting will be held on May 20,
247 2024.

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249 FOURTEENTH ORDER OF BUSINESS	Board Members' Comments/Requests
250	

251 There were no Board Members' comments or questions.

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253 FIFTEENTH ORDER OF BUSINESS	Public Comments
254	

255 No members of the public spoke.

256	
257 SIXTEENTH ORDER OF BUSINESS	Adjournment
258	

<p>259</p> <p>260 On MOTION by Ms. Collins and seconded by Mr. Essman, with all in favor, the</p> <p>261 meeting adjourned at 10:52 a.m.</p>
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Secretary/Assistant Secretary

Chair/Vice Chair

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 16, 2023 CANCELED	Regular Meeting	10:00 AM
November 20, 2023 CANCELED	Regular Meeting	10:00 AM
December 18, 2023	Regular Meeting	10:00 AM
February 19, 2024 CANCELED	Regular Meeting	10:00 AM
March 18, 2024	Regular Meeting	10:00 AM
April 15, 2024 CANCELED	Regular Meeting	10:00 AM
May 20, 2024	Regular Meeting	10:00 AM
June 17, 2024	Regular Meeting	10:00 AM
July 15, 2024	Regular Meeting	10:00 AM
August 19, 2024	Regular Meeting	10:00 AM
September 16, 2024	Regular Meeting	10:00 AM