

CREEKVIEW

**COMMUNITY DEVELOPMENT
DISTRICT**

September 30, 2025

**BOARD OF SUPERVISORS
PUBLIC HEARINGS
AND REGULAR
MEETING AGENDA**

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Creekview Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://creekviewcdd.net/>

September 23, 2025

Board of Supervisors
Creekview Community Development District

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

Dear Board Members:

The Board of Supervisors of the Creekview Community Development District will hold a Public Hearing and Regular Meeting on September 30, 2025 at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consent Agenda
 - A. Ratification/Consideration of Requisitions: Series 2022 *(support documentation available upon request)*
 - I. Number 433 Basham & Lucas Design Group, Inc. [\$1,800.00]
 - II. Number 434 SES Environmental Resource [\$1,520.00]
 - III. Number 435 England-Thims & Miller, Inc. [\$27,459.95]
 - IV. Number 436 Basham & Lucas Design Group, Inc. [\$8,725.00]
 - B. Ratification/Consideration of Requisitions Series 2024 *(support documentation available upon request)*
 - I. Number 11 American Precast Structures, LLC [\$301,130.00]
 - II. Number 105 Ferguson Enterprises, LLC [\$5,641.96]
 - III. Number 106 American Precase Structures, LLC [\$122,829.00]
 - IV. Number 107 Creative Mailbox Design [\$6,452.37]
 - V. Number 108 Clay Electric Cooperative, Inc. [\$72,625.36]
 - VI. Number 109 Clay Electric Cooperative, Inc. [\$202,400.00]
 - VII. Number 110 Clay Electric Cooperative, Inc. [\$27,200.00]
 - VIII. Number 111 Kilinski | Van Wyk PLLC [\$3,218.50]
 - IX. Number 112 Ferguson Enterprises, LLC [\$314,462.52]
 - X. Number 113 Jax Utilities Management, Inc. [\$983,474.20]

XI.	Number 114	Jax Utilities Management, Inc.	[\$935,587.84]
XII.	Number 117	England-Thims & Miller, Inc.	[\$23,413.86]
XIII.	Number 118	Clary & Associates, Inc.	[\$2,050.00]
XIV.	Number 119	Kilinski Van Wyk PLLC	[\$2,234.50]

C. Ratification Items

- I. ECS Florida, LLC Proposal for Subsurface Exploration and Geotechnical Engineering Services [Creekview Trail APF Road - Post-Development SHWL]
- II. ECS Florida, LLC Change Order No 01 [Creekview APF Road – Post Development SHWL]

4. 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. Supplement to the Report of the District Engineer *(for informational purposes)*

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

E. Consideration of Resolution 2025-16, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

5. Consideration of Resolution 2025-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

6. Discussion: Amenity Policies and Rates

- A. Consideration of Resolution 2025-15, to Designate the Date, Time and Place of Public Hearing and Authorize Publication of Notice of Such Hearing for the Purpose of Adopting Rules, Rates, Fees and Charges of the District and Providing an Effective Date
- 7. Consideration of Hyland Trail Homeowners Association, Inc. Amendment to Agreement for Facility Management, Operation, and Oversight Services
- 8. Acceptance of Unaudited Financial Statements as of August 31, 2025
- 9. Approval of August 26, 2025 Public Hearings and Regular Meeting Minutes
- 10. Staff Reports
 - A. District Counsel: *Kilinski / Van Wyk*
 - B. District Engineer: *England-Thims & Miller, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: October 9, 2025 at 2:00 PM

○ QUORUM CHECK

SEAT 1	ROSE BOCK	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	MIKE TAYLOR	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JOE CORNELISON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	GREGG KERN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	BRAD ODOM	☐ IN PERSON	☐ PHONE	☐ NO

- 11. Board Members' Comments/Requests
- 12. Public Comments
- 12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

Sincerely,



Ernesto Torres
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3

CONSENT
AGENDA

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3A

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3A1

REQUISITION #433

2022 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

U.S. Bank National Association, as Trustee
Orlando, Florida

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

(Phase 1 Project)

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

- (A) Requisition Number: **433**
- (B) Name of Payee: Basham & Lucas Design Group Inc.
7645 Gate Pkwy Ste 101
Jacksonville, FL 32256
- (C) Amount Payable: **\$ 1,800.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Hyland Trails construction administration - Invoice 10828
- (E) Account from which disbursement to be made: **2022 Acquisition and Construction Account**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 1 Project;
4. each disbursement represents a Cost of the Phase 1 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

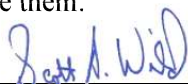
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 1 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 1 Project improvements being acquired from the proceeds of the Series 2022 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 1 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 1 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 1 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer

**Basham & Lucas Design Group Inc.**

7645 Gate Pkwy Ste 101
Jacksonville, FL 32256
+19047312323

INVOICE

BILL TO
Creekview CDD
c/o Mike Taylor
7807 Baymeadows Rd. E, Suite 205
Jacksonville, FL 32256

INVOICE 10828
DATE 08/12/2025
TERMS Net 30
DUE DATE 09/11/2025

PROJECT NAME
(22-08E) Hyland Trail CA

CONTRACT SERVICES	QTY	DUE CONTRACT	AMOUNT DUE
Part 2:Shop Drawing Review, Submittals	3	450.00 of 30,000.00 150.00	450.00
Part 3:CA Playground coordination, permit meeting/coordination with Contractor, VE Coordination for Landscape Bid Estimates, Permit set for Dumpster Enclosure, Irrigation changes.	9	1,350.00 of 25,000.00 150.00	1,350.00
Part 4:Swimming Pool Construction Administration	0	0.00 of 1,500.00 1,500.00	0.00
Part 5:Steel Inspection	0	0.00 of 2,500.00 2,500.00	0.00
Part 6:Reimbursable Expenses	0	0.00 of 2,000.00 2,000.00	0.00

BALANCE DUE

\$1,800.00

Requistion Form - #433 Basham

Final Audit Report

2025-08-19

Created:	2025-08-13
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAARstJvFCtzXL9iENJgKqdfCGft1tqABIO

"Requistion Form - #433 Basham" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-08-13 - 3:08:41 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-08-13 - 3:08:48 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-08-19 - 1:49:50 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-08-19 - 1:50:10 PM GMT - Time Source: server
-  Agreement completed.
2025-08-19 - 1:50:10 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3A11

REQUISITION #434

2022 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

U.S. Bank National Association, as Trustee
Orlando, Florida

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022
(Phase 1 Project)

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

- (A) Requisition Number: **434**
- (B) Name of Payee:
SES Environmental Resource SOL
3550 St. Johns Bluff Road South
Jacksonville, FL 32224
- (C) Amount Payable: **\$1,520.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Professional services related to Areas 3 and 6 - Invoice 41328
- (E) Account from which disbursement to be made: **2022 Acquisition and Construction Account**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 1 Project;
4. each disbursement represents a Cost of the Phase 1 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

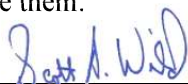
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 1 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 1 Project improvements being acquired from the proceeds of the Series 2022 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 1 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 1 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 1 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer

3550 St. Johns Bluff Road South
Jacksonville, FL 32224
(904)285-1397

Creekview GP, LLC
7807 Baymeadows Road, Suite 205
Jacksonville, FL 32256

Invoice number 41328
Date 08/31/2025

Project **23078.00 CREEKVIEW TRAIL**
(123.23.1066.0001)

Professional Services provided through August 31, 2025

Customer ID: CREEKVIEW GP

Intercompany Project No.: 1GSER.1066.0001.50

Description	Contract Amount	Prior Billed	Current Billed
Z99 Professional Services	535,965.00	495,462.25	1,520.00
Total	535,965.00	495,462.25	1,520.00

Invoice total **1,520.00**

Coordination with SJRWMD for Area 3 and 6. Preliminary preparation of CP MOD for Verna Lee Parcel.

Requistion Form - #434 SES Environmental

Final Audit Report

2025-09-08

Created:	2025-09-04
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAaqnvd4-4dW17PryGrvR2D95AkssqBUEZ

"Requistion Form - #434 SES Environmental" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-09-04 - 6:16:35 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-09-04 - 6:16:39 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-09-08 - 3:56:10 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-09-08 - 3:56:58 PM GMT - Time Source: server
-  Agreement completed.
2025-09-08 - 3:56:58 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AIII

REQUISITION #435

2022 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

U.S. Bank National Association, as Trustee
Orlando, Florida

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

(Phase 1 Project)

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- (A) Requisition Number: **435**
- (B) Name of Payee: **England-Thims & Miller, Inc.**
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
- (C) Amount Payable: **\$ 27,459.95**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice 221514 (Aug 2025) Area 6 Phase 1 CEI Services (WA#26)	\$ 9,458.64
Invoice 221516 (Aug 2025) Rolling View Boulevard Extension (WA#5)	\$ 9,602.50
Invoice 221518 (Aug 2025) Hyland Trail Amenity Center-CEI (WA#28)	\$ 7,303.81
Invoice 221548 (Aug 2025) Master Site Planning (WA#11)	\$ 1,095.00
TOTAL	\$27,459.95

- (E) Account from which disbursement to be made: **2022 Acquisition and Construction Account**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 1 Project;

4. each disbursement represents a Cost of the Phase 1 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

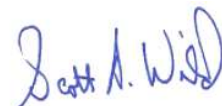
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Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 1 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 1 Project improvements being acquired from the proceeds of the Series 2022 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 1 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 1 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 1 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer

Creekview CDD
c/o Wrathell, Hunt & Associates, LLC
Attn: Craig Wrathell
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

August 29, 2025

Invoice No: 221514

Total This Invoice	\$9,458.64
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Project 17115.22000 Area 6 - Phase 1 CEI Services (WA#26)

Professional Services rendered through August 23, 2025

Phase 01. CEI Services

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Wild, Scott	7/26/2025		1.50	255.00	382.50
Wild, Scott	8/16/2025		1.00	255.00	255.00
Wild, Scott	8/23/2025		1.00	255.00	255.00
Project Manager/Construction Project Man					
Blalock, Clinton	7/26/2025		4.50	225.00	1,012.50
Blalock, Clinton	8/2/2025		1.25	225.00	281.25
Blalock, Clinton	8/23/2025		10.25	225.00	2,306.25
Ellins, Jason	7/26/2025		1.00	225.00	225.00
Ellins, Jason	8/2/2025		2.00	225.00	450.00
Ellins, Jason	8/9/2025		.50	225.00	112.50
Ellins, Jason	8/16/2025		1.00	225.00	225.00
Ellins, Jason	8/23/2025		1.00	225.00	225.00
Engineer					
Canaday, Ryan	8/16/2025		1.00	190.00	190.00
Engineering Intern					
Urrutia, Jess	8/16/2025		2.50	150.00	375.00
Adminstrative Support					
Blair, Shelley	7/26/2025		2.25	110.00	247.50
Totals			30.75		6,542.50
Total Labor					6,542.50

Billing Limits	Current	Prior	To-Date
Labor	6,542.50	17,768.75	24,311.25
Limit			59,071.00
Remaining			34,759.75

Total this Phase 6,542.50

Phase 02. Progress Meetings

Labor

			Hours	Rate	Amount	
Engineering Intern						
Hebb, Cara	8/2/2025		.50	150.00	75.00	
Hebb, Cara	8/9/2025		.50	150.00	75.00	
Hebb, Cara	8/16/2025		.50	150.00	75.00	
Hebb, Cara	8/23/2025		.50	150.00	75.00	
Totals			2.00		300.00	
Total Labor						300.00
Billing Limits			Current	Prior	To-Date	
Labor			300.00	937.50	1,237.50	
Limit					41,976.00	
Remaining					40,738.50	
				Total this Phase		\$300.00

Phase	03.	CDD Tax Exempt Purchase Requisitions				
Billing Limits			Current	Prior	To-Date	
Labor			0.00	0.00	0.00	
Limit					15,000.00	
Remaining					15,000.00	
				Total this Phase		0.00

Phase	04.	Owner Requested Plan Revisions				
Labor						
			Hours	Rate	Amount	
Sr. Landscape Architect						
Clark, Ryan	7/26/2025		1.25	215.00	268.75	
Engineering/Landscape Designer						
Jeter, Matthew	7/26/2025		2.00	155.00	310.00	
Adminstrative Support						
Blair, Shelley	7/26/2025		1.75	110.00	192.50	
Totals			5.00		771.25	
Total Labor						771.25
Billing Limits			Current	Prior	To-Date	
Labor			771.25	6,952.50	7,723.75	
Limit					20,000.00	
Remaining					12,276.25	
				Total this Phase		\$771.25

Phase	XP.	Expenses				
Expenses						
Permits					1,604.25	
Total Expenses				1.15 times	1,604.25	1,844.89
				Total this Phase		\$1,844.89

Total This Invoice	<u>\$9,458.64</u>
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Outstanding Invoices

Number	Date	Balance
220393	7/2/2025	3,023.75
220927	7/24/2025	6,118.75
Total		9,142.50

Total Now Due	\$18,601.14
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Creekview CDD
c/o Wrathell, Hunt & Associates, LLC
Attn: Craig Wrathell
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

August 29, 2025

Invoice No: 221516

Total This Invoice \$9,602.50

Project 17115.23000 Rolling View Boulevard Extension (WA#5)

Professional Services rendered through August 23, 2025

Phase 01. Rolling View Blvd Design & Constuction D

Total Fee 248,544.00

Percent Complete 0.00

Total Fee 0.00

Labor

			Hours	Rate	Amount	
Engineer						
Hoang, Hung	8/16/2025	2.50	190.00	475.00		
Hoang, Hung	8/23/2025	3.00	190.00	570.00		
Engineering/Landscape Designer						
Simonelli, Dino	8/23/2025	21.00	155.00	3,255.00		
CADD/GIS Technician						
Yoder, Ethan	8/16/2025	.50	145.00	72.50		
Yoder, Ethan	8/23/2025	22.00	145.00	3,190.00		
Totals		49.00		7,562.50		
Total Labor						7,562.50
Total this Phase						\$7,562.50

Phase 01.1 Lump Sum

	Fee	Percent Complete	Earned	Current Billing
02.Sandridge Road Design & Contruction Docs	32,400.00	0.00	0.00	0.00
03.Preliminary Traffic Analysis	12,300.00	0.00	0.00	0.00
04.Code Minimum Landscape Plan	11,500.00	0.00	0.00	0.00
05.Regulatory Permitting				
05.1.Clay County Plan Review	7,800.00	0.00	0.00	0.00
05.2.CCUA Utility Plan Approval	9,000.00	0.00	0.00	0.00
05.3.CCUA San Sew Coll Sys Gen Permit	2,400.00	0.00	0.00	0.00

Project	17115.23000	Rolling View Boulevard Extension (WA#5)	Invoice	221516
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05.4.CCUA Water Dist Sys Gen Permit	2,400.00	0.00	0.00	0.00
05.5.FDOT Access Permit	17,400.00	0.00	0.00	0.00
05.6.FDOT Drainage Permit	8,400.00	0.00	0.00	0.00
05.7.SJRWMD ERP Modification	22,080.00	0.00	0.00	0.00
06.Electric Design Coordination	5,000.00	0.00	0.00	0.00
07.FDOT/Clay County Coordination	8,100.00	6.2963	510.00	510.00
Total Fee	138,780.00		510.00	510.00

Total Fee 510.00

Total this Phase \$510.00

Phase 08. Project Management

Labor

		Hours	Rate	Amount	
Senior Engineer/Senior Project Manager					
Wild, Scott	8/16/2025	2.00	255.00	510.00	
coordination					
Wild, Scott	8/23/2025	4.00	255.00	1,020.00	
coordination					
Totals		6.00		1,530.00	
Total Labor					1,530.00

Billing Limits

	Current	Prior	To-Date	
Labor	1,530.00	0.00	1,530.00	
Limit			10,000.00	
Remaining			8,470.00	
Total this Phase				\$1,530.00

Phase XP. Expenses

Total this Phase 0.00

Total This Invoice \$9,602.50

Creekview CDD
c/o Wrathell, Hunt & Associates, LLC
Attn: Craig Wrathell
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

August 29, 2025

Invoice No: 221518

Total This Invoice \$7,303.81

Project 17115.24000 Hyland Trail Amenity Center-CEI (WA#28)

Professional Services rendered through August 23, 2025

Phase 01. Limited Construction Admin Services

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Wild, Scott	7/26/2025		1.00	255.00	255.00
Wild, Scott	8/16/2025		1.00	255.00	255.00
Wild, Scott	8/23/2025		1.00	255.00	255.00
Project Manager/Construction Project Man					
Blalock, Clinton	7/26/2025		1.00	225.00	225.00
Blalock, Clinton	8/2/2025		2.75	225.00	618.75
Blalock, Clinton	8/9/2025		2.25	225.00	506.25
Blalock, Clinton	8/16/2025		3.25	225.00	731.25
Ellins, Jason	7/26/2025		2.00	225.00	450.00
Ellins, Jason	8/9/2025		.50	225.00	112.50
Ellins, Jason	8/16/2025		1.00	225.00	225.00
Ellins, Jason	8/23/2025		.50	225.00	112.50
Engineering Intern					
Ignao, Diannah	8/2/2025		4.00	150.00	600.00
Engineering/Landscape Designer					
Jeter, Matthew	7/26/2025		1.00	155.00	155.00
Jeter, Matthew	8/2/2025		2.00	155.00	310.00
Jeter, Matthew	8/9/2025		2.00	155.00	310.00
Jeter, Matthew	8/16/2025		2.00	155.00	310.00
Totals			27.25		5,431.25
Total Labor					5,431.25

Billing Limits	Current	Prior	To-Date
Labor	5,431.25	13,688.75	19,120.00
Limit			49,725.00
Remaining			30,605.00

Total this Phase \$5,431.25

Phase 02. Progress Meetings

Project	17115.24000	Hyland Trail Amenity Center-CEI (WA#28)	Invoice	221518
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Labor

		Hours	Rate	Amount	
Project Manager/Construction Project Man					
Blalock, Clinton	7/26/2025	.25	225.00	56.25	
Blalock, Clinton	8/9/2025	.25	225.00	56.25	
Blalock, Clinton	8/23/2025	.50	225.00	112.50	
Totals		1.00		225.00	
Total Labor					225.00

Billing Limits	Current	Prior	To-Date	
Labor	225.00	112.50	337.50	
Limit			19,875.00	
Remaining			19,537.50	
Total this Phase				\$225.00

Phase 03. Owner Requested Plan Revisions

Labor

		Hours	Rate	Amount	
Project Manager/Construction Project Man					
Blalock, Clinton	7/26/2025	4.00	225.00	900.00	
Blalock, Clinton	8/9/2025	.50	225.00	112.50	
Blalock, Clinton	8/23/2025	1.50	225.00	337.50	
Totals		6.00		1,350.00	
Total Labor					1,350.00

Billing Limits	Current	Prior	To-Date	
Labor	1,350.00	2,137.50	3,487.50	
Limit			10,000.00	
Remaining			6,512.50	
Total this Phase				\$1,350.00

Phase XP. Expenses

Expenses

Permits			258.75	
Total Expenses		1.15 times	258.75	297.56

Billing Limits	Current	Prior	To-Date	
Expense	297.56	335.71	633.27	
Limit			5,000.00	
Remaining			4,366.73	
Total this Phase				\$297.56

Total This Invoice \$7,303.81

Outstanding Invoices

Number	Date	Balance
220394	7/3/2025	4,469.38

220928	7/24/2025	11,805.08
Total		16,274.46

Total Now Due	\$23,578.27
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Thank you for your payment



Thank you for your credit card payment. Allow up to 48 hours for your payment to be reflected on your account statement. -
An email confirmation was sent to blalockc@etminc.com.

Clay County, FL
477 Houston Street Green Cove Springs, FL 32043
904-269/284-6376
<https://www.claycountygov.com/home>

Transaction details

Date: July 23, 2025 04:19 PM EDT

Plan: DEV_PLN1224-00085 Invoice: INV-00084599	\$250.00
Subtotal	\$250.00
Processing fee	\$8.75
Total	\$258.75

Payment information

Scott Wild
Visa ending in 3148
Confirmation number: FMLMVCP3D9
Transaction type: Purchase
Thank you for choosing Clay County, FL



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

August 29, 2025

Invoice No: 221548

Total This Invoice	\$1,095.00
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Project 22320.00000 Creekview CDD - Master Site Planning (WA#11)

Professional Services rendered through August 23, 2025

Phase 01. Master Site Planning

Labor

			Hours	Rate	Amount	
Director						
Merrell, Scott	8/2/2025		.50	210.00	105.00	
Totals			.50		105.00	
Total Labor						105.00

Billing Limits	Current	Prior	To-Date
Total Billings	105.00	24,951.00	25,056.00
Limit			30,000.00
Remaining			4,944.00

Total this Phase \$105.00

Phase 02. Master Planning Coordination Meetings

Labor

			Hours	Rate	Amount	
Senior Engineer/Senior Project Manager						
Wild, Scott	7/26/2025		1.00	255.00	255.00	
Wild, Scott	8/23/2025		2.00	255.00	510.00	
Sr. Planner/Planning Manager						
Dendor, Casey	8/23/2025		1.00	225.00	225.00	
Totals			4.00		990.00	
Total Labor						990.00

Billing Limits	Current	Prior	To-Date
Total Billings	990.00	24,918.75	25,908.75
Limit			30,000.00
Remaining			4,091.25

Total this Phase \$990.00

Phase XP Expenses

Total this Phase 0.00

Total This Invoice	<u>\$1,095.00</u>
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Outstanding Invoices

Number	Date	Balance
217505	1/3/2025	645.00
220439	7/3/2025	1,046.25
220910	7/24/2025	948.75
Total		2,640.00

Total Now Due	\$3,735.00
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Requisition Form - #435 ETM (Aug 2025)

Final Audit Report

2025-09-12

Created:	2025-09-12
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYhjaaAkz9RE8qL9ppZH3hbdI3PVgA8ts

"Requisition Form - #435 ETM (Aug 2025)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-09-12 - 2:50:32 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-09-12 - 2:50:38 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-09-12 - 7:50:42 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-09-12 - 7:51:00 PM GMT - Time Source: server
-  Agreement completed.
2025-09-12 - 7:51:00 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AIV

REQUISITION #436

2022 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

U.S. Bank National Association, as Trustee
Orlando, Florida

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022
(Phase 1 Project)

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

- (A) Requisition Number: **436**
- (B) Name of Payee: Basham & Lucas Design Group Inc.
7645 Gate Pkwy Ste 101
Jacksonville, FL 32256
- (C) Amount Payable: **\$ 8,725.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Hyland Trails construction administration - Invoice 10873 = \$2,100.00
Hyland Trails construction administration - Invoice 10798 = \$6,625.00
Total Requisition = \$8,725.00

- (E) Account from which disbursement to be made: **2022 Acquisition and Construction Account**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 1 Project;
4. each disbursement represents a Cost of the Phase 1 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

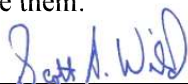
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 1 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 1 Project improvements being acquired from the proceeds of the Series 2022 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 1 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 1 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 1 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer



Basham & Lucas Design Group Inc.

7645 Gate Pkwy Ste 101
Jacksonville, FL 32256
+19047312323

INVOICE

BILL TO
Creekview CDD
c/o Mike Taylor
7807 Baymeadows Rd. E, Suite 205
Jacksonville, FL 32256

INVOICE 10873
DATE 09/10/2025
TERMS Net 30
DUE DATE 10/10/2025

PROJECT NAME
(22-08E) Hyland Trail CA

CONTRACT SERVICES	QTY	DUE CONTRACT	AMOUNT DUE
Part 2: Shop Drawing Review	4	600.00 of 30,000.00 150.00	600.00
Part 3: CA- 4 HRS - RFI's, 6 HRS towards HS modifications, Playground Coordination per owner direction	10	1,500.00 of 25,000.00 150.00	1,500.00
Part 4: Swimming Pool Construction Administration	0	0.00 of 1,500.00 1,500.00	0.00
Part 5: Steel Inspection	0	0.00 of 2,500.00 2,500.00	0.00
Part 6: Reimbursable Expenses	0	0.00 of 2,000.00 2,000.00	0.00

BALANCE DUE

\$2,100.00

Estimate Summary

Estimate 20-740	63,500.00
Invoice 10798	6,625.00
Invoice 10828	1,800.00
This invoice 10873	\$2,100.00
Total invoiced	10,525.00

**Basham & Lucas Design Group Inc.**

7645 Gate Pkwy Ste 101
Jacksonville, FL 32256
+19047312323

INVOICE

BILL TO
Creekview CDD
c/o Mike Taylor
7807 Baymeadows Rd. E, Suite 205
Jacksonville, FL 32256

INVOICE 10798
DATE 07/15/2025
TERMS Net 30
DUE DATE 08/14/2025

PROJECT NAME
(22-08E) Hyland Trail CA

CONTRACT SERVICES	QTY	DUE CONTRACT	AMOUNT DUE
Part 1: Contractor Bid Process	1	100.00 % of 2,500.00	2,500.00
Part 2: Shop Drawing Review	3.50	525.00 of 30,000.00	150.00
Part 3: CA - Time for Revised changes per owners request on hardscape and landscape plans. Changed layout to playground area, Changed Fitness trail layout, and VE LS Cost Exercise and revised changes to Landscape plan.	24	3,600.00 of 25,000.00	150.00
Part 4: Swimming Pool Construction Administration	0	0.00 of 1,500.00	1,500.00
Part 5: Steel Inspection	0	0.00 of 2,500.00	2,500.00
Part 6: Reimbursable Expenses	0	0.00 of 2,000.00	2,000.00

BALANCE DUE

\$6,625.00

Requistion Form - #436 Basham

Final Audit Report

2025-09-16

Created:	2025-09-16
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAFWnMg_RmAUF2qVpoEtLbKBdfhF5MhwOZ

"Requistion Form - #436 Basham" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-09-16 - 7:13:05 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-09-16 - 7:13:09 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-09-16 - 7:32:03 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-09-16 - 7:32:23 PM GMT - Time Source: server
-  Agreement completed.
2025-09-16 - 7:32:23 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3B

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BI

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024
(Phase 2 Project)

The undersigned, a Responsible Officer of the Creekview Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of September 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **11**

(B) Name of Payee:

Wire Instructions;

American Precast Structures, LLC

(C) Amount Payable: **\$ 301,130.00**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Creekview APF Road Direct Owner Purchase (Precast Structures)**

(E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 2 Project;
4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

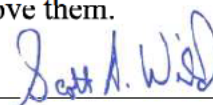
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 2 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 2 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 2 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 2 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 2 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer

American Precast - APF Road

Invoice No.	Invoice Amount	Invoice Date
9955	\$15,963.00	07/16/24
9956	\$12,172.00	07/17/24
9957	\$15,083.00	07/18/24
9966	\$15,084.00	07/18/24
9967	\$10,904.00	07/22/24
9983	\$14,758.00	08/06/24
9990	\$10,813.00	08/07/24
10027	\$5,956.00	08/13/24
10153	\$21,085.00	08/27/24
10701	\$12,808.00	11/04/24
10702	\$12,808.00	11/04/24
10703	\$12,808.00	11/04/24
10704	\$12,808.00	11/04/24
10705	\$12,808.00	11/04/24
10706	\$12,808.00	11/04/24
10714	\$12,808.00	11/05/24
10715	\$12,808.00	11/05/24
10716	\$12,808.00	11/05/24
10739	\$12,808.00	11/07/24
10757	\$12,808.00	11/08/24
10770	\$12,808.00	11/11/24
10771	\$12,808.00	11/11/24
10796	\$12,808.00	11/13/24
Total	\$301,130.00	

American Precast Structures, LLC

10483 General Avenue
Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	07/16/2024	INVOICE	9955
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	07/16/2024
c/o Wrathell, Hunt & Associates	CLAY COUNTY, FL 32043			TERMS	Net 30
2300 Glades Rd, Suite #410W				DUE DATE	08/15/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1305	8750	CVDD003A

	DESCRIPTION	QTY	RATE	AMOUNT
S-13	30" MES (PC 1 OF 1)	1	1,748.00	1,748.00T
S-14	4' 0" BU 48" (PC 1 OF 3) 2' 2" RISER (PC 2 OF 3) 8" TOP SLAB (PC 3 OF 3)	1	2,964.00	2,964.00T
S-15	6' 0" BU 48" (PC 1 OF 2) 8" TOP SLAB (PC 2 OF 2)	1	2,964.00	2,964.00T
S-05	36" MES (PC 1 OF 1)	1	2,370.00	2,370.00T
S-06	4' 6" BOX 4' 0" X 4' 0" (PC 1 OF 3) 3' 4" RISER (PC 2 OF 3) 8" TOP SLAB 5' 0" X 5' 0" (PC 3 OF 3)	1	5,917.00	5,917.00T
5145-6210	CURB SET	3	0.00	0.00T

Thank you for your business.

SUBTOTAL	15,963.00
TAX	0.00
TOTAL	15,963.00
BALANCE DUE	\$15,963.00

American Precast Structures, LLC

10483 General Avenue
Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	07/17/2024	INVOICE	9956
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	07/17/2024
c/o Wrathell, Hunt & Associates	CLAY COUNTY, FL 32043			TERMS	Net 30
2300 Glades Rd, Suite #410W				DUE DATE	08/16/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1305	8775	CVDD003A

	DESCRIPTION	QTY	RATE	AMOUNT
S-10	2' 9" BOX 3' 0" X 3' 0" (PC 1 OF 1)	1	2,317.00	2,317.00T
S-7	4' 0" BU 48" (PC 1 OF 3) 3' 0" RISER (PC 2 OF 3) 8" TOP SLAB (PC 3 OF 3)	1	5,917.00	5,917.00T
S-11	3' 7" BU 48" (PC 1 OF 2) 8" TOP SLAB (PC 2 OF 2)	1	3,287.00	3,287.00T
S-1	18" MES (PC 1 OF 1)	1	651.00	651.00T
5145-6210	CURB SET	3	0.00	0.00T

Thank you for your business.	SUBTOTAL	12,172.00
	TAX	0.00
	TOTAL	12,172.00
	BALANCE DUE	\$12,172.00

American Precast Structures, LLC

10483 General Avenue
Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	07/18/2024	INVOICE	9957
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	07/18/2024
c/o Wrathell, Hunt & Associates	CLAY COUNTY, FL 32043			TERMS	Net 30
2300 Glades Rd, Suite #410W				DUE DATE	08/17/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1305	8789	CVDD003A

	DESCRIPTION	QTY	RATE	AMOUNT
S-08	5' 4" BU 48" (PC 1 OF 2) 8" TOP SLAB (PC 2 OF 2)	1	2,964.00	2,964.00T
S-23	2' 9" E-BOX (PC 1 OF 2) 3' 9-1/2" RISER (PC 2 OF 2)	1	3,198.00	3,198.00T
CS-B-01	5' 4-1/4" H-BOX (PC 1 OF 1)	1	4,987.00	4,987.00T
S-02	3' 6" BU 48" (PC 1 OF 2) 1' 0" CONE (PC 2 OF 2)	1	1,981.00	1,981.00T
S-02A	18" MES (PC 1 OF 1)	1	651.00	651.00T
S-16	18" MES (PC 1 OF 1)	1	651.00	651.00T
S-17	18" MES (PC 1 OF 1)	1	651.00	651.00T
5145-6210	CURB SET	1	0.00	0.00T
6290	E-GRATE	1	0.00	0.00T
6292	H-GRATE	1	0.00	0.00T
655-U STORM	RING & COVER	1	0.00	0.00T
EBC	EYEBOLT & CHAIN	3	0.00	0.00T

Thank you for your business.

SUBTOTAL	15,083.00
TAX	0.00
TOTAL	15,083.00
BALANCE DUE	\$15,083.00

American Precast Structures, LLC

10483 General Avenue
Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO

Creekview Community Development District

c/o Wrathell, Hunt & Associates

2300 Glades Rd, Suite #410W

Boca Raton, FL 33431

SHIP TO

APF ROAD CREEKVIEW COMMUNITY

CLAY COUNTY, FL 32043

SHIP DATE

07/18/2024

SHIP VIA

JOB

INVOICE

9966

DATE

07/18/2024

TERMS

Net 30

DUE DATE

08/17/2024

JOB NUMBER

1305

DELIVERY TICKET NUMBER

8790

PO NUMBER

CVDD003A

	DESCRIPTION	QTY	RATE	AMOUNT
S-12	4' 6" E-BOX (PC 1 OF 2) 2' 4-3/4" RISER (PC 2 OF 2)	1	3,298.00	3,298.00T
S-09	2' 9" BOX 3' 0" X 3' 0" (PC 1 OF 1)	1	2,317.00	2,317.00T
S-20	6' 0" BU 72" (PC 1 OF 3) 8" REDUCER 48" (PC 2 OF 3) 2' 0" CONE 48" (PC 3 OF 3)	1	6,182.00	6,182.00T
S-22	5' 0" BU 72" (PC 1 OF 2) 8" TOP SLAB (PC 2 OF 2)	1	3,287.00	3,287.00T
5145-6210	CURB SET	2	0.00	0.00T
655-U STORM	RING & COVER	1	0.00	0.00T
6290	E-GRATE	1	0.00	0.00T
EBC	EYEBOLT & CHAIN	1	0.00	0.00T
			0.00	0.00T

Thank you for your business.

SUBTOTAL	15,084.00
TAX	0.00
TOTAL	15,084.00
BALANCE DUE	\$15,084.00

American Precast Structures, LLC

10483 General Avenue
Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	07/22/2024	INVOICE	9967
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	07/22/2024
c/o Wrathell, Hunt & Associates	CLAY COUNTY, FL 32043			TERMS	Net 30
2300 Glades Rd, Suite #410W				DUE DATE	08/21/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1305	8805	CVDD003A

	DESCRIPTION	QTY	RATE	AMOUNT
S-21	7' 11" BOX 6' 0" X 6' 0" (PC 1 OF 2) 8" TOP SLAB 7' 0" X 7' 0" (PC 2 OF 2)	1	5,917.00	5,917.00T
CS-B-02	4' 0" H-BOX (PC 1 OF 2) 2' 3-1/2" RISER (PC 2 OF 2)	1	4,987.00	4,987.00T
EBC	EYEBOLT & CHAIN	2	0.00	0.00T
6292	H-GRATE	1	0.00	0.00T
5145-6210	CURB SET	1	0.00	0.00T

Thank you for your business.	SUBTOTAL	10,904.00
	TAX	0.00
	TOTAL	10,904.00
	BALANCE DUE	\$10,904.00

American Precast Structures, LLC

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Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	08/06/2024	INVOICE	9983
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	08/06/2024
c/o Wrathell, Hunt & Associates	CLAY COUNTY, FL 32043			TERMS	Net 30
2300 Glades Rd, Suite #410W				DUE DATE	09/05/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1305	8943	CVDD003A

DESCRIPTION		QTY	RATE	AMOUNT
MH-220	2' 6" BU 48" (PC 1 OF 5) 4' 0" RISER (PC 2 OF 5) 4' 0" RISER (PC 3 OF 5) 4' 0" RISER (PC 4 OF 5) 2' 0" CONE (PC 5 OF 5)	1	5,194.00	5,194.00T
MH-223	2' 6" BU 48" (PC 1 OF 5) 4' 0" RISER (PC 2 OF 5) 4' 0" RISER (PC 3 OF 5) 4' 0" RISER (PC 4 OF 5) 2' 0" CONE (PC 5 OF 5)	1	5,194.00	5,194.00T
MH-217	2' 6" BU 48" (PC 1 OF 4) 4' 0" RISER (PC 2 OF 4)	1	4,370.00	4,370.00T
170-E "SAN"	RING & COVER	3	0.00	0.00T
INVERT	48"	3	0.00	0.00T
406-12A	BOOT	5	0.00	0.00T
1-180	8" BAND	10	0.00	0.00T
RAM-NEK		88	0.00	0.00T
JOINT TAPE		187	0.00	0.00T

Thank you for your business,

SUBTOTAL	14,758.00
TAX	0.00
TOTAL	14,758.00
BALANCE DUE	\$14,758.00

American Precast Structures, LLC

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Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	08/07/2024	INVOICE	9990
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	08/07/2024
c/o Wrathell, Hunt & Associates	CLAY COUNTY, FL 32043			TERMS	Net 30
2300 Glades Rd, Suite #410W				DUE DATE	09/06/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1305	8954	CVDD003A

	DESCRIPTION	QTY	RATE	AMOUNT
MH-217	3' 0" RISER 48" (PC 3 OF 4) 2' 0" CONE (PC 4 OF 4)	1	0.00	0.00T
MH-160A	2' 0" BU 48" (PC 1 OF 4) 4' 0" RISER (PC 2 OF 4) 3' 0" RISER (PC 3 OF 3) 2' 0" CONE (PC 4 OF 4)	1	3,765.00	3,765.00T
MH-225	2' 6" BU 48" (PC 1 OF 4) 3' 0" RISER (PC 2 OF 4) 2' 0" RISER (PC 3 OF 4) 2' 0" CONE (PC 4 OF 4)	1	3,765.00	3,765.00T
MH-142	2' 0" BU 48" (PC 1 OF 3) 4' 0" RISER (PC 2 OF 3) 2' 0" CONE (PC 3 OF 3)	1	3,283.00	3,283.00T
170-E "SAN"	RING & COVER	3	0.00	0.00T
INVERT	48"	3	0.00	0.00T
406-12A	BOOT	6	0.00	0.00T
1-180	8" BAND	12	0.00	0.00T
RAM-NEK		64	0.00	0.00T
JOINT TAPE		136	0.00	0.00T

Thank you for your business.

SUBTOTAL	10,813.00
TAX	0.00
TOTAL	10,813.00

BALANCE DUE

\$10,813.00

American Precast Structures, LLC

10483 General Avenue
Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	08/13/2024	INVOICE	10027
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	08/13/2024
c/o Wrathell, Hunt & Associates	CLAY COUNTY, FL 32043			TERMS	Net 30
2300 Glades Rd, Suite #410W				DUE DATE	09/12/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1305	8992	CVDD003A

DESCRIPTION		QTY	RATE	AMOUNT
MH-206	2' 6" BU 48" (PC 1 OF 3) 2' 0" RISER (PC 2 OF 3) 2' 0" CONE (PC 3 OF 3)	1	2,978.00	2,978.00T
MH-222	2' 0" BU 48" (PC 1 OF 3) 3' 0" RISER (PC 2 OF 3) 2' 0" CONE (PC 3 OF 3)	1	2,978.00	2,978.00T
170-E "SAN"	RING & COVER	2	0.00	0.00T
INVERT	48"	2	0.00	0.00T
406-12A	BOOT	3	0.00	0.00T
1-180	8" BAND	6	0.00	0.00T
RAM-NEK		32	0.00	0.00T
JOINT TAPE		68	0.00	0.00T

Thank you for your business,	SUBTOTAL	5,956.00
	TAX	0.00
	TOTAL	5,956.00
	BALANCE DUE	\$5,956.00

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Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	08/27/2024	INVOICE	10153
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	08/27/2024
c/o Wrathell, Hunt & Associates	CLAY COUNTY, FL 32043			TERMS	Net 30
2300 Glades Rd, Suite #410W				DUE DATE	09/27/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1305	9121	CVDD003A

	DESCRIPTION	QTY	RATE	AMOUNT
PS-01	4' 6" RISER 96" (PC 5 OF 6)	1	0.00	0.00T
MH-218	2' 0" BU 48" (PC 1 OF 6)	1	14,327.00	14,327.00T
	4' 0" RISER (PC 2 OF 6)			
	4' 0" RISER (PC 3 OF 6)			
	4' 0" RISER (PC 4 OF 6)			
	1' 6" RISER (PC 5 OF 6)			
	1' 6" CONE (PC 6 OF 6)			
VB-01	4' 0-3/4" BOX 5' 6" X 6' 0" (PC 1 OF 2)	1	6,758.00	6,758.00T
AGRU CHIMNEY	FOR MH218	1	0.00	0.00T
INVERT	48"	1	0.00	0.00T
170-E "SAN"	RING & COVER	1	0.00	0.00T
RAM-NEK		40	0.00	0.00T
JOINT TAPE		85	0.00	0.00T
406-12A	BOOT	3	0.00	0.00T
1-180	8" BAND	6	0.00	0.00T

Thank you for your business.	SUBTOTAL	21,085.00
	TAX	0.00
	TOTAL	21,085.00
	BALANCE DUE	\$21,085.00

American Precast Structures, LLC

10483 General Avenue
Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	11/04/2024	INVOICE	10701
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	11/04/2024
c/o Wrathell, Hunt & Associates	BOX CULVERT			TERMS	Net 30
2300 Glades Rd, Suite #410W	CLAY COUNTY, FL 32043			DUE DATE	12/04/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1299	9662	CVDD003A

	DESCRIPTION		QTY	RATE	AMOUNT
RUN #1	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 7 OF 23)		1	6,404.00	6,404.00T
RUN #2	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 7 OF 23)		1	6,404.00	6,404.00T

Thank you for your business.	SUBTOTAL	12,808.00
	TAX	0.00
	TOTAL	12,808.00
	BALANCE DUE	\$12,808.00

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10483 General Avenue
Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	11/04/2024	INVOICE	10702
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	11/04/2024
c/o Wrathell, Hunt & Associates	BOX CULVERT			TERMS	Net 30
2300 Glades Rd, Suite #410W	CLAY COUNTY, FL 32043			DUE DATE	12/04/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1299	9665	CVDD003A

	DESCRIPTION		QTY	RATE	AMOUNT
RUN #1	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 8 OF 23)		1	6,404.00	6,404.00T
RUN #2	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 8 OF 23)		1	6,404.00	6,404.00T

Thank you for your business.	SUBTOTAL	12,808.00
	TAX	0.00
	TOTAL	12,808.00
	BALANCE DUE	\$12,808.00

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Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	11/04/2024	INVOICE	10703
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	11/04/2024
c/o Wrathell, Hunt & Associates	BOX CULVERT			TERMS	Net 30
2300 Glades Rd, Suite #410W	CLAY COUNTY, FL 32043			DUE DATE	12/04/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1299	9668	CVDD003A

DESCRIPTION		QTY	RATE	AMOUNT
RUN #1	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 9 OF 23)	1	6,404.00	6,404.00T
RUN #2	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 9 OF 23)	1	6,404.00	6,404.00T

Thank you for your business.	SUBTOTAL	12,808.00
	TAX	0.00
	TOTAL	12,808.00
	BALANCE DUE	\$12,808.00

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Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	11/04/2024	INVOICE	10704
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	11/04/2024
c/o Wrathell, Hunt & Associates	BOX CULVERT			TERMS	Net 30
2300 Glades Rd, Suite #410W	CLAY COUNTY, FL 32043			DUE DATE	12/04/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1299	9663	CVDD003A

DESCRIPTION		QTY	RATE	AMOUNT
RUN #1	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 10 OF 23)	1	6,404.00	6,404.00T
RUN #1	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 10 OF 23)	1	6,404.00	6,404.00T

Thank you for your business.	SUBTOTAL	12,808.00
	TAX	0.00
	TOTAL	12,808.00
	BALANCE DUE	\$12,808.00

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Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	11/04/2024	INVOICE	10705
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	11/04/2024
c/o Wrathell, Hunt & Associates	BOX CULVERT			TERMS	Net 30
2300 Glades Rd, Suite #410W	CLAY COUNTY, FL 32043			DUE DATE	12/04/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1299	9664	CVDD003A

DESCRIPTION		QTY	RATE	AMOUNT
RUN #1	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 11 OF 23)	1	6,404.00	6,404.00T
RUN #2	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 11 OF 23)	1	6,404.00	6,404.00T

Thank you for your business.	SUBTOTAL	12,808.00
	TAX	0.00
	TOTAL	12,808.00
	BALANCE DUE	\$12,808.00

American Precast Structures, LLC

10483 General Avenue
Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	11/04/2024	INVOICE	10706
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	11/04/2024
c/o Wrathell, Hunt & Associates	BOX CULVERT			TERMS	Net 30
2300 Glades Rd, Suite #410W	CLAY COUNTY, FL 32043			DUE DATE	12/04/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1299	9667	CVDD003A

DESCRIPTION		QTY	RATE	AMOUNT
RUN #1	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 12 OF 23)	1	6,404.00	6,404.00T
RUN #2	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 12 OF 23)	1	6,404.00	6,404.00T

Thank you for your business.	SUBTOTAL	12,808.00
	TAX	0.00
	TOTAL	12,808.00
	BALANCE DUE	\$12,808.00

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Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	11/05/2024	INVOICE	10714
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	11/05/2024
c/o Wrathell, Hunt & Associates	BOX CULVERT			TERMS	Net 30
2300 Glades Rd, Suite #410W	CLAY COUNTY, FL 32043			DUE DATE	12/05/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1299	9675	CVDD003A

	DESCRIPTION		QTY	RATE	AMOUNT
RUN #1	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 13 OF 23)		1	6,404.00	6,404.00T
RUN #2	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 13 OF 23)		1	6,404.00	6,404.00T

Thank you for your business.	SUBTOTAL	12,808.00
	TAX	0.00
	TOTAL	12,808.00
	BALANCE DUE	\$12,808.00

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Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	11/05/2024	INVOICE	10715
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	11/05/2024
c/o Wrathell, Hunt & Associates	BOX CULVERT			TERMS	Net 30
2300 Glades Rd, Suite #410W	CLAY COUNTY, FL 32043			DUE DATE	12/05/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1299	9685	CVDD003A

DESCRIPTION		QTY	RATE	AMOUNT
RUN #1	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 14 OF 23)	1	6,404.00	6,404.00T
RUN #2	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 14 OF 23)	1	6,404.00	6,404.00T

Thank you for your business.	SUBTOTAL	12,808.00
	TAX	0.00
	TOTAL	12,808.00
	BALANCE DUE	\$12,808.00

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Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	11/05/2024	INVOICE	10716
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	11/05/2024
c/o Wrathell, Hunt & Associates	BOX CULVERT			TERMS	Net 30
2300 Glades Rd, Suite #410W	CLAY COUNTY, FL 32043			DUE DATE	12/05/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1299	9686	CVDD003A

DESCRIPTION		QTY	RATE	AMOUNT
RUN #1	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 15 OF 23)	1	6,404.00	6,404.00T
RUN #2	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 15 OF 23)	1	6,404.00	6,404.00T

Thank you for your business.	SUBTOTAL	12,808.00
	TAX	0.00
	TOTAL	12,808.00
	BALANCE DUE	\$12,808.00

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Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	11/07/2024	INVOICE	10739
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	11/07/2024
c/o Wrathell, Hunt & Associates	BOX CULVERT			TERMS	Net 30
2300 Glades Rd, Suite #410W	CLAY COUNTY, FL 32043			DUE DATE	12/07/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1299	9705	CVDD003A

	DESCRIPTION		QTY	RATE	AMOUNT
RUN #1	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 16 OF 23)		1	6,404.00	6,404.00T
RUN #2	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 16 OF 23)		1	6,404.00	6,404.00T

Thank you for your business.	SUBTOTAL	12,808.00
	TAX	0.00
	TOTAL	12,808.00
	BALANCE DUE	\$12,808.00

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Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	11/08/2024	INVOICE	10757
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	11/08/2024
c/o Wrathell, Hunt & Associates	BOX CULVERT			TERMS	Net 30
2300 Glades Rd, Suite #410W	CLAY COUNTY, FL 32043			DUE DATE	12/08/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1299	9721	CVDD003A

DESCRIPTION		QTY	RATE	AMOUNT
RUN #1	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 18 OF 23)	1	6,404.00	6,404.00T
RUN #2	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 18 OF 23)	1	6,404.00	6,404.00T

Thank you for your business.	SUBTOTAL	12,808.00
	TAX	0.00
	TOTAL	12,808.00
	BALANCE DUE	\$12,808.00

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Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	11/11/2024	INVOICE	10770
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	11/11/2024
c/o Wrathell, Hunt & Associates	BOX CULVERT			TERMS	Net 30
2300 Glades Rd, Suite #410W	CLAY COUNTY, FL 32043			DUE DATE	12/11/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1299	9729	CVDD003A

	DESCRIPTION		QTY	RATE	AMOUNT
RUN #1	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 19 OF 23)		1	6,404.00	6,404.00T
RUN #2	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 19 OF 23)		1	6,404.00	6,404.00T

Thank you for your business.	SUBTOTAL	12,808.00
	TAX	0.00
	TOTAL	12,808.00
	BALANCE DUE	\$12,808.00

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Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	11/11/2024	INVOICE	10771
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	11/11/2024
c/o Wrathell, Hunt & Associates	BOX CULVERT			TERMS	Net 30
2300 Glades Rd, Suite #410W	CLAY COUNTY, FL 32043			DUE DATE	12/11/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER
1299	9733

DESCRIPTION		QTY	RATE	AMOUNT
RUN #1	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 20 OF 23)	1	6,404.00	6,404.00T
RUN #2	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 20 OF 23)	1	6,404.00	6,404.00T
Thank you for your business.				
SUBTOTAL				12,808.00
TAX				0.00
TOTAL				12,808.00
BALANCE DUE				\$12,808.00

American Precast Structures, LLC

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Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	11/13/2024	INVOICE	10796
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	11/13/2024
c/o Wrathell, Hunt & Associates	BOX CULVERT			TERMS	Net 30
2300 Glades Rd, Suite #410W	CLAY COUNTY, FL 32043			DUE DATE	12/13/2024
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1299	9760	CVDD003A

	DESCRIPTION		QTY	RATE	AMOUNT
RUN #1	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 21 OF 23)		1	6,404.00	6,404.00T
RUN #2	12' 0" X 6' 0" BOX CULVERT BC-2 (PC 21 OF 23)		1	6,404.00	6,404.00T

Thank you for your business.	SUBTOTAL	12,808.00
	TAX	0.00
	TOTAL	12,808.00
	BALANCE DUE	\$12,808.00

Creekview CDD 2024 Bonds Requisition 11 - AMP APF ROad

Final Audit Report

2024-11-20

Created:	2024-11-20
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAr_I4j4rQHKT_-8Svw3saWNQcqsPzCWz

"Creekview CDD 2024 Bonds Requisition 11 - AMP APF ROad" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-11-20 - 1:37:32 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-11-20 - 1:37:39 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-11-20 - 3:16:35 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-11-20 - 3:16:46 PM GMT - Time Source: server
-  Agreement completed.
2024-11-20 - 3:16:46 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3B11

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (Phase 2 Project)

The undersigned, a Responsible Officer of the Creekview Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of April 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of September 1, 2024 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **105**

(B) Name of Payee: **Wire Instructions;
Ferguson Enterprises, LLC**

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

(C) Amount Payable: **\$ 5,641.96**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Creekview Area 4 and APF Road Area 2 Direct Owner Purchase (water, sewer, storm and underdrain)**

(E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

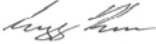
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 2 Project;
4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

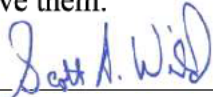
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 2 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 2 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 2 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 2 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 2 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer

FERG		
INVOICE NUMBER	AMOUNT	INVOICE DATE
2180387	\$495.00	08/13/25
2180474	\$5,146.96	08/13/25
TOTAL	\$5,641.96	



9692 FLORIDA MINING BLVD W
BUILDING #100
JACKSONVILLE, FL 32257

Please contact with Questions: 904-268-2551

CREEKVIEW COMMUNITY DEVELOPMEN
2300 GLADES RD STE 410W
CREEKVIEW 4A
C/O JAX UTILITES MGMT
BOCA RATON, FL 33431

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2180387	\$495.00	69548	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN
MAKING PAYMENT AND REMIT TO:**

FEL-JACKSONVILLE WW -#149
PO BOX 100286
ATLANTA, GA 30384-0286

MASTER ACCOUNT NUMBER: 1042440

SHIP TO:

COUNTER PICK UP
9692 FLORIDA MINING BLVD W
BUILDING #100
JACKSONVILLE, FL 32257

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
149	149	FLE	CVDD001A	219	CREEKVIEW 4A	08/13/25	IO 116893

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
500	500	P744130232	10GA SLD HFCCS PE30 WIRE BLUE 500	220.000	M	110.00
1	1	RC282TRW	*ROME CI MTR BX W/T/READ WTR	85.000	EA	85.00
12	12	DDFW1200121	12X17X12 STD MTR BX W/ BLK LID *Z	25.000	EA	300.00
INVOICE SUB-TOTAL						495.00

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.

Looking for a more convenient way to pay your bill?

Log in to **Ferguson.com** and request access to Online Bill Pay.



TERMS:	NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$495.00
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All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.



9692 FLORIDA MINING BLVD W
BUILDING #100
JACKSONVILLE, FL 32257

Please contact with Questions: 904-268-2551

CREEKVIEW COMMUNITY DEVELOPMEN
2300 GLADES RD STE 410W
APF RD PHASE 2
BOCA RATON, FL 33431

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2180474	\$5,146.96	69547	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN
MAKING PAYMENT AND REMIT TO:**

FEL-JACKSONVILLE WW -#149
PO BOX 100286
ATLANTA, GA 30384-0286

MASTER ACCOUNT NUMBER: 1042440

SHIP TO:

COUNTER PICK UP
9692 FLORIDA MINING BLVD W
BUILDING #100
JACKSONVILLE, FL 32257

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
149	149	FLE	APF RD PH 5	219	APF RD PH 5	08/13/25	IO 116893

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
392	392	SDR26HWSXPX14	8X14 SDR26 HW PVC GJ SWR PIPE	13.130	FT	5146.96
			INVOICE SUB-TOTAL			5146.96
***** 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. *****						

Looking for a more convenient way to pay your bill?

Log in to **Ferguson.com** and request access to Online Bill Pay.



TERMS:	NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$5,146.96
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All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.

Creekview CDD 2024 Bonds Requisition 105 - Ferguson

Final Audit Report

2025-08-20

Created:	2025-08-20
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5E8W-imz_7zFqIDDSWkKsDEOuX5thyvh

"Creekview CDD 2024 Bonds Requisition 105 - Ferguson" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-08-20 - 5:08:46 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-08-20 - 5:08:51 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-08-20 - 7:23:52 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-08-20 - 8:33:52 PM GMT - Time Source: server
-  Agreement completed.
2025-08-20 - 8:33:52 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BIII

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024
(Phase 2 Project)

The undersigned, a Responsible Officer of the Creekview Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of April 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of September 1, 2024 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 106

(B) Name of Payee:

Wire Instructions;

American Precast Structures, LLC [REDACTED]

[REDACTED]

(C) Amount Payable: **\$ 122,829.00**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Creekview APF Road Direct Owner Purchase (Precast Structures)**

(E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 2 Project;
4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

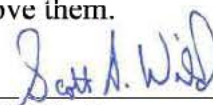
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 2 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 2 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 2 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 2 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 2 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer

AMERICAN PRECAST STRUCTURES

<i>INVOICE NUMBER</i>	<i>AMOUNT</i>	<i>INVOICE DATE</i>	<i>AREA</i>
12956	\$5,709.00	07/11/25	
12957	\$16,931.00	07/11/25	
12971	\$20,477.00	07/14/25	
12977	\$16,899.00	07/15/25	
13017	\$15,097.00	07/17/25	
13018	\$15,038.00	07/17/25	
13055	\$14,455.00	07/21/25	
13100	\$7,598.00	07/23/25	
13122	\$5,638.00	07/24/25	
13258	\$4,987.00	08/07/25	
TOTAL	\$122,829.00		

American Precast Structures, LLC

10483 General Avenue
Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	07/11/2025	INVOICE	12956
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	07/11/2025
c/o Wrathell, Hunt & Associates	CLAY COUNTY, FL 32043			TERMS	Net 30
2300 Glades Rd, Suite #410W				DUE DATE	08/10/2025
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1305	11920	CVDD003A

STRUCTURE #	DESCRIPTION	QTY	RATE	AMOUNT
S-57	30" MES (PC 1 OF 1)	1	1,748.00	1,748.00T
S-58	4' 0" BU 60" (PC 1 OF 3) 8" REDUCER (PC 2 OF 3) 3' 0" CONE 48" (PC 3 OF 3)	1	3,961.00	3,961.00T
655-U STORM	RING & COVER	1	0.00	0.00T
SUBTOTAL				5,709.00
TAX				0.00
TOTAL				5,709.00
BALANCE DUE				\$5,709.00

American Precast Structures, LLC

10483 General Avenue
Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	07/11/2025	INVOICE	12957
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	07/11/2025
c/o Wrathell, Hunt & Associates	CLAY COUNTY, FL 32043			TERMS	Net 30
2300 Glades Rd, Suite #410W				DUE DATE	08/10/2025
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1305	11921	CVDD003A

STRUCTURE #	DESCRIPTION	QTY	RATE	AMOUNT
S-59	3' 10" BU 48" (PC 1 OF 2) 8" TOP SLAB (PC 2 OF 2)	1	3,287.00	3,287.00T
S-55	18" MES (PC 1 OF 1)	1	651.00	651.00T
S-56	18" MES (PC 1 OF 1)	1	651.00	651.00T
S-83	4' 0" E-BOX (PC 1 OF 1)	1	2,401.00	2,401.00T
S-44	30" MES (PC 1 OF 1)	1	1,785.00	1,785.00T
S-46	4' 0" BU 48" (PC 1 OF 3) 5' 0" RISER (PC 2 OF 3) 8" TOP SLAB (PC 3 OF 3)	1	5,175.00	5,175.00T
S-74	5' 9-1/2" E-BOX (PC 1 OF 1)	1	2,981.00	2,981.00T
EBC	EYEBOLT & CHAIN	2	0.00	0.00T
6290	E-GRATE	2	0.00	0.00T
5145-6210	CURB SET	2	0.00	0.00T

SUBTOTAL	16,931.00
TAX	0.00
TOTAL	16,931.00
BALANCE DUE	\$16,931.00

THANK YOU FOR YOUR BUSINESS.
ALL CREDIT CARD PAYMENTS ARE SUBJECT
TO A 3% CONVENIENCE FEE

American Precast Structures, LLC

10483 General Avenue
Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	07/14/2025	INVOICE	12971
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	07/14/2025
c/o Wrathell, Hunt & Associates	CLAY COUNTY, FL 32043			TERMS	Net 30
2300 Glades Rd, Suite #410W				DUE DATE	08/13/2025
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1305	11929	CVDD003A

STRUCTURE #	DESCRIPTION	QTY	RATE	AMOUNT
S-47	6' 4" BOX 4' 0" X 4' 0" (PC 1 OF 2) 8" TOP SLAB 5' 0" X 5' 0" (PC 2 OF 2)	1	3,369.00	3,369.00T
S-53	3' 1" BOX 3' 0" X 3' 0" (PC 1 OF 1)	1	2,317.00	2,317.00T
S-78	2' 9" BOX 3' 0" X 3' 0" (PC 1 OF 1)	1	2,317.00	2,317.00T
S-49	4' 0" BU 48" (PC 1 OF 2) 1' 0" CONE (PC 2 OF 2)	1	4,553.00	4,553.00T
S-79	3' 2" BOX 3' 0 "X 3' 0" (PC 1 OF 1)	1	2,317.00	2,317.00T
S-50	3' 2" BU 48" (PC 1 OF 2) 8" TOP SLAB (PC 2 OF 2)	1	3,287.00	3,287.00T
S-51	2' 10" BOX 3' 0" X 3' 0" (PC 1 OF 1)	1	2,317.00	2,317.00T
655-U STORM	RING & COVER	1	0.00	0.00T
5145-6210	CURB SET	6	0.00	0.00T

SUBTOTAL	20,477.00
TAX	0.00
TOTAL	20,477.00
BALANCE DUE	\$20,477.00

THANK YOU FOR YOUR BUSINESS.
ALL CREDIT CARD PAYMENTS ARE SUBJECT
TO A 3% CONVENIENCE FEE
Page 1 of 1

American Precast Structures, LLC

10483 General Avenue
Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	07/15/2025	INVOICE	12977
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	07/15/2025
c/o Wrathell, Hunt & Associates	CLAY COUNTY, FL 32043			TERMS	Net 30
2300 Glades Rd, Suite #410W				DUE DATE	08/14/2025
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1305	11939	CVDD003A

STRUCTURE #	DESCRIPTION	QTY	RATE	AMOUNT
S-48	5' 11" BU 60" (PC 1 OF 2) 8" TOP SLAB (PC 2 OF 2)	1	3,369.00	3,369.00T
S-54	2' 9" BOX 3' 0" X 3' 0" (PC 1 OF 1)	1	2,317.00	2,317.00T
S-52	2' 9" BOX 3' 0" X 3' 0" (PC 1 OF 1)	1	2,317.00	2,317.00T
S-41	18" MES (PC 1 OF 1)	1	651.00	651.00T
S-42	5' 4" BU 48" (PC 1 OF 2) 8" TOP SLAB (PC 2 OF 2)	1	2,964.00	2,964.00T
S-43	2' 9" BOX 3' 0" X 3' 0" (PC 1 OF 2)	1	2,317.00	2,317.00T
S-38	5' 5" BU 48" (PC 1 OF 2) 8" TOP SLAB (PC 2 OF 2)	1	2,964.00	2,964.00T
5145-6210	CURB SET	7	0.00	0.00T

SUBTOTAL	16,899.00
TAX	0.00
TOTAL	16,899.00
BALANCE DUE	\$16,899.00

THANK YOU FOR YOUR BUSINESS.
ALL CREDIT CARD PAYMENTS ARE SUBJECT
TO A 3% CONVENIENCE FEE
Page 1 of 1

American Precast Structures, LLC

10483 General Avenue
Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	07/17/2025	INVOICE	13017
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	07/17/2025
c/o Wrathell, Hunt & Associates	CLAY COUNTY, FL 32043			TERMS	Net 30
2300 Glades Rd, Suite #410W				DUE DATE	08/16/2025
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1305	11971	CVDD003A

STRUCTURE #	DESCRIPTION	QTY	RATE	AMOUNT
S-60	3' 3" BU 48" (PC 1 OF 2) 8" TOP SLAB (PC 2 OF 2)	1	3,287.00	3,287.00T
S-45	4' 0" BU 60" (PC 1 OF 4) 8" REDUCER (PC 2 OF 4) 4' 0" RISER 48" (PC 3 OF 4) 3' 0" CONE (PC 4 OF 4)	1	4,777.00	4,777.00T
S-73	30" MES (PC 1 OF 1)	1	1,748.00	1,748.00T
S-39	2' 9" BOX 3' 0" X 3' 0" (PC 1 OF 1)	1	2,317.00	2,317.00T
S-40	2' 9" BOX 3' 0" X 3' 0" (PC 1 OF 1)	1	2,317.00	2,317.00T
S-34	18" MES (PC 1 OF 1)	1	651.00	651.00T
5145-6210	CURB SET	3	0.00	0.00T
655-U STORM	RING & COVER	1	0.00	0.00T

SUBTOTAL	15,097.00
TAX	0.00
TOTAL	15,097.00
BALANCE DUE	\$15,097.00

THANK YOU FOR YOUR BUSINESS.
ALL CREDIT CARD PAYMENTS ARE SUBJECT
TO A 3% CONVENIENCE FEE
Page 1 of 1

American Precast Structures, LLC

10483 General Avenue
Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	07/17/2025	INVOICE	13018
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	07/17/2025
c/o Wrathell, Hunt & Associates	CLAY COUNTY, FL 32043			TERMS	Net 30
2300 Glades Rd, Suite #410W				DUE DATE	08/16/2025
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1305	11978	CVDD003A

STRUCTURE #	DESCRIPTION	QTY	RATE	AMOUNT
S-67	5' 4" BOX 4' 0" X 6' 0" (PC 1 OF 2) 8" TOP SLAB 5' 0" X 7' 0" (PC 2 OF 2)	1	4,553.00	4,553.00T
S-68	5' 4" BOX 4' 0" X 6' 0" (PC 1 OF 2) 8" TOP SLAB 5' 0" X 7' 0" (PC 2 OF 2)	1	4,553.00	4,553.00T
S-31	2' 10" BOX 3' 0 X 3' 0" (PC 1 OF 1)	1	2,317.00	2,317.00T
S-27	5' 10" BU 48" (PC 1 OF 2) 8" TOP SLAB (PC 2 OF 2)	1	2,964.00	2,964.00T
S-35	18" MES (PC 1 OF 1)	1	651.00	651.00T
655-U STORM	RING & COVER	2	0.00	0.00T
5145-6210	CURB SET	2	0.00	0.00T

SUBTOTAL	15,038.00
TAX	0.00
TOTAL	15,038.00
BALANCE DUE	\$15,038.00

THANK YOU FOR YOUR BUSINESS.
ALL CREDIT CARD PAYMENTS ARE SUBJECT
TO A 3% CONVENIENCE FEE
Page 1 of 1

American Precast Structures, LLC

10483 General Avenue
Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	07/21/2025	INVOICE	13055
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	07/21/2025
c/o Wrathell, Hunt & Associates	CLAY COUNTY, FL 32043			TERMS	Net 30
2300 Glades Rd, Suite #410W				DUE DATE	08/20/2025
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1305	12018	CVDD003A

STRUCTURE #	DESCRIPTION	QTY	RATE	AMOUNT
S-32	2' 9" BOX 3' 0" X 3' 0" (PC 1 OF 1)	1	2,317.00	2,317.00T
S-28	2' 9" BOX 3' 0" X 3' 0" (PC 1 OF 1)	1	2,317.00	2,317.00T
S-61	18" MES (PC 1 OF 1)	1	651.00	651.00T
S-62	4' 0" BU 48" (PC 1 OF 3) 3' 1" RISER (PC 2 OF 3) 8" TOP SLAB (PC 3 OF 3)	1	3,400.00	3,400.00T
S-64	3' 0" BU 48" (PC 1 OF 3) 3' 9" RISER (PC 2 OF 3) 8" TOP SLAB (PC 3 OF 3)	1	3,400.00	3,400.00T
S-90	36" MES (PC 1 OF 1)	1	2,370.00	2,370.00T
5145-6210	CURB SET	4	0.00	0.00T

SUBTOTAL	14,455.00
TAX	0.00
TOTAL	14,455.00
BALANCE DUE	\$14,455.00

THANK YOU FOR YOUR BUSINESS.
ALL CREDIT CARD PAYMENTS ARE SUBJECT
TO A 3% CONVENIENCE FEE
Page 1 of 1

American Precast Structures, LLC

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Jacksonville, FL 32220 US
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louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	07/23/2025	INVOICE	13100
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	07/23/2025
c/o Wrathell, Hunt & Associates	CLAY COUNTY, FL 32043			TERMS	Net 30
2300 Glades Rd, Suite #410W				DUE DATE	08/22/2025
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1305	12058	CVDD003A

STRUCTURE #	DESCRIPTION	QTY	RATE	AMOUNT
S-63	5' 1" BU 48" (PC 1 OF 2) 8" TOP SLAB (PC 2 OF 2)	1	2,964.00	2,964.00T
S-65	2' 9" BOX 3' 0" X 3' 0" (PC 1 OF 1)	1	2,317.00	2,317.00T
S-66	2' 10" BOX 3' 0" X 3' 0" (PC 1 OF 1)	1	2,317.00	2,317.00T
SUBTOTAL				7,598.00
TAX				0.00
TOTAL				7,598.00
BALANCE DUE				\$7,598.00

THANK YOU FOR YOUR BUSINESS.
ALL CREDIT CARD PAYMENTS ARE SUBJECT
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Page 1 of 1

American Precast Structures, LLC

10483 General Avenue
Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	07/24/2025	INVOICE	13122
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	07/24/2025
c/o Wrathell, Hunt & Associates	CLAY COUNTY, FL 32043			TERMS	Net 30
2300 Glades Rd, Suite #410W				DUE DATE	08/23/2025
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1305	12066	CVDD003A

STRUCTURE #	DESCRIPTION	QTY	RATE	AMOUNT
CS-D-01	5' 0" H-BOX (PC 1 OF 2) 1' 4" RISER (PC 2 OF 2)	1	4,987.00	4,987.00T
S-36	18" MES (PC 1 OF 1)	1	651.00	651.00T
6292	H-GRATE	1	0.00	0.00T
EBC	EYEBOLT & CHAIN	2	0.00	0.00T
5145-6210	CURB SET	3	0.00	0.00T

SUBTOTAL	5,638.00
TAX	0.00
TOTAL	5,638.00
BALANCE DUE	\$5,638.00

THANK YOU FOR YOUR BUSINESS.
ALL CREDIT CARD PAYMENTS ARE SUBJECT
TO A 3% CONVENIENCE FEE
Page 1 of 1

American Precast Structures, LLC

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Jacksonville, FL 32220 US
+19044677700
louellen@american-ps.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	08/07/2025	INVOICE	13258
Creekview Community Development District	APF ROAD CREEKVIEW COMMUNITY	SHIP VIA	JOB	DATE	08/07/2025
c/o Wrathell, Hunt & Associates	CLAY COUNTY, FL 32043			TERMS	Net 30
2300 Glades Rd, Suite #410W				DUE DATE	09/06/2025
Boca Raton, FL 33431					

JOB NUMBER	DELIVERY TICKET NUMBER	PO NUMBER
1305	12180	CVDD003A

STRUCTURE #	DESCRIPTION	QTY	RATE	AMOUNT
CS-C-01	5' 0" H-BOX (PC 1 OF 2) 1' 2-1/2" RISER (PC 2 OF 2)	1	4,987.00	4,987.00T
6292	H-GRATE	1	0.00	0.00T
EBC	EYEBOLT & CHAIN	2	0.00	0.00T
SUBTOTAL				4,987.00
TAX				0.00
TOTAL				4,987.00
BALANCE DUE				\$4,987.00

THANK YOU FOR YOUR BUSINESS.
ALL CREDIT CARD PAYMENTS ARE SUBJECT
TO A 3% CONVENIENCE FEE
Page 1 of 1

Creekview CDD 2024 Bonds Requisition 106 - AMP APF Road

Final Audit Report

2025-08-21

Created:	2025-08-20
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJ8FmAemWX3_OO9YoB_xCosCggbZNbGIV

"Creekview CDD 2024 Bonds Requisition 106 - AMP APF Road" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-08-20 - 10:08:16 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-08-20 - 10:08:21 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-08-21 - 12:13:34 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-08-21 - 12:13:54 PM GMT - Time Source: server
-  Agreement completed.
2025-08-21 - 12:13:54 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BIV

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (Phase 2 Project)

The undersigned, a Responsible Officer of the Creekview Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of September 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **107**

(B) Name of Payee:

**Creative Mailbox Design
2556 Regal River Road
Valrico, FL 33596**

(C) Amount Payable: **\$6,452.37**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Creekview 4A - Furnish and install street signs - 50% deposit

(E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 2 Project;
4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

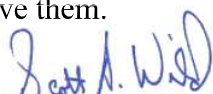
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 2 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 2 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 2 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 2 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 2 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer

**AGREEMENT BETWEEN CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT AND CREATIVE BUILDER SERVICES, INC.
TO FURNISH AND INSTALL STREET SIGNS**

THIS AGREEMENT ("Agreement") is made and entered into this 19th day of August 2025 ("Effective Date"), by and between:

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Clay County, Florida, with an address c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

CREATIVE BUILDER SERVICES, INC. D/B/A CREATIVE MAILBOX DESIGNS, a Florida corporation, with a mailing address of 2556 Regal River Road, Valrico, FL 33596 (hereinafter "**Contractor**" and, together with the District, the "**Parties**").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain improvements, including, among other things, roadway, stormwater, and utility facilities, recreational amenities, and other infrastructure projects; and

WHEREAS, the District desires to retain an independent contractor to furnish and provide the labor and materials necessary to install certain street signs as public improvements within Area 4A of the District as more particularly described herein; and

WHEREAS, Contractor represents that it is licensed and qualified to furnish street signs and provide the materials and perform the services as provided for herein; and

WHEREAS, Contractor has agreed to provide the District with those materials, labor and services identified in Contractor's Quote No. 37022 dated August 12, 2025, attached hereto as **Exhibit A** (the "**Work**"), all exhibits being incorporated herein by this reference except as set forth herein; and

WHEREAS, the District desires to enter into this Agreement to have Contractor furnish the street signs and provide the Work necessary for installation and use of such improvements, all as more particularly described herein; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

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

SECTION 2. SCOPE OF SERVICES. The District agrees to use Contractor to provide the Work in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of Contractor are described in **Exhibit A** hereto.

- A. Contractor shall install street signs throughout the District as described in **Exhibit A**. The Work shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Work and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.
- B. The Work shall commence on a date mutually agreed by the Parties and authorized in writing by the District.
- C. At all times Contractor agrees to coordinate the Work with the District, through Nick McKenna, or his designee (the “**Designee**”). The Work provided hereunder must be coordinated with the District’s Designee. Such coordinated requests include, but are not limited to, scheduling deliveries of materials, start and end of the workday, clean-up, inspections, and other reasonable requests.
- D. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Work, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work. All Work shall be performed in a neat and professional manner in accordance with industry standards and reasonably acceptable to the District and shall be in conformance with all plans, permits, laws, codes, regulations and standards, including those related to Florida Department of Transportation, Clay County, and other street signage, line of sight, and traffic requirements and/or regulations, and those related to U.S. Postal Service and other mail carrier requirements
- E. Contractor shall perform the Work in a neat and workmanlike manner. In the event the District, in its sole determination, finds that the work of Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of the Work satisfactorily completed and for materials actually incorporated into the Work.
- F. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- G. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to commence repair of any damage resulting from Contractor’s activities within twenty-four (24) hours.
- H. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

- A.** The District shall pay to Contractor a not-to-exceed amount of **Twelve Thousand, Nine Hundred Four And 73/100 Dollars (\$12,904.73)** for the Work as identified in **Exhibit A** attached hereto and incorporated herein by reference. The District shall pay to Contractor a deposit in the amount of **Six Thousand, Four Hundred Fifty-Two and 37/100 Dollars (\$6,452.37)**. Upon full upon completion of the Work and acceptance by the District, the District shall pay to the Contractor the remaining balance of **Six Thousand, Four Hundred Fifty-Two and 36/100 Dollars (\$6,452.36)** Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Work. Compensation under this Agreement shall be paid by the District to Contractor in accordance with the Local Government Prompt Payment Act, as set forth in sections 218.70 et seq. of the Florida Statutes and as set forth herein.
- B.** If the District should desire additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C.** The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. TERMINATION. The District agrees that Contractor may terminate this Agreement with cause by providing thirty (30) days written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement with cause by providing thirty (30) days written notice of termination to Contractor; provided, however, that Contractor shall be provided a reasonable opportunity to cure any failure under this Agreement. The District shall provide fifteen (15) days written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement.

SECTION 5. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work, including but not limited to services and materials, provided by the Contractor pursuant to this Agreement shall be warranted for five (5) years from the date of the final acceptance by the District of the Work. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services.

If any of the materials or Work are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District such that the District receives the maximum benefit of the completed Work contemplated by this Agreement.

SECTION 6. INSURANCE.

- A.** Contractor shall maintain throughout the term of this Agreement the following insurance:
- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2)** Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3)** Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4)** Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District and the District's supervisors, officers, staff, employees, representatives, and agents shall be named as additional insured. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance .

SECTION 7. INDEMNIFICATION.

- A.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

- B.** In consideration for the Work provided for hereunder and the compensation paid, Contractor shall indemnify, defend, and hold harmless the District and its supervisors, officers, staff, employees, representatives, and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed thereunder. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against Contractor.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, state, and federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 11. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

SECTION 12. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create

any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 13. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the District and Contractor relating to the subject matter of this Agreement. **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials and/or the compensation to be provided under this Agreement. Except as otherwise provided herein and to the extent that any provisions of **Exhibit A** conflict with the provisions of this Agreement, this Agreement shall control.

SECTION 14. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

SECTION 15. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 16. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent overnight delivery service, to the Parties, as follows:

A. If to District: Creekview Community Development District
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: Creative Builder Services, Inc.
d/b/a Creative Mailbox Designs
6422 Harney Rd., Suite F
Tampa, Florida 33610
Attn: _____

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

SECTION 17. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 18. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Clay County, Florida.

SECTION 19. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Daphne Gillyard** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, OR BY EMAIL AT DAPHNE GILLYARD GILLYARDD@WHHASSOCIATES.COM, OR BY MAIL AT 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

SECTION 20. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 22. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

SECTION 23. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 24. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

SECTION 25. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in Iran Terrorism Sectors List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 26. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 27. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

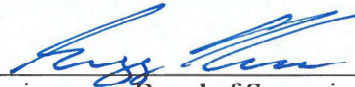
SECTION 28. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall have the right, but not the obligation, to enforce its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 29. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, Contractor represents and warrants that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 30. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, represents, and warrants that neither it, its principals, nor any of its subcontractors utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and shall maintain this compliance throughout the term of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement to be effective on the day and year first written above.

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**



Chairperson, Board of Supervisors

**CREATIVE BUILDER SERVICES, INC.
D/B/A CREATIVE MAILBOX DESIGNS**



By: Scott M. Tappan

Its: President

Exhibit A: Contractor's Quote #: 37022 dated August 12, 2025

Exhibit B: Location and Graphic of Work

EXHIBIT A


CREATIVEMAILBOX
DESIGNS
6422 Harney Rd., Suite F
Tampa FL 33610
accounting@creativemailboxdesigns.com

QUOTE

Quote #:37140

Quote Date: 8/19/2025
Customer #: 13592
Page: 1 of 4

SOLD TO:			JOB LOCATION	
Creekview Community Development District 2300 Glades Rd, Suite 410W Boca Raton, FL 33431			null	
SALESPERSON	REQUESTED BY	CONTACT PHONE	CONTACT EMAIL	EXPIRATION DATE
Corey Tappan		321.799.2141	nmckenna@greenpointllc.com	9/18/2025

SCOPE OF WORK

CREATIVE BUILDER SERVICES, INC. d/b/a CREATIVE MAILBOX DESIGNS (HEREINAFTER CALLED "CONTRACTOR") PROPOSES TO FURNISH THE MATERIALS AND OR THE LABOR AS OUTLINED BELOW:

QTY	DESCRIPTION	UNIT PRICE	EXT. PRICE
1	Street Signs PHASE 4A SIGNS - MODERN SQUARE LOOK Price includes installation and material for (8) Decorative Stop Sign / Street Sign combos, and (1) Decorative speed limit sign. Parts and dimensions listed below: 9 POST- SQ BLK 4"x136" W/PYR CA 9 Base - SQB-4" MBLX 8 STOP SIGN COMPLETE -30" 8 Frame-SQ Stop-30" Mineral Blac 16 Frame- Street - U-CHAN - 9"x36 16 COMP - Street Blade DBL 9"x36" 0 ALL WAY COMPLETE -18" x 6" 1 Frame Square V - 18 x 24 Miner 1 SPEED LIMIT COMPLETE - 18" x 2	12,904.73	\$12,904.73

*INDICATES TAXABLE ITEM

SUB TOTAL: \$12,904.73

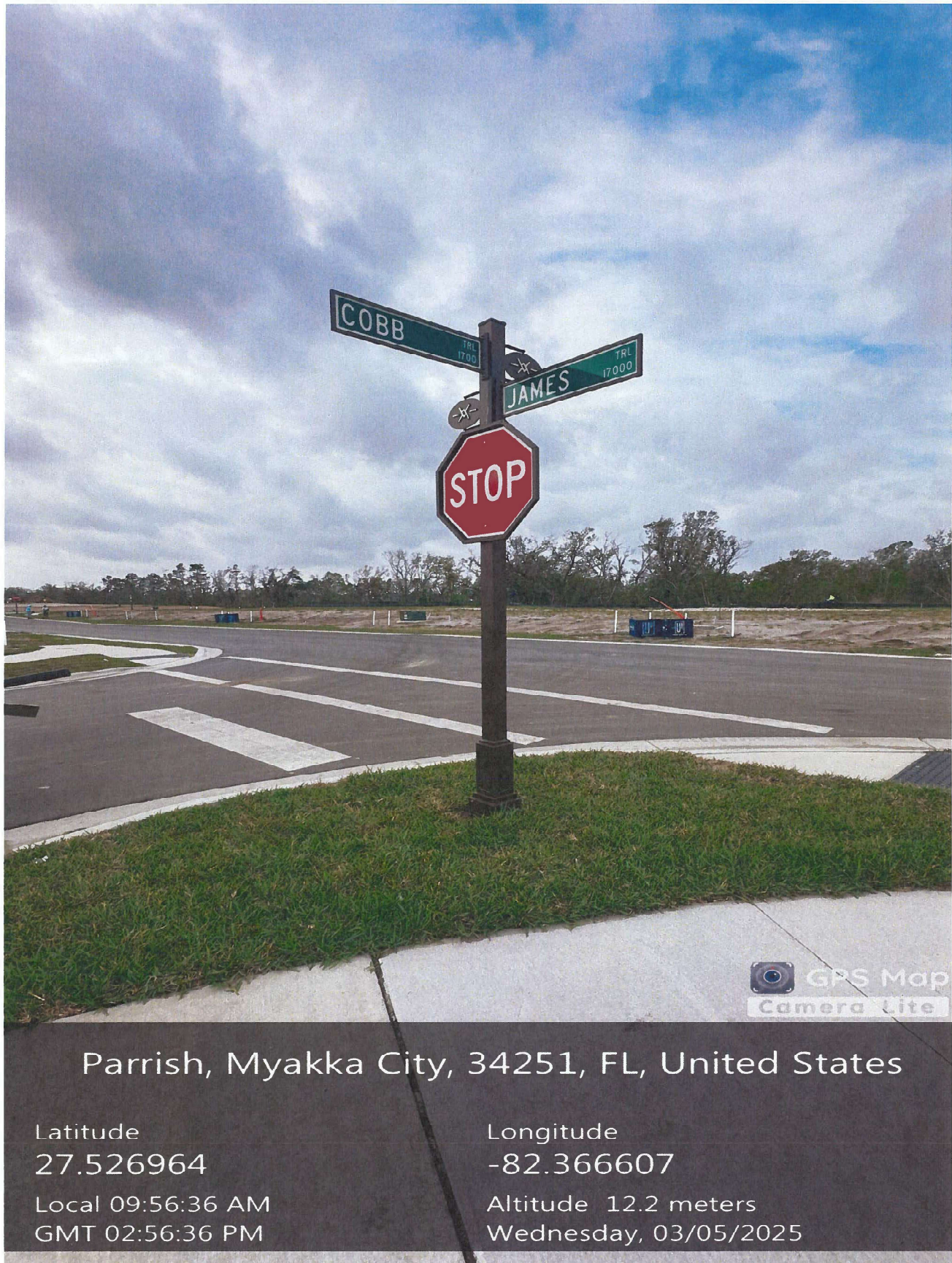
ESTIMATED SALES TAXES: \$.00

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE TO BE IN ACCORDANCE WITH THE DRAWINGS AND OR SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A WORKMANLIKE MANNER FOR THE SUM OF:

TOTAL QUOTE AMOUNT: \$12,904.73

CUSTOMER INITIALS _____

EXHIBIT B



Parrish, Myakka City, 34251, FL, United States

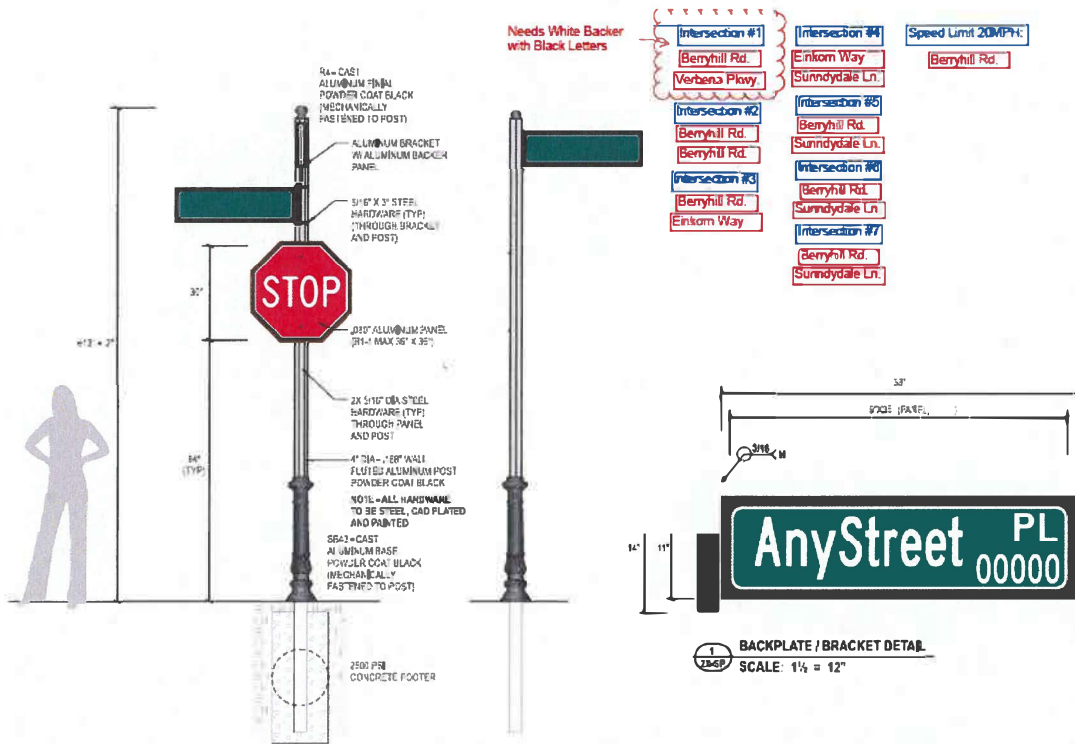
Latitude
27.526964

Local 09:56:36 AM
GMT 02:56:36 PM

Longitude
-82.366607

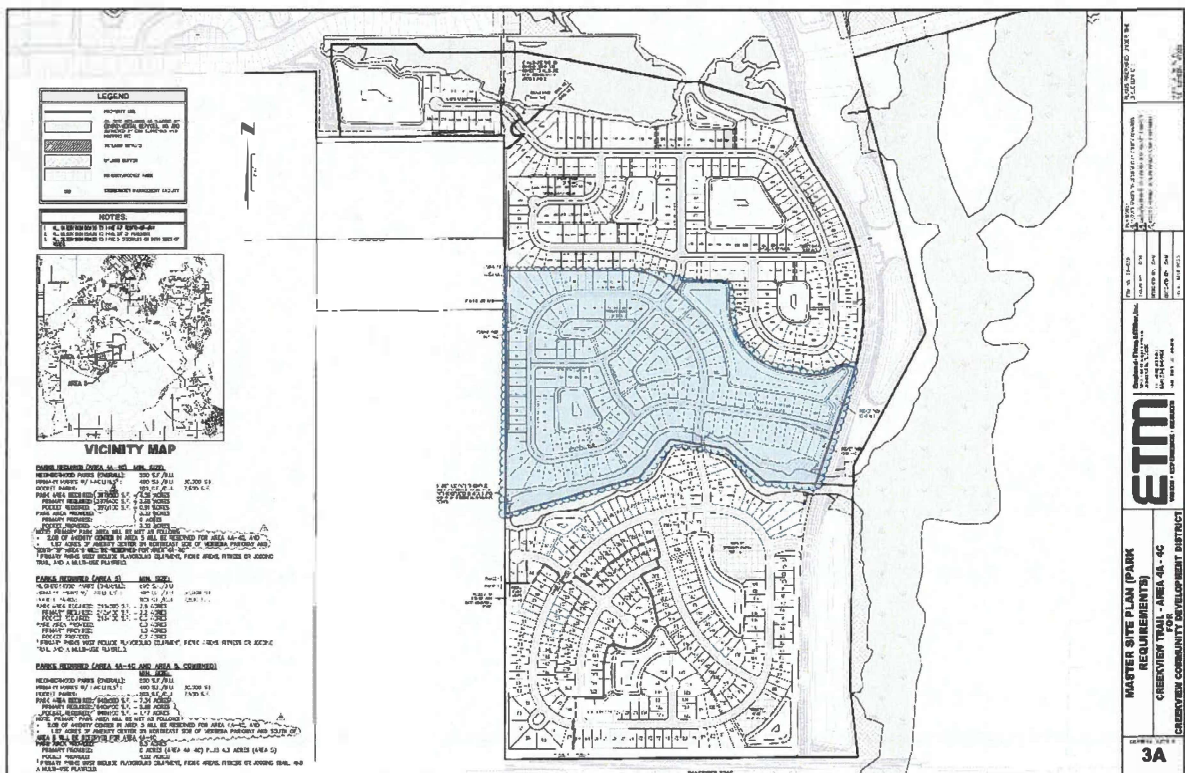
Altitude 12.2 meters
Wednesday, 03/05/2025

EXHIBIT C



BACKPLATE / BRACKET DETAIL
SCALE: 1 1/4\"/>

8422 Hainey Rd Suite 10 Tampa, FL 33610 813-419-2303	This Drawing and all materials are owned by the property of Creative Mailbox and may not be reproduced or used in any way without written permission.	2x STREET PANEL SCALE: 1/2\"/>	SITE ADDRESS HYLAND TRAIL / CROCKVIEW CITY, FL 00000	AREA: CT Designer: MF	PM / PSC: MF Date: 08/06/25	Approved: _____ Approved on dated: _____ Revised and resubmitted: _____ Revised: _____	Sheet: 2x SP12
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Creekview CDD 2024 Bonds Requisition 107 - Creative Mailbox Designs

Final Audit Report

2025-08-21

Created:	2025-08-20
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2ZMT4acglpix4eNLeSx40eXAggqWVT6E

"Creekview CDD 2024 Bonds Requisition 107 - Creative Mailbox Designs" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-08-20 - 8:55:08 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-08-20 - 8:55:28 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-08-21 - 12:20:42 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-08-21 - 12:21:02 PM GMT - Time Source: server
-  Agreement completed.
2025-08-21 - 12:21:02 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BV

REQUISITION 108

2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024
(Phase 2 Project)

The undersigned, a Responsible Officer of the Creekview Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of September 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **108**
- (B) Name of Payee: Clay Electric Cooperative, Inc.
7022 Cooperative Way
PO Box 308
Keystone Heights, FL 32656

OVERNIGHT CHECK TO: GREENPOINTE DEVELOPERS, LLC
7807 Baymeadows Road, Suite 205
Jacksonville, FL 32256
Attn: Joe Cornelison

- (C) Amount Payable: **\$ 72,625.36**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Creekview APF Phase 2 Lighting – Invoice 14703
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 2 Project;
4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

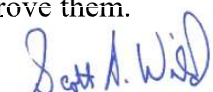
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

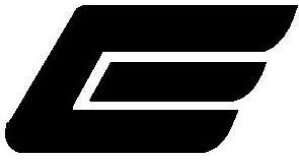
Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 2 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 2 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 2 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 2 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 2 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer

**Clay Electric Cooperative, Inc.**

P.O. Box 308
Keystone Heights, Florida 32656-0308
(352) 473-4917

INVOICE: 14703

Invoice Date: 08/21/2025
Terms: NET (DUE UPON RECEIPT)
Due Date: 08/21/2025
Amount Due: \$ 72,625.36

CREEKVIEW CDD
WRATHELL, HUNT AND ASSOCIATES, LLC
2300 GLADES ROAD, SUITE 410W
BOCA RATON FL 33431

Account: 1044
Description: ENG-2025-125

Page 1 of 1

DESCRIPTION	QUANTITY	UOM	UNIT PRICE	AMOUNT	TAX
CATALOG ITEM: CIAC Contributions In Aid of Construction Creekview APF Phase 2 Lighting - WO# 318201	1.000	EA	72,625.3600	72,625.36	

MESSAGES

Bill can be paid online using the following pay now link.
<https://clayelectric.smarthub.coop/ui/#/paynow>

Subtotal: \$ 72,625.36
Tax: \$ 0.00
Total: \$ 72,625.36
Amount Paid: \$ 0.00
Amount Due: \$ 72,625.36

RETURN BOTTOM PORTION WITH PAYMENT

**Clay Electric Cooperative, Inc.**

P.O. Box 308
Keystone Heights, Florida 32656-0308
(352) 473-4917

Account: 1044
Invoice: 14703
Due Date: 08/21/2025
Amount Due: \$ 72,625.36

Amount Of Payment: _____

Remit To:

CLAY ELECTRIC CO-OP, INC.
7022 COOPERATIVE WAY
P.O. BOX 308
KEYSTONE HEIGHTS FL 32656

CREEKVIEW CDD
WRATHELL, HUNT AND ASSOCIATES, LLC
2300 GLADES ROAD, SUITE 410W
BOCA RATON FL 33431

Creekview CDD 2024 Bonds Requisition 108 Clay Electric

Final Audit Report

2025-09-02

Created:	2025-09-02
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAavzLUB-_0uyhDSnzm9fJiJ06OeJusZle

"Creekview CDD 2024 Bonds Requisition 108 Clay Electric" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-09-02 - 7:54:27 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-09-02 - 7:54:31 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-09-02 - 8:33:00 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-09-02 - 8:33:14 PM GMT - Time Source: server
-  Agreement completed.
2025-09-02 - 8:33:14 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BVI

REQUISITION 109

2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024
(Phase 2 Project)

The undersigned, a Responsible Officer of the Creekview Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of September 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **109**
- (B) Name of Payee: Clay Electric Cooperative, Inc.
7022 Cooperative Way
PO Box 308
Keystone Heights, FL 32656

OVERNIGHT CHECK TO: GREENPOINTE DEVELOPERS, LLC
7807 Baymeadows Road, Suite 205
Jacksonville, FL 32256
Attn: Joe Cornelison

- (C) Amount Payable: **\$202,400.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Creekview Area 4B Lighting – Invoice 14702
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 2 Project;
4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

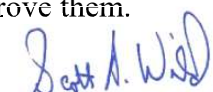
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

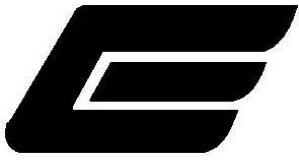
Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 2 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 2 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 2 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 2 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 2 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer

**Clay Electric Cooperative, Inc.**

P.O. Box 308
Keystone Heights, Florida 32656-0308
(352) 473-4917

INVOICE: 14702

Invoice Date: 08/21/2025
Terms: NET (DUE UPON RECEIPT)
Due Date: 08/21/2025
Amount Due: \$ 202,400.00

CREEKVIEW CDD
WRATHELL, HUNT AND ASSOCIATES, LLC
2300 GLADES ROAD, SUITE 410W
BOCA RATON FL 33431

Account: 1044
Description: ENG-2025-124

Page 1 of 1

DESCRIPTION	QUANTITY	UOM	UNIT PRICE	AMOUNT	TAX
CATALOG ITEM: CIAC Contributions In Aid of Construction Creekview Trail 4B - WO# 316329 214 Lots @ \$800.00 ea = 171,200.00 26 Lights @ \$1,200.00 ea = 31,200.00	1.000	EA	202,400.0000	202,400.00	

MESSAGES

Bill can be paid online using the following pay now link.
<https://clayelectric.smarthub.coop/ui/#/paynow>

Subtotal: \$ 202,400.00
Tax: \$ 0.00
Total: \$ 202,400.00
Amount Paid: \$ 0.00
Amount Due: \$ 202,400.00

RETURN BOTTOM PORTION WITH PAYMENT

**Clay Electric Cooperative, Inc.**

P.O. Box 308
Keystone Heights, Florida 32656-0308
(352) 473-4917

Account: 1044
Invoice: 14702
Due Date: 08/21/2025
Amount Due: \$ 202,400.00

Amount Of Payment: _____

Remit To:

CLAY ELECTRIC CO-OP, INC.
7022 COOPERATIVE WAY
P.O. BOX 308
KEYSTONE HEIGHTS FL 32656

CREEKVIEW CDD
WRATHELL, HUNT AND ASSOCIATES, LLC
2300 GLADES ROAD, SUITE 410W
BOCA RATON FL 33431

Creekview CDD 2024 Bonds Requisition 109 Clay Electric

Final Audit Report

2025-09-02

Created:	2025-09-02
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAFE-VIYYgHWADN206oLyvsX1MMcSncOCx

"Creekview CDD 2024 Bonds Requisition 109 Clay Electric" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-09-02 - 7:55:44 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-09-02 - 7:55:48 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-09-02 - 8:32:33 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-09-02 - 8:32:52 PM GMT - Time Source: server
-  Agreement completed.
2025-09-02 - 8:32:52 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3B VII

REQUISITION 110

2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024
(Phase 2 Project)

The undersigned, a Responsible Officer of the Creekview Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of September 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **110**
- (B) Name of Payee: Clay Electric Cooperative, Inc.
7022 Cooperative Way
PO Box 308
Keystone Heights, FL 32656

OVERNIGHT CHECK TO: GREENPOINTE DEVELOPERS, LLC
7807 Baymeadows Road, Suite 205
Jacksonville, FL 32256
Attn: Joe Cornelison

- (C) Amount Payable: **\$ 27,200.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Creekview Area 4C Lighting – Invoice 14704
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 2 Project;
4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

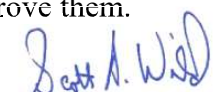
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

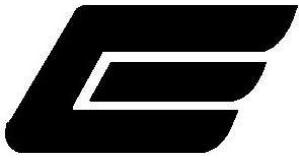
Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 2 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 2 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 2 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 2 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 2 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer

**Clay Electric Cooperative, Inc.**

P.O. Box 308
Keystone Heights, Florida 32656-0308
(352) 473-4917

INVOICE: 14704

Invoice Date: 08/21/2025
Terms: NET (DUE UPON RECEIPT)
Due Date: 08/21/2025
Amount Due: \$ 27,200.00

CREEKVIEW CDD
WRATHELL, HUNT AND ASSOCIATES, LLC
2300 GLADES ROAD, SUITE 410W
BOCA RATON FL 33431

Account: 1044
Description: ENG-2025-126

Page 1 of 1

DESCRIPTION	QUANTITY	UOM	UNIT PRICE	AMOUNT	TAX
CATALOG ITEM: CIAC Contributions In Aid of Construction Creekview Trail 4C - WO# 331448 28 Lots @ \$800.00 ea = \$22,400.00 4 Lights @ \$1,200.00 ea = \$4,800.00	1.000	EA	27,200.0000	27,200.00	

MESSAGES

Bill can be paid online using the following pay now link.
<https://clayelectric.smarthub.coop/ui/#/paynow>

Subtotal: \$ 27,200.00
Tax: \$ 0.00
Total: \$ 27,200.00
Amount Paid: \$ 0.00
Amount Due: \$ 27,200.00

RETURN BOTTOM PORTION WITH PAYMENT

**Clay Electric Cooperative, Inc.**

P.O. Box 308
Keystone Heights, Florida 32656-0308
(352) 473-4917

Account: 1044
Invoice: 14704
Due Date: 08/21/2025
Amount Due: \$ 27,200.00

Amount Of Payment: _____

Remit To:

CLAY ELECTRIC CO-OP, INC.
7022 COOPERATIVE WAY
P.O. BOX 308
KEYSTONE HEIGHTS FL 32656

CREEKVIEW CDD
WRATHELL, HUNT AND ASSOCIATES, LLC
2300 GLADES ROAD, SUITE 410W
BOCA RATON FL 33431

Creekview CDD 2024 Bonds Requisition 110 Clay Electric

Final Audit Report

2025-09-02

Created:	2025-09-02
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUdPvEb4U75jsZrjHk8ICC-xhu_aegtM5

"Creekview CDD 2024 Bonds Requisition 110 Clay Electric" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-09-02 - 7:57:24 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-09-02 - 7:57:28 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-09-02 - 8:31:51 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-09-02 - 8:32:27 PM GMT - Time Source: server
-  Agreement completed.
2025-09-02 - 8:32:27 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3B VIII

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (Phase 2 Project)

The undersigned, a Responsible Officer of the Creekview Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of April 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of September 1, 2024 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **111**

(B) Name of Payee:

**Kilinski | Van Wyk PLLC
PO Box 6386
Tallahassee, FL 32314**

(C) Amount Payable: **\$3,218.50**

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

Professional Services related to 2022 Project Construction - Invoice 12990

(E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 2 Project;
4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

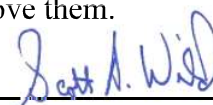
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 2 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 2 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 2 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 2 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 2 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

Creekview CDD
2300 Glades Road Suite 410W
Boca Raton, Florida 33431

INVOICE

Invoice # 12990
Date: 08/11/2025
Due On: 09/10/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$2,717.50	+ \$3,218.50	) - (\$0.00	) = \$5,936.00

CRKVIEW-105

Creekview CDD - 2024 Construction

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	CL	07/01/2025	Revise change order agreement.	0.40	\$300.00	\$120.00
Service	CL	07/07/2025	Revise Area 6 agreement to reflect plans and geotech reports received from S. Wild.	0.80	\$300.00	\$240.00
Service	JK	07/09/2025	Review amenity contract updates and analyze legal issues on same; provide comments to same; review further revisions and confer with developer counsel	0.40	\$345.00	\$138.00
Service	JK	07/10/2025	Finalize review of amenity construction contract and sign off on same	0.40	\$345.00	\$138.00
Service	CL	07/10/2025	Revise Area 6 construction contract; Confer with J. Cornelison re: the same.	1.30	\$300.00	\$390.00
Service	JK	07/10/2025	Review Area 6 construction contract; review bonds; review and edit assignment package; review plans and call on same	0.50	\$345.00	\$172.50

Service	CL	07/11/2025	Confer with J. Cornelison re: APF contract status.	0.20	\$300.00	\$60.00
Service	SD	07/14/2025	Prepare file update to construction matter with multiple construction contracts and documents related to same	0.70	\$185.00	\$129.50
Service	AR	07/16/2025	Prepare addendum to construction agreement.	1.60	\$300.00	\$480.00
Service	CL	07/17/2025	Finalize APF Road and amenity mass construction contract;	0.40	\$300.00	\$120.00
Service	JK	07/17/2025	Review updates to amenity contract and finalize same	0.40	\$345.00	\$138.00
Service	CD	07/17/2025	Review and respond to email from District Staff; Compile Amenity Site and Phases 3, 4 and 5 Agreement, Assignment and Exhibits; Confer with District Staff; Email to GreenePointe with final document	0.80	\$185.00	\$148.00
Service	JK	07/19/2025	Review/revise master construction contract, general conditions, assignment package and related exhibits	1.10	\$345.00	\$379.50
Service	CL	07/28/2025	Draft assignment package for amenity construction contract.	0.60	\$300.00	\$180.00
Service	JK	07/28/2025	Update and finalize amenity construction assignment contract, affidavits and incorporation into master contract	0.40	\$345.00	\$138.00
Service	CL	07/29/2025	Confer with J. Cornelison re: APF road contract.	0.10	\$300.00	\$30.00
Service	JK	07/31/2025	Call on JUM contract amendment and finalize same	0.20	\$345.00	\$69.00
Service	AH	07/31/2025	Prepare agreement for landscape install services.	0.70	\$185.00	\$129.50
Service	SD	07/31/2025	Receive executed "CV Area 6 - Clearing and Mass Grading Agreement" and "CV Area 6 - Assignment of Contract Docs;" and update District files regarding same.	0.10	\$185.00	\$18.50
					Total	\$3,218.50

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

Creekview CDD 2024 Bonds Requisition 111-Kilinski Van Wyk

Final Audit Report

2025-09-03

Created:	2025-09-03
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3sRndEECexCvNFhKZFgjurMvYF6riAwx

"Creekview CDD 2024 Bonds Requisition 111-Kilinski Van Wyk" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-09-03 - 5:53:23 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-09-03 - 5:53:28 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-09-03 - 7:50:43 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-09-03 - 7:51:14 PM GMT - Time Source: server
-  Agreement completed.
2025-09-03 - 7:51:14 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BIX

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (Phase 2 Project)

The undersigned, a Responsible Officer of the Creekview Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of April 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of September 1, 2024 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **112**

(B) Name of Payee: **Wire Instructions;
Ferguson Enterprises, LLC**

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

(C) Amount Payable: **\$ 314,462.52**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Creekview Area 4 and APF Road Area 2 Direct Owner Purchase (water, sewer, storm and underdrain)**

(E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 2 Project;
4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

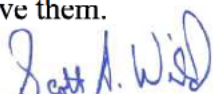
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 2 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 2 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 2 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 2 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 2 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer

FERG		
INVOICE NUMBER	AMOUNT	INVOICE DATE
2180527	\$188,463.60	08/20/25
2180695	\$125,998.92	08/22/25
TOTAL	\$314,462.52	



9692 FLORIDA MINING BLVD W
BUILDING #100
JACKSONVILLE, FL 32257

Please contact with Questions: 904-268-2551

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2180527	\$188,463.60	69547	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN
MAKING PAYMENT AND REMIT TO:**

FEL-JACKSONVILLE WW -#149
PO BOX 100286
ATLANTA, GA 30384-0286

MASTER ACCOUNT NUMBER: 1042440

SHIP TO:

CREEKVIEW COMMUNITY DEVELOPMEN
2300 GLADES RD STE 410W
APF RD PHASE 2
BOCA RATON, FL 33431

CREEKVIEW COMMUNITY DEVELOPMEN
AMERICANA DR
GREEN COVE SPRINGS, FL 32043

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH ID
149	149	FLE	APF RD PH 4	219	APF RD PH 4	08/20/25	116942D
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
1520	1520	DR18GP12	12 C900 DR18 PVC GJ GREE PIPE	40.270	FT	61210.40	
1660	1660	DR18BP12	12 C900 DR18 PVC GJ BLUE PIPE	40.270	FT	66848.20	
1500	1500	DR18PP12	12 C900 DR18 PVC GJ PURP PIPE	40.270	FT	60405.00	
INVOICE SUB-TOTAL						188463.60	

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.

Looking for a more convenient way to pay your bill?

Log in to **Ferguson.com** and request access to Online Bill Pay.



TERMS:	NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$188,463.60
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All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.



WATERWORKS

9692 FLORIDA MINING BLVD W
BUILDING #100
JACKSONVILLE, FL 32257

Please contact with Questions: 904-268-2551

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2180695	\$125,998.92	69547	1 of 1

PLEASE REFER TO INVOICE NUMBER WHEN
MAKING PAYMENT AND REMIT TO:

FEL-JACKSONVILLE WW -#149
PO BOX 100286
ATLANTA, GA 30384-0286

MASTER ACCOUNT NUMBER: 1042440

SHIP TO:

CREEKVIEW COMMUNITY DEVELOPMEN
2300 GLADES RD STE 410W
APF RD PHASE 2
BOCA RATON, FL 33431

CREEKVIEW COMMUNITY DEVELOPMEN
AMERICANA DR
APF RD PHASE 4
GREEN COVE SPRINGS, FL 32043

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
149	149	FLE	APF RD PH4	219	APF RD PH4	08/22/25	IO 116970
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
1	0	T302124	24 POLYE BELL END PLUG F/ HDPE		EA	0.00	
8	0	ASSIM1224CR	12X24 SS CNTR CASING SPACER		EA	0.00	
8	0	ASSIM1224CR	12X24 SS CNTR CASING SPACER		EA	0.00	
2	0	ASSIM1224CR	12X24 SS CNTR CASING SPACER		EA	0.00	
2	0	CCES0113202400	12X24 END SEAL		EA	0.00	
2	0	CCES0113202400	12X24 END SEAL		EA	0.00	
2	0	CCES0113202400	12X24 END SEAL		EA	0.00	
2	2	FL4477NL	LF 2 CTS PJ 90 ELL	269.000	EA	538.00	
21	21	SMGP6	6 MJ GSKT & BLT PK L/ GLAND	20.000	EA	420.00	
118	118	SMGP12	12 MJ GSKT & BLT PK L/ GLAND	30.000	EA	3540.00	
6	6	SPWPC6	6 SIGMA BELL REST F/ C900 *PVLOK	81.000	EA	486.00	
109	109	SPWPC12	12 SIGMA BELL REST F/ C900 *PVLOK	257.000	EA	28013.00	
168	168	SDR26HWSPX14	8X14 SDR26 HW PVC GJ SWR PIPE	11.940	FT	2005.92	
20	20	AFT350PU	6 CL350 CL DI FASTITE PIPE	30.000	FT	600.00	
140	140	DR18GPU	6 C900 DR18 PVC GJ GREE PIPE	11.100	FT	1554.00	
4	4	MJ1P4LA12	12 MJ C153 P-401 11-1/4 BEND L/A	1188.000	EA	4752.00	
1	1	MJTP4LA12U	12X6 MJ C153 P-401 TEE L/A	1410.000	EA	1410.00	
100	100	AX42250100	2X100 CTS 250 PSI NSF BLUE	2.000	FT	200.00	
100	100	AX62250100	2X100 CTS DR9 250 PSI REC PURP	2.000	FT	200.00	
4	4	MJ1LA12	12 MJ C153 11-1/4 BEND L/A	357.000	EA	1428.00	
16	16	MJ4LA12	12 MJ C153 45 BEND L/A	432.000	EA	6912.00	
2	2	MJ2LA12	12 MJ C153 22-1/2 BEND L/A	384.000	EA	768.00	
2	2	MJTLA12U	12X6 MJ C153 TEE L/A	494.000	EA	988.00	
4	4	MJTLA12	12 MJ C153 TEE L/A	721.000	EA	2884.00	
2	2	MJLSLA12	12X12 MJ C153 LONG SLV L/A	400.000	EA	800.00	
4	4	MJ4P4LAU	6 MJ C153 P-401 45 BEND L/A	525.000	EA	2100.00	
10	10	MJ4P4LA12	12 MJ C153 P-401 45 BEND L/A	1310.000	EA	13100.00	
4	4	MJTCAPLA12K	12X2 MJ C153 TAP CAP L/A	252.000	EA	1008.00	
13	13	SSLCE6	6 PVC WDG REST GLND *ONELOK	50.000	EA	650.00	
118	118	SSLCE12	12 PVC WDG REST GLND *ONELOK	150.000	EA	17700.00	
8	8	SSLDE6	6 DI MJ WDG REST GLND *ONELOK	50.000	EA	400.00	
4	4	AFC2606DLAFMM	6 DI MJ RW OL SS STEM VLV L/A	958.000	EA	3832.00	
10	10	AFC2612DLAFMM	12 DI MJ RW OL SS STEM VLV L/A	2971.000	EA	29710.00	
INVOICE SUB-TOTAL						125998.92	

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.							

TERMS:	NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$125,998.92
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All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.

Creekview CDD 2024 Bonds Requisition 112 - Ferguson

Final Audit Report

2025-09-08

Created:	2025-09-04
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOzC4ugHeUvQVqaWgdrQZApMAU-hBIEPI

"Creekview CDD 2024 Bonds Requisition 112 - Ferguson" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-09-04 - 7:33:59 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-09-04 - 7:34:03 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-09-08 - 3:54:25 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-09-08 - 3:55:06 PM GMT - Time Source: server
-  Agreement completed.
2025-09-08 - 3:55:06 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BX

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

**CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024
(Phase 2 Project)**

The undersigned, a Responsible Officer of the Creekview Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of April 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of September 1, 2024 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **113**

- (B) Name of Payee: **Wire Transfer Instructions:
Jax Utilities Management, Inc.**
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

- (C) Amount Payable: **\$ 983,474.20**

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
**APF Road Phases 3, 4, 5 and Amenity - Application for Payment No. 1
(August 2025)**

- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 2 Project;
4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 2 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 2 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 2 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 2 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 2 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702



FROM (CONTRACTOR):
Jax Utilities Management, Inc
 5465 Verna Boulevard
 Jacksonville, FL 32205

CONTRACT FOR:
 Underground Infrastructure

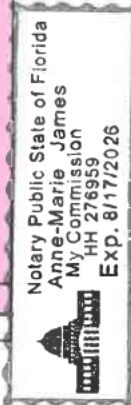
TO (OWNER):
Creekview, CDD
 c/o England-Thims & Miller, Inc.
 14775 Old St. Augustine Road
 Jacksonville, FL 32258

APPLICATION NO: 1
 PERIOD TO: August 25, 2025
 PROJECT: **APF 3, 4, 5 & Amenities**

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet, AIA Document G703, is attached.

CONTRACTORS APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0.00	0.00
Approved this Month		
Number Date Approved		
1		
2		
3		
4		
5		
6		
7		
8		
9		
TOTALS	0.00	0.00
Net change by Change Orders	0.00	0.00



The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid for by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and the current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM	\$8,321,994.00
2. Net Change by Change Orders	\$0.00
3. CONTRACT SUM TO DATE (LINE 1 +,- 2)	\$8,321,994.00
4. TOTAL COMPLETED AND STORED TO DATE	\$1,035,236.00
5. RETAINAGE	
a. 5% % (Column D+E on G703)	
Total retainage (Line 5a, or Total in Column J of G703)	51761.8
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$983,474.20
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$0.00
8. CURRENT PAYMENT DUE	\$983,474.20
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$7,338,519.80

State of: Florida County of: Duval
 Subscribed and sworn before me this 28th day of August, 2025
 Notary Public: [Signature]
 My Commission expires: August 17, 2026

AMOUNT CERTIFIED \$983,474.20
 ENGINEER: England-Thims & Miller, Inc.
 BY: [Signature] DATE: 9/4/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payments are without prejudice to any rights of the Owner or Contractor under this Contract

CONTRACTOR: Jax Utilities Management, Inc

By: [Signature] Date: 8/25/2025

ENGINEERS CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number: _____
 For Month Ending: 8/25/2025

Period Ending: 08/25/25

Variance Amount

Projected Final Amount

Billings To Date Amount

Remaining Billings \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Complete	Quantity
Amenity - Mass Grade & Sewer																	
MOBILIZATION AND SITE PREPARATION																	
Survey	1.00	LS	6,000.00	\$ 6,000.00		0.25	\$ 1,500.00		0.25	\$ 1,500.00	0.75	\$ 4,500.00	1.00	\$ 6,000.00	25%	0.000	\$ -
Testing	1.00	LS	3,500.00	\$ 3,500.00		0.25	\$ 875.00		0.25	\$ 875.00	0.75	\$ 2,625.00	1.00	\$ 3,500.00	25%	0.000	\$ -
Total			\$9,500.00	\$ 9,500.00			\$ 2,375.00			\$ 2,375.00		\$7,125.00		\$9,500.00	25.00%		\$ -
CLEARING AND GRUBBING																	
Clearing	4.00	AC	9,800.00	\$ 39,200.00		4.00	\$ 39,200.00		4.00	\$ 39,200.00	-	\$ -	4.00	\$ 39,200.00	100%	0.000	\$ -
Total				\$ 39,200.00			\$ 39,200.00			\$ 39,200.00		\$0.00		\$39,200.00	100.00%		\$ -
EARTHWORK																	
Fill from Area 4	36,200.00	CY	9.00	\$ 325,800.00		16,200.00	\$ 325,800.00		36,200.00	\$ 325,800.00	-	\$ -	36,200.00	\$ 325,800.00	100%	0.000	\$ -
Rough Grade	1.00	LS	2,000.00	\$ 2,000.00		1.00	\$ 2,000.00		1.00	\$ 2,000.00	-	\$ -	1.00	\$ 2,000.00	100%	0.000	\$ -
Total				\$ 327,800.00			\$ 327,800.00			\$ 327,800.00		\$0.00		\$327,800.00	100.00%		\$ -
EARTHWORK ASBUILTS																	
Asbults	1.000	LS	\$ 1,500.00	\$ 1,500.00		1.00	\$ 1,500.00		1.00	\$ 1,500.00	-	\$ -	1.00	\$ 1,500.00	100%	0.000	\$ -
Total				\$ 1,500.00			\$ 1,500.00			\$ 1,500.00		\$0.00		\$1,500.00	100.00%		\$ -
ROADWAY UNDERDRAIN																	
Roadway Underdrain	0.000	LF	\$ 36.67	\$ -			\$ -		-	\$ -	-	\$ -	-	\$ -	#DNV/01		\$ -
Total				\$ -			\$ -		-	\$ -		\$0.00		\$0.00	#DNV/01		\$ -
SANITARY SEWER SYSTEM																	
8" Sewer Main	470.000	LF	\$ 78.00	\$ 36,660.00		470.00	\$ 36,660.00		470.00	\$ 36,660.00	-	\$ -	470.00	\$ 36,660.00	100%	0.000	\$ -
Manholes	6.000	EA	\$ 13,200.00	\$ 79,200.00		6.00	\$ 79,200.00		6.00	\$ 79,200.00	-	\$ -	6.00	\$ 79,200.00	100%	0.000	\$ -
Services	1.000	EA	\$ 6,500.00	\$ 6,500.00			\$ -		-	\$ -	1.00	\$ 6,500.00	1.00	\$ 6,500.00	0%	0.000	\$ -
Dewater	1.000	LF	\$ 23,000.00	\$ 23,000.00		1.00	\$ 23,000.00		1.00	\$ 23,000.00	-	\$ -	1.00	\$ 23,000.00	100%	0.000	\$ -
Adjustments	1.000	EA	\$ 5,000.00	\$ 5,000.00			\$ -		-	\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00	0%	0.000	\$ -
TV Testing	470.000	LF	\$ 25.00	\$ 11,750.00			\$ -		-	\$ -		\$ -		\$ -			\$ -
Benchdown & Backfill	1.000	LS	\$ 6,500.00	\$ 6,500.00		1.00	\$ 6,500.00		1.00	\$ 6,500.00	-	\$ -	1.00	\$ 6,500.00	100%	0.000	\$ -
Tie In	1.000	LS	\$ 2,500.00	\$ 2,500.00		1.00	\$ 2,500.00		1.00	\$ 2,500.00	-	\$ -	1.00	\$ 2,500.00	100%	0.000	\$ -
Total				\$ 171,110.00			\$ 147,860.00			\$ 147,860.00		\$13,990.00		\$159,360.00	92.78%		\$ -
LIFT STATION & FORCEMAIN																	
Wetwell	1.000	LS	\$ 252,800.00	\$ 252,800.00		1.00	\$ 252,800.00		1.00	\$ 252,800.00	-	\$ -	1.00	\$ 252,800.00	100%	0.000	\$ -
Pumps & Panel	1.000	LS	\$ 141,500.00	\$ 141,500.00			\$ -		-	\$ -	1.00	\$ 141,500.00	1.00	\$ 141,500.00	0%	0.000	\$ -
Fence	1.000	LS	\$ 17,700.00	\$ 17,700.00			\$ -		-	\$ -	1.00	\$ 17,700.00	1.00	\$ 17,700.00	0%	0.000	\$ -
Concrete Paving, Stone, & Sitework	1.000	LS	\$ 48,000.00	\$ 48,000.00			\$ -		-	\$ -	1.00	\$ 48,000.00	1.00	\$ 48,000.00	0%	0.000	\$ -
Electric	1.000	LS	\$ 44,100.00	\$ 44,100.00			\$ -		-	\$ -	1.00	\$ 44,100.00	1.00	\$ 44,100.00	0%	0.000	\$ -
Start-Up & Test	1.000	LS	\$ 7,400.00	\$ 7,400.00			\$ -		-	\$ -	1.00	\$ 7,400.00	1.00	\$ 7,400.00	0%	0.000	\$ -
Force Main - 4"	65.000	LF	\$ 83.00	\$ 5,395.00			\$ -		-	\$ -	65.00	\$ 5,395.00	65.00	\$ 5,395.00	0%	0.000	\$ -
Tie In	1.000	LS	\$ 10,455.00	\$ 10,455.00			\$ -		-	\$ -	1.00	\$ 10,455.00	1.00	\$ 10,455.00	0%	0.000	\$ -
Total				\$ 527,350.00			\$ 252,800.00			\$ 252,800.00		\$274,550.00		\$527,350.00	47.94%		\$ -
WATER & SEWER AS-BUILTS																	
Water & Sewer As-Built	1.000	LS	\$ 5,000.00	\$ 5,000.00			\$ -		-	\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00	0%	0.000	\$ -
Total				\$ 5,000.00			\$ -		-	\$ -		\$5,000.00		\$5,000.00	0.00%		\$ -
SEEDING & SOD																	
Grassing - R/W	15,000.000	SY	\$ 0.80	\$ 12,000.00			\$ -		-	\$ -	15,000.00	\$ 12,000.00	15,000.00	\$ 12,000.00	0%	0.000	\$ -
Sod - Slope	3,800.000	SY	\$ 4.75	\$ 18,050.00			\$ -		-	\$ -	3,800.00	\$ 18,050.00	3,800.00	\$ 18,050.00	0%	0.000	\$ -
Total				\$ 30,050.00			\$ -		-	\$ -		\$30,050.00		\$30,050.00	0.00%		\$ -
EROSION CONTROL																	
SILT FENCE	2,000.000	LF	\$ 4.00	\$ 8,000.00		2,000.00	\$ 8,000.00		2,000.00	\$ 8,000.00	-	\$ -	2,000.00	\$ 8,000.00	100%	0.000	\$ -
CONSTRUCTION ENTRANCE	1.000	LF	\$ 9,300.00	\$ 9,300.00		1.00	\$ 9,300.00		1.00	\$ 9,300.00	-	\$ -	1.00	\$ 9,300.00	100%	0.000	\$ -
INLET PROTECTION	2.000	EA	\$ 500.00	\$ 1,000.00		1.00	\$ 500.00		1.00	\$ 500.00	1.00	\$ 500.00	2.00	\$ 1,000.00	50%	0.000	\$ -
Total				\$ 18,300.00			\$ 17,800.00			\$ 17,800.00		\$500.00		\$18,300.00	97.77%		\$ -

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number: _____
 For Month Ending: 8/25/2025

Period Ending: 08/25/25

Variance Amount

Projected Final Amount

Billings To Date Amount

Remaining Billings \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
STORMWATER POLLUTION PLAN																	
SWPPP	1.000	LS	\$ 3,000.00	\$ 3,000.00		1.00	\$ 3,000.00		1.00	\$ 3,000.00	-	\$ -	1.00	\$ 3,000.00	100%	0.000	\$ -
Total				\$ 3,000.00			\$ 3,000.00			\$ 3,000.00		\$ 0.00		\$ 3,000.00	100.00%		\$ -
BOND																	
Payment & Performance Bonds	1.000	LS	\$ 9,000.00	\$ 9,000.00		1.00	\$ 9,000.00		1.00	\$ 9,000.00	-	\$ -	1.00	\$ 9,000.00	100%	0.000	\$ -
Total				\$ 9,000.00			\$ 9,000.00			\$ 9,000.00		\$ 0.00		\$ 9,000.00	100.00%		\$ -

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 8/25/2025

Period Ending: 08/25/25

Variance Amount

Projected Final Amount

Billings To Date Amount

Remaining Billings \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
Amenity Total				\$1,141,810.00	50.00		\$801,335.00	\$0.00		\$801,335.00		\$328,725.00		\$1,130,060.00	Complete		\$0.00

Phase 1a Contract w/ Materials \$1,141,810.00

APF 2 Change Orders w/ Materials \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
APF 3																	
MOBILIZATION AND SITE PREPARATION																	
Mobilization	1.00	LS	15,000.00	\$ 15,000.00		0.50	\$ 7,500.00		0.50	\$ 7,500.00	0.50	\$ 7,500.00	1.00	\$ 15,000.00	50%	0.000	\$ -
Survey	1.00	LS	15,000.00	\$ 15,000.00		0.25	\$ 3,750.00		0.25	\$ 3,750.00	0.75	\$ 11,250.00	1.00	\$ 15,000.00	25%	0.000	\$ -
Maint. of Traffic	1.00	LS	500.00	\$ 500.00		1.00	\$ 500.00		1.00	\$ 500.00	-	\$ -	1.00	\$ 500.00	100%	0.000	\$ -
Testing	1.00	LS	8,000.00	\$ 8,000.00		0.25	\$ 2,000.00		0.25	\$ 2,000.00	0.75	\$ 6,000.00	1.00	\$ 8,000.00	25%	0.000	\$ -
Total				\$ 28,500.00			\$ 13,750.00			\$ 13,750.00		\$ 24,750.00		\$ 28,500.00	35.71%		\$ -

CLEARING AND GRUBBING																	
Clearing	1.00	AC	10,000.00	\$ 10,000.00		1.00	\$ 10,000.00		1.00	\$ 10,000.00	-	\$ -	1.00	\$ 10,000.00	100%	0.000	\$ -
Stripping	1.00	AC	2,500.00	\$ 2,500.00		1.00	\$ 2,500.00		1.00	\$ 2,500.00	-	\$ -	1.00	\$ 2,500.00	100%	0.000	\$ -
Total				\$ 12,500.00			\$ 12,500.00			\$ 12,500.00		\$ 0.00		\$ 12,500.00	100.00%		\$ -

UNSUITABLE MATERIAL																	
Remove & Replace Unsuitable	-	CY	0.00	\$ -			\$ -		-	\$ -	-	\$ -	-	\$ -	#DIV/0!	0.000	\$ -
Total				\$ -			\$ -			\$ -		\$ 0.00		\$ 0.00	#DIV/0!		\$ -

STORMWATER MNGT. POND CONSTRUCTION																	
Pond Excavation	8,500.00	CY	5.00	\$ 42,500.00			\$ -		-	\$ -	8,500.00	\$ 42,500.00	8,500.00	\$ 42,500.00	0%	0.000	\$ -
Dewatering	8,500.00	LS	0.70	\$ 5,950.00			\$ -		-	\$ -	8,500.00	\$ 5,950.00	8,500.00	\$ 5,950.00	0%	0.000	\$ -
Total				\$ 48,450.00			\$ -			\$ -		\$ 48,450.00		\$ 48,450.00			\$ -

EARTHWORK																	
Roadway Grading	1.00	LS	7,000.00	\$ 7,000.00			\$ -		-	\$ -	1.00	\$ 7,000.00	1.00	\$ 7,000.00	0%	0.000	\$ -
R/W Dress Up	700.00	LF	2.00	\$ 1,400.00			\$ -		-	\$ -	700.00	\$ 1,400.00	700.00	\$ 1,400.00	0%	0.000	\$ -
Total				\$ 8,400.00			\$ -			\$ -		\$ 8,400.00		\$ 8,400.00	0.00%		\$ -

ROADWAY CONSTRUCTION																	
Standard Curb	700.000	SY	23.00	\$ 16,100.00			\$ -		-	\$ -	700.00	\$ 16,100.00	700.00	\$ 16,100.00	0%	0.000	\$ -
8" Base	2,050.000	SY	19.00	\$ 38,950.00			\$ -		-	\$ -	2,050.00	\$ 38,950.00	2,050.00	\$ 38,950.00	0%	0.000	\$ -
12" Stabilized Subgrade	2,200.000	SY	7.20	\$ 15,840.00			\$ -		-	\$ -	2,200.00	\$ 15,840.00	2,200.00	\$ 15,840.00	0%	0.000	\$ -
Asphalt 1.5" SP 12.5 - FIRST LIFT	2,050.000	LS	18.50	\$ 37,925.00			\$ -		-	\$ -	2,050.00	\$ 37,925.00	2,050.00	\$ 37,925.00	0%	0.000	\$ -
Asphalt 1" SP 9.5 - SECOND LIFT	2,050.000	SY	17.50	\$ 35,875.00			\$ -		-	\$ -	2,050.00	\$ 35,875.00	2,050.00	\$ 35,875.00	0%	0.000	\$ -
Prime	2,050.000	SY	4.00	\$ 8,200.00			\$ -		-	\$ -	2,050.00	\$ 8,200.00	2,050.00	\$ 8,200.00	0%	0.000	\$ -
Stripping	1.000	LS	8,500.00	\$ 8,500.00			\$ -		-	\$ -	1.00	\$ 8,500.00	1.00	\$ 8,500.00	0%	0.000	\$ -
Sidewalk	120.000	SY	58.50	\$ 7,020.00			\$ -		-	\$ -	120.00	\$ 7,020.00	120.00	\$ 7,020.00	0%	0.000	\$ -
Handicap Ramps	4.000	EA	2,000.00	\$ 8,000.00			\$ -		-	\$ -	4.00	\$ 8,000.00	4.00	\$ 8,000.00	0%	0.000	\$ -
Total				\$ 176,410.00			\$ -			\$ -		\$ 176,410.00		\$ 176,410.00	0.00%		\$ -

STORM DRAINAGE SYSTEM																	
Restrain Joints at Water, Reuse & FM Crossings	1.000	LS	25,000.00	\$ 25,000.00			\$ -		-	\$ -	1.00	\$ 25,000.00	1.00	\$ 25,000.00	0%	0.000	\$ -
18" RCP	441.000	LF	87.00	\$ 38,367.00			\$ -		-	\$ -	441.00	\$ 38,367.00	441.00	\$ 38,367.00	0%	0.000	\$ -
36" RCP	190.000	LF	255.00	\$ 48,450.00			\$ -		-	\$ -	190.00	\$ 48,450.00	190.00	\$ 48,450.00	0%	0.000	\$ -
12"/15"/18" MES	3.000	EA	1,100.00	\$ 3,300.00			\$ -		-	\$ -	3.00	\$ 3,300.00	3.00	\$ 3,300.00	0%	0.000	\$ -
30" MES	3.000	EA	2,400.00	\$ 7,200.00			\$ -		-	\$ -	3.00	\$ 7,200.00	3.00	\$ 7,200.00	0%	0.000	\$ -
Adjustments	6.000	EA	750.00	\$ 4,500.00			\$ -		-	\$ -	6.00	\$ 4,500.00	6.00	\$ 4,500.00	0%	0.000	\$ -
Curb Inlets	5.000	EA	9,300.00	\$ 46,500.00			\$ -		-	\$ -	5.00	\$ 46,500.00	5.00	\$ 46,500.00	0%	0.000	\$ -
1/4 Storm Drain	631.000	LF	12.00	\$ 7,572.00			\$ -		-	\$ -	631.00	\$ 7,572.00	631.00	\$ 7,572.00	0%	0.000	\$ -
Type E Inlet	1.000	EA	7,000.00	\$ 7,000.00			\$ -		-	\$ -	1.00	\$ 7,000.00	1.00	\$ 7,000.00	0%	0.000	\$ -

Project Number: 2519.00
 Project Name: APF 3. 4. 5 & Amenity
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 8/25/2025

Period Ending: 08/25/25
 Variance Amount
 Projected Final Amount
 Billings To Date Amount

Remaining Billings \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
Drop Structures at Revised Pipe Crossings	1.000	EA	\$ 54,764.00	\$ 54,764.00			\$ -		-	\$ -	1.00	\$ 54,764.00	1.00	\$ 54,764.00	0%	0.000	\$ -
Total	0.000			\$ 242,653.00			\$ -			\$ -		\$ 242,653.00		\$ 242,653.00	0.00%		\$ -
ROADWAY UNDERDRAIN																	
Roadway Underdrain - PER PLAN	490.000	LF	\$ 36.00	\$ 17,640.00			\$ -		-	\$ -	490.00	\$ 17,640.00	490.00	\$ 17,640.00	0%		\$ -
Total				\$ 17,640.00			\$ -			\$ -		\$ 17,640.00		\$ 17,640.00			\$ -
PAVING & DRAINAGE AS-BUILTS																	
Paving & Drainage As built	1.000	LS	\$ 15,000.00	\$ 15,000.00			\$ -		-	\$ -	1.00	\$ 15,000.00	1.00	\$ 15,000.00	0%		\$ -
Total				\$ 15,000.00			\$ -			\$ -		\$ 15,000.00		\$ 15,000.00	0.00%		\$ -
WATER DISTRIBUTION SYSTEM																	
12" Watermain (incl fittings, T's, bends)	200.000	LF	\$ 144.00	\$ 28,800.00			\$ -		-	\$ -	200.00	\$ 28,800.00	200.00	\$ 28,800.00	0%	0.000	\$ -
Tie Ins	1.000	EA	\$ 18,000.00	\$ 18,000.00			\$ -		-	\$ -	1.00	\$ 18,000.00	1.00	\$ 18,000.00	0%	0.000	\$ -
Flushing Hydrants	1.000	EA	\$ 2,000.00	\$ 2,000.00			\$ -		-	\$ -	1.00	\$ 2,000.00	1.00	\$ 2,000.00	0%	0.000	\$ -
Test and Chlorinate	200.000	LF	\$ 10.00	\$ 2,000.00			\$ -		-	\$ -	200.00	\$ 2,000.00	200.00	\$ 2,000.00	0%	0.000	\$ -
Total				\$ 50,800.00			\$ -			\$ -		\$ 50,800.00		\$ 50,800.00	0.00%		\$ -
REUSE WATER DISTRIBUTION SYSTEM																	
12" Main & Fittings	180.000	LF	\$ 155.00	\$ 27,900.00			\$ -		-	\$ -	180.00	\$ 27,900.00	180.00	\$ 27,900.00	0%	0.000	\$ -
Tie In	1.000	EA	\$ 18,000.00	\$ 18,000.00			\$ -		-	\$ -	1.00	\$ 18,000.00	1.00	\$ 18,000.00	0%	0.000	\$ -
Flush Hydrant	1.000	EA	\$ 2,000.00	\$ 2,000.00			\$ -		-	\$ -	1.00	\$ 2,000.00	1.00	\$ 2,000.00	0%	0.000	\$ -
Testing	180.000	LF	\$ 1.000	\$ 1,800.00			\$ -		-	\$ -	180.00	\$ 1,800.00	180.00	\$ 1,800.00	0%	0.000	\$ -
Total				\$ 49,700.00			\$ -			\$ -		\$ 49,700.00		\$ 49,700.00	0.00%		\$ -
SANITARY SEWER SYSTEM																	
12" Forcemain	180.000	LF	\$ 148.00	\$ 26,640.00			\$ -		-	\$ -	180.00	\$ 26,640.00	180.00	\$ 26,640.00	0%	0.000	\$ -
6" Force Main	40.000	EA	\$ 83.00	\$ 3,320.00			\$ -		-	\$ -	40.00	\$ 3,320.00	40.00	\$ 3,320.00	0%	0.000	\$ -
ARV Valve & Vault	3.000	LS	\$ 7,000.00	\$ 21,000.00			\$ -		-	\$ -	3.00	\$ 21,000.00	3.00	\$ 21,000.00	0%	0.000	\$ -
Tie In	1.000	EA	\$ 12,000.00	\$ 12,000.00			\$ -		-	\$ -	1.00	\$ 12,000.00	1.00	\$ 12,000.00	0%	0.000	\$ -
Testing	220.000	LF	\$ 10.00	\$ 2,200.00			\$ -		-	\$ -	220.00	\$ 2,200.00	220.00	\$ 2,200.00	0%	0.000	\$ -
Type B crossing	1.000	EA	\$ 3,000.00	\$ 3,000.00			\$ -		-	\$ -	1.00	\$ 3,000.00	1.00	\$ 3,000.00	0%	0.000	\$ -
Total				\$ 68,160.00			\$ -			\$ -		\$ 68,160.00		\$ 68,160.00	0.00%		\$ -
WATER & SEWER AS-BUILTS																	
Water & Sewer As-Built	1.000	LS	\$ 18,000.00	\$ 18,000.00			\$ -		-	\$ -	1.00	\$ 18,000.00	1.00	\$ 18,000.00	0%	0.000	\$ -
Total				\$ 18,000.00			\$ -			\$ -		\$ 18,000.00		\$ 18,000.00	0.00%		\$ -
SLEEVES - IRRIG. - ELEC. - TELE- CATV																	
2.5" PER BID DOCS	1,500.000	LF	\$ 12.00	\$ 18,000.00			\$ -		-	\$ -	1,500.00	\$ 18,000.00	1,500.00	\$ 18,000.00	0%	0.000	\$ -
3"	2,000.000	LF	\$ 14.00	\$ 28,000.00			\$ -		-	\$ -	2,000.00	\$ 28,000.00	2,000.00	\$ 28,000.00	0%	0.000	\$ -
4"	2,000.000	LF	\$ 16.00	\$ 32,000.00			\$ -		-	\$ -	2,000.00	\$ 32,000.00	2,000.00	\$ 32,000.00	0%	0.000	\$ -
6"	1,500.000	LF	\$ 18.00	\$ 27,000.00			\$ -		-	\$ -	1,500.00	\$ 27,000.00	1,500.00	\$ 27,000.00	0%	0.000	\$ -
Total				\$ 105,000.00			\$ -			\$ -		\$ 105,000.00		\$ 105,000.00	0.00%		\$ -
ELECTRIC ALLOWANCE																	
PER BID DOCS	1.000	LS	\$ 100,000.00	\$ 100,000.00			\$ -		-	\$ -	1.00	\$ 100,000.00	1.00	\$ 100,000.00	0%	0.000	\$ -
Total				\$ 100,000.00			\$ -			\$ -		\$ 100,000.00		\$ 100,000.00	0.00%		\$ -
SEEDING & SOD																	
Grassing - R/W	1,500.000	SY	\$ 0.80	\$ 1,200.00			\$ -		-	\$ -	1,500.00	\$ 1,200.00	1,500.00	\$ 1,200.00	0%	0.000	\$ -
Sod - Ponds	3,000.000	SY	\$ 4.75	\$ 14,250.00			\$ -		-	\$ -	3,000.00	\$ 14,250.00	3,000.00	\$ 14,250.00	0%	0.000	\$ -
Sod - R/W Slope	2,000.000	SY	\$ 4.75	\$ 9,500.00			\$ -		-	\$ -	2,000.00	\$ 9,500.00	2,000.00	\$ 9,500.00	0%	0.000	\$ -
Sod - BOC	300.000	SY	\$ 4.75	\$ 1,425.00			\$ -		-	\$ -	300.00	\$ 1,425.00	300.00	\$ 1,425.00	0%	0.000	\$ -
Sod at settlement Ponds	2,200.000	SY	\$ 4.75	\$ 10,450.00			\$ -		-	\$ -	2,200.00	\$ 10,450.00	2,200.00	\$ 10,450.00	0%	0.000	\$ -
Total				\$ 36,825.00			\$ -			\$ -		\$ 36,825.00		\$ 36,825.00	0.00%		\$ -
EROSION CONTROL																	
Erosion Control NPDES	1.000	LS	\$ 5,000.00	\$ 5,000.00		0.20	\$ 1,000.00		0.20	\$ 1,000.00	0.80	\$ 4,000.00	1.00	\$ 5,000.00	20%	0.000	\$ -
Silt fence	4,000.000	LF	\$ 5.00	\$ 20,000.00		4,000.00	\$ 20,000.00		4,000.00	\$ 20,000.00	-	\$ -	4,000.00	\$ 20,000.00	100%	0.000	\$ -
Construction Entrance	1.000	LS	\$ 9,900.00	\$ 9,900.00		1.00	\$ 9,900.00		1.00	\$ 9,900.00	-	\$ -	1.00	\$ 9,900.00	100%	0.000	\$ -
Inlet Protection	5.000	EA	\$ 700.00	\$ 3,500.00			\$ -		-	\$ -	5.00	\$ 3,500.00	5.00	\$ 3,500.00	0%	0.000	\$ -
Turbidity Control	1.000	LS	\$ 3,000.00	\$ 3,000.00			\$ -		-	\$ -	1.00	\$ 3,000.00	1.00	\$ 3,000.00	0%	0.000	\$ -

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 8/25/2025

Period Ending: 08/25/25

Variance Amount

Projected Final Amount

Billings To Date Amount

Remaining Billings \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
Total				\$ 41,400.00			\$ 30,900.00			\$ 30,900.00		\$ 10,500.00		\$ 41,400.00	74.64%		\$ -

STORMWATER POLLUTION PLAN																	
SVWPPP	1.000	LS	\$ 4,000.00	\$ 2,000.00			\$ -			\$ -	1.00	\$ 4,000.00	1.00	\$ 4,000.00	0%	0.000	\$ 2,000.00
Total				\$ 2,000.00			\$ -			\$ -		\$ 4,000.00		\$ 4,000.00	0.00%		\$ 2,000.00

BOND																	
Payment Bond	1.000	LS	\$ 15,000.00	\$ 15,000.00			\$ -			\$ -	1.00	\$ 15,000.00	1.00	\$ 15,000.00	0%	0.000	\$ -
Contractor Warranty	1.000	LS	\$ 68,000.00	\$ 5,000.00			\$ -			\$ -	1.00	\$ 68,000.00	1.00	\$ 68,000.00	0%	0.000	\$ 63,000.00
Total				\$ 20,000.00			\$ -			\$ -		\$ 83,000.00		\$ 83,000.00	0.00%		\$ 63,000.00

APF 3				\$1,051,438.00	\$0.00	\$0.00	\$57,150.00	\$0.00	\$0.00	\$57,150.00	\$0.00	\$1,059,288.00	\$0.00	\$1,116,438.00	\$2.10	\$0.00	\$65,000.00
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APF 3 Contract w/ Materials	\$1,051,438.00
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APF 3 Change Orders w/ Materials	\$0.00
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Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
APF 4																	
MOBILIZATION AND SITE PREPARATION																	
Mobilization	1.00	LS	15,000.00	\$ 15,000.00		0.50	\$ 7,500.00		0.50	\$ 7,500.00	0.50	\$ 7,500.00	1.00	\$ 15,000.00	50%	0.000	\$ -
Survey	1.00	LS	24,000.00	\$ 24,000.00		0.25	\$ 6,000.00		0.25	\$ 6,000.00	0.75	\$ 18,000.00	1.00	\$ 24,000.00	25%	0.000	\$ -
Maint. of Traffic	1.00	LS	500.00	\$ 500.00		1.00	\$ 500.00		1.00	\$ 500.00	-	\$ -	1.00	\$ 500.00	100%	0.000	\$ -
Testing	1.00	LS	12,000.00	\$ 12,000.00		0.25	\$ 3,000.00		0.25	\$ 3,000.00	0.75	\$ 9,000.00	1.00	\$ 12,000.00	25%	0.000	\$ -
Total				\$ 51,500.00			\$ 17,000.00			\$ 17,000.00		\$ 34,500.00		\$ 51,500.00	39.01%		\$ -

CLEARING AND GRUBBING																	
Clearing		AC	6,200.00	\$ -			\$ -			\$ -		\$ -		\$ -	#DIV/0!	0.000	\$ -
Stripping		AC	3,570.00	\$ -			\$ -			\$ -		\$ -		\$ -	#DIV/0!	0.000	\$ -
Total				\$ -			\$ -			\$ -		\$ 0.00		\$ 0.00	#DIV/0!		\$ -

UNSUITABLE MATERIAL																	
Remove & Replace Unsuitable		CY	0.00	\$ -			\$ -			\$ -		\$ -		\$ -	#DIV/0!	0.000	\$ -
Total				\$ -			\$ -			\$ -		\$ 0.00		\$ 0.00	#DIV/0!		\$ -

STORMWATER MNGT. POND CONSTRUCTION																	
Pond Excavation	7,300.00	CY	5.00	\$ 36,500.00			\$ -			\$ -	7,300.00	\$ 36,500.00	7,300.00	\$ 36,500.00	0%	0.000	\$ -
DEWATERING	7,300.00	CY	0.70	\$ 5,110.00			\$ -			\$ -	7,300.00	\$ 5,110.00	7,300.00	\$ 5,110.00	0%	0.000	\$ -
Total				\$ 41,610.00			\$ -			\$ -		\$ 41,610.00		\$ 41,610.00			\$ -

EARTHWORK																	
Roadway Grading	1.00	LS	15,000.00	\$ 15,000.00			\$ -			\$ -	1.00	\$ 15,000.00	1.00	\$ 15,000.00	0%	0.000	\$ -
R/W Dress Up	4,650.00	LF	2.00	\$ 9,300.00			\$ -			\$ -	4,650.00	\$ 9,300.00	4,650.00	\$ 9,300.00	0%	0.000	\$ -
Total				\$ 24,300.00			\$ -			\$ -		\$ 24,300.00		\$ 24,300.00	0.00%		\$ -

ROADWAY CONSTRUCTION																	
Type C Curb	1,650.000	LF	\$ 24.50	\$ 40,425.00			\$ -			\$ -	1,650.00	\$ 40,425.00	1,650.00	\$ 40,425.00	0%	0.000	\$ -
Standard Curb	3,000.000	SY	\$ 23.00	\$ 69,000.00			\$ -			\$ -	3,000.00	\$ 69,000.00	3,000.00	\$ 69,000.00	0%	0.000	\$ -
8" Base	7,700.000	SY	\$ 19.00	\$ 146,300.00			\$ -			\$ -	7,700.00	\$ 146,300.00	7,700.00	\$ 146,300.00	0%	0.000	\$ -
12" Stabilized Subgrade	8,700.000	SY	\$ 7.20	\$ 62,640.00			\$ -			\$ -	8,700.00	\$ 62,640.00	8,700.00	\$ 62,640.00	0%	0.000	\$ -
Asphalt 1.5" SP 12.5 - FIRST LIFT	7,700.000	LS	\$ 18.50	\$ 142,450.00			\$ -			\$ -	7,700.00	\$ 142,450.00	7,700.00	\$ 142,450.00	0%	0.000	\$ -
Asphalt 1" SP 9.5 - SECOND LIFT	7,700.000	SY	\$ 17.50	\$ 134,750.00			\$ -			\$ -	7,700.00	\$ 134,750.00	7,700.00	\$ 134,750.00	0%	0.000	\$ -
Prime	7,700.000	SY	\$ 4.00	\$ 30,800.00			\$ -			\$ -	7,700.00	\$ 30,800.00	7,700.00	\$ 30,800.00	0%	0.000	\$ -
Stripping	1.000	LS	\$ 46,500.00	\$ 46,500.00			\$ -			\$ -	1.00	\$ 46,500.00	1.00	\$ 46,500.00	0%	0.000	\$ -
Sidewalk	1,580.000	SY	\$ 58.50	\$ 92,430.00			\$ -			\$ -	1,580.00	\$ 92,430.00	1,580.00	\$ 92,430.00	0%	0.000	\$ -
Handicap Ramps	4.000	EA	\$ 2,000.00	\$ 8,000.00			\$ -			\$ -	4.00	\$ 8,000.00	4.00	\$ 8,000.00	0%	0.000	\$ -

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenty
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 8/25/2025

Period Ending: 08/25/25
 Variance Amount
 Projected Final Amount
 Billings To Date Amount
 Remaining Billings \$0.00

Bld Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Variance at Completion	Quantity
Total				\$ 773,295.00			\$ -			\$ -		\$ 773,295.00		\$ 773,295.00	0.00%	\$ -	
STORM DRAINAGE SYSTEM																	
18" RCP	811.000	LF	\$ 87.00	\$ 70,557.00		85.00	\$ 7,395.00		85.00	\$ 7,395.00	726.00	\$ 63,162.00	811.00	\$ 70,557.00	10%	0.000	\$ -
24" RCP	420.000	LF	\$ 122.00	\$ 51,240.00		126.00	\$ 15,372.00		126.00	\$ 15,372.00	294.00	\$ 35,868.00	420.00	\$ 51,240.00	30%	0.000	\$ -
30" RCP	557.000	LF	\$ 182.00	\$ 101,374.00		250.00	\$ 45,500.00		250.00	\$ 45,500.00	307.00	\$ 55,874.00	557.00	\$ 101,374.00	45%	0.000	\$ -
12"/15"/18" MES	1.000	EA	\$ 1,100.00	\$ 1,100.00			\$ -			\$ -	1.00	\$ 1,100.00	1.00	\$ 1,100.00	0%	0.000	\$ -
30" MES	1.000	EA	\$ 2,400.00	\$ 2,400.00		1.00	\$ 2,400.00		1.00	\$ 2,400.00		\$ -	1.00	\$ 2,400.00	100%	0.000	\$ -
Adjustments	16.000	EA	\$ 750.00	\$ 12,000.00			\$ -			\$ -	16.00	\$ 12,000.00	16.00	\$ 12,000.00	0%	0.000	\$ -
Curb Inlets	11.000	EA	\$ 9,300.00	\$ 102,300.00		1.50	\$ 13,950.00		1.50	\$ 13,950.00	9.50	\$ 88,350.00	11.00	\$ 102,300.00	14%	0.000	\$ -
TV Storm Drain	1,881.000	LF	\$ 12.00	\$ 22,572.00			\$ -			\$ -	1,881.00	\$ 22,572.00	1,881.00	\$ 22,572.00	0%	0.000	\$ -
Type E Inlet	1.000	EA	\$ 7,000.00	\$ 7,000.00			\$ -			\$ -	1.00	\$ 7,000.00	1.00	\$ 7,000.00	0%	0.000	\$ -
Type H Inlet	1.000	EA	\$ 11,000.00	\$ 11,000.00			\$ -			\$ -	1.00	\$ 11,000.00	1.00	\$ 11,000.00	0%	0.000	\$ -
Manholes	3.000	EA	\$ 12,500.00	\$ 37,500.00		0.50	\$ 6,250.00		0.50	\$ 6,250.00	2.50	\$ 31,250.00	3.00	\$ 37,500.00	17%	0.000	\$ -
Outfall Weirs SMF-C-01	1.000	EA	\$ 74,600.00	\$ 74,600.00			\$ -			\$ -	1.00	\$ 74,600.00	1.00	\$ 74,600.00	0%	0.000	\$ -
Retaining Wall	240.000	LF	\$ 309.00	\$ 74,160.00			\$ -			\$ -	240.00	\$ 74,160.00	240.00	\$ 74,160.00	0%	0.000	\$ -
Total	0.000			\$ 567,803.00			\$ 90,467.00			\$ 90,467.00		\$ 476,936.00		\$ 567,803.00	16.00%	\$ -	
ROADWAY UNDERDRAIN																	
Roadway Underdrain - PER PLAN	1,650.000	LF	\$ 36.00	\$ 59,400.00			\$ -			\$ -	1,650.00	\$ 59,400.00	1,650.00	\$ 59,400.00	0%	\$ -	
Total				\$ 59,400.00			\$ -			\$ -		\$ 59,400.00		\$ 59,400.00	0%	\$ -	
PAVING & DRAINAGE AS-BUILTS																	
Paving & Drainage As built	1.000	LS	\$ 16,000.00	\$ 16,000.00			\$ -			\$ -	1.00	\$ 16,000.00	1.00	\$ 16,000.00	0%	\$ -	
Total				\$ 16,000.00			\$ -			\$ -		\$ 16,000.00		\$ 16,000.00	0.00%	\$ -	
WATER DISTRIBUTION SYSTEM																	
12" Watermain (incl fittings, T's, bends)	1,702.000	LF	\$ 143.00	\$ 243,386.00		255.00	\$ 36,465.00		255.00	\$ 36,465.00	1,447.00	\$ 206,921.00	1,702.00	\$ 243,386.00	15%	0.000	\$ -
Tie Ins	1.000	EA	\$ 12,500.00	\$ 12,500.00			\$ -			\$ -	1.00	\$ 12,500.00	1.00	\$ 12,500.00	0%	0.000	\$ -
Fire Hydrants w/ Gate Valve	2.000	EA	\$ 5,500.00	\$ 11,000.00			\$ -			\$ -	2.00	\$ 11,000.00	2.00	\$ 11,000.00	0%	0.000	\$ -
Flushing Hydrants	3.000	EA	\$ 2,000.00	\$ 6,000.00			\$ -			\$ -	3.00	\$ 6,000.00	3.00	\$ 6,000.00	0%	0.000	\$ -
Test and Chlorinate	1,702.000	LF	\$ 2.50	\$ 4,255.00			\$ -			\$ -	1,702.00	\$ 4,255.00	1,702.00	\$ 4,255.00	0%	0.000	\$ -
Case B Crossings	2.000	EA	\$ 3,000.00	\$ 6,000.00			\$ -			\$ -	2.00	\$ 6,000.00	2.00	\$ 6,000.00	0%	0.000	\$ -
Total				\$ 283,141.00			\$ 36,465.00			\$ 36,465.00		\$ 246,676.00		\$ 283,141.00	12.88%	\$ -	
REUSE WATER DISTRIBUTION SYSTEM																	
12" Main & Fittings	1,650.000	LF	\$ 121.00	\$ 199,650.00			\$ -			\$ -	1,650.00	\$ 199,650.00	1,650.00	\$ 199,650.00	0%	0.000	\$ -
Tie In	1.000	EA	\$ 7,500.00	\$ 7,500.00			\$ -			\$ -	1.00	\$ 7,500.00	1.00	\$ 7,500.00	0%	0.000	\$ -
Flush Hydrant	3.000	EA	\$ 2,000.00	\$ 6,000.00			\$ -			\$ -	3.00	\$ 6,000.00	3.00	\$ 6,000.00	0%	0.000	\$ -
Testing	1,650.000	LF	\$ 2.00	\$ 3,300.00			\$ -			\$ -	1,650.00	\$ 3,300.00	1,650.00	\$ 3,300.00	0%	0.000	\$ -
Type B Crossings	2.000	EA	\$ 8,000.00	\$ 16,000.00			\$ -			\$ -	2.00	\$ 16,000.00	2.00	\$ 16,000.00	0%	0.000	\$ -
Total				\$ 232,450.00			\$ -			\$ -		\$ 232,450.00		\$ 232,450.00	0.00%	\$ -	
SANITARY SEWER SYSTEM																	
8" Sewer Main 16'-18'	165.000	LF	\$ 108.00	\$ 17,820.00			\$ -			\$ -	165.00	\$ 17,820.00	165.00	\$ 17,820.00	0%	0.000	\$ -
Manholes	2.000	EA	\$ 16,300.00	\$ 32,600.00			\$ -			\$ -	2.00	\$ 32,600.00	2.00	\$ 32,600.00	0%	0.000	\$ -
Dewater	1.000	LF	\$ 18,000.00	\$ 18,000.00			\$ -			\$ -	1.00	\$ 18,000.00	1.00	\$ 18,000.00	0%	0.000	\$ -
Adjustments	2.000	EA	\$ 1,500.00	\$ 3,000.00			\$ -			\$ -	2.00	\$ 3,000.00	2.00	\$ 3,000.00	0%	0.000	\$ -
TV Testing	165.000	LF	\$ 19.00	\$ 3,135.00			\$ -			\$ -	165.00	\$ 3,135.00	165.00	\$ 3,135.00	0%	0.000	\$ -
Benthdwn & Backfill	1.000	LS	\$ 19,000.00	\$ 19,000.00			\$ -			\$ -	1.00	\$ 19,000.00	1.00	\$ 19,000.00	0%	0.000	\$ -
Total				\$ 98,555.00			\$ -			\$ -		\$ 88,555.00		\$ 98,555.00	0.00%	\$ -	
CCUA FORCEMAIN SYSTEM																	
12" Forcemain	1,560.000	LF	\$ 129.00	\$ 201,240.00		234.00	\$ 30,186.00		234.00	\$ 30,186.00	1,326.00	\$ 171,054.00	1,560.00	\$ 201,240.00	15%	0.000	\$ -
6" Force Main	122.000	EA	\$ 83.00	\$ 10,126.00			\$ -			\$ -	122.00	\$ 10,126.00	122.00	\$ 10,126.00	0%	0.000	\$ -
ARV Valve & Vault	2.000	LS	\$ 8,000.00	\$ 16,000.00			\$ -			\$ -	2.00	\$ 16,000.00	2.00	\$ 16,000.00	0%	0.000	\$ -
Tie In	1.000	EA	\$ 12,500.00	\$ 12,500.00			\$ -			\$ -	1.00	\$ 12,500.00	1.00	\$ 12,500.00	0%	0.000	\$ -
Testing	1,560.000	LF	\$ 2.00	\$ 3,120.00			\$ -			\$ -	1,560.00	\$ 3,120.00	1,560.00	\$ 3,120.00	0%	0.000	\$ -
Type B Crossings	2.000	EA	\$ 6,000.00	\$ 12,000.00			\$ -			\$ -	2.00	\$ 12,000.00	2.00	\$ 12,000.00	0%	0.000	\$ -
Total				\$ 254,986.00			\$ 30,186.00			\$ 30,186.00		\$ 224,800.00		\$ 254,986.00	11.84%	\$ -	
IRRIGATION & ELEC/TELE/CATV SLEEVES																	
2.5" UNIT COST ONLY	1,500.000	LF	\$ 12.00	\$ 18,000.00			\$ -			\$ -	1,500.00	\$ 18,000.00	1,500.00	\$ 18,000.00	0%	0.000	\$ -

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
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 Contract Number:
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Period Ending: 08/25/25

Variance Amount

Projected Final Amount

Billings To Date Amount

Remaining Billings \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
3"	2,000.000	LF	\$ 14.00	\$ 28,000.00			\$ -		-	\$ -	2,000.00	\$ 28,000.00	2,000.00	\$ 28,000.00	0%	0.000	\$ -
4"	2,000.000	LF	\$ 16.00	\$ 32,000.00			\$ -		-	\$ -	2,000.00	\$ 32,000.00	2,000.00	\$ 32,000.00	0%	0.000	\$ -
6"	1,500.000	LF	\$ 18.00	\$ 27,000.00			\$ -		-	\$ -	1,500.00	\$ 27,000.00	1,500.00	\$ 27,000.00	0%	0.000	\$ -
Total				\$ 87,000.00			\$ 30,186.00			\$ 30,186.00	\$329,800.00		\$359,986.00		8.39%		\$ -

WATER AND SEWER AS-BUILTS																	
Water & Sewer As-Builts	1.000	LS	\$ 25,000.00	\$ 25,000.00			\$ -		-	\$ -	1.00	\$ 25,000.00	1.00	\$ 25,000.00	0%	0.000	\$ -
Total				\$ 25,000.00			\$ -			\$ -	\$25,000.00		\$25,000.00		0.00%		\$ -

ELECTRIC ALLOWANCE																	
PER BID DOCS	1.000	LS	\$ 100,000.00	\$ 100,000.00			\$ -		-	\$ -	1.00	\$ 100,000.00	1.00	\$ 100,000.00	0%	0.000	\$ -
Total				\$ 100,000.00			\$ -			\$ -	\$100,000.00		\$100,000.00		0.00%		\$ -

SEEDING & SOD																	
Grassing - R/W	6,500.000	SY	\$ 0.80	\$ 5,200.00			\$ -		-	\$ -	6,500.00	\$ 5,200.00	6,500.00	\$ 5,200.00	0%	0.000	\$ -
Sod - Ponds	2,700.000	SY	\$ 4.75	\$ 12,825.00			\$ -		-	\$ -	2,700.00	\$ 12,825.00	2,700.00	\$ 12,825.00	0%	0.000	\$ -
Sod - R/W Slope	4,900.000	SY	\$ 4.75	\$ 23,275.00			\$ -		-	\$ -	4,900.00	\$ 23,275.00	4,900.00	\$ 23,275.00	0%	0.000	\$ -
Sod - BOC	1,700.000	SY	\$ 4.75	\$ 8,075.00			\$ -		-	\$ -	1,700.00	\$ 8,075.00	1,700.00	\$ 8,075.00	0%	0.000	\$ -
Total				\$ 49,375.00			\$ -			\$ -	\$49,375.00		\$49,375.00		0.00%		\$ -

EROSION CONTROL																	
Erosion Control NPDES	1.000	LS	\$ 6,000.00	\$ 6,000.00		0.20	\$ 1,200.00		0.20	\$ 1,200.00	0.80	\$ 4,800.00	1.00	\$ 6,000.00	20%	0.000	\$ -
Silt fence	7,500.000	LF	\$ 5.00	\$ 37,500.00		7,500.00	\$ 37,500.00		7,500.00	\$ 37,500.00	-	\$ -	7,500.00	\$ 37,500.00	100%	0.000	\$ -
Construction Entrance	1.000	LS	\$ 9,900.00	\$ 9,900.00		1.00	\$ 9,900.00		1.00	\$ 9,900.00	-	\$ -	1.00	\$ 9,900.00	100%	0.000	\$ -
Inlet Protection	12.000	EA	\$ 700.00	\$ 8,400.00			\$ -		-	\$ -	12.00	\$ 8,400.00	12.00	\$ 8,400.00	0%	0.000	\$ -
Turbidity Control	1.000	LS	\$ 3,000.00	\$ 3,000.00			\$ -		-	\$ -	1.00	\$ 3,000.00	1.00	\$ 3,000.00	0%	0.000	\$ -
Total				\$ 64,800.00			\$ 48,600.00			\$ 48,600.00	\$16,200.00		\$64,800.00		75.00%		\$ -

STORMWATER POLLUTION PLAN																	
SWPPP	1.000	LS	\$ 2,000.00	\$ 2,000.00			\$ -		-	\$ -	1.00	\$ 2,000.00	1.00	\$ 2,000.00	0%	0.000	\$ -
Total				\$ 2,000.00			\$ -			\$ -	\$2,000.00		\$2,000.00		0.00%		\$ -

BOND																	
Payment Bond	1.000	LS	\$ 29,000.00	\$ 29,000.00			\$ -		-	\$ -	1.00	\$ 29,000.00	1.00	\$ 29,000.00	0%	0.000	\$ -
Contractor Warranty	1.000	LS	\$ 8,000.00	\$ 8,000.00			\$ -		-	\$ -	1.00	\$ 8,000.00	1.00	\$ 8,000.00	0%	0.000	\$ -
Total				\$ 37,000.00			\$ -			\$ -	\$37,000.00		\$37,000.00		0.00%		\$ -

APF 4				\$2,781,215.00	\$0.00	\$0.00	\$223,118.00	\$0.00	\$0.00	\$223,118.00	\$1.00	\$2,545,597.00	\$1.00	\$2,768,715.00	#DIV/0!	\$0.00	\$0.00
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APF 4 Contract w/ Materials \$2,781,215.00

APF 4 Change Orders w/ Materials \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
APF 5																	
MOBILIZATION AND SITE PREPARATION																	
Mobilization	1.00	LS	\$ 15,000.00	\$ 15,000.00		0.50	\$ 7,500.00		0.50	\$ 7,500.00	0.50	\$ 7,500.00	1.00	\$ 15,000.00	50%	0.000	\$ -
Survey	1.00	LS	\$ 15,000.00	\$ 15,000.00		0.20	\$ 3,000.00		0.20	\$ 3,000.00	0.80	\$ 12,000.00	1.00	\$ 15,000.00	20%	0.000	\$ -
Maint. of Traffic	1.00	LS	\$ 283.00	\$ 283.00		1.00	\$ 283.00		1.00	\$ 283.00	-	\$ -	1.00	\$ 283.00	100%	0.000	\$ -
Testing	1.00	LS	\$ 14,000.00	\$ 14,000.00			\$ -		-	\$ -	1.00	\$ 14,000.00	1.00	\$ 14,000.00	0%	0.000	\$ -
Total				\$ 44,283.00			\$ 10,783.00			\$ 10,783.00	\$33,500.00		\$44,283.00		24.35%		\$ -

CLEARING AND GRUBBING																	
Clearing	-	AC	\$ 6,200.00	\$ -			\$ -		-	\$ -	-	\$ -	-	\$ -	#DIV/0!	0.000	\$ -
Stripping	-	AC	\$ 3,570.00	\$ -			\$ -		-	\$ -	-	\$ -	-	\$ -	#DIV/0!	0.000	\$ -
Total				\$ -			\$ -			\$ -	\$0.00		\$0.00		#DIV/0!		\$ -

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 8/25/2025

Period Ending: 08/25/25
 Variance Amount
 Projected Final Amount
 Billings To Date Amount
 Remaining Billings \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
UNSUITABLE MATERIAL																	
Remove & Replace Unsuitable	-	CY	0.00	\$ -			\$ -		-	\$ -	-	\$ -	-	\$ -	#DIV/0!	0.000	\$ -
Total				\$ -			\$ -			\$ -		\$0.00		\$0.00	#DIV/0!		\$ -
STORMWATER MNGT. POND CONSTRUCTION																	
Pond Excavation -	66,930.00	CY	5.00	\$ 334,650.00			\$ -		-	\$ -	66,930.00	\$ 334,650.00	66,930.00	\$ 334,650.00	0%	0.000	\$ -
DEWATERING	66,930.00	CY	0.70	\$ 46,851.00			\$ -		-	\$ -	66,930.00	\$ 46,851.00	66,930.00	\$ 46,851.00	0%	0.000	\$ -
Total				\$ 381,501.00			\$ -			\$ -		\$381,501.00		\$381,501.00			\$ -
EARTHWORK																	
Roadway Grading	1.00	LS	18,000.00	\$ 18,000.00			\$ -		-	\$ -	1.00	\$ 18,000.00	1.00	\$ 18,000.00	0%	0.000	\$ -
R/W Dress Up	7,100.00	LF	2.00	\$ 14,200.00			\$ -		-	\$ -	7,100.00	\$ 14,200.00	7,100.00	\$ 14,200.00	0%	0.000	\$ -
Total				\$ 32,200.00			\$ -			\$ -		\$32,200.00		\$32,200.00	0.00%		\$ -
ROADWAY CONSTRUCTION																	
Type C Curb	3,500.000	LF	\$ 24.50	\$ 85,750.00			\$ -		-	\$ -	3,500.00	\$ 85,750.00	3,500.00	\$ 85,750.00	0%	0.000	\$ -
Standard Curb	3,600.000	SY	\$ 23.00	\$ 82,800.00			\$ -		-	\$ -	3,600.00	\$ 82,800.00	3,600.00	\$ 82,800.00	0%	0.000	\$ -
8" Base	8,500.000	SY	\$ 19.00	\$ 161,500.00			\$ -		-	\$ -	8,500.00	\$ 161,500.00	8,500.00	\$ 161,500.00	0%	0.000	\$ -
12" Stabilized Subgrade	10,100.000	SY	\$ 7.20	\$ 72,720.00			\$ -		-	\$ -	10,100.00	\$ 72,720.00	10,100.00	\$ 72,720.00	0%	0.000	\$ -
Asphalt 1.5" SP 12.5 - FIRST LIFT	8,500.000	LS	\$ 18.50	\$ 157,250.00			\$ -		-	\$ -	8,500.00	\$ 157,250.00	8,500.00	\$ 157,250.00	0%	0.000	\$ -
Asphalt 1" SP 9.5 - SECOND LIFT	8,500.000	SY	\$ 17.50	\$ 148,750.00			\$ -		-	\$ -	8,500.00	\$ 148,750.00	8,500.00	\$ 148,750.00	0%	0.000	\$ -
Prime	8,500.000	SY	\$ 4.00	\$ 34,000.00			\$ -		-	\$ -	8,500.00	\$ 34,000.00	8,500.00	\$ 34,000.00	0%	0.000	\$ -
Striping	1.000	LS	\$ 36,300.00	\$ 36,300.00			\$ -		-	\$ -	1.00	\$ 36,300.00	1.00	\$ 36,300.00	0%	0.000	\$ -
Sidewalk	2,250.000	SY	\$ 58.50	\$ 131,625.00			\$ -		-	\$ -	2,250.00	\$ 131,625.00	2,250.00	\$ 131,625.00	0%	0.000	\$ -
Handicap Ramps	2.000	EA	\$ 2,000.00	\$ 4,000.00			\$ -		-	\$ -	2.00	\$ 4,000.00	2.00	\$ 4,000.00	0%	0.000	\$ -
Total				\$ 914,695.00			\$ -			\$ -		\$914,695.00		\$914,695.00	0.00%		\$ -
STORM DRAINAGE SYSTEM																	
18" RCP	939.000	LF	\$ 87.00	\$ 81,693.00			\$ -		-	\$ -	939.00	\$ 81,693.00	939.00	\$ 81,693.00	0%	0.000	\$ -
30" RCP	161.000	LF	\$ 182.00	\$ 29,302.00			\$ -		-	\$ -	161.00	\$ 29,302.00	161.00	\$ 29,302.00	0%	0.000	\$ -
48" RCP	374.000	LF	\$ 383.00	\$ 143,242.00			\$ -		-	\$ -	374.00	\$ 143,242.00	374.00	\$ 143,242.00	0%	0.000	\$ -
12"/15"/18" MES	2.000	EA	\$ 1,100.00	\$ 2,200.00			\$ -		-	\$ -	2.00	\$ 2,200.00	2.00	\$ 2,200.00	0%	0.000	\$ -
48" MES	2.000	EA	\$ 24,900.00	\$ 49,800.00			\$ -		-	\$ -	2.00	\$ 49,800.00	2.00	\$ 49,800.00	0%	0.000	\$ -
Adjustments	13.000	EA	\$ 750.00	\$ 9,750.00			\$ -		-	\$ -	13.00	\$ 9,750.00	13.00	\$ 9,750.00	0%	0.000	\$ -
Curb Inlets	10.000	EA	\$ 9,300.00	\$ 93,000.00			\$ -		-	\$ -	10.00	\$ 93,000.00	10.00	\$ 93,000.00	0%	0.000	\$ -
TV Storm Drain	787.000	LF	\$ 12.00	\$ 9,444.00			\$ -		-	\$ -	787.00	\$ 9,444.00	787.00	\$ 9,444.00	0%	0.000	\$ -
Type E Inlet	1.000	EA	\$ 7,000.00	\$ 7,000.00			\$ -		-	\$ -	1.00	\$ 7,000.00	1.00	\$ 7,000.00	0%	0.000	\$ -
Manholes	2.000	EA	\$ 12,500.00	\$ 25,000.00			\$ -		-	\$ -	2.00	\$ 25,000.00	2.00	\$ 25,000.00	0%	0.000	\$ -
Total	0.000			\$ 450,431.00			\$ -			\$ -		\$450,431.00		\$450,431.00	0.00%		\$ -
ROADWAY UNDERDRAIN																	
Roadway Underdrain - PER PLAN	3,340.000	LF	\$ 36.00	\$ 120,240.00			\$ -		-	\$ -	3,340.00	\$ 120,240.00	3,340.00	\$ 120,240.00	0%		\$ -
Total				\$ 120,240.00			\$ -			\$ -		\$ 120,240.00		\$ 120,240.00			\$ -
PAVING & DRAINAGE AS-BUILTS																	
Paving & Drainage As built	1.000	LS	\$ 17,000.00	\$ 17,000.00			\$ -		-	\$ -	1.00	\$ 17,000.00	1.00	\$ 17,000.00	0%		\$ -
Total				\$ 17,000.00			\$ -			\$ -		\$17,000.00		\$17,000.00	0.00%		\$ -
WATER DISTRIBUTION SYSTEM																	
12" Watermain (incl fittings, T's, bends)	2,200.000	LF	\$ 140.00	\$ 308,000.00			\$ -		-	\$ -	2,200.00	\$ 308,000.00	2,200.00	\$ 308,000.00	0%	0.000	\$ -
Tie Ins	2.000	EA	\$ 12,500.00	\$ 25,000.00			\$ -		-	\$ -	2.00	\$ 25,000.00	2.00	\$ 25,000.00	0%	0.000	\$ -
Fire Hydrants w/ Gate Valve	2.000	EA	\$ 5,500.00	\$ 11,000.00			\$ -		-	\$ -	2.00	\$ 11,000.00	2.00	\$ 11,000.00	0%	0.000	\$ -
Flushing Hydrants	2.000	EA	\$ 2,000.00	\$ 4,000.00			\$ -		-	\$ -	2.00	\$ 4,000.00	2.00	\$ 4,000.00	0%	0.000	\$ -
Test and Chlorinate	2,200.000	LF	\$ 2.50	\$ 5,500.00			\$ -		-	\$ -	2,200.00	\$ 5,500.00	2,200.00	\$ 5,500.00	0%	0.000	\$ -
Total				\$ 353,500.00			\$ -			\$ -		\$353,500.00		\$353,500.00	0.00%		\$ -
REUSE WATER DISTRIBUTION SYSTEM																	
12" Main & Fittings	2,155.000	LF	\$ 121.00	\$ 260,755.00			\$ -		-	\$ -	2,155.00	\$ 260,755.00	2,155.00	\$ 260,755.00	0%	0.000	\$ -
Tie In	2.000	EA	\$ 7,500.00	\$ 15,000.00			\$ -		-	\$ -	2.00	\$ 15,000.00	2.00	\$ 15,000.00	0%	0.000	\$ -
Flush Hydrant	2.000	EA	\$ 2,000.00	\$ 4,000.00			\$ -		-	\$ -	2.00	\$ 4,000.00	2.00	\$ 4,000.00	0%	0.000	\$ -
Testing	2,155.000	LF	\$ 2.00	\$ 4,310.00			\$ -		-	\$ -	2,155.00	\$ 4,310.00	2,155.00	\$ 4,310.00	0%	0.000	\$ -
Total				\$ 284,065.00			\$ -			\$ -		\$284,065.00		\$284,065.00	0.00%		\$ -

Project Number: 2519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 8/25/2025

Period Ending: 08/25/25
 Variance Amount
 Projected Final Amount
 Billings To Date Amount
 Remaining Billings \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current Quantity	Current Amount	Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount					Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
SANITARY SEWER SYSTEM																	
8" Sewer Main	304.000	LF	\$ 78.00	\$ 23,712.00			\$ -		-	\$ -	304.00	\$ 23,712.00	304.00	\$ 23,712.00	0%	0.000	\$ -
Manholes	2.000	EA	\$ 14,300.00	\$ 28,600.00			\$ -		-	\$ -	2.00	\$ 28,600.00	2.00	\$ 28,600.00	0%	0.000	\$ -
Dewater	1.000	LF	\$ 9,000.00	\$ 9,000.00			\$ -		-	\$ -	1.00	\$ 9,000.00	1.00	\$ 9,000.00	0%	0.000	\$ -
Adjustments	1.000	EA	\$ 16,000.00	\$ 16,000.00			\$ -		-	\$ -	1.00	\$ 16,000.00	1.00	\$ 16,000.00	0%	0.000	\$ -
TV Testing	304.000	LF	\$ 19.00	\$ 5,776.00			\$ -		-	\$ -	304.00	\$ 5,776.00	304.00	\$ 5,776.00	0%	0.000	\$ -
Benchdown & Backfill	1.000	LS	\$ 6,000.00	\$ 6,000.00			\$ -		-	\$ -	1.00	\$ 6,000.00	1.00	\$ 6,000.00	0%	0.000	\$ -
Total				\$ 89,088.00			\$ -	\$ -		\$ -		\$ 89,088.00		\$ 89,088.00	0.00%		\$ -
FORCEMAIN																	
12" Forcemain	1,080.000	LF	\$ 129.00	\$ 139,320.00			\$ -		-	\$ -	1,080.00	\$ 139,320.00	1,080.00	\$ 139,320.00	0%	0.000	\$ -
6" Force Main	105.000	EA	\$ 83.00	\$ 8,715.00			\$ -		-	\$ -	105.00	\$ 8,715.00	105.00	\$ 8,715.00	0%	0.000	\$ -
Tie In	1.000	EA	\$ 6,500.00	\$ 6,500.00			\$ -		-	\$ -	1.00	\$ 6,500.00	1.00	\$ 6,500.00	0%	0.000	\$ -
Testing	1,195.000	LF	\$ 2.00	\$ 2,390.00			\$ -		-	\$ -	1,195.00	\$ 2,390.00	1,195.00	\$ 2,390.00	0%	0.000	\$ -
Total				\$ 156,925.00			\$ -	\$ -		\$ -		\$ 156,925.00		\$ 156,925.00	0.00%		\$ -
WATER & SEWER AS-BUILTS																	
Water & Sewer As-Builts	1.000	LS	\$ 24,913.00	\$ 24,913.00			\$ -		-	\$ -	1.00	\$ 24,913.00	1.00	\$ 24,913.00	0%	0.000	\$ -
Total				\$ 24,913.00			\$ -	\$ -		\$ -		\$ 24,913.00		\$ 24,913.00	0.00%		\$ -
SLEEVES - IRRIG. - ELEC. - TELE- CATV																	
2.5" Per Bid Docs	1,500.000	LF	\$ 12.00	\$ 18,000.00			\$ -		-	\$ -	1,500.00	\$ 18,000.00	1,500.00	\$ 18,000.00	0%	0.000	\$ -
3"	2,000.000	LF	\$ 14.00	\$ 28,000.00			\$ -		-	\$ -	2,000.00	\$ 28,000.00	2,000.00	\$ 28,000.00	0%	0.000	\$ -
4"	2,000.000	LF	\$ 16.00	\$ 32,000.00			\$ -		-	\$ -	2,000.00	\$ 32,000.00	2,000.00	\$ 32,000.00	0%	0.000	\$ -
6"	1,500.000	LF	\$ 18.00	\$ 27,000.00			\$ -		-	\$ -	1,500.00	\$ 27,000.00	1,500.00	\$ 27,000.00	0%	0.000	\$ -
Total				\$ 105,000.00			\$ -	\$ -		\$ -		\$ 105,000.00		\$ 105,000.00	0.00%		\$ -
ELECTRIC ALLOWANCE																	
PER BID DOCS	1.000	LS	\$ 100,000.00	\$ 100,000.00			\$ -		-	\$ -	1.00	\$ 100,000.00	1.00	\$ 100,000.00	0%	0.000	\$ -
Total				\$ 100,000.00			\$ -	\$ -		\$ -		\$ 100,000.00		\$ 100,000.00	0.00%		\$ -
SEEDING & SOD																	
Grassing - R/W	9,800.000	SY	\$ 0.80	\$ 7,840.00			\$ -		-	\$ -	9,800.00	\$ 7,840.00	9,800.00	\$ 7,840.00	0%	0.000	\$ -
Sod - Ponds	6,800.000	SY	\$ 4.75	\$ 32,300.00			\$ -		-	\$ -	6,800.00	\$ 32,300.00	6,800.00	\$ 32,300.00	0%	0.000	\$ -
Sod - R/W Slope	11,400.000	SY	\$ 4.75	\$ 54,150.00			\$ -		-	\$ -	11,400.00	\$ 54,150.00	11,400.00	\$ 54,150.00	0%	0.000	\$ -
Sod - BOC	2,800.000	SY	\$ 4.75	\$ 13,300.00			\$ -		-	\$ -	2,800.00	\$ 13,300.00	2,800.00	\$ 13,300.00	0%	0.000	\$ -
Total				\$ 107,590.00			\$ -	\$ -		\$ -		\$ 107,590.00		\$ 107,590.00	0.00%		\$ -
EROSION CONTROL																	
Erosion Control NPDES	1.000	LS	\$ 8,000.00	\$ 8,000.00			\$ -		-	\$ -	1.00	\$ 8,000.00	1.00	\$ 8,000.00	0%	0.000	\$ -
Silt fence	7,900.000	LF	\$ 5.00	\$ 39,500.00			\$ -		-	\$ -	7,900.00	\$ 39,500.00	7,900.00	\$ 39,500.00	0%	0.000	\$ -
Construction Entrance	1.000	LS	\$ 9,900.00	\$ 9,900.00			\$ -		-	\$ -	1.00	\$ 9,900.00	1.00	\$ 9,900.00	0%	0.000	\$ -
Inlet Protection	21.000	EA	\$ 700.00	\$ 14,700.00			\$ -		-	\$ -	21.00	\$ 14,700.00	21.00	\$ 14,700.00	0%	0.000	\$ -
Turbidity Control	1.000	LS	\$ 2,000.00	\$ 2,000.00			\$ -		-	\$ -	1.00	\$ 2,000.00	1.00	\$ 2,000.00	0%	0.000	\$ -
Total				\$ 74,100.00			\$ -	\$ -		\$ -		\$ 74,100.00		\$ 74,100.00	0.00%		\$ -
STORMWATER POLLUTION PLAN																	
SWPPP	1.000	LS	\$ 2,000.00	\$ 2,000.00			\$ -		-	\$ -	1.00	\$ 2,000.00	1.00	\$ 2,000.00	0%	0.000	\$ -
Total				\$ 2,000.00			\$ -	\$ -		\$ -		\$ 2,000.00		\$ 2,000.00	0.00%		\$ -
BOND																	
Payment Bond	1.000	LS	\$ 59,000.00	\$ 59,000.00			\$ -		-	\$ -	1.00	\$ 59,000.00	1.00	\$ 59,000.00	0%	0.000	\$ -
Contractor Warranty	1.000	LS	\$ 31,000.00	\$ 31,000.00			\$ -		-	\$ -	1.00	\$ 31,000.00	1.00	\$ 31,000.00	0%	0.000	\$ -
Total				\$ 90,000.00			\$ -	\$ -		\$ -		\$ 90,000.00		\$ 90,000.00	0.00%		\$ -

APF 5				\$3,347,531.00			\$10,783.00	\$0.00	\$10,783.00		\$3,336,748.00		\$3,347,531.00		\$0.00	\$0.00
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APF 5 Contract w/ Materials	\$3,347,531.00
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APF 5 Change Orders w/ Materials

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number: _____
 For Month Ending: 8/25/2025

Period Ending: 08/25/25
 Variance Amount
 Projected Final Amount
 Billings To Date Amount

Remaining Billings \$0.00

Bld Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
				\$0.00													

APF 3, 4, 5 & Amenity				\$8,321,994.00			\$1,035,236.00			\$1,035,236.00		\$6,211,070.00		\$7,246,306.00			
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PARTIAL RELEASE OF CLAIM OF LIEN

The undersigned lienor, in consideration of payment in the amount of \$983,474.20 , hereby partially releases its claim of lien for labor, services, or materials furnished to Creekview GP, LLC, on the job of APF 3, 4, 5 & Amenity , for the following described property:

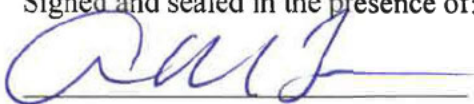
Creekview Amenity Site and APF Road Phases 3, 4, and 5

The undersigned lienor acknowledges previous receipt of \$0.00 and is executing this waiver and release in exchange for a check or checks in the additional amount of \$ 983,474.20 , this partial release of claim of lien expressly and totally is conditioned on receipt of the check or checks and the collection of the funds in the amount of \$ 983,474.20 .

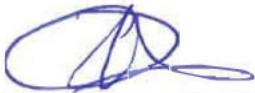
There remains unpaid \$ 8,321,994.00

Dated: August 25 , 20 25

Signed and sealed in the presence of:



Witness

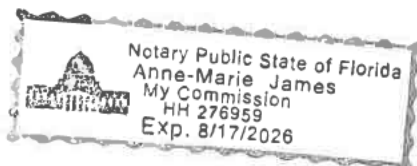


Lienor

STATE OF FLORIDA
COUNTY OF Duval

I HEREBY CERTIFY that on this day, August 25 , 2025 before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Charles D. Freshwater, as President of Jax Utilities Management, Inc. a Florida corporation, on behalf of the corporation, and she/he acknowledged before me that she/he executed the same and did so by order of the Board of Directors of the Corporation.

He/She is personally known to me ☒ produced N/A as identification ☐



Notary Public

Creekview CDD Requisition 113 - JUM

Final Audit Report

2025-09-08

Created:	2025-09-04
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzaLVJ1cG_YZh_Bc9t151fAE0ZhF17T2W

"Creekview CDD Requisition 113 - JUM" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-09-04 - 8:28:14 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-09-04 - 8:28:27 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-09-08 - 3:52:25 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-09-08 - 3:52:50 PM GMT - Time Source: server
-  Agreement completed.
2025-09-08 - 3:52:50 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BXI

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

**CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024
(Phase 2 Project)**

The undersigned, a Responsible Officer of the Creekview Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of April 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of September 1, 2024 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **114**

- (B) Name of Payee: **Wire Transfer Instructions:
Jax Utilities Management, Inc.**
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

- (C) Amount Payable: **\$ 935,587.84**

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Creekview Trail Area 4A and APF Road Phase 2 - Application for Payment No. 13 (August 2025)**

- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 2 Project;
4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 2 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 2 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 2 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 2 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 2 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702



FROM (CONTRACTOR):
Jax Utilities Management, Inc
5465 Verna Boulevard
Jacksonville, FL 32205

CONTRACT FOR:
Underground Infrastructure

TO (OWNER):
Creekview, CDD
c/o England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258

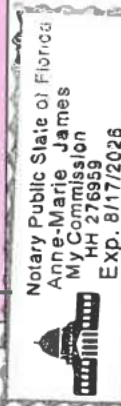
APPLICATION NO: 13
PERIOD TO: August 25, 2025
PROJECT: CV4A & APF2

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet, AIA Document G703, is attached.

CONTRACTORS APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner		
TOTAL	0.00	0.00
Approved this Month		
Number Description		
1 Area 4B	10,676,440.00	0.00
2 Lot Walls	437,835.00	
3 ODP APF2, 4A & B		(4,453,113.96)
4 Sleeves	328,808.64	
5 Fence for Walls	86,963.00	
6 Sheet Pile Walls	826,967.14	
7 Import from Granary	43,549.78	
8 Area 6 Credit		(1,296,515.00)
9 Creek Crossings	1,191,922.00	
10 60" Headwall	53,000.00	
11 Mulit Use Path	161,631.00	
TOTALS	13,807,116.56	(5,749,628.96)
Net change by Change Orders	8,057,487.60	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid for by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and the current payment shown herein is now due.



1. ORIGINAL CONTRACT SUM	\$15,286,792.50
2. Net Change by Change Orders	\$8,057,487.60
3. CONTRACT SUM TO DATE (LINE 1 +, - 2)	\$23,344,280.10
4. TOTAL COMPLETED AND STORED TO DATE	\$21,592,463.22
5. RETAINAGE	
a. 5% % (Column D+E on G703)	
Total retainage (Line 5a, or Total in Column J of G703)	\$1,079,623.16
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$20,512,840.06
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$19,577,252.22
8. CURRENT PAYMENT DUE	\$935,587.84
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$2,831,440.04

State of: Florida County of: Duval
Subscribed and sworn before me this 25th day of August 2025
Notary Public: [Signature]
My Commission expires: August 17, 2026

AMOUNT CERTIFIED \$935,587.84
ENGINEER: England-Thims & Miller, Inc.
BY: [Signature] DATE: 9/4/2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payments are without prejudice to any rights of the Owner or Contractor under this Contract

CONTRACTOR: Jax Utilities Management, Inc

By: [Signature] Date: 8/25/2025

ENGINEERS CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Project Number:
Project Name: CV4A & APF2
Owner Name: ET&M
Contract Number:
For Month Ending: 8/25/2025

39.67

Period Ending: 08/25/25
Variance \$0.00
Projected Final \$26,729,556.84
Billings To Date \$21,592,463.22
Remaining Billings \$5,137,093.62

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Proction vs. Original	
	Qty	UM	Unit Price	L&ETotal Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Variance at Completion	Quantity
APF Road 2																	
MOBILIZATION AND SITE PREPARATION																	
Mobilizations	1.00	LS	23,100.00	\$ 23,100.00	0.90		\$ -		0.90	\$ 20,790.00	0.10	\$ 2,310.00	1.00	\$ 23,100.00	90%	0.000	\$ -
Survey	1.00	LS	40,400.00	\$ 40,400.00	0.80	0.10	\$ 4,040.00		0.90	\$ 36,360.00	0.10	\$ 4,040.00	1.00	\$ 40,400.00	90%	0.000	\$ -
MOT	1.00	LS	500.00	\$ 500.00	1.00		\$ -		1.00	\$ 500.00	-	\$ -	1.00	\$ 500.00	100%	0.000	\$ -
Testing	1.00	LS	28,000.00	\$ 28,000.00	0.25	0.25	\$ 7,000.00		0.50	\$ 14,000.00	0.50	\$ 14,000.00	1.00	\$ 28,000.00	50%	0.000	\$ -
Total			\$92,000.00	\$ 92,000.00			\$ 11,040.00			\$ 71,630.00		\$ 20,350.00		\$ 92,000.00	77.88%		\$ -
CLEARING AND GRUBBING																	
Clearing	18.00	AC	6,400.00	\$ 115,200.00	18.00		\$ -		18.00	\$ 115,200.00	-	\$ -	18.00	\$ 115,200.00	100%	0.000	\$ -
Stripping	18.00	AC	3,570.00	\$ 64,260.00	18.00		\$ -		18.00	\$ 64,260.00	-	\$ -	18.00	\$ 64,260.00	100%	0.000	\$ -
Total				\$ 179,460.00			\$ -			\$ 179,460.00		\$ 0.00		\$ 179,460.00	100.00%		\$ -
STORMWATER MNGT.																	
Pond Excavation - TO APF PHASE TWO	39,100.00	CY	3.65	\$ 142,715.00	39,100.00		\$ -		39,100.00	\$ 142,715.00	-	\$ -	39,100.00	\$ 142,715.00	100%	0.000	\$ -
- TO APF 3 & SPREAD	33,400.00	CY	6.40	\$ 213,760.00	23,400.00		\$ -		23,400.00	\$ 149,760.00	10,000.00	\$ 64,000.00	33,400.00	\$ 213,760.00	70%	0.000	\$ -
CLEAR STOCKPILE SITE	3.50	AC	9,770.00	\$ 34,195.00	3.50		\$ -		3.50	\$ 34,195.00	-	\$ -	3.50	\$ 34,195.00	100%	0.000	\$ -
EXCAVATE HAUL & PUSH STOCKPILE	102,400.00	CY	5.10	\$ 522,240.00	102,400.00		\$ -		102,400.00	\$ 522,240.00	-	\$ -	102,400.00	\$ 522,240.00	100%	0.000	\$ -
DEWATERING	174,900.00	CY	0.70	\$ 122,430.00	154,331.00		\$ -		154,331.00	\$ 108,031.70	20,569.00	\$ 14,398.30	174,900.00	\$ 122,430.00	88%	0.000	\$ -
Total				\$ 1,075,340.00			\$ -			\$ 956,941.70		\$ 78,398.30		\$ 1,035,340.00			\$ -
EARTHWORK																	
Roadway Excavation - Spread Fill from Pond Ex	39,100.00	CY	1.10	\$ 43,010.00	37,304.00		\$ -		37,304.00	\$ 41,034.40	1,796.00	\$ 1,975.60	39,100.00	\$ 43,010.00	95%	0.000	\$ -
Roadway Grading	1.00	LS	26,400.00	\$ 26,400.00	0.70	0.70	\$ 5,280.00		0.90	\$ 23,760.00	0.10	\$ 2,640.00	1.00	\$ 26,400.00	90%	0.000	\$ -
R/W Dress Up	7,240.00	LF	2.00	\$ 14,480.00			\$ -		-	\$ -	7,240.00	\$ 14,480.00	7,240.00	\$ 14,480.00	0%	0.000	\$ -
Total				\$ 63,890.00			\$ 5,280.00			\$ 64,794.40		\$ 19,095.60		\$ 83,890.00	77.24%		\$ -
ROADWAY CONSTRUCTION																	
Type C Curb	3,120.000	LF	\$ 25.50	\$ 79,560.00	3,404.00	1,276.00	\$ 43,758.00		3,120.00	\$ 79,560.00	-	\$ -	3,120.00	\$ 79,560.00	100%	0.000	\$ -
Standard Curb	4,120.000	SY	\$ 24.00	\$ 98,880.00		4,120.00	\$ 98,880.00		4,120.00	\$ 98,880.00	-	\$ -	4,120.00	\$ 98,880.00	100%	0.000	\$ -
Valley Gutter	50.000	SY	\$ 65.00	\$ 3,250.00		50.00	\$ 3,250.00		50.00	\$ 3,250.00	-	\$ -	50.00	\$ 3,250.00	100%	0.000	\$ -
8" Base	9,700.000	SY	\$ 19.50	\$ 189,150.00		9,700.00	\$ 189,150.00		9,700.00	\$ 189,150.00	-	\$ -	9,700.00	\$ 189,150.00	100%	0.000	\$ -
12" Stabilized Subgrade	11,300.000	SY	\$ 7.60	\$ 85,880.00		11,300.00	\$ 85,880.00		11,300.00	\$ 85,880.00	-	\$ -	11,300.00	\$ 85,880.00	100%	0.000	\$ -
Asphalt 1.5" SP 12.5 - FIRST LIFT	9,700.000	LS	\$ 15.00	\$ 145,500.00			\$ -		-	\$ -	9,700.00	\$ 145,500.00	9,700.00	\$ 145,500.00	0%	0.000	\$ -
Prime	9,700.000	SY	\$ 4.00	\$ 38,800.00			\$ -		-	\$ -	9,700.00	\$ 38,800.00	9,700.00	\$ 38,800.00	0%	0.000	\$ -
Striping	1.000	LS	\$ 36,300.00	\$ 36,300.00			\$ -		-	\$ -	1.00	\$ 36,300.00	1.00	\$ 36,300.00	0%	0.000	\$ -
Sidewalk	2,260.000	SY	\$ 62.00	\$ 140,120.00			\$ -		-	\$ -	2,260.00	\$ 140,120.00	2,260.00	\$ 140,120.00	0%	0.000	\$ -
Handicap Ramps	4.000	EA	\$ 2,300.00	\$ 9,200.00			\$ -		-	\$ -	4.00	\$ 9,200.00	4.00	\$ 9,200.00	0%	0.000	\$ -
Total				\$ 826,640.00			\$ 420,918.00			\$ 456,720.00		\$ 369,920.00		\$ 826,640.00	55.25%		\$ -
STORM DRAINAGE SYSTEM																	
18" RCP	497.000	LF	\$ 62.04	\$ 30,832.20	497.00		\$ -	6,442.80	497.00	\$ 37,275.00	-	\$ -	497.00	\$ 37,275.00	100%	0.000	\$ -
24" RCP	62.000	LF	\$ 57.23	\$ 3,548.40	62.00		\$ -	3,209.60	62.00	\$ 6,758.80	-	\$ -	62.00	\$ 6,758.80	100%	0.000	\$ -
30" RCP	525.000	LF	\$ 107.23	\$ 56,296.40	525.00		\$ -	34,003.60	525.00	\$ 90,300.00	-	\$ -	525.00	\$ 90,300.00	100%	0.000	\$ -
36" RCP	114.000	LF	\$ 168.00	\$ 19,152.00	114.00		\$ -	8,550.00	114.00	\$ 27,702.00	-	\$ -	114.00	\$ 27,702.00	100%	0.000	\$ -
42" RCP	363.000	LF	\$ 302.00	\$ 109,626.00	363.00		\$ -	33,618.00	363.00	\$ 143,244.00	-	\$ -	363.00	\$ 143,244.00	100%	0.000	\$ -
48" RCP	99.000	LF	\$ 366.00	\$ 36,234.00	99.00		\$ -		99.00	\$ 36,234.00	-	\$ -	99.00	\$ 36,234.00	100%	0.000	\$ -
Segmented Retaining Wall at Sta. 79+00	241.000	LF	\$ 300.00	\$ 72,300.00			\$ -		-	\$ -	241.00	\$ 72,300.00	241.00	\$ 72,300.00	0%	0.000	\$ -
12"/15"/18" MES	4.000	EA	\$ 449.00	\$ 1,796.00	4.00		\$ -	2,604.00	4.00	\$ 4,400.00	-	\$ -	4.00	\$ 4,400.00	100%	0.000	\$ -
30" MES	1.000	EA	\$ 652.00	\$ 652.00	1.00		\$ -	1,748.00	1.00	\$ 2,400.00	-	\$ -	1.00	\$ 2,400.00	100%	0.000	\$ -
36" MES	1.000	EA	\$ 630.00	\$ 630.00	1.00		\$ -	2,370.00	1.00	\$ 3,000.00	-	\$ -	1.00	\$ 3,000.00	100%	0.000	\$ -
48" MES	1.000	EA	\$ 25,400.00	\$ 25,400.00	1.00		\$ -		1.00	\$ 25,400.00	-	\$ -	1.00	\$ 25,400.00	100%	0.000	\$ -
Adjustments	17.000	EA	\$ 750.00	\$ 12,750.00	17.00		\$ -		17.00	\$ 12,750.00	-	\$ -	17.00	\$ 12,750.00	100%	0.000	\$ -
Curb Inlets	11.000	EA	\$ 5,859.00	\$ 64,449.00	11.00		\$ -	37,851.00	11.00	\$ 102,300.00	-	\$ -	11.00	\$ 102,300.00	100%	0.000	\$ -
TV Storm Drain	1,660.000	LF	\$ 19.00	\$ 31,540.00	830.00		\$ -		830.00	\$ 15,770.00	830.00	\$ 15,770.00	1,660.00	\$ 31,540.00	50%	0.000	\$ -
Underdrain Stubs	440.000	LF	\$ 17.45	\$ 7,679.00	440.00		\$ -	8,601.00	440.00	\$ 16,280.00	-	\$ -	440.00	\$ 16,280.00	100%	0.000	\$ -
Type E Inlet	2.000	EA	\$ 3,752.00	\$ 7,504.00	2.00		\$ -	6,496.00	2.00	\$ 14,000.00	-	\$ -	2.00	\$ 14,000.00	100%	0.000	\$ -
Type H Inlet	2.000	EA	\$ 6,013.00	\$ 12,026.00	2.00		\$ -	9,974.00	2.00	\$ 22,000.00	-	\$ -	2.00	\$ 22,000.00	100%	0.000	\$ -
Manholes	2.000	EA	\$ 5,318.50	\$ 10,637.00	2.00		\$ -	8,163.00	2.00	\$ 18,800.00	-	\$ -	2.00	\$ 18,800.00	100%	0.000	\$ -
12' x 6' Box Culvert	200.000	LF	\$ 2,018.00	\$ 403,600.00	200.00		\$ -	315,469.00	200.00	\$ 719,069.00	-	\$ -	200.00	\$ 719,069.00	100%	0.000	\$ -
Retaining Wall with Box Culvert Headwalls				\$ -			\$ -		-	\$ -	-	\$ -	-	\$ -		0.000	\$ -

Project Number:
 Project Name: CV4A & APF2
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 8/25/2025

39.67

Period Ending: 08/25/25
 Variance \$0.00
 Projected Final \$26,719,556.84
 Billings To Date \$21,592,463.22
 Remaining Billings \$5,127,093.62

Bid Items	Original Contract Amt				Prev.	Current		Materials	To Date		Remaining		Projected Final		Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount	% Complete	Variance at Completion
Excavation & Backfill	1.000	LS	\$ 273,000.00	\$ 273,000.00	0.80	0.80	\$ 54,600.00		1.00	\$ 273,000.00	-	\$ -	1.00	\$ 273,000.00	100%	0.000 \$ -
Wall Construction	1.000	LS	\$ 880,000.00	\$ 880,000.00	0.80	0.80	\$ 88,000.00		0.90	\$ 792,000.00	0.10	\$ 88,000.00	1.00	\$ 880,000.00	90%	0.000 \$ -
Total	0.000			\$ 2,050,652.00			\$ 142,600.00	\$ 479,100.00		\$ 1,562,682.00		\$ 176,070.00		\$ 2,538,752.00	93.06%	\$ -
PAVING & DRAINAGE AS-BUILTS																
Paving & Drainage As-Built	1.000	LS	\$ 25,000.00	\$ 25,000.00	-	-	\$ -		-	\$ -	1.00	\$ 25,000.00	1.00	\$ 25,000.00	0%	\$ -
Total				\$ 25,000.00			\$ -	\$ -		\$ -		\$ 25,000.00		\$ 25,000.00	0.00%	\$ -
WATER DISTRIBUTION SYSTEM																
12" Watermain (incl fittings, T's, bends)	2,330.000	LF	\$ 85.80	\$ 199,908.80	2,140.00	190.00	\$ 16,301.58	\$ 156,581.20	2,330.00	\$ 356,490.00	-	\$ -	2,330.00	\$ 356,490.00	100%	0.000 \$ -
Tie Ins	1.000	EA	\$ 5,500.00	\$ 5,500.00	-	-	\$ -		-	\$ -	1.00	\$ 5,500.00	1.00	\$ 5,500.00	0%	0.000 \$ -
Fire Hydrants w/ Gate Valve	2.000	EA	\$ 5,500.00	\$ 11,000.00	2.00	-	\$ -		2.00	\$ 11,000.00	-	\$ -	2.00	\$ 11,000.00	100%	0.000 \$ -
Flushing Hydrants	2.000	EA	\$ 2,000.00	\$ 4,000.00	-	-	\$ -		-	\$ -	2.00	\$ 4,000.00	2.00	\$ 4,000.00	0%	0.000 \$ -
Services - 2" Service to Lift Station	1.000	EA	\$ 2,400.00	\$ 2,400.00	1.00	-	\$ -		1.00	\$ 2,400.00	-	\$ -	1.00	\$ 2,400.00	100%	0.000 \$ -
Test and Chlorinate	2,330.000	LF	\$ 1.50	\$ 3,495.00	-	-	\$ -		-	\$ -	2,330.00	\$ 3,495.00	2,330.00	\$ 3,495.00	0%	0.000 \$ -
Total				\$ 226,303.80			\$ 16,301.58	\$ 156,581.20		\$ 369,890.00		\$ 176,995.00		\$ 546,885.00	86.61%	\$ -
SANITARY SEWER SYSTEM																
8" Sewer Main	1,568.000	LF	\$ 64.87	\$ 101,716.16	1,568.00	-	\$ -	\$ 20,587.84	1,568.00	\$ 122,304.00	-	\$ -	1,568.00	\$ 122,304.00	100%	0.000 \$ -
Manholes	9.000	EA	\$ 8,105.11	\$ 72,946.00	9.00	-	\$ -	\$ 60,467.00	9.00	\$ 133,413.00	-	\$ -	9.00	\$ 133,413.00	100%	0.000 \$ -
Dewater	1.000	LF	\$ 82,000.00	\$ 82,000.00	1.00	-	\$ -		1.00	\$ 82,000.00	-	\$ -	1.00	\$ 82,000.00	100%	0.000 \$ -
Adjustments	1.000	EA	\$ 12,000.00	\$ 12,000.00	-	-	\$ -		-	\$ -	1.00	\$ 12,000.00	1.00	\$ 12,000.00	0%	0.000 \$ -
TV Testing	1,568.000	LF	\$ 18.00	\$ 28,224.00	-	-	\$ -		-	\$ -	1,568.00	\$ 28,224.00	1,568.00	\$ 28,224.00	0%	0.000 \$ -
Benchdown & Backfill	1.000	LS	\$ 27,000.00	\$ 27,000.00	1.00	-	\$ -		1.00	\$ 27,000.00	-	\$ -	1.00	\$ 27,000.00	100%	0.000 \$ -
Total				\$ 223,886.16			\$ -	\$ 81,054.84		\$ 364,717.00		\$ 409,224.00		\$ 409,941.00	90.07%	\$ -
LIFT STATION & FORCEMAIN																
Wetwell	1.000	LS	\$ 229,309.00	\$ 229,309.00	1.00	-	\$ -	\$ 62,691.00	1.00	\$ 292,000.00	(0.00)	\$ (0.00)	1.00	\$ 292,000.00	100%	0.000 \$ -
Pumps & Panel	1.000	LS	\$ 174,000.00	\$ 174,000.00	1.00	-	\$ -		1.00	\$ 174,000.00	-	\$ -	1.00	\$ 174,000.00	100%	0.000 \$ -
Fence	1.000	LS	\$ 19,300.00	\$ 19,300.00	-	-	\$ -		-	\$ -	1.00	\$ 19,300.00	1.00	\$ 19,300.00	0%	0.000 \$ -
Concrete Paving, Stone, & Sitework	1.000	LS	\$ 54,000.00	\$ 54,000.00	-	-	\$ -		-	\$ -	1.00	\$ 54,000.00	1.00	\$ 54,000.00	0%	0.000 \$ -
Electric	1.000	LS	\$ 54,000.00	\$ 54,000.00	1.00	-	\$ -		1.00	\$ 54,000.00	-	\$ -	1.00	\$ 54,000.00	100%	0.000 \$ -
Start-Up & Test	1.000	LS	\$ 8,500.00	\$ 8,500.00	-	-	\$ -		-	\$ -	1.00	\$ 8,500.00	1.00	\$ 8,500.00	0%	0.000 \$ -
6" Forcemain	1,443.000	LF	\$ 43.36	\$ 62,567.60	1,443.00	-	\$ -	\$ 28,341.40	1,443.00	\$ 90,909.00	-	\$ -	1,443.00	\$ 90,909.00	100%	0.000 \$ -
ARV Valve & Vault	1.000	LS	\$ 1,642.00	\$ 1,642.00	-	-	\$ -	\$ 6,758.40	-	\$ -	1.00	\$ 1,642.00	1.00	\$ 8,400.40	80%	0.000 \$ -
Testing	1.000	LS	\$ 1,800.00	\$ 1,800.00	-	-	\$ -		-	\$ -	1.00	\$ 1,800.00	1.00	\$ 1,800.00	0%	0.000 \$ -
Total				\$ 605,118.60			\$ -	\$ 97,790.80		\$ 617,647.40		\$ 405,244.00		\$ 702,909.40	87.87%	\$ -
WATER & SEWER AS-BUILTS																
Water & Sewer As-Built	1.000	LS	\$ 32,000.00	\$ 32,000.00	-	-	\$ -		-	\$ -	1.00	\$ 32,000.00	1.00	\$ 32,000.00	0%	0.000 \$ -
Total				\$ 32,000.00			\$ -	\$ -		\$ -		\$ 32,000.00		\$ 32,000.00	0.00%	\$ -
ELECTRIC ALLOWANCE																
Clay Electric Allowance per Bid Docs	1.000	LS	\$ 150,000.00	\$ 150,000.00	1.00	-	\$ -		1.00	\$ 149,778.00	0.00	\$ 222.00	1.00	\$ 150,000.00	100%	0.000 \$ -
Total				\$ 150,000.00			\$ -	\$ -		\$ 149,778.00		\$ 222.00		\$ 150,000.00	99.85%	\$ -
SEEDING & SOD																
Grassing - R/W	16,500.000	SY	\$ 0.80	\$ 13,200.00	-	-	\$ -		-	\$ -	16,500.00	\$ 13,200.00	16,500.00	\$ 13,200.00	0%	0.000 \$ -
Sod - Ponds	28,700.000	SY	\$ 4.75	\$ 136,325.00	-	-	\$ -		-	\$ -	28,700.00	\$ 136,325.00	28,700.00	\$ 136,325.00	0%	0.000 \$ -
Sod - R/W Slope	12,800.000	SY	\$ 4.75	\$ 60,800.00	-	-	\$ -		-	\$ -	12,800.00	\$ 60,800.00	12,800.00	\$ 60,800.00	0%	0.000 \$ -
Sod - BOC	1,500.000	SY	\$ 4.75	\$ 7,125.00	-	-	\$ -		-	\$ -	1,500.00	\$ 7,125.00	1,500.00	\$ 7,125.00	0%	0.000 \$ -
Total				\$ 217,450.00			\$ -	\$ -		\$ -		\$ 217,450.00		\$ 217,450.00	0.00%	\$ -
EROSION CONTROL																
Erosion Control NPDES	1.000	LS	\$ 19,500.00	\$ 19,500.00	0.90	-	\$ -		0.90	\$ 17,550.00	0.10	\$ 1,950.00	1.00	\$ 19,500.00	90%	0.000 \$ -
Silt Fence	8,000.000	LF	\$ 5.00	\$ 40,000.00	8,000.00	-	\$ -		8,000.00	\$ 40,000.00	-	\$ -	8,000.00	\$ 40,000.00	100%	0.000 \$ -
Construction Entrance	1.000	LS	\$ 9,900.00	\$ 9,900.00	1.00	-	\$ -		1.00	\$ 9,900.00	-	\$ -	1.00	\$ 9,900.00	100%	0.000 \$ -
Inlet Protection	17.000	EA	\$ 700.00	\$ 11,900.00	-	-	\$ -		-	\$ -	17.00	\$ 11,900.00	17.00	\$ 11,900.00	0%	0.000 \$ -
Turbidity Control	1.000	LS	\$ 32,000.00	\$ 32,000.00	1.00	-	\$ -		1.00	\$ 32,000.00	-	\$ -	1.00	\$ 32,000.00	100%	0.000 \$ -
Total				\$ 113,300.00			\$ -	\$ 99,450.00		\$ 113,850.00		\$ 113,850.00		\$ 113,850.00	87.78%	\$ -
STORMWATER POLLUTION PLAN																
SWPPP	1.000	LS	\$ 5,000.00	\$ 5,000.00	1.00	-	\$ -		1.00	\$ 5,000.00	-	\$ -	1.00	\$ 5,000.00	100%	0.000 \$ -

Project Number:
 Project Name: CV4A & APF2
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 8/25/2025

39.67

Period Ending: 08/25/25
 Variance \$0.00
 Projected Final \$26,729,556.84
 Billings To Date \$21,592,463.22
 Remaining Billings \$5,137,093.62

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount

BOND																	
Payment & Performance Bonds	1.000	LS	\$ 98,500.00	\$ 98,500.00	1.00		\$ -		1.00	\$ 98,500.00	-	\$ -	1.00	\$ 98,500.00	100%	0.000	\$ -
Contractor Warranty	1.000	LS	\$ 48,700.00	\$ 48,700.00			\$ -			\$ -	1.00	\$ 48,700.00	1.00	\$ 48,700.00	0%	0.000	\$ -
Total				\$ 147,200.00			\$ -			\$ 98,500.00		\$ 48,700.00		\$ 147,200.00	66.92%		\$ -

Bid Alternates																	
HP for RCP	1.000	LS	\$ (13,474.00)	\$ (13,474.00)	1.00		\$ -		1.00	\$ (13,474.00)	-	\$ -	1.00	\$ (13,474.00)	100%	0.000	\$ -
Total				\$ (13,474.00)			\$ -			\$ (13,474.00)		\$ 0.00		\$ (13,474.00)	100.00%		\$ -

CHANGE ORDERS	Original				To Date Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount

Change Order 1																	
ODP American Precast	1.000	LS	\$ (523,192.00)	\$ (523,192.00)	1.00		\$ -		1.00	\$ (523,192.00)	-	\$ -	1.00	\$ (523,192.00)	100%	0.000	\$ -
ODP Ferguson	1.000	LS	\$ (205,510.84)	\$ (205,510.84)	1.00		\$ -		1.00	\$ (205,510.84)	-	\$ -	1.00	\$ (205,510.84)	100%	0.000	\$ -
County Materials	1.000	LS	\$ (85,824.00)	\$ (85,824.00)	1.00		\$ -		1.00	\$ (85,824.00)	-	\$ -	1.00	\$ (85,824.00)	100%	0.000	\$ -
Sheet Pile Walls (above contract value)	1.000	LS	\$ 826,967.14	\$ 826,967.14	1.00		\$ -		1.00	\$ 826,967.14	-	\$ -	1.00	\$ 826,967.14	100%	0.000	\$ -
Sleeves & Electric True-Up	1.000	LS	\$ (118,598.52)	\$ (118,598.52)	1.00		\$ -		1.00	\$ (118,598.52)	-	\$ -	1.00	\$ (118,598.52)	100%	0.000	\$ -
Area 6 Credit	1.000	LS	\$ (1,296,515.00)	\$ (1,296,515.00)	1.00		\$ -		1.00	\$ (1,296,515.00)	-	\$ -	1.00	\$ (1,296,515.00)	100%	0.000	\$ -
60" Headwall	1.000	LS	\$ 53,000.00	\$ 53,000.00			\$ -			\$ -		\$ -	1.00	\$ 53,000.00		0.000	\$ -
Creek Crossing	1.000	LS	\$ 1,191,923.00	\$ 1,191,923.00	1.00		\$ -		1.00	\$ 1,191,923.00	-	\$ -	1.00	\$ 1,191,923.00	100%	0.000	\$ -
Change Order Totals				\$ (157,750.22)			\$ -	0.000		\$ (157,750.22)		\$ -		\$ (157,750.22)			\$ -

APF Road 2				\$6,108,766.56			\$596,139.58	\$814,526.84		\$5,573,026.28		\$1,139,516.90		\$6,765,543.18			\$0.00
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Phase 1a Contract w/ Materials	\$6,923,293.40
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29,806.979
\$566,332.60

APF 2 Change Orders w/ Materials	-\$157,750.22
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Bid Items	Original Contract Amt				To Date Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount

Creekview 4A																	
MOBILIZATION AND SITE PREPARATION																	
Mobilizations	1.00	LS	\$ 19,500.00	\$ 19,500.00	1.00		\$ -		1.00	\$ 19,500.00	-	\$ -	1.00	\$ 19,500.00	100%	0.000	\$ -
Survey	1.00	LS	\$ 42,000.00	\$ 42,000.00	0.90	0.10	\$ 4,200.00		1.00	\$ 42,000.00	-	\$ -	1.00	\$ 42,000.00	100%	0.000	\$ -
MOT	1.00	LS	\$ 4,700.00	\$ 4,700.00	1.00		\$ -		1.00	\$ 4,700.00	-	\$ -	1.00	\$ 4,700.00	100%	0.000	\$ -
Testing	1.00	LS	\$ 30,500.00	\$ 30,500.00	1.00		\$ -		1.00	\$ 30,500.00	-	\$ -	1.00	\$ 30,500.00	100%	0.000	\$ -
Total				\$ 96,700.00			\$ 4,200.00			\$ 96,700.00		\$ 0.00		\$ 96,700.00	100.00%		\$ -

CLEARING AND GRUBBING																	
Clearing	55.00	AC	\$ 6,400.00	\$ 352,000.00	55.00		\$ -		55.00	\$ 352,000.00	-	\$ -	55.00	\$ 352,000.00	100%	0.000	\$ -
Stripping	44,600.00	CY	\$ 3.80	\$ 169,480.00	44,600.00		\$ -		44,600.00	\$ 169,480.00	-	\$ -	44,600.00	\$ 169,480.00	100%	0.000	\$ -
Total				\$ 521,480.00			\$ -			\$ 521,480.00		\$ 0.00		\$ 521,480.00	100.00%		\$ -

EARTHWORK																	
Pond Excavation	159,500.00	CY	\$ 4.60	\$ 733,700.00	159,500.00		\$ -		159,500.00	\$ 733,700.00	-	\$ -	159,500.00	\$ 733,700.00	100%	0.000	\$ -
Lot Fill	104,000.00	CY	\$ 1.10	\$ 114,400.00	104,000.00		\$ -		104,000.00	\$ 114,400.00	-	\$ -	104,000.00	\$ 114,400.00	100%	0.000	\$ -
Lot Pads	153.00	EA	\$ 330.00	\$ 50,490.00	153.00		\$ -		153.00	\$ 50,490.00	-	\$ -	153.00	\$ 50,490.00	100%	0.000	\$ -
As Built	1.00	LS	\$ 9,000.00	\$ 9,000.00		1.00	\$ 9,000.00		1.00	\$ 9,000.00	-	\$ -	1.00	\$ 9,000.00	100%	0.000	\$ -
Total				\$ 907,590.00			\$ 9,000.00			\$ 907,590.00		\$ 0.00		\$ 907,590.00	100.00%		\$ -

ROADWAY CONSTRUCTION																	
Grading - Rough	1.000	LS	\$ 21,900.00	\$ 21,900.00	1.00		\$ -		1.00	\$ 21,900.00	-	\$ -	1.00	\$ 21,900.00	100%	0.000	\$ -

Project Number: _____
 Project Name: CV4A & APF2
 Owner Name: ET&M
 Contract Number: _____
 For Month Ending: 8/25/2025

39.67

Period Ending: 08/25/25
 Variance \$0.00
 Projected Final \$26,729,556.84
 Billings To Date \$21,592,463.22
 Remaining Billings \$5,137,093.62

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Pro jection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
Grading - Fine	1,000	LS	\$ 17,900.00	\$ 17,900.00	1.00		\$ -		1.00	\$ 17,900.00	-	\$ -	1.00	\$ 17,900.00	100%	0.000	\$ -
Dress Up	1,000	LS	\$ 27,700.00	\$ 27,700.00	0.70		\$ 5,540.00		0.90	\$ 24,930.00	0.10	\$ 2,770.00	1.00	\$ 27,700.00	90%	0.000	\$ -
Miami Curb (incl backfill)	13,100.000	LF	\$ 15.00	\$ 196,500.00	13,100.00		\$ -		13,100.00	\$ 196,500.00	-	\$ -	13,100.00	\$ 196,500.00	100%	0.000	\$ -
Standard Curb (incl backfill)	340.000	LF	\$ 35.00	\$ 11,900.00	340.00		\$ -		340.00	\$ 11,900.00	-	\$ -	340.00	\$ 11,900.00	100%	0.000	\$ -
6" Roadway Base (Crushcrete)	18,500.000	SY	\$ 15.70	\$ 290,450.00	11,100.00	7,400.00	\$ 116,180.00		18,500.00	\$ 290,450.00	-	\$ -	18,500.00	\$ 290,450.00	100%	0.000	\$ -
12" Stabilized Subgrade	21,450.000	SY	\$ 7.80	\$ 163,020.00	21,450.00		\$ -		21,450.00	\$ 163,020.00	-	\$ -	21,450.00	\$ 163,020.00	100%	0.000	\$ -
Asphalt 1" (1st Lift) ONLY	18,500.000	SY	\$ 14.65	\$ 271,025.00	18,500.00		\$ -		18,500.00	\$ 271,025.00	-	\$ -	18,500.00	\$ 271,025.00	100%	0.000	\$ -
Prime	18,500.000	SY	\$ 2.50	\$ 46,250.00	18,500.00		\$ -		18,500.00	\$ 46,250.00	-	\$ -	18,500.00	\$ 46,250.00	100%	0.000	\$ -
Strikes & Stems	1,000	LS	\$ 15,000.00	\$ 15,000.00	-	0.50	\$ 7,500.00		0.50	\$ 7,500.00	0.50	\$ 7,500.00	1.00	\$ 15,000.00	50%	0.000	\$ -
Sidewalks	189.000	SY	\$ 77.00	\$ 14,553.00	0.80	368.20	\$ 14,491.40		189.00	\$ 14,553.00	-	\$ -	189.00	\$ 14,553.00	100%	0.000	\$ -
IRC Ramps	14.000	EA	\$ 2,300.00	\$ 32,200.00	14.00		\$ -		14.00	\$ 32,200.00	-	\$ -	14.00	\$ 32,200.00	100%	0.000	\$ -
Total				\$ 1,108,398.00			\$ 143,711.40			\$ 1,098,128.00		\$10,270.00		\$1,108,398.00	99.07%		\$ -

STORM DRAINAGE SYSTEM																	
Curb Inlets	29.000	EA	\$ 4,139.21	\$ 120,037.00	29.00		\$ -	94,563.00	29.00	\$ 214,600.00	-	\$ -	29.00	\$ 214,600.00	100%	0.000	\$ -
Manholes	9.000	EA	\$ 3,292.11	\$ 29,629.00	9.00		\$ -	20,771.00	9.00	\$ 50,400.00	-	\$ -	9.00	\$ 50,400.00	100%	0.000	\$ -
15" RCP	48.000	LF	\$ 32.90	\$ 1,579.20	48.00		\$ -	1,296.00	48.00	\$ 2,875.20	-	\$ -	48.00	\$ 2,875.20	100%	0.000	\$ -
RCP 18"	1,095.000	LF	\$ 68.22	\$ 74,702.00	1,095.00		\$ -	38,926.40	1,095.00	\$ 113,628.40	-	\$ -	1,095.00	\$ 113,628.40	100%	0.000	\$ -
RCP 24"	2,148.000	LF	\$ 84.81	\$ 182,164.00	2,148.00		\$ -	119,858.40	2,148.00	\$ 302,022.40	-	\$ -	2,148.00	\$ 302,022.40	100%	0.000	\$ -
RCP 30"	1,589.000	LF	\$ 112.43	\$ 178,656.00	1,589.00		\$ -	135,859.50	1,589.00	\$ 314,515.50	-	\$ -	1,589.00	\$ 314,515.50	100%	0.000	\$ -
RCP 36"	173.000	LF	\$ 170.67	\$ 29,525.80	173.00		\$ -	20,241.00	173.00	\$ 49,766.80	-	\$ -	173.00	\$ 49,766.80	100%	0.000	\$ -
RCP 42"	611.000	LF	\$ 193.00	\$ 117,923.00	611.00		\$ -	96,232.50	611.00	\$ 214,155.50	-	\$ -	611.00	\$ 214,155.50	100%	0.000	\$ -
Type E Inlets	6.000	EA	\$ 4,222.00	\$ 25,332.00	6.00		\$ -	16,668.00	6.00	\$ 42,000.00	-	\$ -	6.00	\$ 42,000.00	100%	0.000	\$ -
Type H Inlets	3.000	EA	\$ 6,523.00	\$ 19,569.00	3.00		\$ -	23,331.00	3.00	\$ 42,900.00	-	\$ -	3.00	\$ 42,900.00	100%	0.000	\$ -
12", 15" & 18" MES	4.000	EA	\$ 599.00	\$ 2,396.00	4.00		\$ -	3,604.00	4.00	\$ 6,000.00	-	\$ -	4.00	\$ 6,000.00	100%	0.000	\$ -
24" MES	6.000	EA	\$ 837.00	\$ 5,022.00	6.00		\$ -	8,178.00	6.00	\$ 13,200.00	-	\$ -	6.00	\$ 13,200.00	100%	0.000	\$ -
30" MES	4.000	EA	\$ 1,152.00	\$ 4,608.00	4.00		\$ -	6,992.00	4.00	\$ 11,600.00	-	\$ -	4.00	\$ 11,600.00	100%	0.000	\$ -
15" HDPE	125.000	LF	\$ 31.61	\$ 3,951.80	125.00		\$ -	2,923.20	125.00	\$ 6,875.00	-	\$ -	125.00	\$ 6,875.00	100%	0.000	\$ -
24" HDPE	180.000	LF	\$ 66.78	\$ 12,020.40	180.00		\$ -	7,239.60	180.00	\$ 19,260.00	-	\$ -	180.00	\$ 19,260.00	100%	0.000	\$ -
30" HDPE	185.000	LF	\$ 58.45	\$ 10,813.60	185.00		\$ -	17,676.40	185.00	\$ 28,490.00	-	\$ -	185.00	\$ 28,490.00	100%	0.000	\$ -
Dewatering	1.000	LS	\$ 77,000.00	\$ 77,000.00	1.00		\$ -	-	1.00	\$ 77,000.00	-	\$ -	1.00	\$ 77,000.00	100%	0.000	\$ -
Double Curb Inlets	11.000	EA	\$ 1,198.82	\$ 13,187.00	11.00		\$ -	73,713.00	11.00	\$ 86,900.00	-	\$ -	11.00	\$ 86,900.00	100%	0.000	\$ -
Top Adjustments	63.000	EA	\$ 450.00	\$ 28,350.00	63.00		\$ -	-	63.00	\$ 28,350.00	-	\$ -	63.00	\$ 28,350.00	100%	0.000	\$ -
42" MES	3.000	EA	\$ 18,900.00	\$ 56,700.00	3.00		\$ -	-	3.00	\$ 56,700.00	-	\$ -	3.00	\$ 56,700.00	100%	0.000	\$ -
12" PVC	66.000	LF	\$ 7.00	\$ 462.22	66.00		\$ -	2,573.78	66.00	\$ 3,036.00	-	\$ -	66.00	\$ 3,036.00	100%	0.000	\$ -
Type C Inlets	5.000	EA	\$ 3,073.60	\$ 15,368.00	5.00		\$ -	14,132.00	5.00	\$ 29,500.00	-	\$ -	5.00	\$ 29,500.00	100%	0.000	\$ -
12' x 5' Box Culvert	122.000	LF	\$ 2,272.00	\$ 277,184.00	122.00		\$ -	227,506.02	122.00	\$ 504,690.02	-	\$ -	122.00	\$ 504,690.02	100%	0.000	\$ -
Box Culvert Wingwalls	2.000	EA	\$ 218,000.00	\$ 436,000.00	1.60	0.40	\$ 87,200.00		2.00	\$ 436,000.00	-	\$ -	2.00	\$ 436,000.00	100%	0.000	\$ -
24" Headwall	1.000	EA	\$ 2,814.00	\$ 2,814.00	1.00		\$ -	2,186.00	1.00	\$ 5,000.00	-	\$ -	1.00	\$ 5,000.00	100%	0.000	\$ -
TV Inspection	6,225.000	LF	\$ 19.00	\$ 118,275.00	6,225.00		\$ -	-	6,225.00	\$ 118,275.00	-	\$ -	6,225.00	\$ 118,275.00	100%	0.000	\$ -
Total	0.000			\$ 1,843,389.02			\$ 87,200.00	\$ 934,470.80		\$ 1,777,739.82		\$0.00		\$2,777,739.82	100.00%		\$ -

ROADWAY UNDERDRAIN																	
Roadway Underdrain	1,600.000	LF	\$ 30.78	\$ 49,243.80	1,600.00		\$ -	9,956.20	1,600.00	\$ 59,200.00	-	\$ -	1,600.00	\$ 59,200.00	100%		\$ 9,956.20
Clean Out	80.000	EA	\$ 380.00	\$ 30,400.00	-		\$ -	-	-	\$ -	80.00	\$ 30,400.00	80.00	\$ 30,400.00	0%		\$ -
Total				\$ 79,643.80			\$ -	\$ 9,956.20		\$ 59,200.00		\$ 30,400.00		\$ 89,600.00	66.07%		\$ -

PAVING & DRAINAGE AS-BUILTS																	
Paving & Drainage As-Built	1.000	LS	\$ 22,000.00	\$ 22,000.00	-	0.50	\$ 11,000.00		0.50	\$ 11,000.00	0.50	\$ 11,000.00	1.00	\$ 22,000.00	50%		\$ -
Total				\$ 22,000.00			\$ 11,000.00			\$ 11,000.00		\$11,000.00		\$22,000.00	50.00%		\$ -

WATER DISTRIBUTION SYSTEM																	
8" Watermain (incl fittings, T's, bends)	6,567.000	LF	\$ 43.56	\$ 286,063.60	6,567.00		\$ -	141,667.00	6,567.00	\$ 427,730.60	-	\$ -	6,567.00	\$ 427,730.60	100%	0.000	\$ -
6" Watermain (incl fittings, T's, bends)	110.000	LF	\$ 12.72	\$ 1,399.00	110.00		\$ -	2,781.00	110.00	\$ 4,180.00	-	\$ -	110.00	\$ 4,180.00	100%	0.000	\$ -
8" Gate Valve	16.000	EA	\$ 368.94	\$ 5,903.00	16.00		\$ -	21,860.00	16.00	\$ 27,763.00	-	\$ -	16.00	\$ 27,763.00	100%	0.000	\$ -
6" Gate Valve	11.000	EA	\$ 710.55	\$ 7,816.00	11.00		\$ -	10,884.00	11.00	\$ 18,700.00	-	\$ -	11.00	\$ 18,700.00	100%	0.000	\$ -
Tie Ins	4.000	EA	\$ 2,700.00	\$ 10,800.00	-		\$ -	-	-	\$ -	4.00	\$ 10,800.00	4.00	\$ 10,800.00	0%	0.000	\$ -
Fire Hydrant	11.000	EA	\$ 2,749.82	\$ 24,748.00	11.00		\$ -	33,552.00	11.00	\$ 58,300.00	-	\$ -	11.00	\$ 58,300.00	100%	0.000	\$ -
Flushing Hydrants	2.000	EA	\$ 2,117.50	\$ 4,235.00	2.00		\$ -	1,165.00	2.00	\$ 5,400.00	-	\$ -	2.00	\$ 5,400.00	100%	0.000	\$ -
Services	153.000	EA	\$ 588.49	\$ 90,039.00	153.00		\$ -	47,661.00	153.00	\$ 137,700.00	-	\$ -	153.00	\$ 137,700.00	100%	0.000	\$ -
Test and Chlorinate	6,677.000	LF	\$ 3.00	\$ 20,031.00	3,338.50		\$ -	-	3,338.50	\$ 10,015.50	3,338.50	\$ 10,015.50	6,677.00	\$ 20,031.00	50%	0.000	\$ -
Adjustments	1.000	LS	\$ 17,500.00	\$ 17,500.00	-		\$ -	-	-	\$ -	1.00	\$ 17,500.00	1.00	\$ 17,500.00	0%	0.000	\$ -
Total				\$ 468,536.60			\$ -	\$ 259,570.00		\$ 889,788.10		\$38,315.50		\$728,104.60	94.78%		\$ -

Project Number:
Project Name: CV4A & APF2
Owner Name: ET&M
Contract Number:
For Month Ending: 8/25/2025

39.67

Period Ending: 08/25/25
Variance \$0.00
Projected Final \$26,729,556.84
Billings To Date \$21,592,463.22
Remaining Billings \$5,137,093.62

Bld Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
REUSE WATER DISTRIBUTION SYSTEM																	
8" Main & Fittings	6,998.000	LF	\$ 43.81	\$ 306,560.80	6,998.00		\$ -	154,049.20	6,998.00	\$ 460,610.00	-	\$ -	6,998.00	\$ 460,610.00	100%	0.000	\$ -
8" Gate Valve	16.000	EA	\$ 524.13	\$ 8,386.00	16.00		\$ -	20,174.00	16.00	\$ 28,560.00	-	\$ -	16.00	\$ 28,560.00	100%	0.000	\$ -
Flush Hydrant	2.000	EA	\$ 1,385.00	\$ 2,770.00	2.00		\$ -	2,330.00	2.00	\$ 5,100.00	-	\$ -	2.00	\$ 5,100.00	100%	0.000	\$ -
Testing	6,998.000	LF	\$ 2.00	\$ 13,996.00	-	6,998.00	\$ 13,996.00		6,998.00	\$ 13,996.00	-	\$ -	6,998.00	\$ 13,996.00	100%	0.000	\$ -
Adjustments	1.000	LS	\$ 15,000.00	\$ 15,000.00	-	1.00	\$ 15,000.00		1.00	\$ 15,000.00	-	\$ -	1.00	\$ 15,000.00	100%	0.000	\$ -
Services	156.000	EA	\$ 526.94	\$ 82,203.00	75.00	81.00	\$ 42,682.33	84,140.00	156.00	\$ 166,343.00	-	\$ -	156.00	\$ 166,343.00	100%	0.000	\$ -
Total				\$ 428,915.80			\$ 71,678.33	\$ 260,693.20		\$ 689,609.00		\$0.00		\$689,609.00	100.00%		\$ -
SANITARY SEWER SYSTEM																	
8" Sewer Main	5,496.000	LF	\$ 41.07	\$ 225,747.48	5,496.00		\$ -	118,015.52	5,496.00	\$ 343,763.00	-	\$ -	5,496.00	\$ 343,763.00	100%	0.000	\$ -
Sewer Services	153.000	EA	\$ 800.00	\$ 122,400.00	153.00		\$ -		153.00	\$ 122,400.00	-	\$ -	153.00	\$ 122,400.00	100%	0.000	\$ -
Manholes	31.000	EA	\$ 8,773.52	\$ 271,979.00	31.00		\$ -	32,713.00	31.00	\$ 304,692.00	-	\$ -	31.00	\$ 304,692.00	100%	0.000	\$ -
Dewater	1.000	LS	\$ 98,500.00	\$ 98,500.00	1.00		\$ -		1.00	\$ 98,500.00	-	\$ -	1.00	\$ 98,500.00	100%	0.000	\$ -
Benchedown & Backfill	1,500.000	LF	\$ 30.00	\$ 45,000.00	1,500.00		\$ -		1,500.00	\$ 45,000.00	-	\$ -	1,500.00	\$ 45,000.00	100%	0.000	\$ -
Adjustments	1.000	LS	\$ 14,500.00	\$ 14,500.00	1.00		\$ -		1.00	\$ 14,500.00	-	\$ -	1.00	\$ 14,500.00	100%	0.000	\$ -
Force Main - 8"	2,714.000	LF	\$ 54.19	\$ 147,059.60	2,714.00		\$ -	67,382.40	2,714.00	\$ 214,442.00	-	\$ -	2,714.00	\$ 214,442.00	100%	0.000	\$ -
Adjustments	1.000	LS	\$ 4,500.00	\$ 4,500.00	1.00		\$ -		1.00	\$ 4,500.00	-	\$ -	1.00	\$ 4,500.00	100%	0.000	\$ -
TV Inspection	5,496.000	LF	\$ 18.00	\$ 98,928.00	5,496.00		\$ -		5,496.00	\$ 98,928.00	-	\$ -	5,496.00	\$ 98,928.00	100%	0.000	\$ -
Testing	2,714.000	LF	\$ 2.00	\$ 5,428.00	2,714.00		\$ -		2,714.00	\$ 5,428.00	-	\$ -	2,714.00	\$ 5,428.00	100%	0.000	\$ -
Total				\$ 1,034,042.08			\$ -	\$ 218,110.92		\$ 1,252,153.00		\$0.00		\$1,252,153.00	100.00%		\$ -
WATER & SEWER AS-BUILTS																	
Water & Sewer As-Built	1.000	LS	\$ 29,500.00	\$ 29,500.00	-		\$ -		-	\$ -	1.00	\$ 29,500.00	1.00	\$ 29,500.00	0%	0.000	\$ -
Total				\$ 29,500.00			\$ -			\$ -		\$29,500.00		\$29,500.00	0.00%		\$ -
ELECTRIC ALLOWANCE																	
Clay Electric Allowance per Bid Docs	1.000	LS	\$ 150,000.00	\$ 150,000.00	1.00		\$ -		1.00	\$ 150,000.00	-	\$ -	1.00	\$ 150,000.00	100%	0.000	\$ -
Total				\$ 150,000.00			\$ -			\$ 150,000.00		\$0.00		\$150,000.00	100.00%		\$ -
SEEDING & SOD																	
Site Grassing	163,000.000	SY	\$ 0.75	\$ 122,250.00	-	63,200.00	\$ 48,900.00		63,200.00	\$ 48,900.00	97,800.00	\$ 73,350.00	163,000.00	\$ 122,250.00	40%	0.000	\$ -
Site Sod	40,900.000	SY	\$ 4.50	\$ 184,050.00	34,085.00		\$ -		34,085.00	\$ 153,382.50	6,815.00	\$ 30,667.50	40,900.00	\$ 184,050.00	83%	0.000	\$ -
Total				\$ 306,300.00			\$ 48,900.00			\$ 202,282.50		\$104,017.50		\$306,300.00	66.84%		\$ -
EROSION CONTROL																	
Erosion Control NPDES	1.000	LS	\$ 35,000.00	\$ 35,000.00	1.00		\$ -		1.00	\$ 35,000.00	-	\$ -	1.00	\$ 35,000.00	100%	0.000	\$ -
Silt Fence	9,000.000	LF	\$ 3.50	\$ 31,500.00	9,000.00		\$ -		9,000.00	\$ 31,500.00	-	\$ -	9,000.00	\$ 31,500.00	100%	0.000	\$ -
Construction Entrance	1.000	EA	\$ 7,000.00	\$ 7,000.00	1.00		\$ -		1.00	\$ 7,000.00	-	\$ -	1.00	\$ 7,000.00	100%	0.000	\$ -
Inlet Protection	63.000	EA	\$ 400.00	\$ 25,200.00	63.00		\$ -		63.00	\$ 25,200.00	-	\$ -	63.00	\$ 25,200.00	100%	0.000	\$ -
Total				\$ 98,700.00			\$ -			\$ 98,700.00		\$0.00		\$98,700.00	100.00%		\$ -
STORMWATER POLLUTION PLAN																	
SWPPP	1.000	LS	\$ 4,000.00	\$ 4,000.00	1.00		\$ -		1.00	\$ 4,000.00	-	\$ -	1.00	\$ 4,000.00	100%	0.000	\$ -
Total				\$ 4,000.00			\$ -			\$ 4,000.00		\$0.00		\$4,000.00	100.00%		\$ -
BOND																	
Payment Bond	1.000	LS	\$ 135,000.00	\$ 135,000.00	1.00		\$ -		1.00	\$ 135,000.00	-	\$ -	1.00	\$ 135,000.00	100%	0.000	\$ -
Performance Bond	1.000	LS	\$ 69,000.00	\$ 69,000.00	-		\$ -		-	\$ -	1.00	\$ 69,000.00	1.00	\$ 69,000.00	0%	0.000	\$ -
Total				\$ 204,000.00			\$ -			\$ 135,000.00		\$69,000.00		\$204,000.00	66.18%		\$ -
Bid Alternates																	
HP for RCP	1.000	LS	\$ (132,559.00)	\$ (132,559.00)	1.00		\$ -		1.00	\$ (132,559.00)	-	\$ -	1.00	\$ (132,559.00)	100%	0.000	\$ -
Joint Constuction	1.000	LS	\$ (65,920.00)	\$ (65,920.00)	1.00		\$ -		1.00	\$ (65,920.00)	-	\$ -	1.00	\$ (65,920.00)	100%	0.000	\$ -
Total				\$ (198,479.00)			\$ -			\$ (198,479.00)		\$0.00		-\$198,479.00	100.00%		\$ -
CHANGE ORDERS																	
CHANGE ORDER 1	Original				To Date Quantity	To Date		To Date	Remaining		Projected Final		% Complete	Projection vs. Original Variance at Completion			
	Qty	UM	Unit Price	Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount		Quantity	Amount		
Change Order 1																	
ODP American Precast	1.000	LS	\$ (554,770.00)	\$ (554,770.00)	1.00		\$ -		1.00	\$ (554,770.00)	-	\$ -	1.00	\$ (554,770.00)	100%	0.000	\$ -
ODP Ferguson	1.000	LS	\$ (705,661.12)	\$ (705,661.12)	1.00		\$ -		1.00	\$ (705,661.12)	-	\$ -	1.00	\$ (705,661.12)	100%	0.000	\$ -

Project Number: _____
 Project Name: CV4A & APF2
 Owner Name: ET&M
 Contract Number: _____
 For Month Ending: 8/25/2025

39.67

Period Ending: 08/25/25
 Variance \$0.00
 Projected Final \$26,729,556.84
 Billings To Date \$21,592,463.22
 Remaining Billings \$5,137,093.62

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
QDP County Materials	1.000	LS	\$ (422,370.00)	\$ (422,370.00)	1.00		\$ -		1.00	\$ (422,370.00)	-	\$ -	1.00	\$ (422,370.00)	100%	0.000	\$ -
Lot Walls	1.000	LS	\$ 437,835.00	\$ 437,835.00	1.00		\$ -		1.00	\$ 437,835.00	-	\$ -	1.00	\$ 437,835.00	100%	0.000	\$ -
Sleeves & Electrical True-Up	1.000	LS	\$ 108,859.92	\$ 108,859.92	1.00		\$ -		1.00	\$ 108,859.92	-	\$ -	1.00	\$ 108,859.92	100%	0.000	\$ -
Fence for Lot Walls	1.000	LS	\$ 86,963.00	\$ 86,963.00	0.60		\$ -		0.60	\$ 52,177.80	0.40	\$ 34,785.20	1.00	\$ 86,963.00	60%	0.000	\$ -
Import from Granary	1.000	LS	\$ 43,549.78	\$ 43,549.78	1.00		\$ -		1.00	\$ 43,549.78	-	\$ -	1.00	\$ 43,549.78	100%	0.000	\$ -
Change Order Totals				\$ (1,005,593.42)			\$0.00	0.000		-\$1,040,378.62		\$ 34,785.20		\$ (1,005,593.42)			\$ -

Creekview 4A				\$7,104,594.30			\$375,689.73	\$1,682,801.12		\$7,454,513.80		\$292,503.00		\$8,787,395.42			\$0.00
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Creekview 4A Contract w/ Materials	\$8,787,395.42
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Creekview 4A Change Orders w/ Materials	-\$1,005,593.42
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APF 2 & CV 4A Combined				\$13,213,360.86			\$971,829.30	\$2,497,327.96		\$13,027,540.08		\$1,432,019.90		\$15,552,938.60			\$0.00
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Total Contract w/ Materials	\$15,710,688.82
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48,591.465
\$923,237.84

All Change Orders w/ Materials	-\$1,163,343.64
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Bid Items	Original Contract Amt				To Date			Materials	To Date		Remaining		Projected Final		%	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Amount	Quantity	Amount	Quantity	Amount	Quantity		Amount	Complete
Creekview 4B					Quantity	Quantity	Amount	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Complete	Quantity	Amount
MOBILIZATION AND SITE PREPARATION																	
Mobilizations	1.00	LS	67,000.00	\$ 67,000.00	0.90		\$ -		0.90	\$ 60,300.00	0.10	\$ 6,700.00	1.00	\$ 67,000.00	90%	0.000	\$ -
Survey	1.00	LS	19,500.00	\$ 19,500.00	0.90		\$ -		0.90	\$ 17,550.00	0.10	\$ 1,950.00	1.00	\$ 19,500.00	90%	0.000	\$ -
MOT	1.00	LS	4,700.00	\$ 4,700.00	1.00		\$ -		1.00	\$ 4,700.00	-	\$ -	1.00	\$ 4,700.00	100%	0.000	\$ -
Testing	1.00	LS	46,000.00	\$ 46,000.00	0.60	0.20	\$ 9,200.00		0.80	\$ 36,800.00	0.20	\$ 9,200.00	1.00	\$ 46,000.00	80%	0.000	\$ -
Total				\$ 137,200.00			\$ 9,200.00			\$ 119,350.00		\$ 17,850.00		\$ 137,200.00	86.99%		\$ -

CLEARING AND GRUBBING																	
Clearing	71.00	AC	\$ 6,400.00	\$ 454,400.00	71.00		\$ -		71.00	\$ 454,400.00	-	\$ -	71.00	\$ 454,400.00	100%	0.000	\$ -
Stripping	57,600.00	CY	\$ 3.80	\$ 218,880.00	57,600.00		\$ -		57,600.00	\$ 218,880.00	-	\$ -	57,600.00	\$ 218,880.00	100%	0.000	\$ -
Total				\$ 673,280.00			\$ -			\$ 673,280.00		\$0.00		\$ 673,280.00	100.00%		\$ -

EARTHWORK																	
Pond Excavation to CV4B	123,800.00	CY	\$ 4.50	\$ 557,100.00	123,800.00		\$ -		123,800.00	\$ 557,100.00	-	\$ -	123,800.00	\$ 557,100.00	100%	0.000	\$ -
Lot Fill	123,800.00	CY	\$ 1.10	\$ 136,180.00	123,800.00		\$ -		123,800.00	\$ 136,180.00	-	\$ -	123,800.00	\$ 136,180.00	100%	0.000	\$ -
Lot Pads	229.00	EA	\$ 330.00	\$ 75,570.00	229.00		\$ -		229.00	\$ 75,570.00	-	\$ -	229.00	\$ 75,570.00	100%	0.000	\$ -
As Built	1.00	LS	\$ 18,000.00	\$ 18,000.00	-		\$ -		-	\$ -	1.00	\$ 18,000.00	1.00	\$ 18,000.00	0%	0.000	\$ -
POND TO STOCKPILE AREA	-	LS	\$ 0.00	\$ -	-		\$ -		-	\$ -	-	\$ -	-	\$ -	#DIV/0!	0.000	\$ -
Clear Stockpile	5.00	AC	\$ 6,800.00	\$ 34,000.00	5.00		\$ -		5.00	\$ 34,000.00	-	\$ -	5.00	\$ 34,000.00	100%	0.000	\$ -
Pond Excavation to Stockpile	104,000.00	CY	\$ 5.00	\$ 520,000.00	104,000.00		\$ -		104,000.00	\$ 520,000.00	-	\$ -	104,000.00	\$ 520,000.00	100%	0.000	\$ -
Push Stockpile	104,000.00	CY	\$ 1.10	\$ 114,400.00	104,000.00		\$ -		104,000.00	\$ 114,400.00	-	\$ -	104,000.00	\$ 114,400.00	100%	0.000	\$ -
As Built	1.00	LS	\$ 7,000.00	\$ 7,000.00	-		\$ -		-	\$ -	1.00	\$ 7,000.00	1.00	\$ 7,000.00	0%	0.000	\$ -
Total				\$ 1,462,250.00			\$ -			\$ 1,437,350.00		\$25,000.00		\$ 1,462,250.00	98.29%		\$ -

ROADWAY CONSTRUCTION																	
Roadway Excavation - Cut	35,000.00	CY	\$ 4.75	\$ 166,250.00	26,380.00		\$ -		26,380.00	\$ 125,305.00	8,620.00	\$ 40,945.00	35,000.00	\$ 166,250.00	75%	0.000	\$ -
Spread & Stockpile	35,000.00	CY	\$ 1.10	\$ 38,500.00	26,380.00		\$ -		26,380.00	\$ 29,018.00	8,620.00	\$ 9,482.00	35,000.00	\$ 38,500.00	75%	0.000	\$ -
Grading - Rough	1.000	LS	\$ 29,500.00	\$ 29,500.00	1.00		\$ -		1.00	\$ 29,500.00	-	\$ -	1.00	\$ 29,500.00	100%	0.000	\$ -
Grading - Fine	1.000	LS	\$ 24,000.00	\$ 24,000.00	-		\$ -		-	\$ -	1.00	\$ 24,000.00	1.00	\$ 24,000.00	0%	0.000	\$ -
Dress Up	1.000	LS	\$ 36,700.00	\$ 36,700.00	-		\$ -		-	\$ -	1.00	\$ 36,700.00	1.00	\$ 36,700.00	0%	0.000	\$ -
Miami Curb (incl backfill)	17,360.00	LF	\$ 15.50	\$ 269,080.00	-		\$ -		-	\$ -	17,360.00	\$ 269,080.00	17,360.00	\$ 269,080.00	0%	0.000	\$ -
Standard Curb (incl backfill)	300.00	LF	\$ 39.67	\$ 11,900.00	-		\$ -		-	\$ -	300.00	\$ 11,900.00	300.00	\$ 11,900.00	0%	0.000	\$ -

Project Number:
Project Name: CV4A & APF2
Owner Name: ET&M
Contract Number:
For Month Ending: 8/25/2025

39.67

Period Ending: 08/25/25
Variance \$0.00
Projected Final \$26,729,556.84
Billings To Date \$21,592,463.22
Remaining Billings \$5,137,093.62

Bld Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		Projection vs. Original	
	Qty	Unit	Unit Price	LAETotal Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount	Complete	Variance at Completion
Sidewalks	225.000	SY	\$ 77.00	\$ 17,325.00	-	-	\$ -	-	-	\$ -	225.00	\$ 17,325.00	225.00	\$ 17,325.00	0%	0.000 \$ -
HC Ramps	14.000	EA	\$ 2,300.00	\$ 32,200.00	-	-	\$ -	-	-	\$ -	14.00	\$ 32,200.00	14.00	\$ 32,200.00	0%	0.000 \$ -
6" Roadway Base (Crushcrete)	24,950.000	SY	\$ 16.00	\$ 399,200.00	-	-	\$ -	-	-	\$ -	24,950.00	\$ 399,200.00	24,950.00	\$ 399,200.00	0%	0.000 \$ -
12" Stabilized Subgrade	28,900.000	SY	\$ 8.00	\$ 231,200.00	-	-	\$ -	-	-	\$ -	28,900.00	\$ 231,200.00	28,900.00	\$ 231,200.00	0%	0.000 \$ -
Asphalt 1" 1st Lift ONLY	24,950.000	SY	\$ 15.00	\$ 374,250.00	-	-	\$ -	-	-	\$ -	24,950.00	\$ 374,250.00	24,950.00	\$ 374,250.00	0%	0.000 \$ -
Prime	24,950.000	SY	\$ 2.50	\$ 62,375.00	-	-	\$ -	-	-	\$ -	24,950.00	\$ 62,375.00	24,950.00	\$ 62,375.00	0%	0.000 \$ -
Stripe & Signs	1.000	LS	\$ 8,800.00	\$ 8,800.00	-	-	\$ -	-	-	\$ -	1.00	\$ 8,800.00	1.00	\$ 8,800.00	0%	0.000 \$ -
Total				\$ 1,701,180.00			\$ -			\$ 183,823.00		\$ 1,517,357.00		\$ 1,701,180.00	10.80%	\$ -

STORM DRAINAGE SYSTEM																
Curb Inlets	39.000	EA	\$ 7,400.00	\$ 288,600.00	39.00	-	\$ -	112,241.00	39.00	\$ 400,841.00	-	\$ -	39.00	\$ 400,841.00	100%	0.000 \$ -
Manholes	11.000	EA	\$ 5,600.00	\$ 61,600.00	11.00	-	\$ -	34,134.00	11.00	\$ 95,734.00	-	\$ -	11.00	\$ 95,734.00	100%	0.000 \$ -
15" RCP	618.000	LF	\$ 59.00	\$ 36,462.00	618.00	-	\$ -	16,686.00	618.00	\$ 53,148.00	-	\$ -	618.00	\$ 53,148.00	100%	0.000 \$ -
RCP 18"	2,574.000	LF	\$ 95.00	\$ 244,530.00	2,574.00	-	\$ -	92,664.00	2,574.00	\$ 337,194.00	-	\$ -	2,574.00	\$ 337,194.00	100%	0.000 \$ -
RCP 24"	2,780.000	LF	\$ 126.00	\$ 350,280.00	2,780.00	-	\$ -	155,124.00	2,780.00	\$ 505,404.00	-	\$ -	2,780.00	\$ 505,404.00	100%	0.000 \$ -
RCP 30"	931.000	LF	\$ 176.00	\$ 163,856.00	931.00	-	\$ -	79,600.50	931.00	\$ 243,456.50	-	\$ -	931.00	\$ 243,456.50	100%	0.000 \$ -
RCP 36"	747.000	LF	\$ 245.00	\$ 183,015.00	747.00	-	\$ -	87,399.00	747.00	\$ 270,414.00	-	\$ -	747.00	\$ 270,414.00	100%	0.000 \$ -
RCP 42"	345.000	LF	\$ 193.00	\$ 66,585.00	345.00	-	\$ -	54,337.50	345.00	\$ 120,922.50	-	\$ -	345.00	\$ 120,922.50	100%	0.000 \$ -
Type E Inlets	8.000	EA	\$ 7,000.00	\$ 56,000.00	8.00	-	\$ -	21,122.00	8.00	\$ 77,122.00	-	\$ -	8.00	\$ 77,122.00	100%	0.000 \$ -
Type H Inlets	5.000	EA	\$ 14,300.00	\$ 71,500.00	5.00	-	\$ -	30,304.00	5.00	\$ 101,804.00	-	\$ -	5.00	\$ 101,804.00	100%	0.000 \$ -
12", 15" & 18" MES	12.000	EA	\$ 1,500.00	\$ 18,000.00	12.00	-	\$ -	7,812.00	12.00	\$ 25,812.00	-	\$ -	12.00	\$ 25,812.00	100%	0.000 \$ -
24" MES	8.000	EA	\$ 2,200.00	\$ 17,600.00	8.00	-	\$ -	10,904.00	8.00	\$ 28,504.00	-	\$ -	8.00	\$ 28,504.00	100%	0.000 \$ -
30" MES	2.000	EA	\$ 2,900.00	\$ 5,800.00	2.00	-	\$ -	3,496.00	2.00	\$ 9,296.00	-	\$ -	2.00	\$ 9,296.00	100%	0.000 \$ -
36" MES	1.000	EA	\$ 7,500.00	\$ 7,500.00	1.00	-	\$ -	2,370.00	1.00	\$ 9,870.00	-	\$ -	1.00	\$ 9,870.00	100%	0.000 \$ -
29" X 45" ERCP	121.000	LF	\$ 320.00	\$ 38,720.00	121.00	-	\$ -	21,780.00	121.00	\$ 60,500.00	-	\$ -	121.00	\$ 60,500.00	100%	0.000 \$ -
12" PVC & HP	239.000	LF	\$ 46.00	\$ 10,994.00	239.00	-	\$ -	239.00	239.00	\$ 10,994.00	-	\$ -	239.00	\$ 10,994.00	100%	0.000 \$ -
18" HDPE	386.000	LF	\$ 64.00	\$ 24,704.00	386.00	-	\$ -	386.00	386.00	\$ 24,704.00	-	\$ -	386.00	\$ 24,704.00	100%	0.000 \$ -
Dewatering	1.000	LS	\$ 88,000.00	\$ 88,000.00	1.00	-	\$ -	1.00	1.00	\$ 88,000.00	-	\$ -	1.00	\$ 88,000.00	100%	0.000 \$ -
Double Curb Inlets	14.000	EA	\$ 7,900.00	\$ 110,600.00	14.00	-	\$ -	88,910.00	14.00	\$ 199,510.00	-	\$ -	14.00	\$ 199,510.00	100%	0.000 \$ -
Top Adjustments	88.000	EA	\$ 450.00	\$ 39,600.00	88.00	-	\$ -	88.00	88.00	\$ 39,600.00	-	\$ -	88.00	\$ 39,600.00	100%	0.000 \$ -
48" RCP	184.000	LF	\$ 384.00	\$ 70,656.00	184.00	-	\$ -	184.00	184.00	\$ 70,656.00	-	\$ -	184.00	\$ 70,656.00	100%	0.000 \$ -
42" MES	1.000	EA	\$ 18,900.00	\$ 18,900.00	1.00	-	\$ -	1.00	1.00	\$ 18,900.00	-	\$ -	1.00	\$ 18,900.00	100%	0.000 \$ -
48" MES	1.000	EA	\$ 24,000.00	\$ 24,000.00	1.00	-	\$ -	1.00	1.00	\$ 24,000.00	-	\$ -	1.00	\$ 24,000.00	100%	0.000 \$ -
Type C Inlets	11.000	EA	\$ 5,900.00	\$ 64,900.00	11.00	-	\$ -	22,354.00	11.00	\$ 87,254.00	-	\$ -	11.00	\$ 87,254.00	100%	0.000 \$ -
24" Headwall	1.000	EA	\$ 5,000.00	\$ 5,000.00	1.00	-	\$ -	2,128.00	1.00	\$ 7,128.00	-	\$ -	1.00	\$ 7,128.00	100%	0.000 \$ -
TV Inspection	1.000	LS	\$ 133,375.00	\$ 133,375.00	0.50	-	\$ -	66,687.50	0.50	\$ 66,687.50	0.50	\$ 66,687.50	1.00	\$ 133,375.00	50%	0.000 \$ -
Total	0.000			\$ 2,200,777.00			\$ -	\$ 843,366.00		\$ 2,977,455.50		\$ 546,687.50		\$ 3,044,143.00	97.81%	\$ -

ROADWAY UNDERDRAIN																
Roadway Underdrain	2,120.000	LF	\$ 37.00	\$ 78,440.00	2,120.00	-	\$ -	-	2,120.00	\$ 78,440.00	-	\$ -	2,120.00	\$ 78,440.00	100%	\$ -
Clean Outs	106.000	EA	\$ 380.00	\$ 40,280.00	-	-	\$ -	-	-	\$ -	106.00	\$ 40,280.00	106.00	\$ 40,280.00	0%	\$ -
Total				\$ 118,720.00			\$ -	-		\$ 78,440.00		\$ 40,280.00		\$ 118,720.00	86.07%	\$ -

PAVING & DRAINAGE AS-BUILTS																
Paving & Drainage As-Builts	1.000	LS	\$ 19,000.00	\$ 19,000.00	-	-	\$ -	-	-	\$ -	1.00	\$ 19,000.00	1.00	\$ 19,000.00	0%	\$ -
Total				\$ 19,000.00			\$ -	-		\$ -		\$ 19,000.00		\$ 19,000.00	0.00%	\$ -

WATER DISTRIBUTION SYSTEM																
8" Watermain (incl fittings, T's, bends)	8,503.000	LF	\$ 73.50	\$ 624,970.50	8,503.00	-	\$ -	190,863.00	8,503.00	\$ 815,833.50	-	\$ -	8,503.00	\$ 815,833.50	100%	0.000 \$ -
6" Watermain (incl fittings, T's, bends)	180.000	LF	\$ 38.00	\$ 6,840.00	180.00	-	\$ -	180.00	180.00	\$ 6,840.00	-	\$ -	180.00	\$ 6,840.00	100%	0.000 \$ -
4" Watermain (incl fittings, T's, bends)	107.000	LF	\$ 29.00	\$ 3,103.00	-	-	\$ -	-	-	\$ -	107.00	\$ 3,103.00	107.00	\$ 3,103.00	0%	0.000 \$ -
2" Watermain (incl fittings, T's, bends)	116.000	LF	\$ 19.00	\$ 2,204.00	-	-	\$ -	-	-	\$ -	116.00	\$ 2,204.00	116.00	\$ 2,204.00	0%	0.000 \$ -
8" Gate Valve	20.000	LF	\$ 1,900.00	\$ 38,000.00	20.00	-	\$ -	24,497.00	20.00	\$ 62,497.00	-	\$ -	20.00	\$ 62,497.00	100%	0.000 \$ -
6" Gate Valve	18.000	EA	\$ 1,700.00	\$ 30,600.00	15.00	-	\$ -	10,884.00	15.00	\$ 36,384.00	3.00	\$ 5,100.00	18.00	\$ 41,484.00	88%	0.000 \$ -
Tie Ins	3.000	EA	\$ 2,700.00	\$ 8,100.00	1.00	-	\$ -	1.00	1.00	\$ 2,700.00	2.00	\$ 5,400.00	3.00	\$ 8,100.00	33%	0.000 \$ -
Fire Hydrant	18.000	EA	\$ 5,300.00	\$ 95,400.00	18.00	-	\$ -	33,552.00	18.00	\$ 128,952.00	-	\$ -	18.00	\$ 128,952.00	100%	0.000 \$ -
Flushing Hydrants	1.000	EA	\$ 2,700.00	\$ 2,700.00	-	-	\$ -	1,165.00	-	\$ 1,165.00	1.00	\$ 2,700.00	1.00	\$ 2,700.00	30%	0.000 \$ -
Services	229.000	EA	\$ 900.00	\$ 206,100.00	186.00	-	\$ -	167,793.00	186.00	\$ 330,193.00	43.00	\$ 38,700.00	229.00	\$ 368,893.00	90%	0.000 \$ -
Test and Chlorinate	8,906.000	LF	\$ 3.00	\$ 26,718.00	-	-	\$ -	-	-	\$ -	8,906.00	\$ 26,718.00	8,906.00	\$ 26,718.00	0%	0.000 \$ -
20" Steel Casing with Spacers and Caps	28.000	LF	\$ 465.00	\$ 13,020.00	28.00	-	\$ -	-	28.00	\$ 13,020.00	-	\$ -	28.00	\$ 13,020.00	100%	0.000 \$ -
Adjustments	1.000	LS	\$ 15,500.00	\$ 15,500.00	-	-	\$ -	-	-	\$ -	1.00	\$ 15,500.00	1.00	\$ 15,500.00	0%	0.000 \$ -
Total				\$ 1,979,719.50			\$ -	\$ 423,754.00		\$ 1,397,584.50		\$ 599,435.00		\$ 1,497,009.50	93.36%	\$ -

REUSE WATER DISTRIBUTION SYSTEM

Project Number: _____
 Project Name: CV4A & APF2
 Owner Name: ET&M
 Contract Number: _____
 For Month Ending: 8/25/2025

39.67

Period Ending: 08/25/25
 Variance \$0.00
 Projected Final \$26,729,556.84
 Billings To Date \$21,592,463.22
 Remaining Billings \$5,137,093.62

Bid Items	Original Contract Amt				Prev.	Current		Materials	To Date		Remaining		Projected Final		Projection vs. Original	
	Qty	UM	Unit Price	I&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount	% Complete	Variance at Completion
8" Main & Fittings	8,919.000	LF	\$ 73.50	\$ 655,546.50	8,919.00		\$ -	198,562.00	8,919.00	\$ 854,108.50	-	\$ -	8,919.00	\$ 854,108.50	100%	0.000 \$
4" Main & Fittings	145.000	LF	\$ 29.50	\$ 4,277.50			\$ -	-	-	\$ -	145.00	\$ 4,277.50	145.00	\$ 4,277.50	0%	0.000 \$
2" Main & Fittings	73.000	LF	\$ 19.50	\$ 1,423.50			\$ -	-	-	\$ -	73.00	\$ 1,423.50	73.00	\$ 1,423.50	0%	0.000 \$
8" Gate Valve	19.000	EA	\$ 1,900.00	\$ 36,100.00	19.00		\$ -	20,174.00	19.00	\$ 56,274.00	-	\$ -	19.00	\$ 56,274.00	100%	0.000 \$
Flush Hydrant	1.000	EA	\$ 2,550.00	\$ 2,550.00			\$ -	2,330.00		\$ -	1.00	\$ 2,550.00	1.00	\$ 4,880.00	48%	0.000 \$
Testing	9,137.000	LF	\$ 2.00	\$ 18,274.00			\$ -	-		\$ -	9,137.00	\$ 18,274.00	9,137.00	\$ 18,274.00	0%	0.000 \$
Adjustments	1.000	LS	\$ 22,000.00	\$ 22,000.00			\$ -	-		\$ -	1.00	\$ 22,000.00	1.00	\$ 22,000.00	0%	0.000 \$
Services	233.000	EA	\$ 850.00	\$ 198,050.00	191.00		\$ -	152,666.00	191.00	\$ 315,016.00	42.00	\$ 35,700.00	233.00	\$ 350,716.00	90%	0.000 \$
20" Steel casing with Spacers and Caps	28.000	LF	\$ 390.00	\$ 10,920.00	28.00		\$ -	-	28.00	\$ 10,920.00	-	\$ -	28.00	\$ 10,920.00	100%	0.000 \$
Total				\$ 949,141.50			\$ -	\$ 373,732.00		\$ 1,238,648.50		\$ 84,275.00		\$ 1,322,873.50	93.65%	\$ -
SANITARY SEWER SYSTEM																
8" Sewer Main	8,254.000	LF	\$ 68.50	\$ 565,399.00	8,254.00		\$ -	173,892.00	8,254.00	\$ 739,291.00	-	\$ -	8,254.00	\$ 739,291.00	100%	0.000 \$
Sewer Services	229.000	EA	\$ 800.00	\$ 183,200.00	229.00		\$ -	-	229.00	\$ 183,200.00	-	\$ -	229.00	\$ 183,200.00	100%	0.000 \$
Manholes	39.000	EA	\$ 11,900.00	\$ 464,100.00	39.00		\$ -	141,042.00	39.00	\$ 605,142.00	-	\$ -	39.00	\$ 605,142.00	100%	0.000 \$
Dewater	1.000	LS	\$ 89,500.00	\$ 89,500.00	1.00		\$ -	-	1.00	\$ 89,500.00	-	\$ -	1.00	\$ 89,500.00	100%	0.000 \$
Benchdown & Backfill	3,100.000	LF	\$ 30.00	\$ 93,000.00	3,100.00		\$ -	-	3,100.00	\$ 93,000.00	-	\$ -	3,100.00	\$ 93,000.00	100%	0.000 \$
Adjustments	1.000	LS	\$ 21,500.00	\$ 21,500.00			\$ -	-		\$ -	1.00	\$ 21,500.00	1.00	\$ 21,500.00	0%	0.000 \$
TV Inspection	8,254.000	LF	\$ 18.00	\$ 148,572.00			\$ -	-		\$ -	8,254.00	\$ 148,572.00	8,254.00	\$ 148,572.00	0%	0.000 \$
Total				\$ 1,565,271.00			\$ -	\$ 314,934.00		\$ 1,710,139.00		\$ 170,072.00		\$ 1,880,205.00	90.95%	\$ -
WATER & SEWER AS-BUILTS																
Water & Sewer As-Builts	1.000	LS	\$ 29,500.00	\$ 29,500.00			\$ -	-		\$ -	1.00	\$ 29,500.00	1.00	\$ 29,500.00	0%	0.000 \$
Total				\$ 29,500.00			\$ -	\$ -		\$ -		\$ 29,500.00		\$ 29,500.00	0.00%	\$ -
SEEDING & SOD																
Site Grassing	233,500.000	SY	\$ 0.75	\$ 175,125.00			\$ -	-		\$ -	233,500.00	\$ 175,125.00	233,500.00	\$ 175,125.00	0%	0.000 \$
Site Sod	49,300.000	SY	\$ 4.80	\$ 236,640.00	25,811.00		\$ -	-	25,811.00	\$ 123,902.40	23,487.00	\$ 112,737.60	49,300.00	\$ 236,640.00	52%	0.000 \$
Total				\$ 411,765.00			\$ -	\$ -		\$ 123,902.40		\$ 287,862.60		\$ 411,765.00	20.09%	\$ -
EROSION CONTROL																
Erosion Control NPDES	1.000	LS	\$ 38,000.00	\$ 38,000.00	0.70	0.10	\$ 3,800.00	-	0.80	\$ 30,400.00	0.20	\$ 7,600.00	1.00	\$ 38,000.00	80%	0.000 \$
Silt Fence	10,000.000	LF	\$ 3.50	\$ 35,000.00	9,970.00		\$ -	-	9,970.00	\$ 34,895.00	30.00	\$ 105.00	10,000.00	\$ 35,000.00	100%	0.000 \$
Construction Entrance	1.000	EA	\$ 7,000.00	\$ 7,000.00	1.00		\$ -	-	1.00	\$ 7,000.00	-	\$ -	1.00	\$ 7,000.00	100%	0.000 \$
Total				\$ 80,000.00			\$ 3,800.00	\$ -		\$ 72,295.00		\$ 7,705.00		\$ 80,000.00	90.37%	\$ -
STORMWATER POLLUTION PLAN																
SWPPP	1.000	LS	\$ 5,000.00	\$ 5,000.00	1.00		\$ -	-	1.00	\$ 5,000.00	-	\$ -	1.00	\$ 5,000.00	100%	0.000 \$
Total				\$ 5,000.00			\$ -	\$ -		\$ 5,000.00		\$ 5,000.00		\$ 5,000.00	100.00%	\$ -
BOND																
Payment Bond	1.000	LS	\$ 165,000.00	\$ 165,000.00	1.00		\$ -	-	1.00	\$ 165,000.00	-	\$ -	1.00	\$ 165,000.00	100%	0.000 \$
Performance Bond	1.000	LS	\$ 85,000.00	\$ 85,000.00			\$ -	-		\$ -	1.00	\$ 85,000.00	1.00	\$ 85,000.00	0%	0.000 \$
Total				\$ 250,000.00			\$ -	\$ 165,000.00		\$ 165,000.00		\$ 85,000.00		\$ 250,000.00	66.00%	\$ -
CHANGE ORDERS																
Change Order 1	Original				To Date	Current		Materials	To Date		Remaining		Projected Final		Projection vs. Original	
	Qty	UM	Unit Price	Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount	% Complete	Variance at Completion
ODP American Precast	1.000	LS	\$ (498,597.00)	\$ (498,597.00)	1.00		\$ -	-	1.00	\$ (498,597.00)	-	\$ -	1.00	\$ (498,597.00)	100%	0.000 \$
ODP Ferguson	1.000	LS	\$ (971,378.00)	\$ (971,378.00)	1.00		\$ -	-	1.00	\$ (971,378.00)	-	\$ -	1.00	\$ (971,378.00)	100%	0.000 \$
County Materials	1.000	LS	\$ (485,811.00)	\$ (485,811.00)	1.00		\$ -	-	1.00	\$ (485,811.00)	-	\$ -	1.00	\$ (485,811.00)	100%	0.000 \$
Sleeves & Electric True-Up	1.000	LS	\$ 338,547.24	\$ 338,547.24	1.00		\$ -	-	1.00	\$ 338,547.24	-	\$ -	1.00	\$ 338,547.24	100%	0.000 \$
Multi Use Path	1.000	LS	\$ 161,631.00	\$ 161,631.00			\$ -	-		\$ -	1.00	\$ 161,631.00	1.00	\$ 161,631.00	0%	0.000 \$
Change Order Totals				\$ (1,485,807.76)			\$ 0.00	0.000		\$ (1,485,807.76)		\$ 161,631.00		\$ (1,485,807.76)		\$ -

Creekview 4B		\$10,676,440.00		\$13,000.00	\$1,955,786.00	\$8,564,923.14	\$2,611,695.10	\$11,176,618.24		\$0.00
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Creekview 4A Contract w/ Materials	\$12,632,226.00
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Creekview 4A Change Orders w/ Materials	
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Project Number: _____
 Project Name: CV4A & APF2
 Owner Name: ET&M
 Contract Number: _____
 For Month Ending: 8/25/2025

39.67

Period Ending: 08/25/25
 Variance \$0.00
 Projected Final \$26,729,556.84
 Billings To Date \$21,592,463.22
 Remaining Billings \$5,137,093.62

Bid Items	Original Contract Amt														Protection vs. Original	
	Qty	U/M	Unit Price	L&E Total Amount	Prev.	Current		Materials	To Date		Remaining		Projected Final		%	Protection vs. Original
					Quantity	Quantity	Amount	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Complete	Variance at Completion
				\$1,455,607.76												

APF 2 & CV 4A & B Combined				\$23,889,800.86		\$0.00	\$0.00	\$984,829.30	\$4,453,113.96	\$0.00	\$21,592,463.22	\$0.00	\$4,043,715.00	\$0.00	\$26,729,556.84	\$0.00	\$0.00	\$0.00
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Total Contract w/ Materials	\$28,342,914.82
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All Change Orders w/ Materials	
	-\$2,618,951.40

\$49,241.47 \$ 1,079,623.16
 \$935,587.84 \$20,512,840.06

PARTIAL RELEASE OF CLAIM OF LIEN

The undersigned lienor, in consideration of payment in the amount of \$935,587.84 , hereby partially releases its claim of lien for labor, services, or materials furnished to Creekview, CDD, on the job of Creekview Trail APF2 / Area 4, for the following described property:

Creekview Trail APF Road PH 2 & Area 4

The undersigned lienor acknowledges previous receipt of \$19,577,252.22 and is executing this waiver and release in exchange for a check or checks in the additional amount of \$935,587.84 , this partial release of claim of lien expressly and totally is conditioned on receipt of the check or checks and the collection of the funds in the amount of \$935,587.84 .

There remains unpaid \$3,767,027.88

Dated: August 25 , 20 25

Signed and sealed in the presence of:



Witness

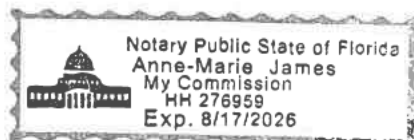


Lienor

STATE OF FLORIDA
COUNTY OF Duval

I HEREBY CERTIFY that on this day, August 25 , 2025 before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Charles D. Freshwater, as President of Jax Utilities Management, Inc., a Florida corporation, on behalf of the corporation, and she/he acknowledged before me that she/he executed the same and did so by order of the Board of Directors of the Corporation.

He/She is personally known to me ☒ produced N/A as identification ☐



Notary Public

Creekview CDD Requisition 114 - JUM

Final Audit Report

2025-09-08

Created:	2025-09-04
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoX5wcsZDbyhQSkhBFNpzTJ6UmmdfI_2F

"Creekview CDD Requisition 114 - JUM" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-09-04 - 7:47:13 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
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-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
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-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-09-08 - 3:54:20 PM GMT - Time Source: server
-  Agreement completed.
2025-09-08 - 3:54:20 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BXII

REQUISITION 117

2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024
(Phase 2 Project)

The undersigned, a Responsible Officer of the Creekview Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of September 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **117**

(B) Name of Payee: **England-Thims & Miller, Inc.**

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

(C) Amount Payable: **\$ 23,413.86**

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

Invoice 221512 (Aug 2025) APF Road Phase 2 CEI Services (WA#24)	\$ 10,402.38
Invoice 221630 (Aug 2025) Area 4A CEI Services (WA#23)	\$ 11,098.98
Invoice 221513 (Aug 2025) Lee Parcel Preliminary Engineering (WA#27)	\$ 1,912.50
TOTAL REQUISITION	\$ 23,413.86

(E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 2 Project;
4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 2 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 2 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 2 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 2 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 2 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer

Creekview CDD
c/o Wrathell, Hunt & Associates, LLC
Attn: Craig Wrathell
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

August 29, 2025

Invoice No: 221512

Total This Invoice \$10,402.38

Project 17115.19000 APF Road Phase 2 CEI Services (WA#24)

Professional Services rendered through August 23, 2025

Phase 01. CEI Services

Labor

			Hours	Rate	Amount
Project Manager/Construction Project Man					
Ellins, Jason	7/26/2025		3.00	225.00	675.00
Ellins, Jason	8/2/2025		2.00	225.00	450.00
Ellins, Jason	8/9/2025		2.00	225.00	450.00
Ellins, Jason	8/16/2025		2.00	225.00	450.00
Ellins, Jason	8/23/2025		2.00	225.00	450.00
Totals			11.00		2,475.00
Total Labor					2,475.00

Billing Limits	Current	Prior	To-Date
Labor	2,475.00	52,038.00	54,513.00
Limit			54,288.00
Adjustment			-225.00
Total this Phase			\$2,250.00

Phase 02. Progress Meetings

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Wild, Scott	7/26/2025		1.00	255.00	255.00
Wild, Scott	8/16/2025		1.00	255.00	255.00
Project Manager/Construction Project Man					
Blalock, Clinton	8/9/2025		.75	225.00	168.75
Engineering/Landscape Designer					
Jeter, Matthew	8/9/2025		2.50	155.00	387.50
Jeter, Matthew	8/16/2025		2.50	155.00	387.50
Assoc. Project Manager					
Miller, Emily	8/2/2025		1.50	115.00	172.50
Totals			9.25		1,626.25
Total Labor					1,626.25

Billing Limits	Current	Prior	To-Date
Labor	1,626.25	3,261.50	4,887.75
Limit			19,530.00
Remaining			14,642.25
Total this Phase			\$1,626.25

Phase 03. CDD Tax Exempt Purchase Requisitions

Labor

		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Wild, Scott	7/26/2025	.50	255.00	127.50
Wild, Scott	8/16/2025	2.00	255.00	510.00
Wild, Scott	8/23/2025	3.00	255.00	765.00
Project Manager/Construction Project Man				
Blalock, Clinton	7/26/2025	.25	225.00	56.25
Blalock, Clinton	8/2/2025	.50	225.00	112.50
Blalock, Clinton	8/9/2025	.50	225.00	112.50
Blalock, Clinton	8/16/2025	3.25	225.00	731.25
Landscape Architect				
White, Gerald	8/16/2025	.50	190.00	95.00
Engineering/Landscape Designer				
Jeter, Matthew	7/26/2025	13.00	155.00	2,015.00
Adminstrative Support				
Blair, Shelley	7/26/2025	2.00	110.00	220.00
Blair, Shelley	8/2/2025	3.00	110.00	330.00
Blair, Shelley	8/9/2025	1.75	110.00	192.50
Blair, Shelley	8/16/2025	4.00	110.00	440.00
Blair, Shelley	8/23/2025	1.75	110.00	192.50
Senior Construction Representative				
Villarruel Lopez, Jose	8/23/2025	2.00	205.00	410.00
Totals		38.00		6,310.00
Total Labor				6,310.00

Billing Limits	Current	Prior	To-Date
Total Billings	6,310.00	6,041.50	12,351.50
Limit			15,000.00
Remaining			2,648.50
Total this Phase			\$6,310.00

Phase 04. Owner Requested Plan Revisions

Billing Limits	Current	Prior	To-Date
Labor	0.00	28,284.00	28,284.00
Limit			40,000.00
Remaining			11,716.00
Total this Phase			0.00

Phase XP. Expenses

Expenses

Permits				517.50	
	Total Expenses		1.15 times	517.50	595.13
Billing Limits		Current	Prior	To-Date	
Expense		595.13	1,283.87	1,879.00	
Limit				1,500.00	
Adjustment					-379.00
			Total this Phase		\$216.13
			Total This Invoice		\$10,402.38

Outstanding Invoices

	Number	Date	Balance		
	220926	7/24/2025	4,732.50		
	Total		4,732.50		
			Total Now Due		\$15,134.88

Creekview CDD
c/o Wrathell, Hunt & Associates, LLC
Attn: Craig Wrathell
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

September 02, 2025

Invoice No: 221630

Total This Invoice	\$11,098.98
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Project 17115.18000 Area 4A CEI Services (WA#23)

Professional Services rendered through August 23, 2025

Phase 01. CEI Services

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Wild, Scott	7/26/2025		1.00	255.00	255.00
Project Manager/Construction Project Man					
Blalock, Clinton	7/26/2025		.50	225.00	112.50
Blalock, Clinton	8/9/2025		.25	225.00	56.25
Blalock, Clinton	8/16/2025		3.00	225.00	675.00
Blalock, Clinton	8/23/2025		.25	225.00	56.25
Ellins, Jason	7/26/2025		3.00	225.00	675.00
Ellins, Jason	8/2/2025		2.00	225.00	450.00
Ellins, Jason	8/9/2025		2.00	225.00	450.00
Ellins, Jason	8/16/2025		4.00	225.00	900.00
Ellins, Jason	8/23/2025		4.00	225.00	900.00
Engineer					
Schneider, Brennan	8/16/2025		1.00	190.00	190.00
Schneider, Brennan	8/23/2025		2.50	190.00	475.00
Sr. Landscape Architect					
Clark, Ryan	8/9/2025		1.75	215.00	376.25
Engineering/Landscape Designer					
Jeter, Matthew	7/26/2025		9.00	155.00	1,395.00
Jeter, Matthew	8/2/2025		2.00	155.00	310.00
Jeter, Matthew	8/9/2025		1.00	155.00	155.00
Jeter, Matthew	8/16/2025		2.00	155.00	310.00
Simonelli, Dino	8/16/2025		1.50	155.00	232.50
Yin, Weiran	8/9/2025		4.00	155.00	620.00
Totals			44.75		8,593.75

Total Labor

8,593.75

Billing Limits	Current	Prior	To-Date
Labor	8,593.75	52,385.75	60,979.50
Limit			108,576.00
Remaining			47,596.50

			Total this Phase	\$8,593.75
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Phase	02.	Progress Meetings
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Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Wild, Scott	7/26/2025		.50	255.00	127.50
Wild, Scott	8/16/2025		1.50	255.00	382.50
Engineering Intern					
Hebb, Cara	8/2/2025		.50	150.00	75.00
Hebb, Cara	8/9/2025		.50	150.00	75.00
Hebb, Cara	8/16/2025		.50	150.00	75.00
Hebb, Cara	8/23/2025		.50	150.00	75.00
Totals			4.00		810.00

Total Labor					810.00
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Billing Limits	Current	Prior	To-Date
Labor	810.00	9,208.00	10,018.00
Limit			39,060.00
Remaining			29,042.00

Total this Phase	\$810.00
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Phase	03.	CDD Tax Exempt Purchase Requisitions
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Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Wild, Scott	8/16/2025		1.00	255.00	255.00
Wild, Scott	8/23/2025		2.00	255.00	510.00
Adminstrative Support					
Blair, Shelley	8/23/2025		1.75	110.00	192.50
Totals			4.75		957.50

Total Labor					957.50
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Billing Limits	Current	Prior	To-Date
Labor	957.50	7,109.50	8,067.00
Limit			15,000.00
Remaining			6,933.00

Total this Phase	\$957.50
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Phase	04.	Owner Requested Plan Revisions
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Billing Limits	Current	Prior	To-Date
Labor	0.00	36,295.50	36,295.50
Limit			40,000.00
Remaining			3,704.50

Total this Phase	0.00
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Phase	XP.	Expenses
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Expenses

Permits				641.50	
	Total Expenses		1.15 times	641.50	737.73
Billing Limits		Current	Prior	To-Date	
Expense		737.73	595.13	1,332.86	
Limit				1,500.00	
Remaining				167.14	
			Total this Phase		\$737.73
			Total This Invoice		\$11,098.98

Outstanding Invoices

	Number	Date	Balance		
	220925	7/24/2025	6,492.50		
	Total		6,492.50		
			Total Now Due		\$17,591.48

Creekview CDD
c/o Wrathell, Hunt & Associates, LLC
Attn: Craig Wrathell
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

August 29, 2025

Invoice No: 221513

Total This Invoice	\$1,912.50
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Project 17115.21000 Lee Parcel Preliminary Engineering WA27

Professional Services rendered through August 23, 2025

Phase 1. Preliminary Engineering

Labor

			Hours	Rate	Amount	
Senior Engineer/Senior Project Manager						
Wild, Scott	8/16/2025		1.00	255.00	255.00	
Totals			1.00		255.00	
Total Labor						255.00

Billing Limits

	Current	Prior	To-Date
Labor	255.00	20,328.75	20,583.75
Limit			75,000.00
Remaining			54,416.25

Total this Phase	\$255.00
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Phase 2. Project Management

Labor

			Hours	Rate	Amount	
Senior Engineer/Senior Project Manager						
Wild, Scott	8/16/2025		4.50	255.00	1,147.50	
Wild, Scott	8/23/2025		2.00	255.00	510.00	
Totals			6.50		1,657.50	
Total Labor						1,657.50

Billing Limits

	Current	Prior	To-Date
Labor	1,657.50	6,432.50	8,090.00
Limit			10,000.00
Remaining			1,910.00

Total this Phase	\$1,657.50
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Phase XP. Expenses

Total this Phase	0.00
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Total This Invoice	\$1,912.50
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Creekview CDD 2024 Bonds Requisition 117 ETM (Aug 2025)

Final Audit Report

2025-09-16

Created:	2025-09-12
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAACHPDA_D0T7fMWgpAkHMKITVkevv7Wz_P

"Creekview CDD 2024 Bonds Requisition 117 ETM (Aug 2025)" History

-  Document created by Shelley Blair (blairs@etminc.com)
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-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
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-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-09-16 - 5:33:35 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-09-16 - 5:34:02 PM GMT - Time Source: server
-  Agreement completed.
2025-09-16 - 5:34:02 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BXIII

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (Phase 2 Project)

The undersigned, a Responsible Officer of the Creekview Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of September 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **118**
- (B) Name of Payee: **Clary & Associates, Inc.
3830 Crown Point Rd,
Suite A
Jacksonville, FL 32257\$**
- (C) Amount Payable: **\$2,050.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Creekview APF Road Surveying Services - Invoice 2025-459
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 2 Project;

4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

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

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 2 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 2 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 2 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 2 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 2 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer

Clary & Associates, Inc
3830 CROWN POINT RD, Suite A
Jacksonville, FL 32257
9042602703
jclary@claryassoc.com
www.claryassoc.com



INVOICE

BILL TO
CREEKVIEW CDD

INVOICE # 2025-459
DATE 08/31/2025

PROJECT NAME	PROJECT LOCATION	CLIENT CONTACT
Creekview Trail	Creekview Trail	Joe Corneilson

DATE		QTY	RATE	AMOUNT
	Surveying Services	10	205.00	2,050.00
	Field Crew			

Verify Control Points in Area 6 and APF Road 2-5	BALANCE DUE	\$2,050.00
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Creekview CDD 2024 Bonds Requisition 118 - Clary

Final Audit Report

2025-09-18

Created:	2025-09-17
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAue6pL4EEBOeaeccC8_1I_kqefVN-ynTO

"Creekview CDD 2024 Bonds Requisition 118 - Clary" History

-  Document created by Shelley Blair (blairs@etminc.com)
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2025-09-18 - 0:56:27 AM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-09-18 - 0:56:50 AM GMT - Time Source: server
-  Agreement completed.
2025-09-18 - 0:56:50 AM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BXIV

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024
(Phase 2 Project)

The undersigned, a Responsible Officer of the Creekview Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of April 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of September 1, 2024 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **119**

(B) Name of Payee:

**Kilinski | Van Wyk PLLC
PO Box 6386
Tallahassee, FL 32314**

(C) Amount Payable: **\$2,234.50**

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

Professional Services related to 2022 Project Construction - Invoice 13206

(E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 2 Project;
4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

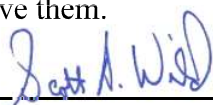
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 2 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 2 Project improvements being acquired from the proceeds of the Series 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 2 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 2 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 2 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

Creekview CDD
2300 Glades Road Suite 410W
Boca Raton, Florida 33431

INVOICE

Invoice # 13206
Date: 09/13/2025
Due On: 10/13/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$5,936.00	+ \$2,234.50	) - (\$0.00	) = \$8,170.50

CRKVIEW-105

Creekview CDD - 2024 Construction

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AH	08/01/2025	Prepare agreement for landscape installation services; transmit same.	1.10	\$185.00	\$203.50
Service	JK	08/01/2025	Finalize landscape installation agreement, plans and exhibits; research scope of 2024 project and balance for APF installation	0.60	\$345.00	\$207.00
Service	JK	08/04/2025	Call on bidding options for various infrastructure/landscape/irrigation projects; prepare summary of same	0.40	\$345.00	\$138.00
Service	CL	08/05/2025	Draft construction contract for landscape installation with Ruppert.	0.30	\$300.00	\$90.00
Service	AH	08/08/2025	Prepare response to notice to owner.	0.40	\$185.00	\$74.00
Service	CL	08/11/2025	Revise construction agreement with Ruppert for Area 4A and APF Road 2.	0.60	\$300.00	\$180.00
Service	JK	08/11/2025	Review/comment on APF Phase 2 and 4a landscape installation/ construction matters; finalize same; confer re: JUM contract documents	0.70	\$345.00	\$241.50

and update same						
Service	AH	08/12/2025	Prepare response to notice to owner.	1.20	\$185.00	\$222.00
Service	JK	08/12/2025	Update/finalize NTO For Sandridge Road	0.10	\$345.00	\$34.50
Service	CL	08/12/2025	Draft contract with Ruppert for landscape installation in Phase 5A.	0.50	\$300.00	\$150.00
Service	AH	08/13/2025	Finalize response to notice to owner; transmit same.	0.20	\$185.00	\$37.00
Service	JK	08/13/2025	Review/edit and finalize 5a landscape installation agreement and transmit same	0.30	\$345.00	\$103.50
Service	CD	08/13/2025	Finalize Agreement for Landscape Installation regarding Area 5A; Email to Client and District Manager for execution	0.30	\$185.00	\$55.50
Service	CL	08/14/2025	Draft agreement for creative mailbox solutions; Confer with N. McKenna re: the same.	0.90	\$300.00	\$270.00
Service	JK	08/14/2025	Update construction contract language and finalize same; review/edit 4A street signage documentation	0.40	\$345.00	\$138.00
Service	CL	08/15/2025	Confer with N. McKenna re: street sign installation agreement.	0.10	\$300.00	\$30.00
Service	CL	08/22/2025	Review status of construction funding agreement for balance of district construction.	0.20	\$300.00	\$60.00
					Total	\$2,234.50

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

Creekview CDD 2024 Bonds Requisition 119-Kilinski Van Wyk

Final Audit Report

2025-09-18

Created:	2025-09-18
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAyjLmf168-q_c6mixh4IV9Ymi8rhKXUMz

"Creekview CDD 2024 Bonds Requisition 119-Kilinski Van Wyk" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-09-18 - 12:10:50 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
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-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-09-18 - 2:01:20 PM GMT - Time Source: server
-  Agreement completed.
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CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3C
RATIFICATION
ITEMS

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3C1



ECS Florida, LLC

Proposal for Subsurface Exploration and Geotechnical
Engineering Services

Creekview Trail APF Road – Post-Development SHWL

Sandridge Road
Clay County, Florida

ECS Proposal Number 35:23983

August 13, 2025





ECS FLORIDA, LLC

Geotechnical • Construction Materials • Environmental • Facilities

August 13, 2025

Mr. Joe Cornelison
Creekview CDD
7807 Baymeadows Road East, Suite 205
Jacksonville, Florida 32256

ECS Proposal No. 35:23983

Reference: Proposal for Subsurface Exploration and Geotechnical Engineering Services
Creekview Trail APF Road – Post-Development SHWL
Sandridge Road
Clay County, Florida

Dear Mr. Cornelison:

ECS Florida, LLC (ECS) is pleased to submit this proposal to provide subsurface exploration and geotechnical engineering services for the above referenced project. This proposal contains our project understanding, proposed scope of services, lump sum fee, schedule of work, and authorization requirements.

Project Description

Based on our correspondence with you and representatives from ETM, we understand portions of the APF Road are currently designed with underdrains below the roadway areas. It is desired to attempt to remove underdrain, where possible based on the post-development seasonal high groundwater levels. Therefore, we propose to perform drawdown analyses of the ponds to evaluate the lowering of the groundwater level that could occur from post-development drainage improvements.

ECS previously performed several geotechnical explorations at the site (ECS Reports 31224-A, 33106, 36035). The results of our analysis will be utilized, where possible, to prepare the drawdown analysis. However, additional permeability testing will be required for two of the ponds along the proposed road alignment.

Scope of Services

Our integrated services will include drilling of soil borings by drill crews under our supervision, laboratory testing of representative soil samples for pertinent engineering properties, various engineering analyses, and preparation of an engineering report. The objective of the geotechnical exploration is to provide site and subsurface information to evaluate the subsurface conditions at the site for the proposed construction. Upon completion of drilling operations, the samples will be returned to our laboratory in Jacksonville, Florida for further identification and testing. The following field services are proposed:

11554 DAVIS CREEK COURT, JACKSONVILLE, FL 32256 • T: 904-880-0960

ECS Florida, LLC • ECS Mid-Atlantic, LLC • ECS Midwest, LLC • ECS Pacific, Inc. • ECS Southeast, LLC • ECS Southwest, LLP

ECS New York Engineering, PLLC - An Associate of ECS Group of Companies www.ecslimited.com

"ONE FIRM, ONE MISSION"

Location	Number of Permeability Tests	Depth of Borings Below Ground Surface, feet
Stormwater Ponds D-01 and B-02	6 (3 per pond)	Varies

*Standard Penetration Test

The results of the exploration and engineering evaluation will then be documented in a report containing the following:

1. A presentation of the field and laboratory test procedures used and the data obtained.
2. An evaluation of the potentially lowered groundwater level that could occur due to the stormwater pond construction.
3. Recommendations for underdrain locations.

Proposal Assumptions

ECS has made the following assumptions in developing this proposal:

1. Two full business days are needed for utility mark-up prior to the start of drilling operations.
2. Drilling operations will last approximately 1-2 business days.
3. Client will provide the right of access to the property.

Fee

ECS will provide the proposed geotechnical base scope of services for a lump sum fee of **\$11,600**. If additional services are required because of unexpected field conditions encountered in our field exploration program, or because of a request for additional services, they would be invoiced in accordance with our current Fee Schedule. Before modifying or expanding the extent of our exploration program, you would be informed of our intentions for both your review and authorization.

Schedule

We are prepared to mobilize to the site within two to three weeks after authorization to proceed. Preliminary verbal results and recommendations can be provided within 1 to 2 days after completion of the field drilling portion of the project. The written report containing final recommendations will be submitted within two weeks after completion of all field and laboratory testing.

Utility Clearance

We will contact Sunshine 811 to locate underground utilities at the site; however, our experience indicates that Sunshine 811 will not locate utilities beyond the point of distribution (meters or gauge points) on private property. We will coordinate the location of our exploration in an attempt to avoid any underground utilities indicated by the Sunshine 811 locating system. However, we will not be responsible for any private utilities not pointed out to us by the land owner or client prior to drilling activities. **If private utilities are a concern, we can provide a private utility line locator to reduce**

your liability. Please read the following section on private utility locator services and if desired, indicate your request for their services on the attached Proposal Acceptance sheet.

Contracting a private utility locator service is not a guarantee that all utilities within a work site will be identified, but a service that is offered to lower the risk of the owner/client. ECS and our clients have had success in avoiding utility conflicts by augmenting the Sunshine 811 services with a private utility locator service. Private utility locator services can identify utility alignments that incorporate significant iron content in the conduit materials. However, private utilities possessing the higher likelihood of not being easily identifiable, beyond the point of distribution, include all utilities not containing significant ferrous (iron) content (examples would include but not be limited to most sanitary sewer alignments, copper or PVC water lines, fiber optic lines without tracer ribbons, copper electric lines with no surface exposure, drainage tiles/pipes, and irrigation lines).

Where a private locator service identifies a potential risk that is not traceable through conventional methods, ECS will notify the client immediately and work to resolve the issue. Additional costs related to the resolution of these potential utility conflicts will be invoiced out per our unit rates, as identified in this proposal, or as negotiated and approved at the time of the occurrence.

Site Repair

Upon completion of the subsurface exploration procedures, we will backfill each of the excavations with the excavated soil and mound the excess spoil back up over the test location(s). In pavement areas, we will patch the asphalt surface with a cold mix asphalt patch. Typically, we will not provide site repairs beyond what is outlined above unless specifically contracted. Alternatively, we will remove excess spoils from job sites and dispose of them in an approved manner for a negotiated fee.

Please note that some disturbance to off-pavement/gravel covered the surface areas, including the possible cutting of trees, running over of brush and understory in wooded areas might occur. We will attempt to limit such disturbance; however, we have not budgeted for site repairs including filling of tire ruts, seeding of lawn areas, or the planting of trees. If necessary, additional site restoration can be provided at an additional cost.

Closing

Our insurance carrier requires that we receive written authorization prior to initiation of work, and a signed contract prior to the release of any work product. Your acceptance of this proposal may be indicated by signing and returning the enclosed Proposal Acceptance Form. Our work will be done in accordance with the attached Terms and Conditions which is made a part of this proposal.

Thank you for the opportunity to submit this proposal to provide services and serve as your consultant. We look forward to working with you on this project, and to hopefully serve as your consultant in the future. If you have any questions, or if we can be of any additional service, please contact us at (904) 880.0960.

Respectfully submitted,

ECS FLORIDA, LLC



Chris M. Egan, P.E.

Assistant Office Manager

CEgan@ecslimited.com



Jared Pitts, P.E.

Associate Principal

JPitts@ecslimited.com

Attachments: Proposal Acceptance Form
ECS Terms and Conditions of Service

**PROPOSAL ACCEPTANCE FORM
ECS FLORIDA, LLC****Project Name:** Creekview Trail APF Road – Post-Development SHWL**Location:** Sandridge Road, Clay County, Florida**Fee:** \$11,600☐ Private Utility Locator

Indicate if a private utility locator is requested by checking the box above for private utility locator.
The fee will be established based on site specific requirements.

Please complete and return this Proposal Acceptance Form to ECS as shown at the bottom of this form. By signing and returning this form, you are authorizing ECS to proceed, providing ECS permission to enter the site, and making this proposal the agreement between ECS and Client. Your signature also indicates you have read this document and the Terms and Conditions of Service in their entirety and agree to pay for services as above set forth.

CLIENT AND BILLING INFORMATION**Name of Client:** Joe Creekview COD**Contact Person:** Joe Cornelison**Telephone No.:** _____**E-mail:** _____**Responsible for Payment****Approval of Invoice (if different)****Contact Name:** _____**Company Name:** _____**Address:** _____**Address:** _____**City, State, Zip:** _____**Telephone No.:** _____**Fax No:** _____**E-mail Address:** _____

The reports are normally e-mailed directly to client. If you require copies to others, please provide their names, e-mail addresses and fax numbers below.

Name**E-mail Address****Phone Number****Fax Number****Special Instructions:** _____**Client Signature: ×**

ECS Proposal 35:23983

Date:8/13/25



ECS FLORIDA, LLC TERMS AND CONDITIONS OF SERVICE

The professional services ("Services") to be provided by ECS Florida, LLC ("ECS") pursuant to the Proposal shall be provided in accordance with these Terms and Conditions of Service ("Terms"), including any addenda as may be incorporated or referenced in writing and shall form the Agreement between ECS and CLIENT.

1.0 INDEPENDENT CONSULTANT STATUS - ECS shall serve as an independent professional consultant to CLIENT for Services on the Project and shall have control over, and responsibility for, the means and methods for providing the Services identified in the Proposal, including the retention of Subcontractors and Subconsultants

2.0 SCOPE OF SERVICES - It is understood that the fees, reimbursable expenses and time schedule defined in the Proposal are based on information provided by CLIENT and/or CLIENT'S agents, contractors and consultants ("Contractors"). CLIENT acknowledges that if this information is not current, is incomplete or inaccurate, if conditions are discovered that could not be reasonably foreseen, or if CLIENT orders additional services, the scope of services will change, even while the Services are in progress.

3.0 STANDARD OF CARE

3.1 In fulfilling its obligations and responsibilities enumerated in the Proposal, ECS shall be expected to comply with and its performance evaluated in light of the standard of care expected of professionals in the industry performing similar services on projects of like size and complexity at that time in the region (the "Standard of Care"). Nothing contained in the Proposal, the agreed-upon scope of Services, these Terms or any ECS report, opinion, plan or other document prepared by ECS shall constitute a warranty or guarantee of any nature whatsoever.

3.2 CLIENT understands and agrees that ECS will rely on the facts learned from data gathered during performance of Services as well as those facts provided by the CLIENT and/or CLIENT'S contractors and consultants. CLIENT acknowledges that such data collection is limited to specific areas that are sampled, bored, tested, observed and/or evaluated. Consequently, CLIENT waives any and all claims based upon erroneous facts provided by the CLIENT, facts subsequently learned or regarding conditions in areas not specifically sampled, bored, tested, observed or evaluated by ECS.

3.3 If a situation arises that causes ECS to believe compliance with CLIENT'S directives would be contrary to sound engineering practices, would violate applicable laws, regulations or codes, or will expose ECS to legal claims or charges, ECS shall so advise CLIENT. If ECS' professional judgment is rejected, ECS shall have the right to terminate its Services in accordance with the provisions of Section 25.0, below.

3.4 If CLIENT decides to disregard ECS' recommendations with respect to complying with applicable laws or regulations, ECS shall determine if applicable law requires ECS to notify the appropriate public officials. CLIENT agrees that such determinations are ECS' sole right to make.

4.0 CLIENT DISCLOSURES

4.1 Where the Services requires ECS to penetrate a surface, CLIENT shall furnish and/or shall direct CLIENT'S or CLIENT'S Contractors to furnish ECS information identifying the type and location of utility lines and other man-made objects known, suspected, or assumed to be located beneath or behind the Site's surface. ECS shall be entitled to rely on such information for completeness and accuracy without further investigation, analysis, or evaluation.

4.2 "Hazardous Materials" shall include but not be limited to any substance that poses or may pose a present or potential hazard to human health or the environment whether contained in a product, material, by-product, waste, or sample, and whether it exists in a solid, liquid, semi-solid or gaseous form. CLIENT shall notify ECS of any known, assumed, or suspected regulated, contaminated, or other similar Hazardous Materials that may exist at the Site prior to ECS mobilizing to the Site.

4.3 If any Hazardous Materials are discovered, or are reasonably suspected by ECS after its Services begin, ECS shall be entitled to amend the scope of Services and adjust its fees or fee schedule to reflect any additional work or personal protective equipment and/or safety precautions required by the existence of such Hazardous Materials.

5.0 INFORMATION PROVIDED BY OTHERS - CLIENT waives, releases and discharges ECS from and against any claim for damage, injury or loss allegedly arising out of or in connection with errors, omissions, or inaccuracies in documents and other information in any form provided to ECS by CLIENT or CLIENT'S Contractors, including such information that becomes incorporated into ECS documents.

6.0 CONCEALED RISKS - CLIENT acknowledges that special risks are inherent in sampling, testing and/or evaluating concealed conditions that are hidden from view and/or neither readily apparent nor easily accessible, e.g., subsurface conditions, conditions behind a wall, beneath a floor, or above a ceiling. Such circumstances require that certain assumptions be made regarding existing conditions, which may not be verifiable without expending additional sums of money or destroying otherwise adequate or serviceable portions of a building or component thereof. Accordingly, ECS shall not be responsible for the verification of such conditions unless verification can be made by simple visual observation. CLIENT agrees to bear any and all costs, losses, damages and expenses (including, but not limited to, the cost of ECS' additional services) in any way arising from or in connection with the existence or discovery of such concealed or unknown conditions.

7.0 RIGHT OF ENTRY/DAMAGE RESULTING FROM SERVICES

7.1 CLIENT warrants that it possesses the authority to grant ECS right of entry to the site for the performance of Services. CLIENT hereby grants ECS and its agents, subcontractors and/or subconsultants ("Subconsultants"), the right to enter from time to time onto the property in order for ECS to perform its Services. CLIENT agrees to indemnify and hold ECS and its Subconsultants harmless from any claims arising from allegations that ECS trespassed or lacked authority to access the Site.

7.2 CLIENT warrants that it possesses all necessary permits, licenses and/or utility clearances for the Services to be provided by ECS except where ECS' Proposal explicitly states that ECS will obtain such permits, licenses, and/or utility clearances.

7.3 ECS will take reasonable precautions to limit damage to the Site and its improvements during the performance of its Services. CLIENT understands that the use of exploration, boring, sampling, or testing equipment may cause damage to the Site. The correction and restoration of such common damage is CLIENT'S responsibility unless specifically included in ECS' Proposal.

7.4 CLIENT agrees that it will not bring any claims for liability or for injury or loss against ECS arising from (i) procedures associated with the exploration, sampling or testing activities at the Site, (ii) discovery of Hazardous Materials or suspected Hazardous Materials, or (iii) ECS' findings, conclusions, opinions, recommendations, plans, and/or specifications related to discovery of contamination.

8.0 UNDERGROUND UTILITIES

8.1 ECS shall exercise the Standard of Care in evaluating client-furnished information as well as information readily and customarily available from public utility locating services (the "Underground Utility Information") in its effort to identify underground utilities. The extent of such evaluations shall be at ECS' sole discretion.

8.2 CLIENT recognizes that the Underground Utility Information provided to or obtained by ECS may contain errors or be incomplete. CLIENT understands that ECS may be unable to identify the locations of all subsurface utility lines and man-made features.

8.3 CLIENT waives, releases, and discharges ECS from and against any claim for damage, injury or loss allegedly arising from or related to subterranean structures (pipes, tanks, cables, or other utilities, etc.) which are not called to ECS' attention in writing by CLIENT, not correctly shown on the Underground Utility Information and/or not properly marked or located by the utility owners, governmental or quasi-governmental locators, or private utility locating services as a result of ECS' or ECS' Subconsultant's request for utility marking services made in accordance with local industry standards.

9.0 SAMPLES

9.1 Soil, rock, water, building materials and/or other samples and sampling by-products obtained from the Site are and remain the property of CLIENT. Unless other arrangements are requested by CLIENT and mutually agreed upon by ECS in writing, ECS will retain samples not consumed in laboratory testing for up to sixty (60) calendar days after the first issuance of any document containing data obtained from such samples. Samples consumed by laboratory testing procedures will not be stored.

9.2 Unless CLIENT directs otherwise, and excluding those issues covered in Section 10.0, CLIENT authorizes ECS to dispose of CLIENT'S non-hazardous samples and sampling or testing by-products in accordance with applicable laws and regulations.

10.0 ENVIRONMENTAL RISKS

10.1 When Hazardous Materials are known, assumed, suspected to exist, or discovered at the Site, ECS will endeavor to protect its employees and address public health, safety, and environmental issues in accordance with the Standard of Care. CLIENT agrees to compensate ECS for such efforts.

10.2 When Hazardous Materials are known, assumed, or suspected to exist, or discovered at the Site, ECS and/or ECS' subcontractors will exercise the Standard of Care in containerizing and labeling such Hazardous Materials in accordance with applicable laws and regulations, and will leave the containers on Site. CLIENT is responsible for the retrieval, removal, transport and disposal of such contaminated samples, and sampling process byproducts in accordance with applicable law and regulation.

10.3 Unless explicitly stated in the Scope of Services, ECS will neither subcontract for nor arrange for the transport, disposal, or treatment of Hazardous Materials. At CLIENT'S written request, ECS may assist CLIENT in identifying appropriate alternatives for transport, off-site treatment, storage, or disposal of such substances, but CLIENT shall be solely responsible for the final selection of methods and firms to provide such services. CLIENT shall sign all manifests for the disposal of substances affected by contaminants and shall otherwise exercise prudence in arranging for lawful disposal.

10.4 In those instances where ECS is expressly retained by CLIENT to assist CLIENT in the disposal of Hazardous Materials, samples, or wastes as part of the Proposal, ECS shall do so only as CLIENT'S agent (notwithstanding any other provision of this Agreement to the contrary). ECS will not assume the role of, nor be considered a generator, storer, transporter, or disposer of Hazardous Materials.

10.5 Subsurface sampling may result in unavoidable cross-contamination of certain subsurface areas, as when a probe or excavation/boring device moves through a contaminated zone and links it to an aquifer, underground stream, pervious soil stratum, or other hydrous body not previously contaminated, or connects an uncontaminated zone with a contaminated zone. Because sampling is an essential element of the Services indicated herein, CLIENT agrees this risk cannot be eliminated. Provided such services were performed in accordance with the Standard of Care, CLIENT waives, releases and discharges ECS from and against any claim for damage, injury, or loss allegedly arising from or related to such cross-contamination.

10.6 CLIENT understands that a Phase I Environmental Site Assessment (ESA) is conducted solely to permit ECS to render a professional opinion about the likelihood of the site having a Recognized Environmental Condition on, in, beneath, or near the Site at the time the Services are conducted. No matter how thorough a Phase I ESA study may be, findings derived from its conduct are highly limited and ECS cannot know or state for an absolute fact that the Site is unaffected or adversely affected by one or more Recognized Environmental Conditions. CLIENT represents and warrants that it understands the limitations associated with Phase I ESAs.

11.0 OWNERSHIP OF DOCUMENTS

- 11.1 ECS shall be deemed the author and owner (or licensee) of all documents, technical reports, letters, photos, boring logs, field data, field notes, laboratory test data, calculations, designs, plans, specifications, reports, or similar documents and estimates of any kind furnished by it [the "Documents of Service"] and shall retain all common law, statutory and other reserved rights, including copyrights. CLIENT shall have a limited, non-exclusive license to use copies of the Documents of Service provided to it in connection with its Project for which the Documents of Service are provided until the completion of the Project.
- 11.2 ECS' Services are performed and Documents of Service are provided for the CLIENT'S sole use. CLIENT understands and agrees that any use of the Documents of Service by anyone other than the CLIENT and its Contractors is not permitted. CLIENT further agrees to indemnify and hold ECS harmless for any errors, omissions or damage resulting from its contractors' use of ECS' Documents of Service.
- 11.3 Without ECS' prior written consent, CLIENT agrees to not use ECS' Documents of Service for the Project if the Project is subsequently modified in scope, structure or purpose. Any reuse without ECS' written consent shall be at CLIENT'S sole risk and without liability to ECS or its Subconsultants. CLIENT agrees to indemnify and hold ECS harmless for any errors, omissions or Damage resulting from its use of ECS' Documents of Service after any modification in scope, structure or purpose.
- 11.4 CLIENT agrees to not make any modification to the Documents of Service without the prior written authorization of ECS. To the fullest extent permitted by law, CLIENT agrees to indemnify, defend, and hold ECS harmless from any damage, loss, claim, liability or cost (including reasonable attorneys' fees and defense costs) arising out of or in connection with any unauthorized modification of the Documents of Service by CLIENT or any person or entity that acquires or obtains the Documents of Service from or through CLIENT. CLIENT represents and warrants that the Documents of Service shall be used only as submitted by ECS.

12.0 SAFETY

- 12.1 Unless expressly agreed to in writing in its Proposal, CLIENT agrees that ECS shall have no responsibility whatsoever for any aspect of site safety other than for its own employees. Nothing herein shall be construed to relieve CLIENT and/or its Contractors from their responsibility for site safety. CLIENT also represents and warrants that the General Contractor is solely responsible for Project site safety and that ECS personnel may rely on the safety measures provided by the General Contractor.
- 12.2 In the event ECS assumes in writing limited responsibility for specified safety issues, the acceptance of such responsibilities does not and shall not be deemed an acceptance of responsibility for any other non-specified safety issues, including, but not limited to those relating to excavating, fall protection, shoring, drilling, backfilling, blasting, or other construction activities.

13.0 CONSTRUCTION TESTING AND REMEDIATION SERVICES

- 13.1 CLIENT understands that construction testing and observation services are provided in an effort to reduce, but cannot eliminate, the risk of problems arising during or after construction or remediation. CLIENT agrees that the provision of such Services does not create a warranty or guarantee of any type.
- 13.2 Monitoring and/or testing services provided by ECS shall not in any way relieve the CLIENT'S contractor(s) from their responsibilities and obligations for the quality or completeness of construction as well as their obligation to comply with applicable laws, codes, and regulations.
- 13.3 ECS has no responsibility whatsoever for the means, methods, techniques, sequencing or procedures of construction selected, for safety precautions and programs incidental to work or services provided by any contractor or other consultant. ECS does not and shall not have or accept authority to supervise, direct, control, or stop the work of any of CLIENT'S Contractors or any of their subcontractors.
- 13.4 ECS strongly recommends that CLIENT retain ECS to provide construction monitoring and testing services on a full time basis to lower the risk of defective or incomplete work being installed by CLIENT'S Contractors. If CLIENT elects to retain ECS on a part-time or on-call basis for any aspect of construction monitoring and/or testing, CLIENT accepts the risk that a lower level of construction quality may occur and that defective or incomplete work may result and not be detected by ECS' part time monitoring and testing in exchange for CLIENT'S receipt of an immediate cost savings. Unless the CLIENT can show that ECS' errors or omissions are contained in ECS' reports, CLIENT waives, releases and discharges ECS from and against any other claims for errors, omissions, damages, injuries, or loss alleged to arise from defective or incomplete work that was monitored or tested by ECS on a part-time or on-call basis. Except as set forth in the preceding sentence, CLIENT agrees to indemnify and hold ECS harmless from all Damages, costs, and attorneys' fees, for any claims alleging errors, omissions, damage, injury or loss allegedly resulting from work that was monitored or tested by ECS on a part-time or on-call basis.

- 14.0 **CERTIFICATIONS** - CLIENT may request, or governing jurisdictions may require, ECS to provide a "certification" regarding the Services provided by ECS. Any "certification" required of ECS by the CLIENT or jurisdiction(s) having authority over some or all aspects of the Project shall consist of ECS' inferences and professional opinions based on the limited sampling, observations, tests, and/or analyses performed by ECS at discrete locations and times. Such "certifications" shall constitute ECS' professional opinion of a condition's existence, but ECS does not guarantee that such condition exists, nor does it relieve other parties of the responsibilities or obligations such parties have with respect to the possible existence of such a condition. CLIENT agrees it cannot make the resolution of any dispute with ECS or payment of any amount due to ECS contingent upon ECS signing any such "certification."

15.0 BILLINGS AND PAYMENTS

- 15.1 Billings will be based on the unit rates, plus travel costs, and other reimbursable expenses as stated in the professional fees section of the Proposal. Any estimate of professional fees stated shall not be considered as a not-to-exceed or lump sum amount unless otherwise explicitly stated. CLIENT understands and agrees that even if ECS agrees to a lump sum or not-to-exceed amount, that amount shall be

limited to number of hours, visits, trips, tests, borings, or samples stated in the Proposal.

- 15.2 CLIENT agrees that all professional fees and other unit rates may be adjusted annually to account for inflation based on the most recent 12-month average of the Consumer Price Index (CPI-U) for all items as established by www.bls.gov when the CPI-U exceeds an annual rate of 2.0%.
- 15.3 Should ECS identify a Changed Condition(s), ECS shall notify the CLIENT of the Changed Condition(s). ECS and CLIENT shall promptly and in good faith negotiate an amendment to the scope of Services, professional fees, and time schedule.
- 15.4 CLIENT recognizes that time is of the essence with respect to payment of ECS' invoices, and that timely payment is a material consideration for this Agreement. All payment shall be in U.S. funds drawn upon U.S. banks and in accordance with the rates and charges set forth in the professional Fees. Invoices are due and payable upon receipt.
- 15.5 If CLIENT disputes all or part of an invoice, CLIENT shall provide ECS with written notice stating in detail the facts of the dispute within fifteen (15) calendar days of the invoice date. CLIENT agrees to pay the undisputed amount of such invoice promptly.
- 15.6 ECS reserves the right to charge CLIENT an additional charge of one-and-one-half (1.5) percent (or the maximum percentage allowed by Law, whichever is lower) of the invoiced amount per month for any payment received by ECS more than thirty (30) calendar days from the date of the invoice, excepting any portion of the invoiced amount in dispute. All payments will be applied to accrued interest first and then to the unpaid principal amount. Payment of invoices shall not be subject to unilateral discounting or set-offs by CLIENT.
- 15.7 CLIENT agrees that its obligation to pay for the Services is not contingent upon CLIENT'S ability to obtain financing, zoning, approval of governmental or regulatory agencies, permits, final adjudication of a lawsuit, CLIENT'S successful completion of the Project, settlement of a real estate transaction, receipt of payment from CLIENT's client, or any other event unrelated to ECS provision of Services. Retainage shall not be withheld from any payment, nor shall any deduction be made from any invoice on account of penalty, liquidated damages, or other sums incurred by CLIENT. It is agreed that all costs and legal fees including actual attorney's fees, and expenses incurred by ECS in obtaining payment under this Agreement, in perfecting or obtaining a lien, recovery under a bond, collecting any delinquent amounts due, or executing judgments, shall be reimbursed by CLIENT.
- 15.8 Unless CLIENT has provided notice to ECS in accordance with Section 16.0 of these Terms, payment of any invoice by the CLIENT shall mean that the CLIENT is satisfied with ECS' Services and is not aware of any defects in those Services.

16.0 DEFECTS IN SERVICE

- 16.1 CLIENT and CLIENT'S Contractors shall promptly inform ECS during active work on any project of any actual or suspected defects in the Services so to permit ECS to take such prompt, effective remedial measures that in ECS' opinion will reduce or eliminate the consequences of any such defective Services. The correction of defects attributable to ECS' failure to perform in accordance with the Standard of Care shall be provided at no cost to CLIENT. However, ECS shall not be responsible for the correction of any deficiency attributable to client-furnished information, the errors, omissions, defective materials, or improper installation of materials by CLIENT's personnel, consultants or contractors, or work not observed by ECS. CLIENT shall compensate ECS for the costs of correcting such defects.
- 16.2 Modifications to reports, documents and plans required as a result of jurisdictional reviews or CLIENT requests shall not be considered to be defects. CLIENT shall compensate ECS for the provision of such Services.

- 17.0 **INSURANCE** - ECS represents that it and its subcontractors and subconsultants maintain workers compensation insurance, and that ECS is covered by general liability, automobile and professional liability insurance policies in coverage amounts it deems reasonable and adequate. ECS shall furnish certificates of insurance upon request. The CLIENT is responsible for requesting specific inclusions or limits of coverage that are not present in ECS insurance package. The cost of such inclusions or coverage increases, if available, will be at the expense of the CLIENT.

18.0 LIMITATION OF LIABILITY

- 18.1 **CLIENT AGREES TO ALLOCATE CERTAIN RISKS ASSOCIATED WITH THE PROJECT BY LIMITING ECS' TOTAL LIABILITY TO CLIENT ARISING FROM ECS' PROFESSIONAL LIABILITY, I.E. PROFESSIONAL ACTS, ERRORS, OR OMISSIONS AND FOR ANY AND ALL CAUSES INCLUDING NEGLIGENCE, STRICT LIABILITY, BREACH OF CONTRACT, OR BREACH OF WARRANTY, INJURIES, DAMAGES, CLAIMS, LOSSES, EXPENSES, OR CLAIM EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES) RELATING TO PROFESSIONAL SERVICES PROVIDED UNDER THIS AGREEMENT TO THE FULLEST EXTENT PERMITTED BY LAW. THE ALLOCATION IS AS FOLLOWS.**
- 18.1.1 If the proposed fees are \$10,000 or less, ECS' total aggregate liability to CLIENT shall not exceed \$20,000, or the total fee received for the services rendered, whichever is greater.
- 18.1.2 If the proposed fees are in excess of \$10,000, ECS' total aggregate liability to CLIENT shall not exceed \$50,000, or the total fee for the services rendered, whichever is greater.
- 18.2 CLIENT agrees that ECS shall not be responsible for any injury, loss or damage of any nature, including bodily injury and property damage, arising directly or indirectly, in whole or in part, from acts or omissions by the CLIENT, its employees, agents, staff, consultants, contractors, or subcontractors to the extent such injury, damage, or loss is caused by acts or omissions of CLIENT, its employees, agents, staff, consultants, contractors, subcontractors or person/entities for whom CLIENT is legally liable.
- 18.3 CLIENT agrees that ECS' liability for all non-professional liability arising out of this Agreement or the services provided as a result of the Proposal be limited to \$500,000.
- 19.0 **INDEMNIFICATION**
- 19.1 Subject to Section 18.0, ECS agrees to hold harmless and indemnify CLIENT from and against damages arising from ECS' negligent performance of its Services, but only to the extent that such damages are found to be caused by ECS' negligent

acts, errors or omissions, (specifically excluding any damages caused by any third party or by the CLIENT.)

- 19.2 To the fullest extent permitted by law, CLIENT agrees to indemnify, and hold ECS harmless from and against any and all liability, claims, damages, demands, fines, penalties, costs and expenditures (including reasonable attorneys' fees and costs of litigation defense and/or settlement) ("Damages") caused in whole or in part by the acts, errors, or omissions of the CLIENT or CLIENT's employees, agents, staff, contractors, subcontractors, consultants, and clients, provided such Damages are attributable to: (a) the bodily injury, personal injury, sickness, disease and/or death of any person; (b) the injury to or loss of value to tangible personal property; or (c) a breach of these Terms. The foregoing indemnification shall not apply to the extent such Damage is found to be caused by the sole negligence, errors, omissions or willful misconduct of ECS.

- 19.3 It is specifically understood and agreed that in no case shall ECS be required to pay an amount of Damages disproportionate to ECS' culpability. **IF CLIENT IS A HOMEOWNER, HOMEOWNERS' ASSOCIATION, CONDOMINIUM OWNER, CONDOMINIUM OWNER'S ASSOCIATION, OR SIMILAR RESIDENTIAL OWNER, ECS RECOMMENDS THAT CLIENT RETAIN LEGAL COUNSEL BEFORE ENTERING INTO THIS AGREEMENT TO EXPLAIN CLIENT'S RIGHTS AND OBLIGATIONS HEREUNDER, AND THE LIMITATIONS, AND RESTRICTIONS IMPOSED BY THIS AGREEMENT. CLIENT AGREES THAT FAILURE OF CLIENT TO RETAIN SUCH COUNSEL SHALL BE A KNOWING WAIVER OF LEGAL COUNSEL AND SHALL NOT BE ALLOWED ON GROUNDS OF AVOIDING ANY PROVISION OF THIS AGREEMENT.**

- 19.4 **IF CLIENT IS A RESIDENTIAL BUILDER OR RESIDENTIAL DEVELOPER, CLIENT SHALL INDEMNIFY AND HOLD HARMLESS ECS AGAINST ANY AND ALL CLAIMS OR DEMANDS DUE TO INJURY OR LOSS INITIATED BY ONE OR MORE HOMEOWNERS, UNIT-OWNERS, OR THEIR HOMEOWNER'S ASSOCIATION, COOPERATIVE BOARD, OR SIMILAR GOVERNING ENTITY AGAINST CLIENT WHICH RESULTS IN ECS BEING BROUGHT INTO THE DISPUTE.**

- 19.5 **IN NO EVENT SHALL THE DUTY TO INDEMNIFY AND HOLD ANOTHER PARTY HARMLESS UNDER THIS SECTION 19.0 INCLUDE THE DUTY TO DEFEND.**

20.0 CONSEQUENTIAL DAMAGES

- 20.1 CLIENT shall not be liable to ECS and ECS shall not be liable to CLIENT for any consequential damages incurred by either due to the fault of the other or their employees, consultants, agents, contractors or subcontractors, regardless of the nature of the fault or whether such liability arises in breach of contract or warranty, tort, statute, or any other cause of action. Consequential damages include, but are not limited to, loss of use and loss of profit.
- 20.2 ECS shall not be liable to CLIENT, or any entity engaged directly or indirectly by CLIENT, for any liquidated damages due to any fault, or failure to act, in part or in total by ECS, its employees, agents, or subcontractors.

21.0 SOURCES OF RECOVERY

- 21.1 All claims for damages related to the Services provided under this Agreement shall be made against the ECS entity contracting with the CLIENT for the Services, and no other person or entity. CLIENT agrees that it shall not name any affiliated entity including parent, peer, or subsidiary entity or any individual officer, director, or employee of ECS.
- 21.2 In the event of any dispute or claim between CLIENT and ECS arising out of in connection with the Project and/or the Services, CLIENT and ECS agree that they will look solely to each other for the satisfaction of any such dispute or claim. Moreover, notwithstanding anything to the contrary contained in any other provision herein, CLIENT and ECS' agree that their respective shareholders, principals, partners, members, agents, directors, officers, employees, and/or owners shall have no liability whatsoever arising out of or in connection with the Project and/or Services provided hereunder. In the event CLIENT brings a claim against an affiliated entity, parent entity, subsidiary entity, or individual officer, director or employee in contravention of this Section 21, CLIENT agrees to hold ECS harmless from and against all damages, costs, awards, or fees (including attorneys' fees) attributable to such act.

- 21.3 For projects located in Florida, the parties agree that **PURSUANT TO FLA. STAT. SECTIONS 558.002 AND 558.0035, CLIENT AGREES THAT AN INDIVIDUAL EMPLOYEE OR AGENT OF ECS MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE FOR ACTS OR OMISSIONS ARISING OUT OF THE SERVICES.**

22.0 THIRD PARTY CLAIMS EXCLUSION - CLIENT and ECS agree that the Services are performed solely for the benefit of the CLIENT and are not intended by either CLIENT or ECS to benefit any other person or entity. To the extent that any other person or entity is benefited by the Services, such benefit is purely incidental and such other person or entity shall not be deemed a third party beneficiary to the Agreement. No third-party shall have the right to rely on ECS' opinions rendered in connection with ECS' Services without written consent from both CLIENT and ECS, which shall include, at a minimum, the third-party's agreement to be bound to the same Terms and Conditions contained herein and third-party's agreement that ECS' Scope of Services performed is adequate.

23.0 DISPUTE RESOLUTION

- 23.1 In the event any claims, disputes, and other matters in question arising out of or relating to these Terms or breach thereof (collectively referred to as "Disputes"), the parties shall promptly attempt to resolve all such Disputes through executive negotiation between senior representatives of both parties familiar with the Project.

The parties shall arrange a mutually convenient time for the senior representative of each party to meet. Such meeting shall occur within fifteen calendar (15) days of either party's written request for executive negotiation or as otherwise mutually agreed. Should this meeting fail to result in a mutually agreeable plan for resolution of the Dispute, CLIENT and ECS agree that either party may bring litigation.

- 23.2 CLIENT shall make no claim (whether directly or in the form of a third-party claim) against ECS unless CLIENT shall have first provided ECS with a written certification executed by an independent engineer licensed in the jurisdiction in which the Project is located, reasonably specifying each and every act or omission which the certifier contends constitutes a violation of the Standard of Care. Such certificate shall be a precondition to the institution of any judicial proceeding and shall be provided to ECS thirty (30) days prior to the institution of such judicial proceedings.

- 23.3 Litigation shall be instituted in a court of competent jurisdiction in the county or district in which ECS' office contracting with the CLIENT is located. The parties agree that the law applicable to these Terms and the Services provided pursuant to the Proposal shall be the laws of the Commonwealth of Virginia, but excluding its choice of law rules. Unless otherwise mutually agreed to in writing by both parties, CLIENT waives the right to remove any litigation action to any other jurisdiction. Both parties agree to waive any demand for a trial by jury.

24.0 CURING A BREACH

- 24.1 A party that believes the other has materially breached these Terms shall issue a written cure notice identifying its alleged grounds for termination. Both parties shall promptly and in good faith attempt to identify a cure for the alleged breach or present facts showing the absence of such breach. If a cure can be agreed to or the matter otherwise resolved within thirty (30) calendar days from the date of the termination notice, the parties shall commit their understandings to writing and termination shall not occur.

- 24.2 Either party may waive any right provided by these Terms in curing an actual or alleged breach; however, such waiver shall not affect future application of such provision or any other provision.

25.0 TERMINATION

- 25.1 CLIENT or ECS may terminate this Agreement for breach, non-payment, or a failure to cooperate. In the event of termination, the effecting party shall so notify the other party in writing and termination shall become effective fourteen (14) calendar days after receipt of the termination notice.

- 25.2 Irrespective of which party shall effect termination, or the cause therefore, ECS shall promptly render to CLIENT a final invoice and CLIENT shall immediately compensate ECS for Services rendered and costs incurred including those Services associated with termination itself, including without limitation, demobilizing, modifying schedules, and reassigning personnel.

26.0 TIME BAR TO LEGAL ACTION - Unless prohibited by law, and notwithstanding any Statute that may provide additional protection, CLIENT and ECS agree that a lawsuit by either party alleging a breach of this Agreement, violation of the Standard of Care, non-payment of invoices, or arising out of the Services provided hereunder, must be initiated in a court of competent jurisdiction no more than two (2) years from the time the party knew, or should have known, of the facts and conditions giving rise to its claim, and shall under no circumstances shall such lawsuit be initiated more than three (3) years from the date of substantial completion of ECS' Services.

27.0 ASSIGNMENT - CLIENT and ECS respectively bind themselves, their successors, assigns, heirs, and legal representatives to the other party and the successors, assigns, heirs and legal representatives of such other party with respect to all covenants of these Terms. Neither CLIENT nor ECS shall assign these Terms, any rights thereunder, or any cause of action arising therefrom, in whole or in part, without the written consent of the other. Any purported assignment or transfer, except as permitted above, shall be deemed null, void and invalid, the purported assignee shall acquire no rights as a result of the purported assignment or transfer and the non-assigning party shall not recognize any such purported assignment or transfer.

28.0 SEVERABILITY - Any provision of these Terms later held to violate any law, statute, or regulation, shall be deemed void, and all remaining provisions shall continue in full force and effect. CLIENT and ECS shall endeavor to quickly replace a voided provision with a valid substitute that expresses the intent of the issues covered by the original provision.

29.0 SURVIVAL - All obligations arising prior to the termination of the agreement represented by these Terms and all provisions allocating responsibility or liability between the CLIENT and ECS shall survive the substantial completion of Services and the termination of the Agreement.

30.0 TITLES; ENTIRE AGREEMENT

- 30.1 The titles used herein are for general reference only and are not part of the Terms.
- 30.2 These Terms together with the Proposal, including all exhibits, appendices, and other documents appended to it, constitute the entire agreement between CLIENT and ECS ("Agreement"). CLIENT acknowledges that all prior understandings and negotiations are superseded by this Agreement.
- 30.3 CLIENT and ECS agree that subsequent modifications to the Agreement shall not be binding unless made in writing and signed by authorized representatives of both parties.
- 30.4 All preprinted terms and conditions on CLIENT'S purchase order, Work Authorization, or other service acknowledgement forms, are inapplicable and superseded by these Terms and Conditions of Service.
- 30.5 CLIENT's execution of a Work Authorization, the submission of a start work authorization (oral or written) or issuance of a purchase order constitutes CLIENT's acceptance of this Proposal and these Terms and their agreement to be fully bound to them. If CLIENT fails to provide ECS with a signed copy of these Terms or the attached Work Authorization, CLIENT agrees that by authorizing and accepting the services of ECS, it will be fully bound by these Terms as if they had been signed by CLIENT.

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3CII



ECS FLORIDA, LLC

Geotechnical • Construction Materials • Environmental • Facilities

CHANGE ORDER

To:	<u>Mr. Joe Cornelison</u>	Date:	<u>September 2, 2025</u>
Address:	<u>Creekview CDD</u>	ECS Project No.:	<u>35:37190</u>
	<u>7807 Baymeadows Rd. E., #205</u>	Project Name:	<u>Creekview APF Road – Post</u>
	<u>Jacksonville, Florida 32256</u>		<u>Development SHWL</u>
Subcontract/PO No.:	<u></u>	Client ID:	<u>T959</u>
Change Order No.:	<u>01</u>		

1. CHANGE IDENTIFICATION: The following changes are hereby made to the above-referenced Subcontract/Purchase Order:
We will perform confirmatory auger borings to determine the groundwater conditions along the roadway centerline. The results of the additional auger borings will be utilized in our post-development seasonal high groundwater analysis.

2. ADJUSTMENT TO SUBCONTRACT/PURCHASE ORDER AMOUNT: As consideration for the change(s) identified in Section 1, the Subcontract/Purchase Order Amount is increased / decreased by:

<u>Two Thousand Five Hundred and 00/100</u>	DOLLARS	<u>\$2,500.00</u>
Original Subcontract/Purchase Order Amount:	\$	<u>11,600.00</u>
Net of Previous Change Orders		
No. 1 through No. _____:	\$	<u>0.00</u>
Subcontract/Purchase Order Amount before this Change Order	\$	<u>11,600.00</u>
The Amount of this Change Order:	\$	<u>2,500.00</u>
Revised Subcontract/Purchase Order Amount:	\$	<u>14,100.00</u>

EXCEPT AS EXPRESSLY MODIFIED HEREIN, THE TERMS AND CONDITIONS OF THE SUBCONTRACT/PURCHASE ORDER REMAIN UNCHANGED.

SUBCONTRACTOR
ECS Florida, LLC

CONTRACTOR
By: [Signature] 9/2/25
(Signature) (Date)
Joe Cornelison
(Printed Name)

By: [Signature] 09/02/2025
(Signature) (Date)
Jared Pitts, P.E.
(Printed Name)
And By: [Signature]
(Signature)
Chris M. Egan, P.E.
(Printed Name)

11554 DAVIS CREEK COURT, JACKSONVILLE, FL 32256 • T: 904-880-0960

ECS Florida, LLC • ECS Mid-Atlantic, LLC • ECS Midwest, LLC • ECS Pacific, Inc. • ECS Southeast, LLC • ECS Southwest, LLP
ECS New York Engineering, PLLC - An Associate of ECS Group of Companies • www.ecslimited.com

"ONE FIRM. ONE MISSION."

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

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CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

4A

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared
Hugli (Name who is such as that he is the publisher of
the "Clay Today" newspaper published weekly at Fleming
Island in Clay County, Florida, that the attached copy of
advertisement
Being a Legal Notice

In the matter of: Master Assessment Hearings

LEGAL: 162763

Was published in said newspaper in the issue(s):

9/4/2025 and 9/11/2025

Affiant Further certifies that said "Clay Today" is a newspaper
published at Fleming Island, in said Clay County, Florida, and
that the said newspaper has heretofore been continuously
published in said Clay County, Florida, Weekly, and has been
entered as Periodical material matter at the post
Office in Orange Park, in said Clay County, Florida, for
period of one year next preceding the first publication of
the attached copy of advertisement, and affiant further says
that he has neither paid nor procured any person, firm or
corporation any direct rebate, concession or refund for
the purpose of securing said advertisement for publication in
the said newspaper.

Subscribed and sworn to before me on 09/11/2025

Christy Lee Wayne
NOTARY PUBLIC, STATE OF FLORIDA

35151's HWY 11 Fleming Island FL 32149
Telephone: 904-264-3256
FAX: 904-264-3261
E-Mail: legal@claytodaynews.com
Christy Wayne does not discriminate on any basis

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

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

The Board of Supervisors ("Board") of the Creekview Community Development District ("District") will hold public hearings on September 30, 2025, at 2:00 p.m. or as soon thereafter as the matter may be heard, at the Holiday Inn and Suites located at 625 Wells Road, Orange Park, Florida 32073 to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on certain benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The lands to be improved are geographically depicted below and in the Supplement to the Report of the District Engineer Prepared for the Board of Supervisors of the Creekview Community Development District, dated May 27, 2025, as may be further amended (and the capital improvement project described therein, the "CIP"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. The District's boundaries, after the recent boundary amendment, now include additional real property ("Expansion Parcel"), which lands will be subject to the master assessment lien upon completion of the public hearing described herein. A description of the property to be assessed and the amount to be assessed to each piece of property may be ascertained at the office of the District Manager, c/o Winwell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (telephone 561-571-0070) ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements expected to be funded by the District ("Improvements") are described in the CIP and are currently expected to include, but are not limited to, a stormwater management system, roadway improvements, water, sewer and waste systems, amenities, entry features and landscaping, and mitigation for wetland impacts, all as more specifically described in the CIP on file and available during normal business hours at the District Manager's Office. According to the CIP, the estimated cost of the Improvements, including contingency and professional services, is \$133,879,900. Of that total, \$43,330,900 is attributable to the Expansion Parcel.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the Districts Amended and Restated Master Special Assessment Methodology Report, dated May 27, 2025, as may be amended and supplemented ("Assessment Report"), which is also on file and available during normal business hours at the District Manager's Office. The purpose of any such assessment is to secure the bonds issued to fund the Improvements.

As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the Expansion Parcel. The Assessment Report identifies maximum assessment amounts for each use and use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an Equivalent Residential Unit ("ERU") basis at the time that such property is platted or subject to a site plan. Please consult the Assessment Report for a more detailed explanation of the methodology which includes an ERU factor based on the land uses contemplated to be developed within the District based on relative density of development and the intensity of use of the District infrastructure.

The annual or periodic assessment levied against each parcel will be based on payment over thirty (30) years of the latest cost associated with the project. As applied specifically to the property in the Expansion Parcel, the District expects to collect sufficient revenues to retire no more than \$85,363,837.87 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. As pertaining to the Expansion Parcel, the proposed annual schedule of assessments is as follows (hereinafter the "Maximum Assessments"):

Product Type	Total # of Units / Sq Ft	ERU Factor	Proposed Maximum Principal Per Unit	Proposed Maximum Annual Assessment Per Unit
Townhome	176	0.60	\$27,706.15	\$2,675.09
Single Family 40	10	0.80	\$36,941.80	\$3,566.79
Single Family 50	435	1.00	\$48,829.58	\$4,742.18
Single Family 55	233	1.25	\$148,318.32	\$14,251.49
Commercial (per 1,000 sq ft)	83,650	0.25	\$11.54	\$1.11

* Includes costs of collection and early payment discounts when collected on the County tax bill.

All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are as set forth in the Assessment Report.

The assessments may be prepaid in whole at any time, or in some instances in part (as specified in the Assessment Report), or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Improvements. These annual assessments are anticipated to be collected on the Clay County tax bill by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within thirty (30) days of the publication of this notice. Notwithstanding the description of the Maximum Assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the levied assessment amounts securing those bonds, as well as a collection protocol, will be determined. The levied assessment amounts will be determined at a public hearing, pursuant to a supplemental assessment resolution, engineer's report and assessment methodology, but will in no event exceed the Maximum Assessments indicated herein. Please note that the preceding statement only applies to capital (fixed) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District.

At the same date, time and place, the Board will hold a regular public meeting to consider any other business that may lawfully be conducted by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with Chapter 190, Florida Statutes, and other applicable provisions of Florida law governing community development districts. The Board meeting and/or the public hearings may be continued or postponed to a date and time announced at the meeting and/or hearings.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office (Winwell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431) by calling (561) 571-0070 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-455-8771 (TDD) / 1-800-365-8770 (Voice), for assistance in contacting the District Manager's Office.

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT 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 PLAN; AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION AND NOTICES PURSUANT TO FLORIDA LAW; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Creekview Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190 Florida Statutes, as amended, located entirely within unincorporated Clay County, Florida; and

WHEREAS, the District was established No. 2021-20 adopted by the Board of County Commissioners of Clay County ("County") Florida ("Original Ordinance") on June 22, 2021, as amended by Ordinance No. 2024-51 adopted by the County on November 12, 2024 (together, "Ordinance"), amending the original boundaries of the District to include an additional 157.42 acres of land, more or less ("Expansion Parcel") and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, and previously determined to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to, roadways, stormwater facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within and without the boundary of the District; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, extend, or maintain the infrastructure improvements described in the Supplement to the Report of the District Engineer Prepared for the Board of Supervisors of the Creekview Community Development District, dated May 27, 2025 and attached hereto as Exhibit A ("Amended and Restated Engineer's Report") and the improvements described therein, "Improvements"), which amounts and constitutes the Creekview Community Development District Capital Improvement Plan, dated August 26, 2021, as supplemented from time to time; and

WHEREAS, the Amended and Restated Engineer's Report details the scope and cost of public improvements necessary to serve the District, including the Expansion Parcel; and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Improvements by the levy of the Assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"), including upon the Expansion Parcel; and

WHEREAS, the District is empowered by Chapters 170, 190 and 197, Florida Statutes to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain the Expansion Parcel Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the District lands including the Expansion Parcel, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Amended and Restated Master Assessment Methodology for Creekview Community Development District, dated May 27, 2025, attached hereto as Exhibit B ("Amended Master Assessment Report"), that is on file at the office of the District Manager, c/o Winwell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office") and

WHEREAS, the lands within the District, including the Expansion Parcel benefit from the entire capital improvement plan described in the Amended and Restated Engineer's Report and this Resolution will not amend the previous assessment proceedings on the lands described in any previously approved assessment resolutions or proceedings; and

WHEREAS, as set forth in the Assessment Report, the District hereby finds and determines as follows:

- (a) benefits from the Expansion Improvements will accrue to the property improved, including the Expansion Parcel;
- (b) the amount of those benefits will exceed the amount of the Assessments; and
- (c) the Assessments are fairly and reasonably allocated; and

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

1. AUTHORITY FOR THIS RESOLUTION: INCORPORATION OF RESOLUTIONS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, Florida Statutes. The notices stated above are incorporated herein and are adopted by the Board as true and correct statements.
2. DECLARING ASSESSMENTS. The Board hereby declares that it has been determined to undertake, or a portion of the Improvements and to levy all or a portion of the cost thereof within the Expansion Parcel by the Assessments and to set forth in the Assessment Report attached as Exhibit B.
3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A and as set forth in the Amended and Restated Engineer's Report, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection on the same station.

4. 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.

A. The total estimated construction cost of the Improvements is \$133,879,900. "Estimated Cost," which includes \$43,330,900 of improvements related to the Expansion Parcel.

B. The Assessments on the District lands, including the Expansion Parcel, will be levied approximately \$133,790,000.00, which is the unimproved maximum payable at any point, and which is a portion of the Estimated Cost, as well as other district-related costs, capital and administrative, and a debt service reserve as set forth in Exhibit B.

C. The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report attached as Exhibit B, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Assessments are certified for collection, the Assessments shall, each be paid in not more than 30 (thirty) annual installments. The Assessments may be payable at the same time and in the same amount as an act or omission and be collected pursuant to Chapter 197, Florida Statutes provided, however, that in the event uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as otherwise permitted by law, including but not limited to by District. The decision to collect 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 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.

5. DESIGNATING THE EXPANSION PARCEL LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied on the lands on the Expansion Parcel, which are located on the county's ground or bound up and about upon such improvements or special benefit thereby and further are guided by the assessment plan herein attached as Exhibit B.

6. ASSESSMENT PLAN. Pursuant to Section 170.04, Florida Statutes, there is on file at the District Records Office an assessment plan showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which are on file at the District Records Office.

7. PRELIMINARY ASSESSMENT ROLL. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the cost and benefit assessed, the amount of benefit to be assessed, the maximum assessment assessed, and the number of annual installments, into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, among other provisions of Florida law, there is hereby declared a public hearing to be held as follows:

NOTICE OF PUBLIC HEARINGS
DATE: September 30, 2025
TIME: 2:00 p.m.
LOCATION: Holiday Inn and Suites
625 Wells Road
Orange Park, Florida 32073

The purpose of the public hearing is to hear comment and objections to the proposed special assessment program for District Improvements as described in the Amended and Restated Engineer's Report and the preliminary assessment roll, a copy of which is on file at the District Records Office. Comments may appear at that hearing or submit their comments in writing prior to the hearing of the District Records Office.

Notice of said hearing shall be advertised in accordance with Chapters 170 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to cause and deliver in a newspaper of general circulation within Clay County, Florida by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing and the second publication at least ten (10) days prior to the date of the hearing. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for such property, a description of the area to be improved and notice that information concerning an assessment may be ascertained at the District Records Office. The District Manager shall file a copy of such notice with the District Secretary.

9. ASSESSMENT RESOLUTIONS REMAIN IN EFFECT. This Resolution is intended to supplement any assessment resolutions relating to the District's levy of assessments on certain lands within the boundaries of the District benefiting from the Improvements. As such, all such prior resolutions remain in full force and effect, except to the extent provided for herein.

10. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week) for two (2) weeks in a newspaper of general circulation within Clay County, Florida and to provide such other notice as may be required by law or desired in the best interests of the District.

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

12. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid, that it is 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. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 27th day of May, 2025.

ATTEST: CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
/s/ Felix Rodriguez Secretary/Assistant Secretary
/s/ Gregg Kern Chair/Vice Chair, Board of Supervisors

Exhibit A: Supplemental to the Report of the District Engineer for the Board of Supervisors of Creekview Community Development District, dated May 27, 2025
Exhibit B: Amended and Restated Master Assessment Methodology for Creekview Community Development District, dated May 27, 2025

Legal #162730 (pub. and September 4 & 11, 2025 in Clay County's Clay Today newspaper)

CLAY COUNTY LEGAL NOTICES

Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is September 4, 2025.
Attorney for Personal Representative: Elizabeth J. Maykut
Florida Bar Number: 13780
KING & WOOD, P.A.
1300 Thomaswood Drive
Tallahassee, FL 32308
Telephone: (850) 580-7711

Fax: (850) 205-4501
bethmaykut@kingandwoodlaw.com
Secondary E-Mail: eservice@kingandwoodlaw.com; renee@kingandwoodlaw.com
Personal Representative: Darlene Marie Melton
1207 Camp Ridge Road
Middleburg, FL 32068
Legal 162379 Published 9/4/2025 and 9/11/2025 in Clay County's Clay Today newspaper

PUBLIC AUCTION

Auction Advertisement Template In accordance with the Florida Self-Service Storage Facilities Act, Storage Rentals of America located at 2000 Wells Road, Orange Park, FL 32073, will be conducting a public auction to satisfy the Owner's lien for the following units:
Annamarie Filecchia: Unit 103
Kevin Strafalace: Unit 125, Boxes, Totes, Household Goods
Robert Lang: Unit 143, Boxes, Totes, Bicycles, Car Seat, Tire, Household Goods, Childs Toys
Christine Daily: Unit 249
Genie McHenry: Unit 317, Boxes, Totes, Mattress, Suitcases
Candy Bright: Unit 538

Brock Boyd: Unit 543
Debbie Sprowisbelle: Unit 548, Boxes, Totes, Chairs, Large TV, Rocking Chair, Chairs
John Lindroos, Unit 627, Safe, Bicycle, Lawn Chair, Vehicle Seats, Shelving, Ironing Board
Christopher Levo: Unit 648
Property contained within the unit(s) will be sold to the highest bidder via an online auction at www.storage treasures.com. Online bidding will begin on 09/08/ 2025, at 10 AM and will end on 09/18/2025 at 10 AM, at which time a high bidder will be determined.
Storage Rentals of America reserves the right to set minimum bids and to refuse bids. Please refer to www.storage treasures.com for all other terms and conditions governing the bidding and auction process.
Legal 162240 Published 8/28/2025 and 9/4/2025 in Clay County's Clay Today newspaper

PUBLIC AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below be-

longing to those individuals listed below at the location indicated:
4653 US-17, Fleming Island, FL 32003
Sept.16,2025 10A.M
Heather Goyette- Furniture, boxes, totes, home essentials
The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
Legal 162109 Published 8/28/2025 and 9/4/2025 in Clay County's Clay Today newspaper

PUBLIC AUCTION

In accordance with the Florida Self-Service Storage Facilities Act, Storage Rentals of America located at 3585 US Hwy 17 Fleming Island FL 32003 will be conducting a public auction to satisfy the Owner's lien for the following units: Andy Dyal, kids toys, xmas decorations, chair, desk, boxes and totes. Property contained within the unit(s) will be sold to the highest bidder via an online auction at www.storage treasures.com. Online bidding will

begin on September 8, 2025 at 10 AM and will end on September 18, 2025 at 10 AM, at which time a high bidder will be determined. Storage Rentals of America reserves the right to set minimum bids and to refuse bids. Please refer to www.storage treasures.com for all other terms and conditions governing the bidding and auction process.
Legal 162108 Published 8/28/2025 and 9/4/2025 in Clay County's Clay Today newspaper

PUBLIC AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
918 Blanding Blvd, Orange Park FL, 32065. September 16th, 2025 @ 9:30AM.
Elwan Lang- tools household goods construction material
Elwan Lang- tools household goods construction material
The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space

PUBLIC AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1729 Verdad St, Green Cove Springs, FL 32043, Tuesday, September 16th, 2025 @ 10:00 am
Blaike Shine - Household Goods
The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
Legal 162100 Published 8/28/2025 and 9/4/2025 in Clay County's Clay Today newspaper

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

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

The Board of Supervisors ("Board") of the Creekview Community Development District ("District") will hold public hearings on **September 30, 2025, at 2:00 p.m.**, or as soon thereafter as the matter may be heard, at the **Holiday Inn and Suites located at 620 Wells Road, Orange Park, Florida 32073**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on certain benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The lands to be improved are geographically depicted below and in the *Supplement to the Report of the District Engineer Prepared for the Board of Supervisors of the Creekview Community Development District*, dated May 27, 2025, as may be further amended (and the capital improvement project described therein, the "CIP"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. The District's boundaries, after the recent boundary amendment, now include additional real property ("Expansion Parcel"), which lands will be subject to the master assessment lien upon completion of the public hearing described herein. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, telephone (561) 571-0010 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements expected to be funded by the District ("Improvements") are described in the CIP, and are currently expected to include, but are not limited to, a stormwater management system, roadway improvements, water, sewer and reuse systems, amenities, entry feature and landscaping, and mitigation for wetland impacts, all as more specifically described in the CIP, on file and available during normal business hours at the District Manager's Office. According to the CIP, the estimated cost of the Improvements, including contingency and professional services, is **\$133,879,900**. Of that total, **\$43,330,900** is attributable to the Expansion Parcel.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Amended and Restated Master Special Assessment Methodology Report*, dated May 27, 2025, as may be amended and supplemented ("Assessment Report"), which is also on file and available during normal business hours at the District Manager's Office. The purpose of any such assessment is to secure the bonds issued to fund the Improvements.

As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the Expansion Parcel. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be based on an equal assessment per gross acre basis and will be allocated on an Equivalent Residential Unit ("ERU") basis at the time that such property is platted or subject to a site plan. Please consult the Assessment Report for a more detailed explanation of the methodology which includes an ERU factor based on the land uses contemplated to be developed within the District based on relative density of development and the intensity of use of the District infrastructure.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. As applied specifically to the property in the Expansion Parcel, the District expects to collect sufficient revenues to retire no more than **\$85,363,837.87** in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. As pertaining to the Expansion Parcel, the proposed annual schedule of assessments is as follows (hereinafter the "Maximum Assessments"):

Product Type	Total # of Units/ Sq Ft	ERU Factor	Proposed Maximum Principal Per Unit	Proposed Maximum Annual Assessment Per Unit*
Townhome	176	0.60	\$27,706.35	\$2,675.09
Single Family 40'	19	0.80	\$36,941.80	\$3,566.79
Single Family 50'	435	1.00	\$98,829.93	\$9,542.18
Single Family 60'	213	1.20	\$168,319.32	\$16,251.49
Commercial (per 1000 s/ft)	81,650	0.25	\$11.54	\$1.11

* Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are as set forth in the Assessment Report.

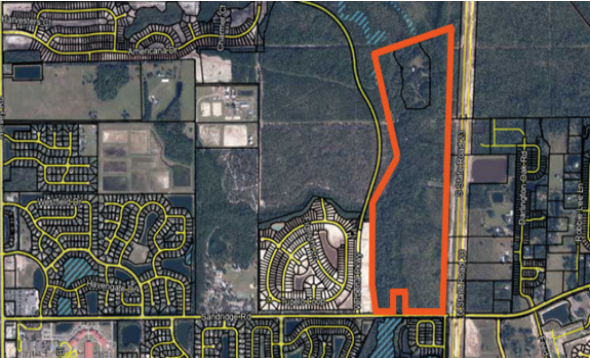
The assessments may be prepaid in whole at any time, or in some instances in part (as specified in the Assessment Report), or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments are anticipated to be collected on the Clay County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice. Notwithstanding the description of the Maximum Assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental assessment resolution, engineer's report and assessment methodology, but will in no event exceed the Maximum Assessments noticed herein. Please note that the preceding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District.

At the same date, time, and place, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with Chapter 190, Florida Statutes, and other applicable provisions of Florida law governing community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Manager's Office.

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT 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 HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION AND NOTICES PURSUANT TO FLORIDA LAW; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Creekview Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended, located entirely within unincorporated Clay County, Florida; and

WHEREAS, the District was established No. 2021-20, adopted by the Board of County Commissioners of Clay County ("County"), Florida ("**Original Ordinance**") on June 22, 2021, as amended by Ordinance No. 2024-51, adopted by the County on November 12, 2024 (together, "**Ordinance**"), amending the external boundaries of the District to include an additional 157.42 acres of land, more or less ("**Expansion Parcel**"); and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, and previously determined to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to: roadways, stormwater facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within and without the boundary of the District; and

WHEREAS, the District evidenced its intent to defray the cost of such Improvements through the levy and collection of special assessments against property within the District benefitted by such improvements; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in the *Supplement to the Report of the District Engineer Prepared for the Board of Supervisors of the Creekview Community Development District*, dated May 27, 2025 and attached hereto as **Exhibit A ("Amended and Restated Engineer's Report"** and the improvements described therein, "**Improvements**"), which amends and supplements the *Creekview Community Development District Capital Improvement Plan*, dated August 26, 2021, as supplemented from time to time; and

WHEREAS, the Amended and Restated Engineer's Report details the scope and cost of public improvements necessary to serve the District, including the Expansion Parcel; and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Improvements by the levy of the Assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* ("**Assessments**"), including upon the Expansion Parcel; and

WHEREAS, the District is empowered by Chapters 170, 190, and 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Expansion Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the District lands including the Expansion Parcel, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Amended and Restated Master Assessment Methodology for Creekview Community Development District*, dated May 27, 2025, attached hereto as **Exhibit B ("Amended Master Assessment Report"**), that is on file at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Records Office**"); an

WHEREAS, the lands within the District including the Expansion Parcel benefit from the entire capital improvement plan described in the Amended and Restated Engineer's Report and this Resolution will not amend the previous assessments proceedings on the lands described in any previously approved assessment resolutions or proceedings; and

WHEREAS, as set forth in the Assessment Report, the District hereby finds and determines as follows:
(i) benefits from the Expansion Improvements will accrue to the property improved, including the Expansion Parcel;
(ii) the amount of those benefits will exceed the amount of the Assessments, and
(iii) the Assessments are fairly and reasonably allocated; and

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

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARING ASSESSMENTS. The Board hereby declares that it has been determined to undertake all or a portion of the Improvements and to defray all or a portion of the cost thereof within the Expansion Parcel by the Assessments and is as set forth in the Assessment Report attached as **Exhibit B**.

3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A** and as set forth in the Amended and Restated Engineer's Report, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. 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.

A.The total estimated construction cost of the Improvements is **\$133,879,900** ("**Estimated Cost**"), which includes **\$43,330,900** of Improvements related to the Expansion Parcel.

B. The Assessments on the District lands including the Expansion Parcel will defray approximately **\$183,790,000.00**, which is the anticipated maximum par value of any bonds, and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, capitalized interest, and a debt service reserve as set forth in **Exhibit B**.

C. The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report attached as **Exhibit B**, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Assessments are certified for collection, the Assessments shall each be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect 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 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.

5. DESIGNATING THE Expansion Parcel LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied within the Expansion Parcel on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which are open to inspection by the public

7. PRELIMINARY ASSESSMENT ROLL. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the maximum assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, among other provisions of Florida law, there is hereby declared a public hearing to be held as follows:

NOTICE OF PUBLIC HEARINGS	
DATE:	September 30, 2025
TIME:	2:00 p.m.
LOCATION:	Holiday Inn and Suites 620 Wells Road Orange Park, Florida 32073

The purpose of the public hearing is to hear comment and objections to the proposed special assessment program for District Improvements as identified in the Amended and Restated Engineer's Report and the preliminary assessment roll, a copy of which is on file at the District Records Office. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Clay County, Florida (by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. ASSESSMENT RESOLUTIONS REMAIN IN EFFECT. This Resolution is intended to supplement any assessment resolutions relating to the District's levy of assessments on certain lands within the boundaries of the District benefiting from the Improvements. As such, all such prior resolutions remain in full force and effect, except to the extent provided for herein

10. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Clay County, Florida and to provide such other notice as may be required by law or desired in the best interests of the District.

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

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

PASSED AND ADOPTED this 27th day of May, 2025.

ATTEST:	CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
 <u>/s/ Felix Rodriguez</u> Secretary/Assistant Secretary	 <u>/s/ Gregg Kern</u> Chair/Vice Chair, Board of Supervisors

Exhibit A:	<i>Supplemental to the Report of the District Engineer for the Board of Supervisors of Creekview Community Development District, dated May 27, 2025</i>
Exhibit B:	<i>Amended and Restated Master Assessment Methodology for Creekview Community Development District, dated May 27, 2025</i>

CLAY COUNTY LEGAL NOTICES

close.com in accordance with Chapter 45, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The property to be sold as set forth in the Summary Final Judgment of Foreclosure is more particularly described as:
Lot # 2, Brannan Mill Plantation Unit Two, a subdivision according to the plat thereof recorded in Plat Book 37, Pages 18 through 24, of the Public Records of Clay County, Florida.
1747 Saw Lake Drive , Middleburg, FL 32068
Dated this 28th day of August, 2025.
Tara S. Green
CLERK OF COUNTY COURT
By: Nicole Barrie
Deputy Clerk
Legal 163390 Published 9/11/2025 and 9/18/2025 in Clay County's Clay Today newspaper

NOTICE OF SALE
IN THE COUNTY COURT, FOURTH JUDICIAL DISTRICT, IN AND FOR, CLAY COUNTY, FLORIDA
CASE NO.: 2024CC001247

DIVISION: C
WILLOWBROOK AT OAKLEAF PLANTATION HOMEOWNERS ASSOCIATION, INC.
Plaintiff,
vs.
GESSY GUILLAUME AND NERLANDE BRUNOT
Defendants.
Notice is given that pursuant to a Summary Final Judgment of Foreclosure entered on August 19, 2025, in the above styled civil action of the County Court, in and for Clay County, Florida, in which GESSY GUILLAUME AND NERLANDE BRUNOT is the Defendant, and WILLOWBROOK AT OAKLEAF PLANTATION HOMEOWNERS ASSOCIATION, INC., is the Plaintiff. The property will sell to the highest bidder for cash at 10:00 a.m. on September 24, 2025, on Clay County's Public Auction website: www.clay.realtaxdeed.com in accordance with Chapter 45, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The property to be sold as set forth in the Summary Final Judgment of Foreclosure is more particularly described as:

Lot # 92, WILLOWBROOK AT OAKLEAF PLANTATION, a subdivision according to the Plat thereof recorded in Plat Book 56, Pages 27 through 33, inclusive, of the Public Records of Clay County, Florida.
483 Ryker Way , Orange Park, FL 32065
Dated this 29th day of August, 2025.
CLERK OF COUNTY COURT
By: Dulce Garcia
Deputy Clerk
Legal 163389 Published 9/11/2025 and 9/18/2025 in Clay County's Clay Today newspaper

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN: AVK REAL ESTATE LLC, the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
Certificate No.: 202201728/2023
Legal Description: LTS 23 & 24 BLK 85 HIGHLRIDGE ESTATES AS REC O R 1540 PG 1396

Parcel ID No.: 210823-003997-000-00
Opening Bid Amount: \$1,530.26
Physical Address: 6184 KENT AVE , KEYSTONE HEIGHTS
Classification: VACANT RESIDENTIAL
Name in which assessed: MYRTICE PARKER C/O ESTHER D BRYANT
Said property being in the County of Clay, State of Florida.
Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online on the **25th day of February, 2026 at 9:30 A.M at www.clay.realtaxdeed.com.**
Dated this 3rd day of September, 2025
TARA S . GREEN
Clay County Clerk & Comptroller
Clay County, Florida
By: Tina Altman
Deputy Clerk
Legal 163388 Published 9/11/2025, 9/18/2025, 9/25/2025 and 10/2/2025 in Clay County's Clay Today newspaper

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN: RAJEN-DRA INC, the holder of the following cer-

tificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
Certificate No.: 202202641/2023
Legal Description: PT OF N1/2 OF W1/2 OF SE1/4 OF NW1/4 SEC 36 AS REC O R 1120 PG 560
Parcel ID No.: 360823-005251-010-12
Opening Bid Amount: \$25,207.56
Physical Address: 8207 CACTUS HILL DR , MELROSE
Classification: MOBILE HOME
Name in which assessed: JEFFREY RADABAUGH
Said property being in the County of Clay, State of Florida.
Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online on the **25th day of February, 2026 at 9:30 A.M at www.clay.realtaxdeed.com.**
Dated this 3rd day of September, 2025
TARA S . GREEN
Clay County Clerk & Comptroller
Clay County, Florida
By: Tina Altman
Deputy Clerk
Legal 163387 Published 9/11/2025,

9/18/2025, 9/25/2025 and 10/2/2025 in Clay County's Clay Today newspaper

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN: AVK REAL ESTATE LLC, the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
Certificate No.: 202201730/2023
Legal Description: LTS 6 & 7 BLK 86 HIGHLRIDGE ESTATES AS REC O R 3210 PG 1286
Parcel ID No.: 210823-004010-000-00
Opening Bid Amount: \$1,964.45
Physical Address: 6121 FURMAN AVE , KEYSTONE HEIGHTS
Classification: VACANT RESIDENTIAL W/ SPEC FEATURES OR YARD ITEMS
Name in which assessed: LANDTRUST SERV CORP TRUSTEE
Said property being in the County of Clay, State of Florida.
Unless said certificate shall be redeemed according to law, the property described

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

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

The Board of Supervisors ("**Board**") of the Creekview Community Development District ("**District**") will hold public hearings on **September 30, 2025, at 2:00 p.m.**, or as soon thereafter as the matter may be heard, at the **Holiday Inn and Suites located at 620 Wells Road, Orange Park, Florida 32073**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on certain benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The lands to be improved are geographically depicted below and in the *Supplement to the Report of the District Engineer Prepared for the Board of Supervisors of the Creekview Community Development District*, dated May 27, 2025, as may be further amended (and the capital improvement project described therein, the "**CIP**"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. The District's boundaries, after the recent boundary amendment, now include additional real property ("**Expansion Parcel**"), which lands will be subject to the master assessment lien upon completion of the public hearing described herein. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, telephone (561) 571-0010 ("**District Manager's Office**").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements expected to be funded by the District ("**Improvements**") are described in the CIP, and are currently expected to include, but are not limited to, a stormwater management system, roadway improvements, water, sewer and reuse systems, amenities, entry feature and landscaping, and mitigation for wetland impacts, all as more specifically described in the CIP, on file and available during normal business hours at the District Manager's Office. According to the CIP, the estimated cost of the Improvements, including contingency and professional services, is **\$133,879,900**. Of that total, **\$43,330,900** is attributable to the Expansion Parcel.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Amended and Restated Master Special Assessment Methodology Report*, dated May 27, 2025, as may be amended and supplemented ("**Assessment Report**"), which is also on file and available during normal business hours at the District Manager's Office. The purpose of any such assessment is to secure the bonds issued to fund the Improvements.

As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the Expansion Parcel. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an Equivalent Residential Unit ("**ERU**") basis at the time that such property is platted or subject to a site plan. Please consult the Assessment Report for a more detailed explanation of the methodology which includes an ERU factor based on the land uses contemplated to be developed within the District based on relative density of development and the intensity of use of the District infrastructure.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. As applied specifically to the property in the Expansion Parcel, the District expects to collect sufficient revenues to retire no more than **\$85,363,837.87** in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. As pertaining to the Expansion Parcel, the proposed annual schedule of assessments is as follows (hereinafter the "**Maximum Assessments**"):

Product Type	Total # of Units/ Sq Ft	ERU Factor	Proposed Maximum Principal Per Unit	Proposed Maximum Annual Assessment Per Unit*
Townhome	176	0.60	\$27,706.35	\$2,675.09
Single Family 40'	19	0.80	\$36,941.80	\$3,566.79
Single Family 50'	435	1.00	\$98,829.93	\$9,542.18
Single Family 60'	213	1.20	\$168,319.32	\$16,251.49
Commercial (per 1000 s/ft)	81,650	0.25	\$11.54	\$1.11

** Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are as set forth in the Assessment Report.*

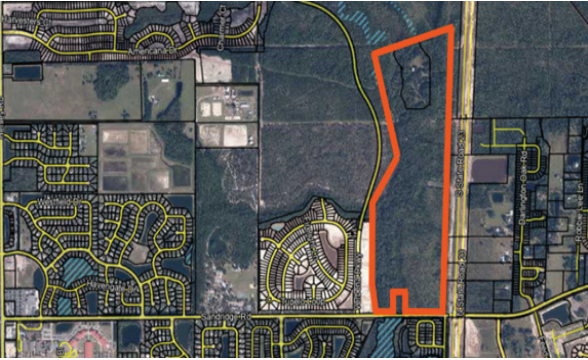
The assessments may be prepaid in whole at any time, or in some instances in part (as specified in the Assessment Report), or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments are anticipated to be collected on the Clay County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice. Notwithstanding the description of the Maximum Assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental assessment resolution, engineer's report and assessment methodology, but will in no event exceed the Maximum Assessments noticed herein. Please note that the preceding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District.

At the same date, time, and place, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with Chapter 190, Florida Statutes, and other applicable provisions of Florida law governing community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Manager's Office.

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT 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 HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION AND NOTICES PURSUANT TO FLORIDA LAW; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Creekview Community Development District ("**District**") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended, located entirely within unincorporated Clay County, Florida; and

WHEREAS, the District was established No. 2021-20, adopted by the Board of County Commissioners of Clay County ("**County**"), Florida ("**Original Ordinance**") on June 22, 2021, as amended by Ordinance No. 2024-51, adopted by the County on November 12, 2024 (together, "**Ordinance**"), amending the external boundaries of the District to include an additional 157.42 acres of land, more or less ("**Expansion Parcel**"); and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, and previously determined to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to: roadways, stormwater facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within and without the boundary of the District; and

WHEREAS, the District evidenced its intent to defray the cost of such Improvements through the levy and collection of special assessments against property within the District benefitted by such improvements; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in the *Supplement to the Report of the District Engineer Prepared for the Board of Supervisors of the Creekview Community Development District*, dated May 27, 2025 and attached hereto as **Exhibit A ("Amended and Restated Engineer's Report"** and the improvements described therein, "**Improvements**"), which amends and supplements the *Creekview Community Development District Capital Improvement Plan*, dated August 26, 2021, as supplemented from time to time; and

WHEREAS, the Amended and Restated Engineer's Report details the scope and cost of public improvements necessary to serve the District, including the Expansion Parcel; and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Improvements by the levy of the Assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* ("**Assessments**"), including upon the Expansion Parcel; and

WHEREAS, the District is empowered by Chapters 170, 190, and 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Expansion Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the District lands including the Expansion Parcel, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Amended and Restated Master Assessment Methodology for Creekview Community Development District*, dated May 27, 2025, attached hereto as **Exhibit B ("Amended Master Assessment Report"**), that is on file at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Records Office**"); an

WHEREAS, the lands within the District including the Expansion Parcel benefit from the entire capital improvement plan described in the Amended and Restated Engineer's Report and this Resolution will not amend the previous assessments proceedings on the lands described in any previously approved assessment resolutions or proceedings; and

WHEREAS, as set forth in the Assessment Report, the District hereby finds and determines as follows:
(i) benefits from the Expansion Improvements will accrue to the property improved, including the Expansion Parcel;
(ii) the amount of those benefits will exceed the amount of the Assessments, and
(iii) the Assessments are fairly and reasonably allocated; and

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

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARING ASSESSMENTS. The Board hereby declares that it has been determined to undertake all or a portion of the Improvements and to defray all or a portion of the cost thereof within the Expansion Parcel by the Assessments and is as set forth in the Assessment Report attached as **Exhibit B**.

3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A** and as set forth in the Amended and Restated Engineer's Report, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. 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.

A. The total estimated construction cost of the Improvements is **\$133,879,900** ("**Estimated Cost**"), which includes **\$43,330,900** of Improvements related to the Expansion Parcel.

B. The Assessments on the District lands including the Expansion Parcel will defray approximately **\$183,790,000.00**, which is the anticipated maximum par value of any bonds, and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, capitalized interest, and a debt service reserve as set forth in **Exhibit B**.

C. The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report attached as **Exhibit B**, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Assessments are certified for collection, the Assessments shall each be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect 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 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.

5. DESIGNATING THE Expansion Parcel LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied within the Expansion Parcel on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which are open to inspection by the public

7. PRELIMINARY ASSESSMENT ROLL. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the maximum assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, among other provisions of Florida law, there is hereby declared a public hearing to be held as follows:

NOTICE OF PUBLIC HEARINGS	
DATE:	September 30, 2025
TIME:	2:00 p.m.
LOCATION:	Holiday Inn and Suites 620 Wells Road Orange Park, Florida 32073

The purpose of the public hearing is to hear comment and objections to the proposed special assessment program for District Improvements as identified in the Amended and Restated Engineer's Report and the preliminary assessment roll, a copy of which is on file at the District Records Office. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Clay County, Florida (by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. ASSESSMENT RESOLUTIONS REMAIN IN EFFECT. This Resolution is intended to supplement any assessment resolutions relating to the District's levy of assessments on certain lands within the boundaries of the District benefiting from the Improvements. As such, all such prior resolutions remain in full force and effect, except to the extent provided for herein

10. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Clay County, Florida and to provide such other notice as may be required by law or desired in the best interests of the District.

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

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

PASSED AND ADOPTED this 27th day of May, 2025.

ATTEST:	CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
 <u>/s/ Felix Rodriguez</u> Secretary/Assistant Secretary	 <u>/s/ Gregg Kern</u> Chair/Vice Chair, Board of Supervisors

Exhibit A: *Supplemental to the Report of the District Engineer for the Board of Supervisors of Creekview Community Development District, dated May 27, 2025*
Exhibit B: *Amended and Restated Master Assessment Methodology for Creekview Community Development District, dated May 27, 2025*

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

4B

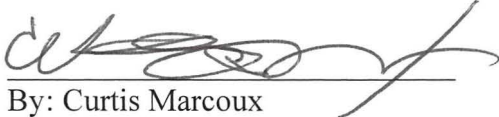
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

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

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt & Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Creekview Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Creekview Community Development District.
4. I do hereby certify that on August 29th, 2025, and in the regular course of business, I caused the notice required by Section 197.3632(4)(b), Florida Statutes, in the form attached hereto as **Exhibit A**, to be sent via first class mail to affected landowner(s) in the Creekview Community Development District of their rights under Chapters 190, 197, and 170, *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 A** 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 29th day of August 2025, by Curtis Marcoux, for Wrathell, Hunt & Associates, LLC, who is ☒ personally known to me or ☐ has produced _____ as identification, and who ☐ did / ☒ 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

9589 0710 5270 2050 8375 96

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

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	\$
Sent To	
Street and	
City, State,	

CREEKVIEW GP LLC
7807 BAYMEADOWS RD STE 205
JACKSONVILLE, FL 32256

Postmark Here
JUN 29 2025
JACKSONVILLE, FL

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

9589 0710 5270 2050 8376 19

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

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	\$
Sent To	
Street and	
City, State,	

LEE VERNA O'NEAL L/E
2560 SANDRIDGE RD
GREEN COVE SPRINGS, FL 32043

Postmark Here
JUN 29 2025
JACKSONVILLE, FL

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

Creekview 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

August 29, 2025

Creekview GP LLC

7807 Baymeadows Rd Ste 205

Jacksonville, FL 32256

**RE: Creekview Community Development District
Notice of Hearing on Assessments to Property
See attached Legal Description (Exhibit A)**

Dear Property Owner:

You are receiving this notice because Clay County records indicate that you are a property owner within the Creekview Community Development District (“**District**”). The District is a special-purpose unit of local government that was established pursuant to Chapter 190, *Florida Statutes*. The property that you own that is the subject of this notice is identified in the description attached as **Exhibit A (“Property”)**.

At the May 27, 2025, meeting of the District’s Board of Supervisors (“**Board**”), the District approved the *Supplement to the Report of the District Engineer Prepared for the Board of Supervisors of the Creekview Community Development District*, dated May 27, 2025, as may be amended (“**Engineer’s Report**” and the project described therein, the “**CIP**”). A copy of the Engineer’s Report is attached hereto as **Exhibit B**. The Engineer’s Report describes various infrastructure improvements being considered by the Board which may be built or acquired by the District that benefit lands within the District, including lands within the Expansion Parcel (described herein) and including but not limited to roadways, stormwater management systems, sanitary sewer, water main, irrigation, landscaping, amenities, and other improvements, as more specifically described in the Engineer’s Report (collectively, “**Improvements**”). The District’s boundaries, after the recent boundary amendment, now include certain Property (“**Expansion Parcel**”), which lands will be subject to the master assessment lien upon completion of the public hearing described herein. The Engineer’s Report estimates that the total cost of the Improvements for the District’s entire CIP, including contingency, is **\$133,879,900**. Of that total, **\$43,330,900** is attributable to the Expansion Parcel.

As a property owner of real property within the Expansion Parcel, the District is considering assessing your real property to fund the Improvements in the manner set forth in the *Amended and Restated Master Special Assessment Methodology Report*, dated May 27, 2025, a copy of which is attached hereto as **Exhibit C (“Assessment Report”)**. The Assessments will defray up to approximately **\$85,363,837.87**, which includes the cost of the Improvements associated with the Expansion Parcel, plus financing-related costs, capitalized interest and a debt service reserve.

The purpose of any such assessment is to secure the bonds anticipated to be issued to finance the Improvements. As described in more detail in the Assessment Report, the District’s assessments will ultimately be levied against all benefitted lands within the District. The Assessment Report identifies the physical area contained within the District and assessment for the property that is expected to be assessed. Initially, the allocation of assessments for the Improvements to be funded by the District will be determined on an equal pro-rata gross acre basis.

As land is platted, the allocation of assessments will be determined on a first-platted, first-assessed basis within the District, which will be assigned to those properties at the per-unit amounts as follows, based on each property type's Equivalent Residential Unit ("ERU") factor, and as explained in more detail in the Assessment Report ("Maximum Assessments"). The table below summarizes the changes proposed by the supplemental proceedings and that impact only the real property contained within the Expansion Parcel. The assessments contemplated below do not impact the assessments levied on the lands subject to the District's previously issued Series 2022 and Series 2024 Bonds:

Land Use	Total # of Units/Sq. Ft.	ERU Factor	Proposed Maximum Principal Per Unit	Proposed Maximum Annual Assessment Per Unit*
Townhomes	176	0.6	\$27,706.35	\$2,675.09
40' Single Family	19	0.8	\$36,941.80	\$3,566.79
50' Single Family	435	1.0	\$98,829.93	\$9,542.18
60' Single Family	213	1.2	\$168,319.32	\$16,251.49
Commercial (per 1000 s/ft)	81,650	0.25	\$11.54	\$1.11

**This amount is inclusive of maximum allowable costs of collection (4%) and an early payment discount of 4% when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are as set forth in the Assessment Report.*

The total maximum assessment amount to be levied against each parcel, and the number of units contained within each parcel, is detailed in the Assessment Report, as such Assessment Report may be amended at the below referenced hearing. The total revenue that the District will collect by these assessments, as pertaining solely to the Expansion Parcel, is anticipated to be **\$85,363,837.87**, exclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs of the debt issued to finance the Improvements. The maximum annual revenue that the District will collect by these assessments is anticipated to be **\$8,242,011.55**, inclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs, to be collected in not more than thirty (30) annual installments. The total assessment amount to be levied against property that you own is reflected on the preliminary assessment roll attached to the Assessment Report.

The assessments may appear on your regular tax bill issued by the Clay County Tax Collector. However, the District may in its discretion at any time choose instead to directly collect these assessments. As provided in the Assessment Report, the assessments will constitute a lien against your property that may be prepaid in accordance with Chapter 170, *Florida Statutes*, or may be paid in not more than thirty (30) annual installments. **THE FAILURE TO PAY ANY ASSESSMENTS COLLECTED ON THE TAX ROLL WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST YOUR PROPERTY WITHIN THE DISTRICT WHICH MAY RESULT IN A LOSS OF TITLE. ALTERNATIVELY, IF THE ASSESSMENTS ARE DIRECTLY COLLECTED, THE FAILURE TO PAY SUCH DIRECT BILL INVOICE MAY RESULT IN THE DISTRICT PURSUING A FORECLOSURE ACTION, WHICH MAY RESULT IN A LOSS OF TITLE.**

Notwithstanding the description of the Maximum Assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental assessment resolution, engineer's report and methodology but will in no event exceed the Maximum Assessments noticed herein. Please note that the preceding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District.

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, this letter is to notify you that a public hearing for the above-mentioned assessments will be held on **September 30, 2025, at 2:00 p.m. at Holiday Inn & Suites, 620 Wells Road, Orange Park, Florida 32073**. Such public hearings were reset from August 26, 2025. At this hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of making the Improvements, or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. All affected property owners have a right to appear at the hearing and to file written objections with the Board within twenty (20) calendar days of this notice.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Ernesto J. Torres".

Ernesto Torres
District Manager

Enclosures

Exhibit A: Legal description of the Property

Exhibit B: *Supplement to the Report of the District Engineer Prepared for the Board of Supervisors of the Creekview Community Development District*, dated May 27, 2025

Exhibit C: *Amended and Restated Master Special Assessment Methodology Report*, dated May 27, 2025

EXHIBIT A

Expansion Parcel

MAIN PARCEL

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF THE PUBLIC RECORDS OF CLAY COUNTY; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'31" EAST, 144.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'29" WEST, 831.40 FEET; THENCE NORTH 89°28'31" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°18'40" WEST, 30.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE WESTERLY, SOUTHERLY, AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°45'48" WEST, 435 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID SOUTHERLY LINE; COURSE NO. 2: SOUTH 14°32'29" EAST, 1934.37 FEET; COURSE NO. 3: SOUTH 28°26'16" WEST, 1029.04 FEET; COURSE NO. 4: SOUTH 00°57'26" WEST, 250.98 FEET, TO THE EASTERLY LINE OF THE PLAT OF VERBENA PARKWAY AT HYLAND TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 69, PAGES 6 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUING SOUTH 00°57'26" WEST, ALONG LAST SAID LINE, 1249.97 FEET; THENCE SOUTH 06°24'08" EAST, CONTINUING ALONG LAST SAID LINE, 479.77 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B (SANDRIDGE ROAD, AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89°33'55" EAST, ALONG LAST SAID LINE, 406.75 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4635, PAGE 2149 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°00'16" WEST, ALONG LAST SAID LINE, 342.38 FEET, TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°59'44" EAST, ALONG LAST SAID LINE, 263.99 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°26'05" EAST, ALONG LAST SAID LINE, 340.39 FEET, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B; THENCE NORTH 89°33'55" EAST, ALONG LAST SAID LINE, 760.70 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 23 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), ALSO BEING THE EASTERLY LINE OF SAID SECTION 22; THENCE NORTH 01°45'32" EAST, ALONG LAST SAID LINE, 913.16 FEET; THENCE NORTH 01°45'22" EAST, CONTINUING ALONG LAST SAID LINE, 2642.93 FEET, TO THE POINT OF BEGINNING.

CONTAINING 141.42 ACRES, MORE OR LESS.

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CONTAINING 16 ACRES, MORE OR LESS.

Creekview 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

August 29, 2025

Lee Verna O'Neal L/E

2560 Sandridge Rd

Green Cove Springs, FL 32043

**RE: Creekview Community Development District
Notice of Hearing on Assessments to Property
See attached Legal Description (Exhibit A)**

Dear Property Owner:

You are receiving this notice because Clay County records indicate that you are a property owner within the Creekview Community Development District (“**District**”). The District is a special-purpose unit of local government that was established pursuant to Chapter 190, *Florida Statutes*. The property that you own that is the subject of this notice is identified in the description attached as **Exhibit A (“Property”)**.

At the May 27, 2025, meeting of the District’s Board of Supervisors (“**Board**”), the District approved the *Supplement to the Report of the District Engineer Prepared for the Board of Supervisors of the Creekview Community Development District*, dated May 27, 2025, as may be amended (“**Engineer’s Report**” and the project described therein, the “**CIP**”). A copy of the Engineer’s Report is attached hereto as **Exhibit B**. The Engineer’s Report describes various infrastructure improvements being considered by the Board which may be built or acquired by the District that benefit lands within the District, including lands within the Expansion Parcel (described herein) and including but not limited to roadways, stormwater management systems, sanitary sewer, water main, irrigation, landscaping, amenities, and other improvements, as more specifically described in the Engineer’s Report (collectively, “**Improvements**”). The District’s boundaries, after the recent boundary amendment, now include certain Property (“**Expansion Parcel**”), which lands will be subject to the master assessment lien upon completion of the public hearing described herein. The Engineer’s Report estimates that the total cost of the Improvements for the District’s entire CIP, including contingency, is **\$133,879,900**. Of that total, **\$43,330,900** is attributable to the Expansion Parcel.

As a property owner of real property within the Expansion Parcel, the District is considering assessing your real property to fund the Improvements in the manner set forth in the *Amended and Restated Master Special Assessment Methodology Report*, dated May 27, 2025, a copy of which is attached hereto as **Exhibit C (“Assessment Report”)**. The Assessments will defray up to approximately **\$85,363,837.87**, which includes the cost of the Improvements associated with the Expansion Parcel, plus financing-related costs, capitalized interest and a debt service reserve.

The purpose of any such assessment is to secure the bonds anticipated to be issued to finance the Improvements. As described in more detail in the Assessment Report, the District’s assessments will ultimately be levied against all benefitted lands within the District. The Assessment Report identifies the physical area contained within the District and assessment for the property that is expected to be assessed. Initially, the allocation of assessments for the Improvements to be funded by the District will be determined on an equal pro-rata gross acre basis.

As land is platted, the allocation of assessments will be determined on a first-platted, first-assessed basis within the District, which will be assigned to those properties at the per-unit amounts as follows, based on each property type's Equivalent Residential Unit ("ERU") factor, and as explained in more detail in the Assessment Report ("Maximum Assessments"). The table below summarizes the changes proposed by the supplemental proceedings and that impact only the real property contained within the Expansion Parcel. The assessments contemplated below do not impact the assessments levied on the lands subject to the District's previously issued Series 2022 and Series 2024 Bonds:

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**This amount is inclusive of maximum allowable costs of collection (4%) and an early payment discount of 4% when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are as set forth in the Assessment Report.*

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Ernesto Torres
District Manager

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LIFE ESTATE PARCEL

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF SAID PUBLIC RECORDS; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'31" EAST, 144.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'29" WEST, 831.40 FEET; THENCE NORTH 89°28'31" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°18'40" WEST, 30.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE NORTH 74°45'48" EAST, ALONG LAST SAID LINE, 505 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 16 ACRES, MORE OR LESS.

**SUPPLEMENT TO THE REPORT OF THE DISTRICT ENGINEER PREPARED FOR THE BOARD OF
SUPERVISORS OF THE CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT**

May 27, 2025

The Creekview Community Development District (“**District**”) was established by Ordinance No. 2021-20 by the Board of County Commissions of Clay County, Florida (“**County**”), adopted on June 22, 2021, and effective June 29, 2021, under the provisions of Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “**Act**”). The District is located entirely within unincorporated Clay County and its boundaries, upon establishment, contained approximately 745.05 acres. On November 12, 2024, pursuant to Ordinance 2024-51, the District boundaries were amended to add 157.42 acres (“**Expansion Parcel**”). The District now encompasses approximately 902.47 acres and includes 1,589 single-family residential units, 150 townhome units, approximately 20 acres of commercial land, and approximately 5 acres designated for civic/park use.

This supplement amends and restates the *Creekview Community Development District Capital Improvement Plan*, dated August 26, 2021 (“**Master Report**”), which was further supplemented in that *Second Supplemental Engineer’s Report to the Capital Improvement Plan*, dated August 27, 2024 (“**Second Supplemental Report**”). This Report adds specificity and costs for the Expansion Parcel, which consists of a master stormwater drainage system, roadway infrastructure, lift station and master utilities, entry and pod hardscape, landscape and irrigation improvements, common areas and neighborhood parks, civic uses, electrical conduits and street lights, and mitigation for wetland impacts. This Report also updates product counts and residential unit mixes within the District with the added Expansion Parcel. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report.

The District includes approximately 902.47 gross acres in unincorporated Clay County. The current master plan for the Development now includes approximately 1,597 single-family residential dwelling units, 176 townhome residential dwelling units, 20 acres of commercial space, and 5 acres of civic use/park space, per the table below, which now includes the Expansion Parcel:

Table 1

Product Type	Master Report Number of Units	Expansion Parcel Added Units	Amended Total Number of Units
Townhomes	102		176
40’	32		19
50’	759		931
60’	635		647
70’	0		
Commercial	0	20 acres	20 acres
Civic/Park Use	0	5 acres	5 acres
TOTAL	1528¹		1,773

Included within the District is a parcel that will be dedicated to Clay County for the purpose of building a fire station. Once a parcel of land is specifically identified as not benefiting from the capital improvement plan or is determined as non-assessable/exempt government owned or common area property, such parcel of land will be deemed as not subject to District special assessments.

¹ The Master Report included a total of 1,480 residential units. In the Second Supplemental Report, the total unit type was revised as follows: all 70’ lots were eliminated, the number of 50’ lots increased to 759 and the number of 60’ lots increased to 635, leading to an increased total of 1,528 residential units with the updated product mix in Table 1.

Phase 1 of the Development, which is comprised of Areas 1, 2, and 5, contains 548 single-family lots. Phase 1 was financed with the District's Series 2022 Bonds. Phase 1 is complete. Phase 2 of the Development, which consists of Areas 4A and 4B as well as Phase 2 of the APF road, contains 382 single-family lots. Phase 2 was financed with the District's Series 2024 Bonds and construction of Phase 2 is ongoing. Phase 3, which consists of Areas 3, 6, and 7 (and the APF Road Phases 3-5 and the Amenity Center) is planned to begin in 2025. The Expansion Parcel, also referred to as Phase 4 (or Area 8), consists of 109 residential units and commercial development.

In addition to the infrastructure improvements detailed in the Master Report and Second Supplemental Report, the District plans to finance, construct, and install improvements and facilities to benefit the Expansion Parcel which improvements include a master stormwater drainage system, roadway infrastructure, lift station and master utilities, entry and pod hardscape, landscape and irrigation improvements, common areas and neighborhood parks, civic uses, electrical conduits and street lights, and mitigation for wetland impacts. All costs associated with these Expansion Parcel improvements are included in the revised cost tables below, as well as a list of the entities anticipated for future ownership, operation, and maintenance of these improvements. All prior phases were previously included in the costs within the Master Report and Second Supplemental Report.

Original Estimated Capital Improvement Costs:

<u>Description</u>	<u>Previous Estimated Cost</u>
Stormwater Management System	\$32,013,500
Roadway Improvements	\$27,067,000
Water, Sewer and Reuse Systems	\$24,268,500
Amenities, Entry Feature and Landscaping	\$7,200,000
Total	\$90,549,000

Expansion Parcel Estimated Capital Improvement Costs:

<u>Description</u>	<u>Additional Estimated Costs</u>
Stormwater Management System	\$8,311,000
Roadway Improvements	\$9,928,000
Water, Sewer and Reuse Systems	\$9,000,000
Amenities, Entry Feature and Landscaping	\$9,440,000
Mitigation for Wetland Impacts	\$1,000,000
Contingency @ 15%	\$5,651,900
Total	\$43,330,900

Amended Total Capital Improvement Costs:

<u>Description</u>	<u>Total Estimated Cost</u>
Stormwater Management System	\$40,324,500
Roadway Improvements	\$36,995,000
Water, Sewer and Reuse Systems	\$33,268,500
Amenities, Entry Feature and Landscaping	\$16,640,000
Mitigation for Wetland Impacts	\$1,000,000
Contingency @ 15%	\$5,651,900
Total	\$133,879,900

Costs Attributable to Commercial Use:

<u>Description</u>	<u>Additional Estimated Costs</u>
Stormwater Management System	\$ 277,000
Roadway Improvements	\$1,520,000
Water, Sewer and Reuse Systems	\$ 891,600
Landscaping	\$ 380,000
Contingency @ 15%	\$ 460,290
Total	\$3,528,890

Proposed Funding, Maintenance and Ownership for Expansion Parcel improvements:

<u>Facility</u>	<u>Facility Entity</u>	<u>Ownership</u>	<u>Operation/Maintenance</u>
Master Stormwater Drainage System (Earthwork and Stormwater Facilities)	District	District	District
Roadway Infrastructure (Pavement/Storm)	District	Clay County/ District	Clay County/ District
Lift Station/Master Utilities (Wm/San/Reuse)	District	CCUA	CCUA
Entry and Pod Hardscape (Signage and Mail Kiosks) and Landscape and Irrigation Improvements	District	District/HOA	District/HOA
Common Areas and Neighborhood Parks	District	District/HOA	District/HOA
Civic Uses	District	District/HOA	District/HOA
Electrical Conduits and Street Lights	District	Clay Electric Company	Clay Electric Company
Mitigation for Wetland Impacts	District	District	District

Notes:

**Wetland Mitigation for onsite impacts may be eligible to be financed all or in part by the District.

*The electric utility company, Clay Electric Cooperative (CEC) will own, operate and maintain all of the electrical mains and the associated electrical equipment. These electrical mains, electrical system and electrical equipment are not part of the CIP. However, installation of electrical conduits may be constructed by the District and then reimbursed/paid for by the Builder.

***Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissions of improvements or any operation and maintenance obligations of the District.

It is my professional opinion that the summary of costs listed above is reasonable and sufficient to complete the construction of the items intended. It is my professional opinion that the infrastructure costs associated herein for the total improvements are reasonable to complete the construction of the infrastructure described herein and that the infrastructure improvements will benefit and add value to the lands within the District, including the Expansion Parcel. All infrastructure costs are public improvements or communication facilities under Chapter 190, *Florida Statutes*.

The estimate of infrastructure costs is only an estimate based on information received from Creekview GP, LLC, or estimates based on engineer takeoffs and are not guaranteed maximum prices. The labor market, future costs, equipment and materials, increased regulatory actions and the actual construction process are all beyond my control. The total final cost may be more than this estimate.

The project herein provided will be owned by the District or other governmental units. All of the improvements are or will be located on lands owned or to be owned by the District or other governmental entity or on public easements in favor of the District or other governmental entity. Any cost estimates set forth herein do not include earthwork, grading, or other improvements on private lots or property.

Please note that the improvements presented herein are based on current plans and market conditions which are subject to change. Accordingly, the improvements herein described are sufficient public infrastructure of the kinds described herein (*i.e.*, stormwater, roadways, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and types 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.

England-Thims & Miller, Inc.

Scott Wild, P.E.

Date _____

Florida License No.: 47030

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Master Special Assessment Methodology Report

May 27, 2025



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 Amended and Restated Master Special Assessment Methodology Report (the “Amended Report”) was developed to provide a master financing plan and a master special assessment methodology for the Creekview Community Development District (the “District”), located in Clay 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 Amended Report

This Amended Report presents projections for financing the District’s public infrastructure improvements (the “Capital Improvement Plan” or “CIP”) as described in the Supplement to the Report of the District Engineer Prepared For the Board of Supervisors of the Creekview Community Development District, prepared by England-Thims & Miller, Inc. dated May 27, 2025 (the “Engineer’s Report”), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the CIP.

1.3 Special Benefits and General Benefits

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

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

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

1.4 Organization of the Amended Report

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

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

Section Four discusses the financing program for the District.

Section Five discusses the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Creekview development (the “Development” or “Creekview”), a master planned, mixed-use development located in unincorporated Clay County, Florida. The land within the District currently consists of approximately 902.47 +/- acres and is generally located to the north of Sandridge Road, south of the First Coast Expressway, and east of Henley Road.

2.2 The Development Program

The development of Creekview is anticipated to be conducted by the GreenPointe Developers, LLC or its associates (the “Developer”). Based upon the information provided by the Developer, the current development plan envisions a total of 1,773 residential units, 81,650 square feet of commercial space, and 5 acres of civic/ park use space developed in multiple phases, although land use 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 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 CIP

The public infrastructure improvements which are part of the CIP and are needed to serve the Development are 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 CIP will consist of master improvements such as; stormwater management facilities, roadway improvements, water, sewer, and reuse systems, amenities, entry features, and landscaping along with mitigation for wetland impacts and contingency as set forth in more detail in the Engineer's Report.

The infrastructure included in the CIP will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the CIP are estimated at \$133,879,900. Please note that \$3,528,890 in CIP costs are directly attributable to the commercial use products. Table 2 in the *Appendix* illustrates the specific components of the CIP and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for

providing public infrastructure has not yet been made at the time of this Amended Report, and the District will most likely acquire completed improvements from the Developer, although the District maintains the complete flexibility to either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the CIP as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$183,790,000 in par amount of special assessment bonds (the “Bonds”).

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

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the principal amount of \$183,790,000 to finance CIP costs at \$133,879,900. The Bonds as projected 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 either every May 1 or November 1.

In order to finance the improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of \$183,790,000. The difference is comprised of funding a debt service reserve, paying capitalized interest, and costs of issuance, including the underwriter's discount and cost of issuance. Preliminary sources and uses of funding for the Bonds as well as financing assumptions are presented in Table 3 in the *Appendix*.

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

5.0 Assessment Methodology

5.1 Overview

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

5.2 Benefit Allocation

The most current development plan for the District envisions the development of a total of 1,773 residential units, 81,650 square feet of commercial space, and 5 acres of civic/ park use space developed over a multi-year period in multiple phases, although unit numbers and land use types may change throughout the development period. To date, there have been two (2) series of bonds issued on some of the lands within the District. Phase 1 and Phase 2, which account for a combined 930 residential units, have already had bonds issued in 2022 and 2024 respectively. The remaining 843 residential units and 81,650 square feet of commercial space will take on their proportionate share of the bonds as illustrated in Table 5 in the *Appendix*.

The public infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means 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 CIP have a logical connection to the special and peculiar

benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can, pursuant to the provisions of Section 5.3 below, assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The proposed Development plan is expected to encompass 1,773 residential units, 81,650 square feet of commercial space, and 5 acres of civic/ park use space. This Amended Report proposes to allocate the benefit associated with the CIP 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 lot sizes will use and benefit from the improvements which are part of the CIP less than products with larger lot sizes. For instance, generally and on average products with smaller lot sizes will produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than products with larger lot sizes. As the exact amount of the benefit is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's public infrastructure improvements that are part of the CIP.

Table 6 in the *Appendix* presents the apportionment of the assessment associated with the Bonds (the "Bond Assessment") in accordance with the ERU benefit allocation method presented in Table 4. Table 6 also presents the annual levels of the debt service assessments per unit.

Amenities. No Bond Assessments are allocated herein to any private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the District. 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

5.3 Assigning Bond Assessment

As the land in the District is partially platted for its intended final use and the precise location of all residential units by lot or parcel is not fully known, the proportion of the Bond Assessment relevant to the remaining units outside of Phase 1 and Phase 2 will initially be levied on all remaining developable lands in the District on an equal pro-rata gross acre basis, thus the total bonded debt in the amount of \$85,363,837.87 will be preliminarily levied on approximately 515.13 +/- gross acres (902.47 +/- acres less the areas of Phase 1 and Phase 2) at a rate of \$165,713.19 per acre.

When the remaining land within the District 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.

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 residential units 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 Amended 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 residential units ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale. If the Transferred Property is sold again and further 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.

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

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

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

The apportionment of the 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.

Accordingly, no acre or parcel of property within the District will be lienied for the payment of any non-ad valorem special 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 residential units as set forth in Table 4 in the Appendix ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat results in the same amount of residential units (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Amended Report, and cause the Bond Assessments to be recorded in the District's improvement lien book.
- b. If a Proposed Plat within the District has more than the anticipated residential units (and Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer residential units (and Bond Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Property, may allocate additional ERUs/densities for a future bond financing, or may otherwise address such net decrease as permitted by law.
- c. If a Proposed Plat within the District has fewer than the anticipated residential units (and Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more residential units (and Bond Assessments) in order to fully assign all of the residential units originally contemplated in 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 residential units (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall development plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular 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 provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and

must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

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

5.7 Assessment Roll

Based on the per gross acre assessment proposed in Section 5.2, the Bond Assessment of \$85,363,837.87 is proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessment may be paid in thirty (30) annual installments for each series of assessments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Amended 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 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

Creekview

Community Development District

Development Plan

Product Type	Original District Boundary Number of Units	Amended Total Number of Units	Amended Total Number of Sq Ft.
Townhome	102	176	-
Single Family 40'	32	19	-
Single Family 50'	698	931	-
Single Family 60'	553	647	-
Single Family 70' *	95	-	-
Commercial	-	-	81,650
Total	1,480	1,773	81,650

* The Master Report originally included 95 Single Family 70' lots which were eliminated in the Second Supplemental Report

Table 2

Creekview

Community Development District

Project Costs

Improvement	Original District Boundary Costs	Expansion Parcel Costs	Total Cost*
Stormwater Management	\$32,013,500	\$8,311,000	\$40,324,500
Roadway Improvements	\$27,067,000	\$9,928,000	\$36,995,000
Water, Sewer, and Reuse Systems	\$24,268,500	\$9,000,000	\$33,268,500
Amenities, Entry Feature, and Landscaping	\$7,200,000	\$9,440,000	\$16,640,000
Mitigation for Wetland Impacts	-	\$1,000,000	\$1,000,000
Contingency (15%)	-	\$5,651,900	\$5,651,900
Total	\$90,549,000	\$43,330,900	\$133,879,900

* Please note that \$3,528,890 in CIP costs are directly attributable to Commercial Use products.

Table 3

Creekview

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$183,790,000.00
Total Sources	\$183,790,000.00

Uses

Project Fund Deposits:	
Project Fund	\$133,879,900.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$16,325,593.98
Capitalized Interest Fund	\$29,406,400.00
Delivery Date Expenses:	
Costs of Issuance	\$4,175,800.00
Rounding	\$2,306.02
Total Uses	\$183,790,000.00

Financing Assumptions

Coupon Rate: 8.0%
Capitalized Interest Period: 24 months
Term: 30 Years
Underwriter's Discount: 2%
Cost of Issuance: \$500,000

Table 4

Creekview

Community Development District

Benefit Allocation

Product Type	Amended Total Number of Units / Sq Ft.	ERU Weight per Unit / per 1,000 Sq Ft.	Total ERU
Townhome	176	0.60	105.60
Single Family 40'	19	0.80	15.20
Single Family 50'	931	1.00	931.00
Single Family 60'	647	1.20	776.40
Commercial	81,650	0.25	20.41
Total			1,848.61

Product Type	Phase 1 Total Units	ERU Weight per Unit / per 1,000 Sq Ft.	Total ERU	Percent of Total ERU
Townhome	-	0.60	-	-
Single Family 40'	-	0.80	-	-
Single Family 50'	358	1.00	358.00	19.366%
Single Family 60'	190	1.20	228.00	12.334%
Commercial	-	0.25	-	-
Total	548		586.00	31.699%

Product Type	Phase 2 Total Units	ERU Weight per Unit / per 1,000 Sq Ft.	Total ERU	Percent of Total ERU
Townhome	-	0.60	-	-
Single Family 40'	-	0.80	-	-
Single Family 50'	138	1.00	138.00	7.465%
Single Family 60'	244	1.20	292.80	15.839%
Commercial	-	0.25	-	-
Total	382		430.80	23.304%

Product Type	Remaining Total Units/ Sq Ft.	ERU Weight per Unit / per 1,000 Sq Ft.	Total ERU	Percent of Total ERU
Townhome	176	0.60	105.60	5.712%
Single Family 40'	19	0.80	15.20	0.822%
Single Family 50'	435	1.00	435.00	23.531%
Single Family 60'	213	1.20	255.60	13.827%
Commercial	81,650	0.25	20.41	1.104%
Total	843/ 81,650 Sq Ft.		831.81	44.997%

Table 5

Creekview

Community Development District

Overall Bond Apportionment

Product Type	Bonds Attributable to Phase 1	Bonds Attributable to Phase 2	Remaining Bonds
Townhome	-	-	\$10,222,071.91
Single Family 40'	-	-	\$1,471,358.84
Single Family 50'	\$34,654,372.58	\$13,358,389.43	\$42,107,966.68
Single Family 60'	\$22,070,382.54	\$28,343,017.58	\$24,742,060.42
Commercial	-	-	\$6,820,380.02
Total	\$56,724,755.12	\$41,701,407.01	\$85,363,837.87

Table 6

Creekview

Community Development District

Assessment Apportionment

Product Type	Remaining Total Units/ Sq Ft.	Total Cost Allocation to Remaining Units*	Maximum Total Bond Assessment Apportionment of Remaining Bonds	Maximum Bond Assessment Apportionment per Unit / per Sq Ft.	Maximum Annual Bond Assessment Debt Service per Unit / per Sq Ft.**
Townhome	176	\$7,446,161.19	\$4,876,317.39	\$27,706.35	\$2,675.09
Single Family 40'	19	\$1,071,795.93	\$701,894.17	\$36,941.80	\$3,566.79
Single Family 50'	435	\$30,673,107.18	\$42,991,017.89	\$98,829.93	\$9,542.18
Single Family 60'	213	\$18,023,094.70	\$35,852,015.35	\$168,319.32	\$16,251.49
Commercial	81,650	\$3,528,890.00	\$942,593.07	\$11.54	\$1.11
Total	843/ 81,650 Sq Ft.	\$60,743,049.01	\$85,363,837.87		

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

** Includes maximum allowable costs of collection of 4%(subject to change) and an early payment discount of 4% (subject to change)

EXHIBIT “A”

Bond Assessments in the estimated amount of \$85,363,837.87 are proposed to be levied uniformly over the area described below:

SURVEYOR'S DESCRIPTION

PARCEL A:

A portion of Sections 14, 15, 16 and 22, Township 5 South, Range 25 East, Clay County, Florida, being all of Parcels 1 and 2, as described and recorded in Official Records Book 4147, page 1386, of the Public Records of said county, be more particularly described as follows:

For a Point of Beginning, commence at the Southeast corner of said Section 15; thence North 00°31'29" East, along the Easterly line of said Section 15, a distance of 1620.45 feet to an angle point in the Southerly boundary line of said Parcel 2, of Official Records Book 4147, page 1386; thence South 74°45'48" West, departing said Easterly line and along said Southerly boundary line, 1639.52 feet to a point lying on the Easterly line of Exception Parcel A, as described and recorded in Official Records Book 1598, page 1299, of said Public Records; thence South 14°31'45" East, along said Easterly line and along the Easterly line of Exception Parcel C, as described and recorded in said Official Records Book 1598, page 1299, a distance of 1934.20 feet; thence Southerly continuing along said Easterly line of Exception Parcel C the following 3 courses: Course 1, thence South 28°24'51" West, 1030.00 feet; Course 2, thence South 00°57'07" West, 1500.00 feet; Course 3, thence South 06°26'53" East, 479.78 feet to the Southeasterly corner thereof, said corner lying on the Northerly right of way line of Sandridge Road (County Road No. C-739-B) (formerly State Road No. S-739-B), a variable width right of way as presently established; thence South 89°33'55" West, along said Northerly right of way line, 2396.63 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 1421, page 1951, of said Public Records; thence North 00°11'40" East, departing said Northerly right of way line and along the Easterly line of said Official Records Book 1421, page 1951, a distance of 3054.55 feet to the Northeasterly corner thereof, said corner also being the Southeasterly corner of those lands described and recorded in Official Records Book 2061, page 1775, of said Public Records; thence North 01°21'22" West, along the Easterly line of said Official Records Book 2061, page 1775, a distance of 489.70 feet to the Northeasterly corner thereof, said corner also being the Southeasterly corner of Parcel 1, as described and recorded in Official Records Book 1486, page 381, of said Public Records; thence North 00°12'59" West, along the Easterly line of last said Parcel 1 and along the Easterly line of those lands described and recorded in Official Records Book 1711, page 652, of said Public Records, 694.47 feet to a point lying on said Southerly boundary line of Parcel 2, of Official Records Book 4147, page 1386; thence South 89°25'48" West, along said Southerly boundary line of Parcel 2, a distance of 1270.46 feet to a point lying on the Easterly line of Parcel "A" as described and recorded in Official Records Book 4173, page 490, of said Public Records; thence North 00°12'59" West, along said Easterly line, 448.60 feet to the Northeasterly corner thereof; thence South 88°56'50" West, along the Northerly line of said Parcel "A", and along the Northerly lines of those lands described and recorded in Official Records Book 4173, page 493 (Parcel "B"), and Official Records Book 4178, page 1821, all of said Public Records, a distance of 3902.38 feet to its intersection with the Easterly right of way line of Henley Road (County Road No. C-739) (formerly State Road No. S-739), a variable width right of way as presently established; thence Northerly along said Easterly right of way line the following 3 courses: Course 1, thence North 00°37'24" West, departing last said Northerly line, 69.82 feet; Course 2, thence North 00°18'49" West, 266.40 feet; Course 3, thence North 00°23'32" West, 776.21 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 4167, page 1057, of said Public Records; thence North 88°55'54" East, departing said Easterly right of way line, along the Southerly line of said Official Records Book 4167, page 1057, and along the Southerly line of those lands described and recorded in Official Records Book 2673, page 522, of said Public Records, a distance of 3905.73 feet to the Southeasterly corner thereof, said corner also being the Southwesterly corner of those lands described and recorded in Official Records Book 2374, page 885, of said Public Records; thence North 88°59'40" East, along the Southerly line of said Official Records Book 2374, page 885, a distance of 1270.05 feet to the Southeasterly corner thereof; thence North 00°11'43" West, along the Easterly line of said Official Records Book 2374, page 885, and along the Easterly lines of those lands described and recorded in Official Records Book 2374, page 892, and Official Records Book 2859, page 403, all of said Public Records, 2749.63 feet to a point lying on the boundary line of State Road No. 23, Parcel 114, Part "A", a variable width limited access right of way as described and recorded in Official Records Book 4085, page 409, of said Public Records; thence Southeasterly along said boundary line of State Road No. 23 the following 3 courses: Course 1, thence South 89°59'29" East, departing said Easterly line of Official Records Book 2859, page 403, a distance of 1657.84 feet to the point of curvature of a curve concave Southwesterly having a radius of 2512.00 feet; Course 2, thence Southeasterly along the arc of said curve, through a central angle of 92°30'23", an arc length of 4055.73 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 43°44'17" East, 3629.35 feet; Course 3, thence South 02°30'54" West, 2354.94 feet to the Westerly corner of the Southerly terminus of said Parcel 114, Part "A", said corner lying on the Southerly line of said Section 14; thence South 89°17'09" West, along said Southerly line, 104.52 feet to the Point of Beginning.

Containing 745.05 acres, more or less.



ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

DISTRICT LEGAL DESCRIPTION

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: APRIL, 2021

EXHIBIT 2

EXHIBIT A

Expansion Parcel

MAIN PARCEL

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF THE PUBLIC RECORDS OF CLAY COUNTY; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'31" EAST, 144.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'29" WEST, 831.40 FEET; THENCE NORTH 89°28'31" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°18'40" WEST, 30.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE WESTERLY, SOUTHERLY, AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°45'48" WEST, 435 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID SOUTHERLY LINE; COURSE NO. 2: SOUTH 14°32'29" EAST, 1934.37 FEET; COURSE NO. 3: SOUTH 28°26'16" WEST, 1029.04 FEET; COURSE NO. 4: SOUTH 00°57'26" WEST, 250.98 FEET, TO THE EASTERLY LINE OF THE PLAT OF VERBENA PARKWAY AT HYLAND TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 69, PAGES 6 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUING SOUTH 00°57'26" WEST, ALONG LAST SAID LINE, 1249.97 FEET; THENCE SOUTH 06°24'08" EAST, CONTINUING ALONG LAST SAID LINE, 479.77 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B (SANDRIDGE ROAD, AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89°33'55" EAST, ALONG LAST SAID LINE, 406.75 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4635, PAGE 2149 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°00'16" WEST, ALONG LAST SAID LINE, 342.38 FEET, TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°59'44" EAST, ALONG LAST SAID LINE, 263.99 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°26'05" EAST, ALONG LAST SAID LINE, 340.39 FEET, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B; THENCE NORTH 89°33'55" EAST, ALONG LAST SAID LINE, 760.70 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 23 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), ALSO BEING THE EASTERLY LINE OF SAID SECTION 22; THENCE NORTH 01°45'32" EAST, ALONG LAST SAID LINE, 913.16 FEET; THENCE NORTH 01°45'22" EAST, CONTINUING ALONG LAST SAID LINE, 2642.93 FEET, TO THE POINT OF BEGINNING.

CONTAINING 141.42 ACRES, MORE OR LESS.

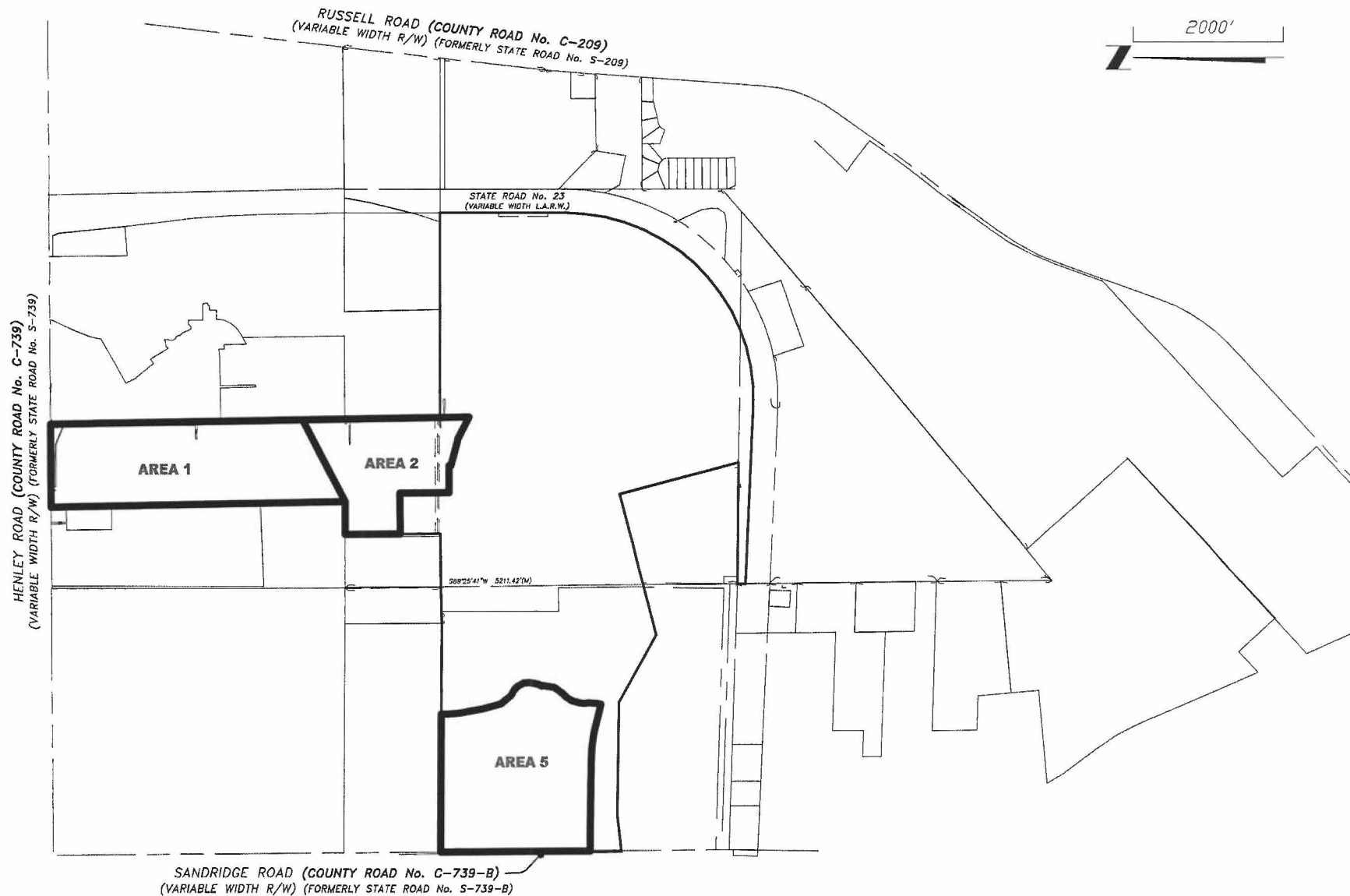
LIFE ESTATE PARCEL

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF SAID PUBLIC RECORDS; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'31" EAST, 144.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'29" WEST, 831.40 FEET; THENCE NORTH 89°28'31" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°18'40" WEST, 30.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE NORTH 74°45'48" EAST, ALONG LAST SAID LINE, 505 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 16 ACRES, MORE OR LESS.

Less and except the area described below:



ETM

VISION • EXPERIENCE • RESULTS
ENGLAND • THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

**ASSESSMENT AREAS FOR
AREAS 1, 2 AND 5
CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA**

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

DRAWING NO. PLATE 4

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE PLAT OF VILLAGE PARK UNIT 1A-1B, AS RECORDED IN PLAT BOOK 63, PAGES 28 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE NORTH 88°55'54" EAST, ALONG THE SOUTHERLY OF SAID PLAT OF VILLAGE PARK UNIT 1A-1B AND THE EASTERLY PROLONGATION THEREOF, 3905.73 FEET, TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2374, PAGE 885, OF SAID PUBLIC RECORDS; THENCE NORTH 88°59'40" EAST, ALONG THE SOUTHERLY LINE LAST SAID LANDS, 1270.05 FEET; THENCE SOUTH 00°14'05" EAST, 5.37 FEET; THENCE NORTH 89°48'06" EAST, 382.74 FEET; THENCE SOUTH 26°11'53" WEST, 293.68 FEET; THENCE SOUTH 14°52'38" WEST, 374.78 FEET; THENCE SOUTH 89°45'55" WEST, 25.30 FEET; THENCE SOUTH 00°14'05" EAST, 370.80 FEET; THENCE SOUTH 89°25'48" WEST, 657.75 FEET; THENCE SOUTH 00°34'12" EAST, 569.79 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4147, PAGE 1386, OF SAID PUBLIC RECORDS; THENCE SOUTH 89°25'48" WEST, ALONG LAST SAID LINE, 745.04 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL "A", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4173, PAGE 490, OF SAID PUBLIC RECORDS; THENCE NORTH 00°12'59" WEST, ALONG LAST SAID LINE, 448.60 FEET, TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 88°56'50" WEST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4173, PAGE 493 AND OFFICIAL RECORDS BOOK 4178, PAGE 1821, OF SAID PUBLIC RECORDS, 3902.38 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF HENLEY ROAD (COUNTY ROAD NO. 739) (FORMERLY STATE ROAD NO. 739), A VARIABLE WIDTH RIGHT-OF-WAY NOW ESTABLISHED; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°37'24" WEST, 69.82 FEET; COURSE NO. 2: NORTH 00°18'49" WEST, 266.40 FEET; COURSE NO. 3: NORTH 00°23'32" WEST, 776.21 FEET, TO THE POINT OF BEGINNING. TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°25'27" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1270.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 489.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°11'40" WEST, ALONG LAST SAID LINE, 1389.46 FEET, TO THE POINT OF BEGINNING, THENCE NORTH 74°26'32" EAST, 945.75 FEET; THENCE NORTH 39°10'07" EAST, 92.31 FEET; THENCE SOUTH 63°59'53" EAST, 145.48 FEET; THENCE NORTH 75°51'34" EAST, 203.94 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 174.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°03'07" WEST, 174.55 FEET; THENCE SOUTH 80°20'16" EAST, 61.37 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 153.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°38'42" EAST, 153.08 FEET; THENCE NORTH 75°35'37" EAST, 226.70 FEET; THENCE SOUTH 49°46'59" EAST, 239.21 FEET; THENCE SOUTH 87°07'58" EAST, 344.42 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 652.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°34'37" WEST, 649.86 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°57'54" WEST, 912.89 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2030.00 FEET, AN ARC DISTANCE OF 49.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°16'03" WEST, 49.43 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°25'49" EAST, 224.17 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°34'03" WEST, 42.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE AND THE NORTHERLY RIGHT OF WAY LINE OF SANDRIDGE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED; THENCE SOUTH 89°33'55" WEST, ALONG LAST SAID LINE, 880.74 FEET; THENCE NORTH 00°22'13" WEST, 260.44 FEET; THENCE SOUTH 89°37'47" WEST, 93.04 FEET; THENCE NORTH 00°22'13" WEST, 160.51 FEET; THENCE NORTH 67°26'45" WEST, 59.85 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 24.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°48'31" WEST, 23.09 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 86°56'12" WEST, 144.90 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 44.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°25'03" WEST, 40.55 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01°53'53" WEST, 96.91 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 655.79 FEET, AN ARC DISTANCE OF 143.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°23'17" EAST, 143.61 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 50.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°12'08" EAST, 44.96 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 208.80 FEET, AN ARC DISTANCE OF 265.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°16'55" EAST, 248.09 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 30.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°31'28" EAST, 29.93 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 43.61 FEET, AN ARC DISTANCE OF 66.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°07'49" EAST, 60.50 FEET; THENCE NORTH 12°08'08" WEST, 207.55 FEET; THENCE NORTH 21°15'51" WEST, 52.65 FEET; THENCE NORTH 30°16'04" WEST, 111.59 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 779.88 FEET, AN ARC DISTANCE OF 137.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°46'10" EAST, 136.95 FEET; THENCE NORTH 20°11'36" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 839.88 FEET, AN ARC DISTANCE OF 7.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°04'22" EAST, 7.80 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 37.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND



ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

**ASSESSMENT AREAS LEGAL DESCRIPTION
FOR AREAS 1, 2 AND 5
CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA**

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 5A

DISTANCE OF NORTH 27°09'43" EAST, 34.21 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 16°00'54" WEST, 104.56 FEET; THENCE SOUTH 70°09'33" WEST, 84.44 FEET; THENCE SOUTH 64°10'36" WEST, 112.71 FEET; THENCE SOUTH 55°33'23" WEST, 168.79 FEET; THENCE SOUTH 47°02'08" WEST, 112.65 FEET; THENCE SOUTH 42°36'51" WEST, 84.75 FEET; THENCE NORTH 52°53'05" WEST, 103.07 FEET; THENCE SOUTH 37°06'55" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°38'55" WEST, 36.25 FEET; THENCE NORTH 55°49'04" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1159.88 FEET, AN ARC DISTANCE OF 5.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°19'06" EAST, 5.52 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°12'54" WEST, 34.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 52°53'05" WEST, 55.58 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 50.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°14'45" WEST, 50.45 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1289.88 FEET, AN ARC DISTANCE OF 150.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°13'42" WEST, 150.51 FEET; THENCE NORTH 89°47'23" WEST, 188.16 FEET, TO AFORESAID EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951; THENCE NORTH 00°11'40" EAST, 1076.37 FEET, TO THE POINT OF BEGINNING. TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°25'27" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1270.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 489.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°11'40" WEST, ALONG LAST SAID LINE, 1389.46 FEET, THENCE CONTINUE SOUTH 00°11'40" WEST, CONTINUING ALONG LAST SAID LINE, 465.13 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°47'23" EAST, 188.16 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1289.88 FEET, AN ARC DISTANCE OF 150.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°13'42" EAST, 150.51 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 50.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°14'45" EAST, 50.45 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 52°53'05" EAST, 55.58 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°12'54" EAST, 34.53 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1159.88 FEET, AN ARC DISTANCE OF 5.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°19'06" WEST, 5.52 FEET; THENCE SOUTH 55°49'04" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°38'55" EAST, 36.25 FEET; THENCE NORTH 37°06'55" EAST, 60.00 FEET; THENCE SOUTH 52°53'05" EAST, 103.07 FEET; THENCE NORTH 42°36'51" EAST, 84.75 FEET; THENCE NORTH 47°02'08" EAST, 112.65 FEET; THENCE NORTH 55°33'23" EAST, 168.79 FEET; THENCE NORTH 64°10'36" EAST, 112.71 FEET; THENCE NORTH 70°09'33" EAST, 84.44 FEET; THENCE SOUTH 16°00'54" EAST, 104.56 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 37.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°09'43" WEST, 34.21 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 839.88 FEET, AN ARC DISTANCE OF 7.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°04'22" WEST, 7.80 FEET; 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THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 208.80 FEET, AN ARC DISTANCE OF 265.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°16'55" WEST, 248.09 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 50.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°12'08" WEST, 44.96 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 655.79 FEET, AN ARC DISTANCE OF 143.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°23'17" WEST, 143.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 01°53'53" EAST, 96.91 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 44.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°25'03" EAST, 40.55 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86°56'12" EAST, 144.90 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 24.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°48'31" EAST, 23.09 FEET; THENCE SOUTH 67°26'45" EAST, 59.85 FEET; THENCE SOUTH 00°22'13" EAST, 160.51 FEET; THENCE NORTH 89°37'47" EAST, 93.04 FEET; THENCE SOUTH 00°22'13" EAST, 260.44 FEET, THE NORTHERLY RIGHT OF WAY LINE OF SANDRIDGE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED; THENCE SOUTH 89°33'55" WEST, ALONG LAST SAID LINE, 1076.37 FEET, TO AFORESAID EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951; THENCE NORTH 00°11'40" EAST, 1199.94 FEET, TO THE POINT OF BEGINNING. TOGETHER WITH:



VISION - EXPERIENCE - RESULTS
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14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 542-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

ASSESSMENT AREAS LEGAL DESCRIPTION FOR AREAS 1, 2 AND 5 CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 5B

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°25'27" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1270.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 489.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°11'40" WEST, ALONG LAST SAID LINE, 1389.46 FEET; THENCE NORTH 74°26'32" EAST, 945.75 FEET; THENCE NORTH 39°10'07" EAST, 92.31 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 39°10'07" EAST, 238.60 FEET; THENCE SOUTH 80°20'16" EAST, 155.57 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 174.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°03'07" EAST, 174.55 FEET; THENCE SOUTH 75°51'34" WEST, 203.94 FEET; THENCE NORTH 63°59'53" WEST, 145.48 FEET, TO THE POINT OF BEGINNING. TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°25'27" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1270.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 489.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°11'40" WEST, ALONG LAST SAID LINE, 1389.46 FEET; THENCE NORTH 74°26'32" EAST, 945.75 FEET; THENCE NORTH 39°10'07" EAST, 330.90 FEET; THENCE SOUTH 80°20'16" EAST, 216.94 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 80°20'16" EAST, 165.52 FEET; THENCE SOUTH 49°46'59" EAST, 104.00 FEET; THENCE SOUTH 75°35'37" WEST, 226.70 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 153.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°38'42" WEST, 153.08 FEET, TO THE POINT OF BEGINNING.

CONTAINING 231.38 ACRES, MORE OR LESS.



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REG - 2584 LC - 0000316

**ASSESSMENT AREAS LEGAL DESCRIPTION
FOR AREAS 1, 2 AND 5
CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA**

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 5C

Less and except the area described below:

AREA 4A

A PORTION OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHERLY TERMINUS OF VERBENA PARKWAY, AS SHOWN ON THE PLAT OF VERBENA PARKWAY AT HYLAND TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 69, PAGES 6 THROUGH 11, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, SAID POINT LYING ON THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 321.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°56'28" EAST, 321.45 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 36.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°40'27" EAST, 36.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°09'34" EAST, 705.14 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1530.00 FEET, AN ARC DISTANCE OF 101.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°15'42" EAST, 101.33 FEET; THENCE NORTH 51°04'16" WEST, 79.20 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 296.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°41'45" WEST, 282.99 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 81°32'14" WEST, 141.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 654.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°46'07" WEST, 600.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°00'00" EAST, 109.59 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 78.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" WEST, 70.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" WEST, 266.80 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 77.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°01'52" WEST, 77.09 FEET; THENCE NORTH 54°15'41" WEST, 72.36 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 280.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°22'22" WEST, 275.44 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" WEST, 847.82 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 265.25 FEET; THENCE SOUTH 00°11'40" WEST, CONTINUING ALONG LAST SAID LINE, 1389.47 FEET; THENCE NORTH 74°26'32" EAST, 945.75 FEET; THENCE NORTH 39°10'07" EAST, 330.90 FEET; THENCE SOUTH 80°20'16" EAST, 382.46 FEET; THENCE SOUTH 49°46'59" EAST, 343.22 FEET; THENCE SOUTH 87°07'58" EAST, 344.42 FEET, TO THE POINT OF BEGINNING.

CONTAINING 60.78 ACRES, MORE OR LESS.



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ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

ASSESSMENT AREA 4A LEGAL DESCRIPTION		ETM NO. 24-151
		DRAWN BY: MKJ
CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT		DATE: JULY, 2024
		DRAWING NO. PLATE 5A
CLAY COUNTY, FLORIDA		

AREA 4B

A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHERLY TERMINUS OF VERBENA PARKWAY, AS SHOWN ON THE PLAT OF VERBENA PARKWAY AT HYLAND TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 69, PAGES 6 THROUGH 11, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, SAID POINT LYING ON THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 358.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°25'35" EAST, 358.11 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°09'34" EAST, 705.14 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1530.00 FEET, AN ARC DISTANCE OF 101.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°15'42" EAST, 101.33 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1530.00 FEET, AN ARC DISTANCE OF 1356.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°02'38" WEST, 1312.93 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1240.00 FEET, AN ARC DISTANCE OF 492.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°04'23" WEST, 489.29 FEET; THENCE NORTH 73°12'02" WEST, 664.69 FEET; THENCE SOUTH 89°09'21" WEST, 83.32 FEET; THENCE NORTH 79°19'58" WEST, 1130.66 FEET; THENCE SOUTH 89°25'48" WEST, 657.75 FEET; THENCE NORTH 48°43'26" WEST, 86.25 FEET; THENCE NORTH 90°00'00" WEST, 575.24 FEET; THENCE SOUTH 00°00'00" EAST, 130.81 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 50.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°22'09" EAST, 50.31 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 06°45'34" EAST, 173.78 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1082.00 FEET, AN ARC DISTANCE OF 27.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°02'03" EAST, 27.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°18'33" EAST, 255.20 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1711, PAGE 652, OF SAID PUBLIC RECORDS; THENCE NORTH 89°25'48" EAST, ALONG LAST SAID LINE, 1108.39 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°12'59" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESIGNATED "PARCEL 1", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1846, PAGE 381, OF SAID PUBLIC RECORDS, 694.47 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF SAID PUBLIC RECORDS; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE 224.45 FEET; THENCE NORTH 90°00'00" EAST, 847.82 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 280.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°22'22" EAST, 275.44 FEET; THENCE SOUTH 54°15'41" EAST, 72.36 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 77.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°01'52" EAST, 77.09 FEET; THENCE SOUTH 90°00'00" EAST, 266.80 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 78.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" EAST, 70.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°00'00" EAST, 109.59 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 654.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°46'07" EAST, 600.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 81°32'14" EAST, 141.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 296.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°41'45" EAST, 282.99 FEET; THENCE SOUTH 51°04'16" EAST, 79.20 FEET, TO THE POINT OF BEGINNING.

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ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

ASSESSMENT AREA 4B LEGAL DESCRIPTION

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

CLAY COUNTY, FLORIDA

ETM NO. 24-151

DRAWN BY: MKJ

DATE: JULY, 2024

DRAWING NO. PLATE 5B

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

4C

**SUPPLEMENT TO THE REPORT OF THE DISTRICT ENGINEER PREPARED FOR THE BOARD OF
SUPERVISORS OF THE CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT**

May 27, 2025

The Creekview Community Development District (“**District**”) was established by Ordinance No. 2021-20 by the Board of County Commissions of Clay County, Florida (“**County**”), adopted on June 22, 2021, and effective June 29, 2021, under the provisions of Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “**Act**”). The District is located entirely within unincorporated Clay County and its boundaries, upon establishment, contained approximately 745.05 acres. On November 12, 2024, pursuant to Ordinance 2024-51, the District boundaries were amended to add 157.42 acres (“**Expansion Parcel**”). The District now encompasses approximately 902.47 acres and includes 1,589 single-family residential units, 150 townhome units, approximately 20 acres of commercial land, and approximately 5 acres designated for civic/park use.

This supplement amends and restates the *Creekview Community Development District Capital Improvement Plan*, dated August 26, 2021 (“**Master Report**”), which was further supplemented in that *Second Supplemental Engineer’s Report to the Capital Improvement Plan*, dated August 27, 2024 (“**Second Supplemental Report**”). This Report adds specificity and costs for the Expansion Parcel, which consists of a master stormwater drainage system, roadway infrastructure, lift station and master utilities, entry and pod hardscape, landscape and irrigation improvements, common areas and neighborhood parks, civic uses, electrical conduits and street lights, and mitigation for wetland impacts. This Report also updates product counts and residential unit mixes within the District with the added Expansion Parcel. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report.

The District includes approximately 902.47 gross acres in unincorporated Clay County. The current master plan for the Development now includes approximately 1,597 single-family residential dwelling units, 176 townhome residential dwelling units, 20 acres of commercial space, and 5 acres of civic use/park space, per the table below, which now includes the Expansion Parcel:

Table 1

Product Type	Master Report Number of Units	Expansion Parcel Added Units	Amended Total Number of Units
Townhomes	102		176
40’	32		19
50’	759		931
60’	635		647
70’	0		
Commercial	0	20 acres	20 acres
Civic/Park Use	0	5 acres	5 acres
TOTAL	1528¹		1,773

Included within the District is a parcel that will be dedicated to Clay County for the purpose of building a fire station. Once a parcel of land is specifically identified as not benefiting from the capital improvement plan or is determined as non-assessable/exempt government owned or common area property, such parcel of land will be deemed as not subject to District special assessments.

¹ The Master Report included a total of 1,480 residential units. In the Second Supplemental Report, the total unit type was revised as follows: all 70’ lots were eliminated, the number of 50’ lots increased to 759 and the number of 60’ lots increased to 635, leading to an increased total of 1,528 residential units with the updated product mix in Table 1.

Phase 1 of the Development, which is comprised of Areas 1, 2, and 5, contains 548 single-family lots. Phase 1 was financed with the District's Series 2022 Bonds. Phase 1 is complete. Phase 2 of the Development, which consists of Areas 4A and 4B as well as Phase 2 of the APF road, contains 382 single-family lots. Phase 2 was financed with the District's Series 2024 Bonds and construction of Phase 2 is ongoing. Phase 3, which consists of Areas 3, 6, and 7 (and the APF Road Phases 3-5 and the Amenity Center) is planned to begin in 2025. The Expansion Parcel, also referred to as Phase 4 (or Area 8), consists of 109 residential units and commercial development.

In addition to the infrastructure improvements detailed in the Master Report and Second Supplemental Report, the District plans to finance, construct, and install improvements and facilities to benefit the Expansion Parcel which improvements include a master stormwater drainage system, roadway infrastructure, lift station and master utilities, entry and pod hardscape, landscape and irrigation improvements, common areas and neighborhood parks, civic uses, electrical conduits and street lights, and mitigation for wetland impacts. All costs associated with these Expansion Parcel improvements are included in the revised cost tables below, as well as a list of the entities anticipated for future ownership, operation, and maintenance of these improvements. All prior phases were previously included in the costs within the Master Report and Second Supplemental Report.

Original Estimated Capital Improvement Costs:

<u>Description</u>	<u>Previous Estimated Cost</u>
Stormwater Management System	\$32,013,500
Roadway Improvements	\$27,067,000
Water, Sewer and Reuse Systems	\$24,268,500
Amenities, Entry Feature and Landscaping	\$7,200,000
Total	\$90,549,000

Expansion Parcel Estimated Capital Improvement Costs:

<u>Description</u>	<u>Additional Estimated Costs</u>
Stormwater Management System	\$8,311,000
Roadway Improvements	\$9,928,000
Water, Sewer and Reuse Systems	\$9,000,000
Amenities, Entry Feature and Landscaping	\$9,440,000
Mitigation for Wetland Impacts	\$1,000,000
Contingency @ 15%	\$5,651,900
Total	\$43,330,900

Amended Total Capital Improvement Costs:

<u>Description</u>	<u>Total Estimated Cost</u>
Stormwater Management System	\$40,324,500
Roadway Improvements	\$36,995,000
Water, Sewer and Reuse Systems	\$33,268,500
Amenities, Entry Feature and Landscaping	\$16,640,000
Mitigation for Wetland Impacts	\$1,000,000
Contingency @ 15%	\$5,651,900
Total	\$133,879,900

Costs Attributable to Commercial Use:

<u>Description</u>	<u>Additional Estimated Costs</u>
Stormwater Management System	\$ 277,000
Roadway Improvements	\$1,520,000
Water, Sewer and Reuse Systems	\$ 891,600
Landscaping	\$ 380,000
Contingency @ 15%	\$ 460,290
Total	\$3,528,890

Proposed Funding, Maintenance and Ownership for Expansion Parcel improvements:

<u>Facility</u>	<u>Facility Entity</u>	<u>Ownership</u>	<u>Operation/Maintenance</u>
Master Stormwater Drainage System (Earthwork and Stormwater Facilities)	District	District	District
Roadway Infrastructure (Pavement/Storm)	District	Clay County/ District	Clay County/ District
Lift Station/Master Utilities (Wm/San/Reuse)	District	CCUA	CCUA
Entry and Pod Hardscape (Signage and Mail Kiosks) and Landscape and Irrigation Improvements	District	District/HOA	District/HOA
Common Areas and Neighborhood Parks	District	District/HOA	District/HOA
Civic Uses	District	District/HOA	District/HOA
Electrical Conduits and Street Lights	District	Clay Electric Company	Clay Electric Company
Mitigation for Wetland Impacts	District	District	District

Notes:

**Wetland Mitigation for onsite impacts may be eligible to be financed all or in part by the District.

*The electric utility company, Clay Electric Cooperative (CEC) will own, operate and maintain all of the electrical mains and the associated electrical equipment. These electrical mains, electrical system and electrical equipment are not part of the CIP. However, installation of electrical conduits may be constructed by the District and then reimbursed/paid for by the Builder.

***Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissions of improvements or any operation and maintenance obligations of the District.

It is my professional opinion that the summary of costs listed above is reasonable and sufficient to complete the construction of the items intended. It is my professional opinion that the infrastructure costs associated herein for the total improvements are reasonable to complete the construction of the infrastructure described herein and that the infrastructure improvements will benefit and add value to the lands within the District, including the Expansion Parcel. All infrastructure costs are public improvements or communication facilities under Chapter 190, *Florida Statutes*.

The estimate of infrastructure costs is only an estimate based on information received from Creekview GP, LLC, or estimates based on engineer takeoffs and are not guaranteed maximum prices. The labor market, future costs, equipment and materials, increased regulatory actions and the actual construction process are all beyond my control. The total final cost may be more than this estimate.

The project herein provided will be owned by the District or other governmental units. All of the improvements are or will be located on lands owned or to be owned by the District or other governmental entity or on public easements in favor of the District or other governmental entity. Any cost estimates set forth herein do not include earthwork, grading, or other improvements on private lots or property.

Please note that the improvements presented herein are based on current plans and market conditions which are subject to change. Accordingly, the improvements herein described are sufficient public infrastructure of the kinds described herein (*i.e.*, stormwater, roadways, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and types 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.

England-Thims & Miller, Inc.

Scott Wild, P.E.

Date _____

Florida License No.: 47030

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

4D

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Master Special Assessment Methodology Report

May 27, 2025



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 Amended and Restated Master Special Assessment Methodology Report (the “Amended Report”) was developed to provide a master financing plan and a master special assessment methodology for the Creekview Community Development District (the “District”), located in Clay 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 Amended Report

This Amended Report presents projections for financing the District’s public infrastructure improvements (the “Capital Improvement Plan” or “CIP”) as described in the Supplement to the Report of the District Engineer Prepared For the Board of Supervisors of the Creekview Community Development District, prepared by England-Thims & Miller, Inc. dated May 27, 2025 (the “Engineer’s Report”), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the CIP.

1.3 Special Benefits and General Benefits

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

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

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

1.4 Organization of the Amended Report

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

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

Section Four discusses the financing program for the District.

Section Five discusses the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Creekview development (the “Development” or “Creekview”), a master planned, mixed-use development located in unincorporated Clay County, Florida. The land within the District currently consists of approximately 902.47 +/- acres and is generally located to the north of Sandridge Road, south of the First Coast Expressway, and east of Henley Road.

2.2 The Development Program

The development of Creekview is anticipated to be conducted by the GreenPointe Developers, LLC or its associates (the “Developer”). Based upon the information provided by the Developer, the current development plan envisions a total of 1,773 residential units, 81,650 square feet of commercial space, and 5 acres of civic/ park use space developed in multiple phases, although land use 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 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 CIP

The public infrastructure improvements which are part of the CIP and are needed to serve the Development are 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 CIP will consist of master improvements such as; stormwater management facilities, roadway improvements, water, sewer, and reuse systems, amenities, entry features, and landscaping along with mitigation for wetland impacts and contingency as set forth in more detail in the Engineer's Report.

The infrastructure included in the CIP will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the CIP are estimated at \$133,879,900. Please note that \$3,528,890 in CIP costs are directly attributable to the commercial use products. Table 2 in the *Appendix* illustrates the specific components of the CIP and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for

providing public infrastructure has not yet been made at the time of this Amended Report, and the District will most likely acquire completed improvements from the Developer, although the District maintains the complete flexibility to either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the CIP as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$183,790,000 in par amount of special assessment bonds (the “Bonds”).

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

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the principal amount of \$183,790,000 to finance CIP costs at \$133,879,900. The Bonds as projected 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 either every May 1 or November 1.

In order to finance the improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of \$183,790,000. The difference is comprised of funding a debt service reserve, paying capitalized interest, and costs of issuance, including the underwriter's discount and cost of issuance. Preliminary sources and uses of funding for the Bonds as well as financing assumptions are presented in Table 3 in the *Appendix*.

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

5.0 Assessment Methodology

5.1 Overview

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

5.2 Benefit Allocation

The most current development plan for the District envisions the development of a total of 1,773 residential units, 81,650 square feet of commercial space, and 5 acres of civic/ park use space developed over a multi-year period in multiple phases, although unit numbers and land use types may change throughout the development period. To date, there have been two (2) series of bonds issued on some of the lands within the District. Phase 1 and Phase 2, which account for a combined 930 residential units, have already had bonds issued in 2022 and 2024 respectively. The remaining 843 residential units and 81,650 square feet of commercial space will take on their proportionate share of the bonds as illustrated in Table 5 in the *Appendix*.

The public infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means 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 CIP have a logical connection to the special and peculiar

benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can, pursuant to the provisions of Section 5.3 below, assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The proposed Development plan is expected to encompass 1,773 residential units, 81,650 square feet of commercial space, and 5 acres of civic/ park use space. This Amended Report proposes to allocate the benefit associated with the CIP 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 lot sizes will use and benefit from the improvements which are part of the CIP less than products with larger lot sizes. For instance, generally and on average products with smaller lot sizes will produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than products with larger lot sizes. As the exact amount of the benefit is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's public infrastructure improvements that are part of the CIP.

Table 6 in the *Appendix* presents the apportionment of the assessment associated with the Bonds (the "Bond Assessment") in accordance with the ERU benefit allocation method presented in Table 4. Table 6 also presents the annual levels of the debt service assessments per unit.

Amenities. No Bond Assessments are allocated herein to any private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the District. 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

5.3 Assigning Bond Assessment

As the land in the District is partially platted for its intended final use and the precise location of all residential units by lot or parcel is not fully known, the proportion of the Bond Assessment relevant to the remaining units outside of Phase 1 and Phase 2 will initially be levied on all remaining developable lands in the District on an equal pro-rata gross acre basis, thus the total bonded debt in the amount of \$85,363,837.87 will be preliminarily levied on approximately 515.13 +/- gross acres (902.47 +/- acres less the areas of Phase 1 and Phase 2) at a rate of \$165,713.19 per acre.

When the remaining land within the District 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.

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 residential units 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 Amended 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 residential units ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale. If the Transferred Property is sold again and further 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.

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

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

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

The apportionment of the 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.

Accordingly, no acre or parcel of property within the District will be lienied for the payment of any non-ad valorem special 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 residential units as set forth in Table 4 in the Appendix ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat results in the same amount of residential units (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Amended Report, and cause the Bond Assessments to be recorded in the District's improvement lien book.
- b. If a Proposed Plat within the District has more than the anticipated residential units (and Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer residential units (and Bond Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Property, may allocate additional ERUs/densities for a future bond financing, or may otherwise address such net decrease as permitted by law.
- c. If a Proposed Plat within the District has fewer than the anticipated residential units (and Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more residential units (and Bond Assessments) in order to fully assign all of the residential units originally contemplated in 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 residential units (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall development plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular 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 provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and

must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

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

5.7 Assessment Roll

Based on the per gross acre assessment proposed in Section 5.2, the Bond Assessment of \$85,363,837.87 is proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessment may be paid in thirty (30) annual installments for each series of assessments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Amended 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 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

Creekview

Community Development District

Development Plan

Product Type	Original District Boundary Number of Units	Amended Total Number of Units	Amended Total Number of Sq Ft.
Townhome	102	176	-
Single Family 40'	32	19	-
Single Family 50'	698	931	-
Single Family 60'	553	647	-
Single Family 70' *	95	-	-
Commercial	-	-	81,650
Total	1,480	1,773	81,650

* The Master Report originally included 95 Single Family 70' lots which were eliminated in the Second Supplemental Report

Table 2

Creekview

Community Development District

Project Costs

Improvement	Original District Boundary Costs	Expansion Parcel Costs	Total Cost*
Stormwater Management	\$32,013,500	\$8,311,000	\$40,324,500
Roadway Improvements	\$27,067,000	\$9,928,000	\$36,995,000
Water, Sewer, and Reuse Systems	\$24,268,500	\$9,000,000	\$33,268,500
Amenities, Entry Feature, and Landscaping	\$7,200,000	\$9,440,000	\$16,640,000
Mitigation for Wetland Impacts	-	\$1,000,000	\$1,000,000
Contingency (15%)	-	\$5,651,900	\$5,651,900
Total	\$90,549,000	\$43,330,900	\$133,879,900

* Please note that \$3,528,890 in CIP costs are directly attributable to Commercial Use products.

Table 3

Creekview

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$183,790,000.00
Total Sources	\$183,790,000.00

Uses

Project Fund Deposits:	
Project Fund	\$133,879,900.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$16,325,593.98
Capitalized Interest Fund	\$29,406,400.00
Delivery Date Expenses:	
Costs of Issuance	\$4,175,800.00
Rounding	\$2,306.02
Total Uses	\$183,790,000.00

Financing Assumptions

Coupon Rate: 8.0%
Capitalized Interest Period: 24 months
Term: 30 Years
Underwriter's Discount: 2%
Cost of Issuance: \$500,000

Table 4

Creekview

Community Development District

Benefit Allocation

Product Type	Amended Total Number of Units / Sq Ft.	ERU Weight per Unit / per 1,000 Sq Ft.	Total ERU
Townhome	176	0.60	105.60
Single Family 40'	19	0.80	15.20
Single Family 50'	931	1.00	931.00
Single Family 60'	647	1.20	776.40
Commercial	81,650	0.25	20.41
Total			1,848.61

Product Type	Phase 1 Total Units	ERU Weight per Unit / per 1,000 Sq Ft.	Total ERU	Percent of Total ERU
Townhome	-	0.60	-	-
Single Family 40'	-	0.80	-	-
Single Family 50'	358	1.00	358.00	19.366%
Single Family 60'	190	1.20	228.00	12.334%
Commercial	-	0.25	-	-
Total	548		586.00	31.699%

Product Type	Phase 2 Total Units	ERU Weight per Unit / per 1,000 Sq Ft.	Total ERU	Percent of Total ERU
Townhome	-	0.60	-	-
Single Family 40'	-	0.80	-	-
Single Family 50'	138	1.00	138.00	7.465%
Single Family 60'	244	1.20	292.80	15.839%
Commercial	-	0.25	-	-
Total	382		430.80	23.304%

Product Type	Remaining Total Units/ Sq Ft.	ERU Weight per Unit / per 1,000 Sq Ft.	Total ERU	Percent of Total ERU
Townhome	176	0.60	105.60	5.712%
Single Family 40'	19	0.80	15.20	0.822%
Single Family 50'	435	1.00	435.00	23.531%
Single Family 60'	213	1.20	255.60	13.827%
Commercial	81,650	0.25	20.41	1.104%
Total	843/ 81,650 Sq Ft.		831.81	44.997%

Table 5

Creekview

Community Development District

Overall Bond Apportionment

Product Type	Bonds Attributable to Phase 1	Bonds Attributable to Phase 2	Remaining Bonds
Townhome	-	-	\$10,222,071.91
Single Family 40'	-	-	\$1,471,358.84
Single Family 50'	\$34,654,372.58	\$13,358,389.43	\$42,107,966.68
Single Family 60'	\$22,070,382.54	\$28,343,017.58	\$24,742,060.42
Commercial	-	-	\$6,820,380.02
Total	\$56,724,755.12	\$41,701,407.01	\$85,363,837.87

Table 6

Creekview

Community Development District

Assessment Apportionment

Product Type	Remaining Total Units/ Sq Ft.	Total Cost Allocation to Remaining Units*	Maximum Total Bond Assessment Apportionment of Remaining Bonds	Maximum Bond Assessment Apportionment per Unit / per Sq Ft.	Maximum Annual Bond Assessment Debt Service per Unit / per Sq Ft.**
Townhome	176	\$7,446,161.19	\$4,876,317.39	\$27,706.35	\$2,675.09
Single Family 40'	19	\$1,071,795.93	\$701,894.17	\$36,941.80	\$3,566.79
Single Family 50'	435	\$30,673,107.18	\$42,991,017.89	\$98,829.93	\$9,542.18
Single Family 60'	213	\$18,023,094.70	\$35,852,015.35	\$168,319.32	\$16,251.49
Commercial	81,650	\$3,528,890.00	\$942,593.07	\$11.54	\$1.11
Total	843/ 81,650 Sq Ft.	\$60,743,049.01	\$85,363,837.87		

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

** Includes maximum allowable costs of collection of 4%(subject to change) and an early payment discount of 4% (subject to change)

EXHIBIT “A”

Bond Assessments in the estimated amount of \$85,363,837.87 are proposed to be levied uniformly over the area described below:

SURVEYOR'S DESCRIPTION

PARCEL A:

A portion of Sections 14, 15, 16 and 22, Township 5 South, Range 25 East, Clay County, Florida, being all of Parcels 1 and 2, as described and recorded in Official Records Book 4147, page 1386, of the Public Records of said county, be more particularly described as follows:

For a Point of Beginning, commence at the Southeast corner of said Section 15; thence North 00°31'29" East, along the Easterly line of said Section 15, a distance of 1620.45 feet to an angle point in the Southerly boundary line of said Parcel 2, of Official Records Book 4147, page 1386; thence South 74°45'48" West, departing said Easterly line and along said Southerly boundary line, 1639.52 feet to a point lying on the Easterly line of Exception Parcel A, as described and recorded in Official Records Book 1598, page 1299, of said Public Records; thence South 14°31'45" East, along said Easterly line and along the Easterly line of Exception Parcel C, as described and recorded in said Official Records Book 1598, page 1299, a distance of 1934.20 feet; thence Southerly continuing along said Easterly line of Exception Parcel C the following 3 courses: Course 1, thence South 28°24'51" West, 1030.00 feet; Course 2, thence South 00°57'07" West, 1500.00 feet; Course 3, thence South 06°26'53" East, 479.78 feet to the Southeasterly corner thereof, said corner lying on the Northerly right of way line of Sandridge Road (County Road No. C-739-B) (formerly State Road No. S-739-B), a variable width right of way as presently established; thence South 89°33'55" West, along said Northerly right of way line, 2396.63 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 1421, page 1951, of said Public Records; thence North 00°11'40" East, departing said Northerly right of way line and along the Easterly line of said Official Records Book 1421, page 1951, a distance of 3054.55 feet to the Northeasterly corner thereof, said corner also being the Southeasterly corner of those lands described and recorded in Official Records Book 2061, page 1775, of said Public Records; thence North 01°21'22" West, along the Easterly line of said Official Records Book 2061, page 1775, a distance of 489.70 feet to the Northeasterly corner thereof, said corner also being the Southeasterly corner of Parcel 1, as described and recorded in Official Records Book 1486, page 381, of said Public Records; thence North 00°12'59" West, along the Easterly line of last said Parcel 1 and along the Easterly line of those lands described and recorded in Official Records Book 1711, page 652, of said Public Records, 694.47 feet to a point lying on said Southerly boundary line of Parcel 2, of Official Records Book 4147, page 1386; thence South 89°25'48" West, along said Southerly boundary line of Parcel 2, a distance of 1270.46 feet to a point lying on the Easterly line of Parcel "A" as described and recorded in Official Records Book 4173, page 490, of said Public Records; thence North 00°12'59" West, along said Easterly line, 448.60 feet to the Northeasterly corner thereof; thence South 88°56'50" West, along the Northerly line of said Parcel "A", and along the Northerly lines of those lands described and recorded in Official Records Book 4173, page 493 (Parcel "B"), and Official Records Book 4178, page 1821, all of said Public Records, a distance of 3902.38 feet to its intersection with the Easterly right of way line of Henley Road (County Road No. C-739) (formerly State Road No. S-739), a variable width right of way as presently established; thence Northerly along said Easterly right of way line the following 3 courses: Course 1, thence North 00°37'24" West, departing last said Northerly line, 69.82 feet; Course 2, thence North 00°18'49" West, 266.40 feet; Course 3, thence North 00°23'32" West, 776.21 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 4167, page 1057, of said Public Records; thence North 88°55'54" East, departing said Easterly right of way line, along the Southerly line of said Official Records Book 4167, page 1057, and along the Southerly line of those lands described and recorded in Official Records Book 2673, page 522, of said Public Records, a distance of 3905.73 feet to the Southeasterly corner thereof, said corner also being the Southwesterly corner of those lands described and recorded in Official Records Book 2374, page 885, of said Public Records; thence North 88°59'40" East, along the Southerly line of said Official Records Book 2374, page 885, a distance of 1270.05 feet to the Southeasterly corner thereof; thence North 00°11'43" West, along the Easterly line of said Official Records Book 2374, page 885, and along the Easterly lines of those lands described and recorded in Official Records Book 2374, page 892, and Official Records Book 2859, page 403, all of said Public Records, 2749.63 feet to a point lying on the boundary line of State Road No. 23, Parcel 114, Part "A", a variable width limited access right of way as described and recorded in Official Records Book 4085, page 409, of said Public Records; thence Southeasterly along said boundary line of State Road No. 23 the following 3 courses: Course 1, thence South 89°59'29" East, departing said Easterly line of Official Records Book 2859, page 403, a distance of 1657.84 feet to the point of curvature of a curve concave Southwesterly having a radius of 2512.00 feet; Course 2, thence Southeasterly along the arc of said curve, through a central angle of 92°30'23", an arc length of 4055.73 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 43°44'17" East, 3629.35 feet; Course 3, thence South 02°30'54" West, 2354.94 feet to the Westerly corner of the Southerly terminus of said Parcel 114, Part "A", said corner lying on the Southerly line of said Section 14; thence South 89°17'09" West, along said Southerly line, 104.52 feet to the Point of Beginning.

Containing 745.05 acres, more or less.



ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

DISTRICT LEGAL DESCRIPTION

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: APRIL, 2021

EXHIBIT 2

EXHIBIT A

Expansion Parcel

MAIN PARCEL

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF THE PUBLIC RECORDS OF CLAY COUNTY; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'31" EAST, 144.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'29" WEST, 831.40 FEET; THENCE NORTH 89°28'31" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°18'40" WEST, 30.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE WESTERLY, SOUTHERLY, AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°45'48" WEST, 435 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID SOUTHERLY LINE; COURSE NO. 2: SOUTH 14°32'29" EAST, 1934.37 FEET; COURSE NO. 3: SOUTH 28°26'16" WEST, 1029.04 FEET; COURSE NO. 4: SOUTH 00°57'26" WEST, 250.98 FEET, TO THE EASTERLY LINE OF THE PLAT OF VERBENA PARKWAY AT HYLAND TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 69, PAGES 6 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUING SOUTH 00°57'26" WEST, ALONG LAST SAID LINE, 1249.97 FEET; THENCE SOUTH 06°24'08" EAST, CONTINUING ALONG LAST SAID LINE, 479.77 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B (SANDRIDGE ROAD, AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89°33'55" EAST, ALONG LAST SAID LINE, 406.75 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4635, PAGE 2149 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°00'16" WEST, ALONG LAST SAID LINE, 342.38 FEET, TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°59'44" EAST, ALONG LAST SAID LINE, 263.99 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°26'05" EAST, ALONG LAST SAID LINE, 340.39 FEET, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B; THENCE NORTH 89°33'55" EAST, ALONG LAST SAID LINE, 760.70 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 23 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), ALSO BEING THE EASTERLY LINE OF SAID SECTION 22; THENCE NORTH 01°45'32" EAST, ALONG LAST SAID LINE, 913.16 FEET; THENCE NORTH 01°45'22" EAST, CONTINUING ALONG LAST SAID LINE, 2642.93 FEET, TO THE POINT OF BEGINNING.

CONTAINING 141.42 ACRES, MORE OR LESS.

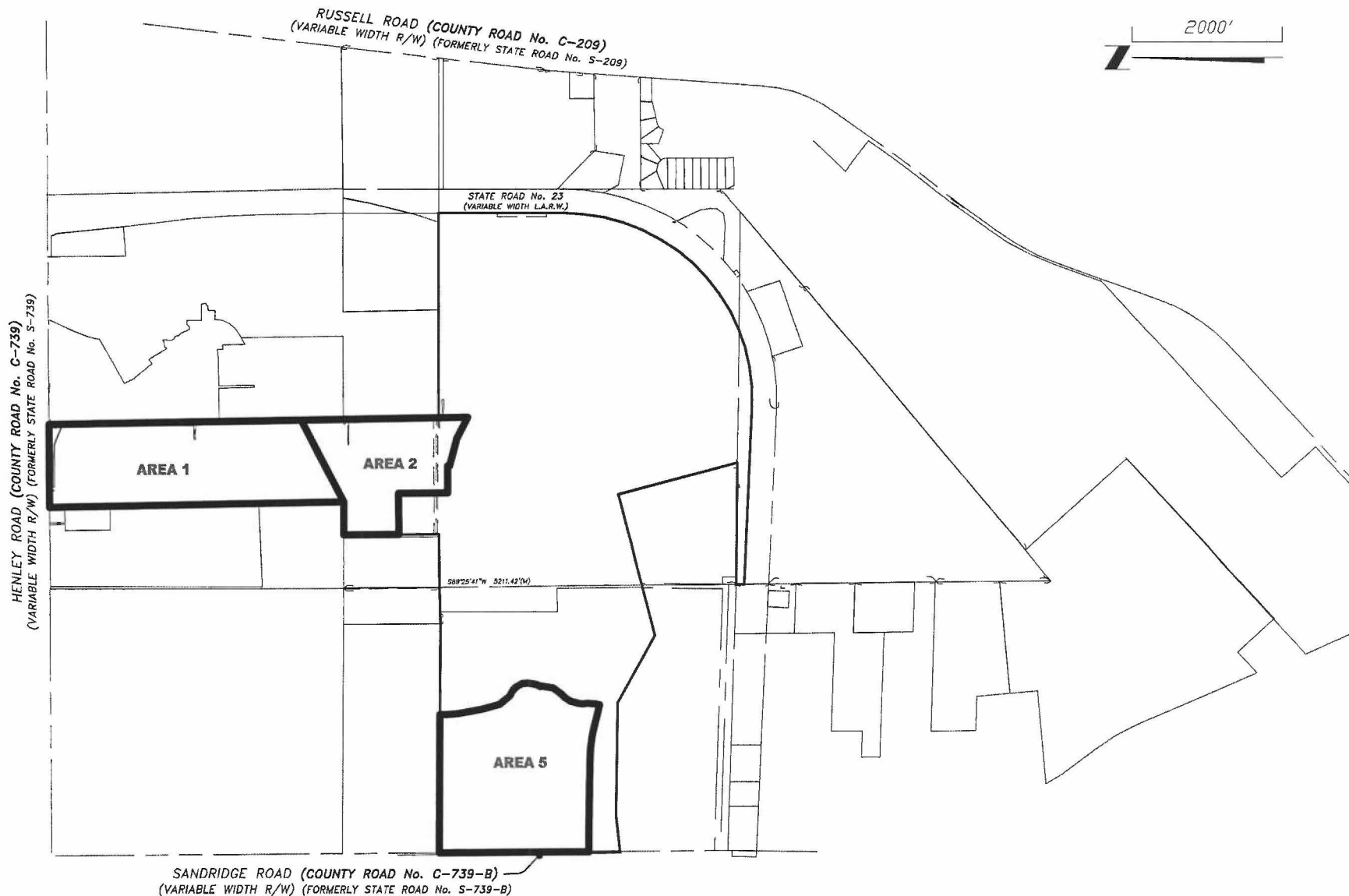
LIFE ESTATE PARCEL

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF SAID PUBLIC RECORDS; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'31" EAST, 144.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'29" WEST, 831.40 FEET; THENCE NORTH 89°28'31" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°18'40" WEST, 30.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE NORTH 74°45'48" EAST, ALONG LAST SAID LINE, 505 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 16 ACRES, MORE OR LESS.

Less and except the area described below:



ETM

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**ASSESSMENT AREAS FOR
AREAS 1, 2 AND 5
CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT**

CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

DRAWING NO. PLATE 4

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE PLAT OF VILLAGE PARK UNIT 1A-1B, AS RECORDED IN PLAT BOOK 63, PAGES 28 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE NORTH 88°55'54" EAST, ALONG THE SOUTHERLY OF SAID PLAT OF VILLAGE PARK UNIT 1A-1B AND THE EASTERLY PROLONGATION THEREOF, 3905.73 FEET, TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2374, PAGE 885, OF SAID PUBLIC RECORDS; THENCE NORTH 88°59'40" EAST, ALONG THE SOUTHERLY LINE LAST SAID LANDS, 1270.05 FEET; THENCE SOUTH 00°14'05" EAST, 5.37 FEET; THENCE NORTH 89°48'06" EAST, 382.74 FEET; THENCE SOUTH 26°11'53" WEST, 293.68 FEET; THENCE SOUTH 14°52'38" WEST, 374.78 FEET; THENCE SOUTH 89°45'55" WEST, 25.30 FEET; THENCE SOUTH 00°14'05" EAST, 370.80 FEET; THENCE SOUTH 89°25'48" WEST, 657.75 FEET; THENCE SOUTH 00°34'12" EAST, 569.79 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4147, PAGE 1386, OF SAID PUBLIC RECORDS; THENCE SOUTH 89°25'48" WEST, ALONG LAST SAID LINE, 745.04 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL "A", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4173, PAGE 490, OF SAID PUBLIC RECORDS; THENCE NORTH 00°12'59" WEST, ALONG LAST SAID LINE, 448.60 FEET, TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 88°56'50" WEST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4173, PAGE 493 AND OFFICIAL RECORDS BOOK 4178, PAGE 1821, OF SAID PUBLIC RECORDS, 3902.38 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF HENLEY ROAD (COUNTY ROAD NO. 739) (FORMERLY STATE ROAD NO. 739), A VARIABLE WIDTH RIGHT-OF-WAY NOW ESTABLISHED; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°37'24" WEST, 69.82 FEET; COURSE NO. 2: NORTH 00°18'49" WEST, 266.40 FEET; COURSE NO. 3: NORTH 00°23'32" WEST, 776.21 FEET, TO THE POINT OF BEGINNING. TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°25'27" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1270.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 489.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°11'40" WEST, ALONG LAST SAID LINE, 1389.46 FEET, TO THE POINT OF BEGINNING, THENCE NORTH 74°26'32" EAST, 945.75 FEET; THENCE NORTH 39°10'07" EAST, 92.31 FEET; THENCE SOUTH 63°59'53" EAST, 145.48 FEET; THENCE NORTH 75°51'34" EAST, 203.94 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 174.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°03'07" WEST, 174.55 FEET; THENCE SOUTH 80°20'16" EAST, 61.37 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 153.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°38'42" EAST, 153.08 FEET; THENCE NORTH 75°35'37" EAST, 226.70 FEET; THENCE SOUTH 49°46'59" EAST, 239.21 FEET; THENCE SOUTH 87°07'58" EAST, 344.42 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 652.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°34'37" WEST, 649.86 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°57'54" WEST, 912.89 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2030.00 FEET, AN ARC DISTANCE OF 49.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°16'03" WEST, 49.43 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°25'49" EAST, 224.17 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°34'03" WEST, 42.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE AND THE NORTHERLY RIGHT OF WAY LINE OF SANDRIDGE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED; THENCE SOUTH 89°33'55" WEST, ALONG LAST SAID LINE, 880.74 FEET; THENCE NORTH 00°22'13" WEST, 260.44 FEET; THENCE SOUTH 89°37'47" WEST, 93.04 FEET; THENCE NORTH 00°22'13" WEST, 160.51 FEET; THENCE NORTH 67°26'45" WEST, 59.85 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 24.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°48'31" WEST, 23.09 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 86°56'12" WEST, 144.90 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 44.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°25'03" WEST, 40.55 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01°53'53" WEST, 96.91 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 655.79 FEET, AN ARC DISTANCE OF 143.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°23'17" EAST, 143.61 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 50.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°12'08" EAST, 44.96 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 208.80 FEET, AN ARC DISTANCE OF 265.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°16'55" EAST, 248.09 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 30.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°31'28" EAST, 29.93 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 43.61 FEET, AN ARC DISTANCE OF 66.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°07'49" EAST, 60.50 FEET; THENCE NORTH 12°08'08" WEST, 207.55 FEET; THENCE NORTH 21°15'51" WEST, 52.65 FEET; THENCE NORTH 30°16'04" WEST, 111.59 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 779.88 FEET, AN ARC DISTANCE OF 137.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°46'10" EAST, 136.95 FEET; THENCE NORTH 20°11'36" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 839.88 FEET, AN ARC DISTANCE OF 7.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°04'22" EAST, 7.80 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 37.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND



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TEL: (904) 642-8990, FAX: (904) 646-9485
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**ASSESSMENT AREAS LEGAL DESCRIPTION
FOR AREAS 1, 2 AND 5
CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA**

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 5A

DISTANCE OF NORTH 27°09'43" EAST, 34.21 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 16°00'54" WEST, 104.56 FEET; THENCE SOUTH 70°09'33" WEST, 84.44 FEET; THENCE SOUTH 64°10'36" WEST, 112.71 FEET; THENCE SOUTH 55°33'23" WEST, 168.79 FEET; THENCE SOUTH 47°02'08" WEST, 112.65 FEET; THENCE SOUTH 42°36'51" WEST, 84.75 FEET; THENCE NORTH 52°53'05" WEST, 103.07 FEET; THENCE SOUTH 37°06'55" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°38'55" WEST, 36.25 FEET; THENCE NORTH 55°49'04" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1159.88 FEET, AN ARC DISTANCE OF 5.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°19'06" EAST, 5.52 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°12'54" WEST, 34.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 52°53'05" WEST, 55.58 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 50.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°14'45" WEST, 50.45 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1289.88 FEET, AN ARC DISTANCE OF 150.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°13'42" WEST, 150.51 FEET; THENCE NORTH 89°47'23" WEST, 188.16 FEET, TO AFORESAID EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951; THENCE NORTH 00°11'40" EAST, ALONG LAST SAID LINE, 465.13 FEET, TO THE POINT OF BEGINNING. TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°25'27" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1270.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 489.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°11'40" WEST, ALONG LAST SAID LINE, 1389.46 FEET, THENCE CONTINUE SOUTH 00°11'40" WEST, CONTINUING ALONG LAST SAID LINE, 465.13 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°47'23" EAST, 188.16 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1289.88 FEET, AN ARC DISTANCE OF 150.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°13'42" EAST, 150.51 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 50.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°14'45" EAST, 50.45 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 52°53'05" EAST, 55.58 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°12'54" EAST, 34.53 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1159.88 FEET, AN ARC DISTANCE OF 5.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°19'06" WEST, 5.52 FEET; THENCE SOUTH 55°49'04" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°38'55" EAST, 36.25 FEET; THENCE NORTH 37°06'55" EAST, 60.00 FEET; THENCE SOUTH 52°53'05" EAST, 103.07 FEET; THENCE NORTH 42°36'51" EAST, 84.75 FEET; THENCE NORTH 47°02'08" EAST, 112.65 FEET; THENCE NORTH 55°33'23" EAST, 168.79 FEET; THENCE NORTH 64°10'36" EAST, 112.71 FEET; THENCE NORTH 70°09'33" EAST, 84.44 FEET; THENCE SOUTH 16°00'54" EAST, 104.56 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 37.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°09'43" WEST, 34.21 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 839.88 FEET, AN ARC DISTANCE OF 7.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°04'22" WEST, 7.80 FEET; THENCE SOUTH 20°11'36" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 779.88 FEET, AN ARC DISTANCE OF 137.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°46'10" WEST, 136.95 FEET; THENCE SOUTH 30°16'04" EAST, 111.59 FEET; THENCE SOUTH 21°15'51" EAST, 52.65 FEET; THENCE SOUTH 12°08'08" EAST, 207.55 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 43.61 FEET, AN ARC DISTANCE OF 66.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°07'49" WEST, 60.50 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 30.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°31'28" WEST, 29.93 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 208.80 FEET, AN ARC DISTANCE OF 265.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°16'55" WEST, 248.09 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 50.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°12'08" WEST, 44.96 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 655.79 FEET, AN ARC DISTANCE OF 143.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°23'17" WEST, 143.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 01°53'53" EAST, 96.91 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 44.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°25'03" EAST, 40.55 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86°56'12" EAST, 144.90 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 24.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°48'31" EAST, 23.09 FEE; THENCE SOUTH 67°26'45" EAST, 59.85 FEET; THENCE SOUTH 00°22'13" EAST, 160.51 FEET; THENCE NORTH 89°37'47" EAST, 93.04 FEET; THENCE SOUTH 00°22'13" EAST, 260.44 FEET, THE NORTHERLY RIGHT OF WAY LINE OF SANDRIDGE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED; THENCE SOUTH 89°33'55" WEST, ALONG LAST SAID LINE, 1076.37 FEET, TO AFORESAID EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951; THENCE NORTH 00°11'40" EAST, 1199.94 FEET, TO THE POINT OF BEGINNING. TOGETHER WITH:



VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
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REG - 2584 LC - 0000316

ASSESSMENT AREAS LEGAL DESCRIPTION FOR AREAS 1, 2 AND 5 CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 5B

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°25'27" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1270.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 489.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°11'40" WEST, ALONG LAST SAID LINE, 1389.46 FEET; THENCE NORTH 74°26'32" EAST, 945.75 FEET; THENCE NORTH 39°10'07" EAST, 92.31 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 39°10'07" EAST, 238.60 FEET; THENCE SOUTH 80°20'16" EAST, 155.57 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 174.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°03'07" EAST, 174.55 FEET; THENCE SOUTH 75°51'34" WEST, 203.94 FEET; THENCE NORTH 63°59'53" WEST, 145.48 FEET, TO THE POINT OF BEGINNING. TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°25'27" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1270.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 489.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°11'40" WEST, ALONG LAST SAID LINE, 1389.46 FEET; THENCE NORTH 74°26'32" EAST, 945.75 FEET; THENCE NORTH 39°10'07" EAST, 330.90 FEET; THENCE SOUTH 80°20'16" EAST, 216.94 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 80°20'16" EAST, 165.52 FEET; THENCE SOUTH 49°46'59" EAST, 104.00 FEET; THENCE SOUTH 75°35'37" WEST, 226.70 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 153.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°38'42" WEST, 153.08 FEET, TO THE POINT OF BEGINNING.

CONTAINING 231.38 ACRES, MORE OR LESS.



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ASSESSMENT AREAS LEGAL DESCRIPTION FOR AREAS 1, 2 AND 5

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 5C

Less and except the area described below:

AREA 4A

A PORTION OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHERLY TERMINUS OF VERBENA PARKWAY, AS SHOWN ON THE PLAT OF VERBENA PARKWAY AT HYLAND TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 69, PAGES 6 THROUGH 11, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, SAID POINT LYING ON THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 321.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°56'28" EAST, 321.45 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 36.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°40'27" EAST, 36.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°09'34" EAST, 705.14 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1530.00 FEET, AN ARC DISTANCE OF 101.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°15'42" EAST, 101.33 FEET; THENCE NORTH 51°04'16" WEST, 79.20 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 296.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°41'45" WEST, 282.99 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 81°32'14" WEST, 141.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 654.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°46'07" WEST, 600.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°00'00" EAST, 109.59 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 78.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" WEST, 70.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" WEST, 266.80 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 77.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°01'52" WEST, 77.09 FEET; THENCE NORTH 54°15'41" WEST, 72.36 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 280.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°22'22" WEST, 275.44 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" WEST, 847.82 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 265.25 FEET; THENCE SOUTH 00°11'40" WEST, CONTINUING ALONG LAST SAID LINE, 1389.47 FEET; THENCE NORTH 74°26'32" EAST, 945.75 FEET; THENCE NORTH 39°10'07" EAST, 330.90 FEET; THENCE SOUTH 80°20'16" EAST, 382.46 FEET; THENCE SOUTH 49°46'59" EAST, 343.22 FEET; THENCE SOUTH 87°07'58" EAST, 344.42 FEET, TO THE POINT OF BEGINNING.

CONTAINING 60.78 ACRES, MORE OR LESS.



VISION - EXPERIENCE - RESULTS
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ASSESSMENT AREA 4A LEGAL DESCRIPTION		ETM NO. 24-151
		DRAWN BY: MKJ
CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT		DATE: JULY, 2024
		DRAWING NO. PLATE 5A
CLAY COUNTY, FLORIDA		

AREA 4B

A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHERLY TERMINUS OF VERBENA PARKWAY, AS SHOWN ON THE PLAT OF VERBENA PARKWAY AT HYLAND TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 69, PAGES 6 THROUGH 11, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, SAID POINT LYING ON THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 358.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°25'35" EAST, 358.11 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°09'34" EAST, 705.14 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1530.00 FEET, AN ARC DISTANCE OF 101.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°15'42" EAST, 101.33 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1530.00 FEET, AN ARC DISTANCE OF 1356.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°02'38" WEST, 1312.93 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1240.00 FEET, AN ARC DISTANCE OF 492.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°04'23" WEST, 489.29 FEET; THENCE NORTH 73°12'02" WEST, 664.69 FEET; THENCE SOUTH 89°09'21" WEST, 83.32 FEET; THENCE NORTH 79°19'58" WEST, 1130.66 FEET; THENCE SOUTH 89°25'48" WEST, 657.75 FEET; THENCE NORTH 48°43'26" WEST, 86.25 FEET; THENCE NORTH 90°00'00" WEST, 575.24 FEET; THENCE SOUTH 00°00'00" EAST, 130.81 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 50.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°22'09" EAST, 50.31 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 06°45'34" EAST, 173.78 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1082.00 FEET, AN ARC DISTANCE OF 27.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°02'03" EAST, 27.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°18'33" EAST, 255.20 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1711, PAGE 652, OF SAID PUBLIC RECORDS; THENCE NORTH 89°25'48" EAST, ALONG LAST SAID LINE, 1108.39 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°12'59" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESIGNATED "PARCEL 1", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1846, PAGE 381, OF SAID PUBLIC RECORDS, 694.47 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF SAID PUBLIC RECORDS; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE 224.45 FEET; THENCE NORTH 90°00'00" EAST, 847.82 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 280.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°22'22" EAST, 275.44 FEET; THENCE SOUTH 54°15'41" EAST, 72.36 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 77.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°01'52" EAST, 77.09 FEET; THENCE SOUTH 90°00'00" EAST, 266.80 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 78.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" EAST, 70.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°00'00" EAST, 109.59 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 654.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°46'07" EAST, 600.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 81°32'14" EAST, 141.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 296.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°41'45" EAST, 282.99 FEET; THENCE SOUTH 51°04'16" EAST, 79.20 FEET, TO THE POINT OF BEGINNING.

CONTAINING 95.18 ACRES, MORE OR LESS.

 VISION - EXPERIENCE - RESULTS ENGLAND - THIMS & MILLER, INC. 14775 Old St. Augustine Road, Jacksonville, FL 32258 TEL: (904) 642-8990, FAX: (904) 646-9485 REG - 2584 LC - 0000316	ASSESSMENT AREA 4B LEGAL DESCRIPTION		ETM NO. 24-151
	CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT		DRAWN BY: MKJ
	CLAY COUNTY, FLORIDA		DATE: JULY, 2024
			DRAWING NO. PLATE 5B

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

4E

RESOLUTION 2025-16

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

RECITALS

WHEREAS, the Creekview Community Development District ("**District**") previously indicated its intention to construct certain types of public infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District, including the Expansion Parcel, hereinafter defined; and

WHEREAS, the District's Board of Supervisors ("**Board**") noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection, and enforcement of such assessments and now desires to adopt a resolution imposing and levying such assessments; and

WHEREAS, the provisions of this Resolution shall in no way modify or amend the previous assessment proceedings related to the "Phase 1 Project" as defined in the financing documents related to the District's issuance of its Special Assessment Revenue Bonds, Series 2022 or the "Phase 2 Project" as defined in the financing documents related to the District's issuance of its Special Assessment Revenue Bonds, Series 2024.

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

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

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

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

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management facilities; roadways; water and wastewater facilities; undergrounding of conduit; stormwater facilities; entry features and signage; recreational facilities, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District (collectively, "**Improvements**").

(c) The District was established by the Board of County Commissioners for Clay County, Florida, by Ordinance No. 2021-20, made effective June 29, 2021 ("**Establishing Ordinance**").

(d) The boundaries of the District were subsequently amended by Ordinance No. 2024-51, adopted on November 12, 2024 ("**Expansion Ordinance**"), adding approximately 157.42 acres of land to the District, which legal description as it relates to the additional lands is set forth in **Exhibit A** ("**Expansion Parcel**").

(e) The Board determined it is in the District's best interest to revise the estimated costs of the Improvements and modify the development plan to incorporate additional costs of improvements to serve lands that make up the Expansion Parcel.

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

(g) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the Improvements, the nature and location of which is described in the *Supplement to the Report of the District Engineer Prepared for the Board of Supervisors of the Creekview Community Development District*, dated May 27, 2025, attached as **Exhibit B** hereto and incorporated herein by this reference, and which plans and specifications are on file at the office of the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410, Boca Raton, Florida 33431 ("**District Records Offices**"); (ii) the cost of such Improvements be assessed against the lands specially benefited by such Improvements; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such Assessments (as hereinafter defined).

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

(i) In order to provide funds with which to pay all or a portion of the costs of the Improvements which are to be assessed against the Expansion Parcel, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its bonds, in one or more series.

(j) By Resolution 2025-07, the Board determined to provide the Improvements and to defray the costs thereof by imposing Assessments on the Expansion Parcel and expressed an intention to issue bonds to provide a portion of the funds needed for the Improvements prior to the collection of such Assessments. Resolution 2025-07 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.

(k) As directed by Resolution 2025-07, Resolution 2025-07 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 Board.

(l) As directed by Resolution 2025-07, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(m) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2025-07, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the Improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel, and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

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

(o) On August 26, 2025, at the time and place specified in Resolution 2025-07 and the notice referred to in paragraph (n) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (m) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and

right in the making of the final assessment roll.

(p) Having considered the estimated costs of the Improvements, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:

- (i) the estimated costs of the Improvements are as specified in the Engineer's Report, which is hereby adopted, approved and confirmed, and that the amount of such costs is reasonable and proper; and
- (ii) it is reasonable, proper, just and right to assess the cost of such Improvements against the properties specially benefited thereby within the Expansion Parcel using the method determined by the Board set forth in the *Amended and Restated Master Special Assessment Methodology Report*, dated May 27, 2025, attached hereto as **Exhibit C** and incorporated herein by this reference, ("**Assessment Report**," which results in the allocation of assessments in the manner set forth in the final assessment roll included in **Exhibit C** and herein after termed the "**Assessments**"); and
- (iii) the Assessment Report is hereby approved, adopted and confirmed; and
- (iv) it is hereby declared that the Improvements will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in **Exhibit C**; and
- (v) that the costs of the Improvements are fairly and reasonably apportioned to the properties specifically benefitted as set forth in **Exhibit C**; and
- (vi) it is in the best interests of the District that the Assessments be paid and collected as herein provided; and
- (vii) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Improvements are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That construction of Improvements initially described in Resolution 2025-07, and more specifically identified and described, supplemented and expanded in **Exhibit B** attached hereto, is hereby authorized, and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Improvements and the costs to be paid by Assessments on all specially benefited property within the Expansion Parcel are set forth in **Exhibit B** and **Exhibit C**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Assessments on the parcels within the Expansion Parcel specially benefited by the Improvements, all as specified in the final assessment roll set forth in **Exhibit C**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, these Assessments, as reflected in **Exhibit C** attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted before or within six months of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease. This Resolution shall have no effect on the previously adopted equalization resolutions as set forth in Resolution 2021-30 and Resolution 2022-04. This Resolution is independent of and does not replace the prior equalization proceedings in those resolutions for the Expansion Parcel.

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

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

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest, or such other number of installments permitted by law and approved by the Board. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Improvements and the adoption by the Board of a resolution accepting the Improvements complete, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time, subsequent to thirty (30) days after the Improvements have been completed and a resolution accepting the Improvements has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessments one time if there is also paid, in addition to the prepaid principal balance of the Assessments, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

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

(c) For the period the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Clay County who may notify each owner of a lot or parcel within the District of the amount of the special assessment,

including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Report, attached hereto as **Exhibit C**, and any reports supplemental thereto, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments securing the bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with such Assessment Report and supplemental assessment methodology report(s), as applicable, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in **Exhibit C**, which process is incorporated herein as if fully set forth ("**True-Up Methodology**"). Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

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

(c) The foregoing is based on the District's understanding with the landowner and primary developer of the lands in the Expansion Parcel, that it intends to develop the unit numbers and types shown in **Exhibit C**, on the net developable acres within the Expansion Parcel and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit C** from being developed relative to the Expansion Parcel. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Improvements, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the

District's total debt service obligation for the Improvements, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres within the Expansion Parcel, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

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

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT. Property owned by units of local, state and federal government shall not be subject to the Assessments without specific consent thereto. If at any time, any real property on which 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 Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

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

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

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith relating to the District's levy of special assessments on the Expansion Parcel are, to the extent of such conflict, superseded and repealed. The provisions of this Resolution shall in no way modify or amend the previous assessment proceedings related to the Project financed through the District's Series 2024 Bonds.

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

APPROVED AND ADOPTED this 30th day of September, 2025.

ATTEST:

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Expansion Parcel

Exhibit B: *Supplement to the Report of the District Engineer Prepared for the Board of Supervisors of the Creekview Community Development District, dated May 27, 2025*

Exhibit C: *Amended and Restated Master Special Assessment Methodology Report, dated May 27, 2025*

Exhibit A

Expansion Parcel

MAIN PARCEL

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF THE PUBLIC RECORDS OF CLAY COUNTY; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'31" EAST, 144.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'29" WEST, 831.40 FEET; THENCE NORTH 89°28'31" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°18'40" WEST, 30.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°28'31" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE WESTERLY, SOUTHERLY, AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°45'48" WEST, 435 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID SOUTHERLY LINE; COURSE NO. 2: SOUTH 14°32'29" EAST, 1934.37 FEET; COURSE NO. 3: SOUTH 28°26'16" WEST, 1029.04 FEET; COURSE NO. 4: SOUTH 00°57'26" WEST, 250.98 FEET, TO THE EASTERLY LINE OF THE PLAT OF VERBENA PARKWAY AT HYLAND TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 69, PAGES 6 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUING SOUTH 00°57'26" WEST, ALONG LAST SAID LINE, 1249.97 FEET; THENCE SOUTH 08°24'08" EAST, CONTINUING ALONG LAST SAID LINE, 479.77 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B (SANDRIDGE ROAD, AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89°33'55" EAST, ALONG LAST SAID LINE, 406.75 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4635, PAGE 2149 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°00'16" WEST, ALONG LAST SAID LINE, 342.38 FEET, TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°09'44" EAST, ALONG LAST SAID LINE, 263.99 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°26'05" EAST, ALONG LAST SAID LINE, 340.38 FEET, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B; THENCE NORTH 89°33'55" EAST, ALONG LAST SAID LINE, 760.70 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 23 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), ALSO BEING THE EASTERLY LINE OF SAID SECTION 22; THENCE NORTH 01°45'32" EAST, ALONG LAST SAID LINE, 913.16 FEET; THENCE NORTH 01°45'22" EAST, CONTINUING ALONG LAST SAID LINE, 2642.93 FEET, TO THE POINT OF BEGINNING.

CONTAINING 141.42 ACRES, MORE OR LESS.

LIFE ESTATE PARCEL

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF SAID PUBLIC RECORDS; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'31" EAST, 144.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'29" WEST, 831.40 FEET; THENCE NORTH 89°28'31" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°18'40" WEST, 30.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°28'31" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE NORTH 74°45'48" EAST, ALONG LAST SAID LINE, 505 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 16 ACRES, MORE OR LESS.

TOTAL EXPANSION PARCEL AREA: 157.42 ACRES, MORE OR LESS.

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-14

A RESOLUTION OF THE CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Creekview Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Clay County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Clay County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 30th day of September, 2025.

ATTEST:

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2025	Regular Meeting	2:00 PM
November 13, 2025	Regular Meeting	2:00 PM
December 11, 2025	Regular Meeting	2:00 PM
January 8, 2026	Regular Meeting	2:00 PM
February 12, 2026	Regular Meeting	2:00 PM
March 12, 2026	Regular Meeting	2:00 PM
April 9, 2026	Regular Meeting	2:00 PM
May 14, 2026	Regular Meeting	2:00 PM
June 11, 2026	Regular Meeting	2:00 PM
July 9, 2026	Regular Meeting	2:00 PM
August 13, 2026	Regular Meeting	2:00 PM
September 10, 2026	Regular Meeting	2:00 PM

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

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CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES Adopted _____, 2025¹

¹ LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2025); In accordance with Chapter 190, Florida Statutes, and on _____, 2025, at a duly noticed public meeting and after a duly noticed public hearing, the Board of

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Supervisors of the Creekview Community Development District adopted the following rules and rates governing the operation of the District’s facilities and services. The policies were duly adopted by the Board of Supervisors on ___, 2025, and updated from time to time.

DEFINITIONS

“Access Device” – means an electronic Access Device issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Amenities” or “Amenity Facilities”– means the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to the swimming pool, pool deck, fitness center, dog park, pavilions, trails, fire pits, playgrounds, pickleball court, recreation fields, and parks, together with their appurtenant facilities and areas.

“Amenity Manager” – means the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Policies” or “Policies” and “Amenity Rates” – means these Amenity Policies and Rates of the Creekview Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies at any time, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes through posting at the Amenity Facilities and/or on the District’s website. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Rates” – means those rates and fees established by the District Board of Supervisors as provided in **Exhibit A** attached hereto.

“Board of Supervisors” or “Board” – means the Board of Supervisors of the District.

“District” – means the Creekview Community Development District.

“District Staff” – means the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, Activities Coordinator, Activities Assistants, Pool Attendants, and District Counsel.

“Guest” – means any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities or invited for a specific time period and purpose by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – means an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – means a residential unit or a group of individuals residing within a Patron’s home. This does not include visiting friends, guests, relatives or extended family not permanently residing in the home. Upon the District’s request, proof of residency may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” –means those water management and control facilities within the District, including but not limited to stormwater management facilities and ponds.

“Non-Resident” – means any person who does not own property within the District.

“Non-Resident Patron” – means any person or Household not owning property in the District who paid the Non-Resident User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – means the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action. Payment of the Annual User Fee entitles the person and their Household full access to the Amenities.

“Patron” – means Residents, Non-Resident Patrons, and Renters who have been assigned Resident’s Rights and Privileges through execution of the “Assignment of Amenity Rights and Privileges” form.

“Renter” – means a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required. Renters shall have Patron rights only upon execution of the “Assignment of Amenity Rights and Privileges” form.

“Resident” – means any person or Household owning property within the District.

The words “hereof,” “herein,” “hereto,” “hereby,” “hereinafter” and “hereunder” and variations thereof refer to the entire Amenity Policies and Rates.

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

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, as may be applicable.
- (2) **Use at your Own Risk.** ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE AMENITY POLICIES WHICH MAY BE AMENDED FROM TIME TO TIME IN THE DISTRICT’S SOLE DISCRETION. ALL PERSONS USING THE AMENITIES ARE DEEMED TO HAVE READ AND OBTAINED A COPY, IF DESIRED, OF THE MOST RECENT POLICIES. TO THE FULLEST EXTENT PERMITTED BY LAW, THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY INCIDENTS, ACCIDENTS, PERSONAL INJURY, DEATH, DAMAGE TO OR LOSS OF PROPERTY ARISING FROM THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS, OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES. THE DISTRICT DOES NOT PROVIDE SECURITY SERVICES OR SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., USE MAY RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND ACTIONS OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES, AND PATRONS WILL BE HELD LEGALLY AND FINANCIALLY ACCOUNTABLE FOR THEIR ACTIONS AND THE ACTIONS OF THEIR MINOR

CHILDREN. VIOLATION OF ONE OR MORE OF THE POLICIES STATED HEREIN MAY RESULT IN WARNINGS, SUSPENSION OR TERMINATION OF AMENITY PRIVILEGES. THE DISTRICT WILL PROSECUTE ILLEGAL ACTIVITY TO THE FULL FORCE OF THE LAW.

- (3) Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the Policies set forth herein and are not responsible for paying the Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies operation and maintenance special assessments (“O&M Assessments”) payable by property owners within the District, in accordance with the District’s annual budget and assessment resolutions adopted each fiscal year and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any O&M Assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident’s privileges to use the Amenities. Residents must complete the “Amenities Access Registration Form” prior to access or use of the Amenities, attached hereto as **Exhibit B**, and each Household shall receive an Access Device.
- (4) Non-Resident Patron Access and Usage.** A Non-Resident must pay the Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment to the District. This Non-Resident User Fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Residents must complete the Non-Resident User Agreement prior to access or use of the Amenities.
- (5) Guest Access and Usage.** Each Household is entitled to bring up to two (2) persons as Guests to the Amenities at one time, subject to any additional restrictions or limitations that may be imposed by District Staff during peak usage periods or special events. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must accompany its Guests during its Guests’ use of the Amenities and in every event is responsible for all actions, omissions, and negligence of such Guests, including Guests’ adherence or failure to adhere to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron’s Amenity privileges. Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Household’s access and usage privileges.
- (6) Renter’s Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident’s privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager on the “Assignment of Amenity Rights and Privileges” form attached hereto as **Exhibit E**, designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter’s proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Device. Renter’s Access Device shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident’s rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial

user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Devices.** Access Device will be issued to each Resident/Household upon notification of the District with sufficient proof of closing on a unit within the District, or upon approval of Non-Resident User Agreement and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership shall be required annually and must be provided within 30 days of request by the District. All Patrons must use their Access Device for entrance to the Amenities. A maximum of two (2) Access Devices will be issued per Household under all circumstances.

All Patrons must use the Access Device issued to their Household for entrance to the Amenity Facilities. Each Household will be issued two (2) initial Access Devices free of charge. Replacement Access Devices may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Device in the device reader to gain access to the Amenities. This Access Device system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Device to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Devices are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen access devices must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen devices. Patrons are responsible for notifying the District immediately if an Access Device is lost or stolen. The lost or stolen Access Device will be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Access Device unless said Access Device is reported as being lost or stolen.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable facility, all outdoor Amenities are open only from Sunrise until Sunset (unless herein otherwise noted). No Patron is allowed in the service areas of the Amenities.

CURRENT AMENITIES HOURS OF OPERATION

Swimming Pool, Splash Pad, and Pool Deck: 30 minutes after Sunrise until 30 minutes before Sunset

Dog Park: Sunrise until Sunset

Fitness Center: 4:00 A.M. to 10:00 P.M.

Pickleball Court: Sunrise until Sunset

Fire Pit: Sunrise until Sunset

Playground: Sunrise until Sunset

- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
- (a) **Registration and Access Devices.** Each Patron must scan in an Access Device in order to access the Amenities and must have his or her assigned Access Device in their possession and available for inspection upon District Staff's request. Access Devices are only to be used by the Patron to whom they are issued. In the case of Guests, Guests should be accompanied by a Patron possessing a valid Access Device at all times or such Guest will be subject to confirmation of right to access the Amenities by District Staff.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for their intended use. Bathing suits and wet feet are not allowed indoors except for the bathrooms appurtenant to the pool.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles shall not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. Violations may result in towing at the owner's expense and/or suspension of amenity privileges. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs), golf carts, scooters, motorcycles, swamp buggies, mopeds, and low speed vehicles (LSVs) and other vehicles that are not properly titled, registered and insured or allowed to operate on public roadways per state and local ordinances are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless such vehicles are owned by the District.
 - (e) **Fireworks / Flames.** Fireworks or open flames of any kind are not permitted anywhere on District owned property or adjacent areas, **except open flames are allowed at the designated fire pit** and Sterno-type heaters used to warm food during private events, if permitted and authorized by the District.
 - (f) **Bicycles, Skateboards, Etc.** Bicycles, scooters, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, jogging trail, pickleball court, pool area, and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.
 - (h) **Firearms.** The possession and use of firearms shall be in strict accordance with Florida law.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

- (k) **Bounce Houses and Other Structures.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District in writing at least a week in advance of such request. Proof of liability insurance acceptable to the District shall also be required.
- (l) **Excessive Noise.** Excessive noise that disturbs other Patrons and Guests is prohibited. This includes, but is not limited to, use of cellular phones and any devices that amplify sound. The District Staff shall have sole discretion to determine what constitutes excessive noise.
- (m) **Lost or Stolen Property.** The District expressly disclaims any and all liability for lost, stolen, misplaced or damaged items. Patrons and Guests assume all risks associated with bringing personal belongings to the Amenities. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned into the Amenity Manager for storage in the lost and found, if one is available. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities.
- (o) **Compliance with Laws and District Rules and Policies.** The provisions in this document are in addition to any posted signage appearing at District Amenities and shall have control if contradictions exist. All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District Policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
- (p) **Courtesy.** Patrons and Guests shall treat all District Staff and their designees, other Patrons and Guests with courtesy and respect. If District Staff requests that a Patron or Guest leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare of any person, failure to comply may result in immediate suspension or termination of Amenity privileges and may result in trespassing charges being filed.
- (q) **Profanity / Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Device and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts, plus an administrative fee of up to \$500. Multiple violations may result in suspension or termination of Amenity privileges.
- (t) **Outside Vendors / Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Facilities must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

- (v) **Security.** The Amenities, or certain areas thereof, may be under 24-hour video surveillance for security purposes.
- (w) **First-Come, First-Served.** Unless otherwise stated, all Amenities are available on a first-come, first-served basis.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including the Fitness Center, restrooms, clubhouse, fire pit area, and any building, or enclosed or fenced area (including the Pool, Playground, Pickleball Court, and Dog Park) to the maximum extent of the prohibitions set forth in Florida law, including the Florida Clean Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property absent express permission by the District subject to the provisions herein. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

PET AND SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within the Amenities, except for the Dog Park. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. Individuals with a disability and Service Animal trainers may be accompanied by a Service Animal in the fenced pool area (F.S. 413.08) however, the Service Animal is not allowed to enter the pool water.

SWIMMING POOL, SPLASH PAD, AND SLIDE POLICIES

- (1) **Operating Hours.** Unless otherwise posted, swimming is permitted only during designated hours, as posted at the pool, splash pad, and slide (collectively, “Pool”). Swimming is only permitted

from 30 minutes after Sunrise until 30 minutes before Sunset, pursuant to the Florida Department of Health.

- (2) **Swim at Your Own Risk.** Lifeguards are not on duty. All persons using the Pool do so at their own risk and must abide by all swimming Pool rules and policies.
- (3) **Supervision of Minors.** Non-swimming children must have adult supervision with them and within arm's reach at all times. Persons unable to swim safely and/or without assistance must be accompanied by a capable adult at all times in and around the Pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised by an adult who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons and Guests not swim alone.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the Pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats, snorkels, and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the Pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge, or who are experiencing diarrhea may not use the pool. No person should use the Pool with or suspected of having a communicable disease which could be transmitted through the use of the Pool. No dogs are permitted in the fenced Pool area.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. Changing of clothes or diapers on the Pool deck is not allowed, please use the restrooms (diaper changing table is available).
- (7) **Conduct.** No cursing, offensive language or gestures, threatening language or behavior, or lewd behavior is allowed.
- (8) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the Pool or on the Pool deck area.
- (9) **Diving.** Diving is strictly prohibited at the Pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (10) **Music / Audio.** Radios and other audio devices are prohibited, unless such devices are used with headphones.
- (11) **Weather.** The Pool and Pool area will be closed during electrical storms or when rain makes it difficult to see any part of the Pool or Pool bottom clearly. The Pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the Pool deck immediately upon hearing thunder or sighting lightning. This policy shall be enforced in staffed and unmonitored and unstaffed Amenities.
- (12) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the Pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the Pool or use the restroom facilities.
- (13) **Entrances.** Pool entrances and "Wet Deck Areas" must be kept clear at all times. The "Wet Deck" area is a 4 foot wide area around the outside edge perimeter of the Pool water which shall not be obstructed by people, furniture or objects.

- (14) **Pollution.** No one shall pollute the Pool. Anyone who does pollute the Pool is liable for any costs incurred in treating and reopening the Pool, including but not limited to chemical treatment, cleaning services, water replacement, and staff time, with a minimum charge of \$250 per incident.
- (15) **Swim Diapers.** Children under the age of three (3) years, anyone who is not reliably toilet trained, and all incontinent individuals must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming Pool and deck area. If contamination occurs, the Pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the Pool.
- (16) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate Pool equipment or use Pool chemicals.
- (17) **Pool Closure.** In addition to local municipal, county and the State of Florida health code standards for pools and pool facilities, and as noted above, the Pool will be closed for the following reasons:
- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the Pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting Pool water quality.
 - For a reasonable period and as applicable under Florida code following any mishap that resulted in contamination of Pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District Staff.
- (18) **Containers.** No glass or breakable items are permitted in the Pool area.
- (19) **No Private Rentals.** The Pool area is not available for rental for private events. All Pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (20) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the Pool, including swim lessons, aquatic/recreational programs and Pool parties. Any organized activities taking place at the Amenity Facilities must first be approved by the District in writing.
- (21) **Food and Beverages.** Food and beverages are prohibited in the Pool and on the Wet Deck area and as otherwise required by the Florida Department of Health.
- (22) **Slide Policies.** Only one (1) person at a time may use the slide. All Patrons and Guests must wait for the landing to be clear before entering the slide. Use of the slide must proceed down the slide seated, feet first and facing forward. Children/infants are not permitted to go down the slide sitting on a person's lap. No stopping is permitted on the slide.

FITNESS CENTER POLICIES

All Patrons using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Disregard for or violation of the District's policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Amenity privileges.

Please note that the Fitness Center is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Fitness Center are presumed to have consulted with a physician prior to commencing a fitness program and assume the risks inherent with exercise.

- (1) **Hours and Maximum Occupancy.** Unless otherwise posted, use of the Fitness Center is permitted only from **4:00 AM to 10:00 PM**. Any Patron using the Fitness Center outside of the posted hours will be responsible for reimbursing the District for any fees or charges incurred in responding to the Fitness Center security alarm. The maximum occupancy of **20 people** shall not be exceeded at any time.
- (2) **Emergencies.** For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the District Manager and, if present, Amenity Staff.
- (3) **Eligible Users.** **Patrons fourteen (14) years of age and older may use the Fitness Center.**
- (4) **Proper Attire.** Appropriate clothing (shirts, shorts or pants) and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing choices include t-shirts, tank tops, shorts (no jeans), leotards, and sweat suits. Swimsuits (wet or dry) are never considered appropriate clothing and are not allowed in the Fitness Center.
- (5) **Food and Beverage.** Food (including chewing gum) is not permitted within the Fitness Center. Nonalcoholic beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
- (6) **Personal Training.** Except as expressly authorized by the District through written agreement, personal training for fees, or solicitation of personal training services for fees, is prohibited. Violation of this policy may result in immediate suspension of Amenity privileges. For purposes of this section, “personal training” shall mean provision of one-on-one fitness or exercise instruction by a person who does not have an established place of business for the primary purpose of conducting physical exercise and who holds a license or certification attesting that they are capable of providing such instruction.
- (7) **General Policies.**

- Each individual is responsible for wiping off fitness equipment after use.
- Hand chalk is not permitted to be used in the Fitness Center.
- Radios and other personal music devices are not permitted unless they are personal units equipped with headphones.
- No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
- Weights or other fitness equipment may not be removed from the Fitness Center.
- Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
- Please return weights to their proper location after use.
- Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
- Any fitness program operated, established and run by the District may have priority over other users of the Fitness Center.

PICKLEBALL COURT POLICIES

All Patrons using the Pickleball Court are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Disregard for or violation of the District's policies and rules and misuse or destruction of the Pickleball Court may result in the suspension or termination of Amenity privileges.

Please note that the Pickleball Court is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Pickleball Court are presumed to have consulted with a physician prior to commencing a fitness program and assume the risks inherent with exercise.

- (1) **Hours and Maximum Occupancy.** Unless otherwise posted, use of the Pickleball Court is permitted from sunrise to sunset. The maximum occupancy of 4 people shall not be exceeded at any time.
- (2) **Emergencies.** For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the District Manager and, if present, Amenity Staff.
- (3) **Eligible Users.** All Patrons may use the courts for their intended purpose. Children eleven (11) years of age or younger must be accompanied by an adult Patron aged eighteen (18) years of age or older.
- (4) **Proper Attire.** Appropriate clothing (shirts, shorts or pants) and athletic footwear (covering the entire foot) must be worn at all times on the Pickleball Court.
- (5) **Food and Beverage.** Food (including chewing gum) is not permitted on the Pickleball Court. Nonalcoholic beverages, however, are permitted on the Pickleball Court if contained in non-breakable containers with screw top or sealed lids.
- (6) **Personal Training / Instruction.** Except as expressly authorized by the District, personal training

or instruction for fees, or solicitation of personal training or instruction services for fees, is prohibited. For purposes of this section, “personal training or instruction” shall mean provision of one-on-one fitness or exercise instruction by a person who does not have an established place of business for the primary purpose of conducting physical exercise and who holds a license or certification attesting that they are capable of providing such instruction.

- (7) **Music / Audio.** Radios and other audio devices are prohibited, unless such devices are used with headphones.
- (8) **Reservations Not Permitted.** The Pickleball Court is available to all Patrons on a first-come, first-served basis and cannot be reserved for exclusive use. Play shall be limited to one (1) hour if the Pickleball Court is at full occupancy and other Patrons are waiting for entry.
- (9) **General Policies.** Pets, with the exception of Service Animals, are not permitted on the Pickleball Court.
- (10) **Equipment.** Patrons are responsible for bringing their own equipment.
- (11) **Furniture.** Furniture is not permitted on the Pickleball Court.

FIRE PIT POLICIES

- (1) **Hours of Operation.** Unless otherwise posted, the fire pit may be used from sunrise to sunset. Use of the fire pit is available on a first-come, first-served basis and may not be reserved at any time. Use may be limited to one (1) hour if other Patrons are waiting to use the fire pit.
- (2) **Use.** Only Patrons eighteen (18) years of age or older may ignite fires in the Fire Pit at their own risk. The District assumes no liability for any injuries or damages resulting from use of the Fire Pit. Patrons must bring their own tinder, kindling and hardwood to burn in the Fire Pit. The wood in the Fire Pit should not be stacked higher than the rim of the Fire Pit. Minors under fourteen (14) years of age must be accompanied and supervised by an adult eighteen (18) years of age or older at all times when the Fire Pit is in use.
- (3) **Prohibited.** Patrons must strictly comply with all applicable fire safety regulations, guidelines, and fire marshal requirements, including but not limited to maintaining appropriate clearance from structures and vegetation. Do not ignite fires under windy conditions or use cardboard, newspaper, plant materials, trash, gasoline, and other accelerants to start or maintain a fire. Burning paper pieces can easily blow away and create a remote fire hazard. Do not leave the Fire Pit unattended until after the Clean-Up process (described below) is completed.
- (4) **Attire.** Proper footwear and clothing must be worn in the Fire Pit area when the Fire Pit is in use. This includes shirts and close-toed shoes. No bathing suits are permitted.
- (5) **Food & Drink.** Food is not to be cooked in or on the Fire Pit. Drinks must be in a non-breakable, spill-proof container. Alcoholic beverages are prohibited in the Fire Pit area.
- (6) **Furniture.** Adirondack chairs around the Fire Pit are for Fire Pit users only and must not be removed from the Fire Pit area. Violators will be prohibited from future use.

- (7) **Clean-Up.** Patrons who ignited the fire in the Fire Pit are responsible to ensure that the fire is fully extinguished before leaving. This includes pouring water on the embers and stirring them with a poker until embers are completely out and cool to the touch. All ash is to be disposed of after use in the metal ash bucket using an ash shovel.

JOGGING TRAIL POLICIES

- (1) **Hours of Operation.** Unless otherwise posted, trails may be used from sunrise to sunset.
- (2) **Use.** The trail skirts the outside **perimeter of the Amenity Facilities** and is designed for jogging, running or just a leisurely stroll.
- (3) **Prohibited.** No motorized or non-motorized forms of transportation can be used on the trails including but not limited to bicycles, skateboards, roller blades, etc.
- (4) **Approved Programs.** All events, races, competitions must be facilitated by the District.
- (5) **Exercise Caution.** **Nearby lakes & ponds adjacent to the jogging trail present dangers** from steeply sloped pond banks and sides. Beware of wildlife, water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety and are commonly found in or near ponds. Use of the jogging trail is at the Patron's own risk. The District is not responsible for any injuries or accidents that may occur.

DOG PARK POLICIES

- (1) **Use.** Patrons shall use the Dog Park at their own risk and must comply with all posted signage. Patrons are responsible for the behavior of their dogs at all times. If any dog shows aggressive behavior, the owner must immediately remove the dog from the Dog Park. The District is not responsible for injuries to visiting dogs, their owners, or others using the Dog Park. Dog owners assume all risks associated with use of the Dog Park and are solely responsible for any injuries, damages, or losses caused by their dogs. The Dog Park is exclusively for the use and enjoyment of Patrons' dogs and should not be used for other activities.
- (2) **Hours of Operation.** Unless otherwise posted, the dog park may be used from sunrise until sunset.
- (3) **Supervision.** Patrons must be capable of exerting physical control over their dog or dogs. Dogs must be off leash when inside the park. Dogs should be under voice control and continuously supervised with a leash readily available if necessary. Dogs must be leashed while entering or exiting the Dog Park. No more than three (3) dogs are permitted per handler.
- (4) **Reservations not Permitted.** The Dog Park is available to all Patrons on a first-come, first-served basis and cannot be reserved for exclusive use. Play shall be limited to one (1) hour if the Dog Park is at full occupancy and other Patrons are waiting for entry.
- (5) **Attire.** Proper footwear and clothing should be worn while inside Dog Park.
- (6) **Food and Toys Prohibited.** Any type of food, including dog food and treats, is prohibited at the Dog Park. Dog toys and bones are not permitted inside the Dog Park.

- (7) **Vaccinations.** Dogs must wear county-issued tags for vaccinations, including, but not limited to, rabies vaccination as required by law in Florida.
- (8) **Prohibited.** Dogs in heat, dogs with aggressive behavior, and dogs under four (4) months of age are not permitted in the Dog Park.
- (9) **Clean Up.** Patrons are responsible for removing or cleaning up any trash and must immediately dispose of dog waste and fill any holes dug by their dog(s).

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, hours are from sunrise to sunset.
- (3) **Equipment Use.** Playground equipment is for children twelve (12) years of age and younger.
- (4) **Supervision of Children.** Children under five (5) years of age must always remain within the line of sight and near the supervising adult. All children are expected to play cooperatively with other children.
- (5) **Attire.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (6) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (7) **Food & Drink.** No food, drinks or gum are permitted in the playground equipment area as defined by the border surrounding the play equipment, other than water in non-breakable containers. Food and drinks (no gum) are permitted in the fenced in park area outside the playground equipment area. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the park.
- (8) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.
- (9) **Prohibited Equipment.** Bicycles, scooters, skateboards, rollerblades, or other similar equipment are not to be used on the Playground.

LAKES AND PONDS POLICIES

Lakes within the District primarily function as retention ponds to facilitate the District's system for treatment of stormwater runoff and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure continued operations of the Lakes while allowing limited recreational use.

- (1) Users of District Lakes shall strictly comply with all applicable federal, state, and local laws, ordinances, resolutions, permit requirements and regulations relating to the District Lakes. Any violation may result in immediate suspension of lake access privileges and potential legal action.
- (2) Wading and swimming in District Lakes are prohibited.

- (3) Patrons may fish from District Lakes in designated areas only and only on District property (not behind private homes). However, the District has a “catch and release” policy for all fish caught in the Lakes.
- (4) Pets are not allowed in District Lakes.
- (5) Owners of property abutting the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner’s property that detract from the overall beauty and safety of the property. Further, all Owners shall not make improvements on private property that negatively affect the Lakes, including causing erosion or impairments to the Lakes as a stormwater system.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
- (7) No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes, including, but not limited to tree branches, grass clippings, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9) Easements through resident backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10) Beware of wildlife, water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may not be fed. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission (“FWC”). Anyone concerned about an alligator is encouraged to call FWC’s toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (11) Any hazardous conditions concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

RENTAL POLICIES

- (1) **Rentals; Patrons Only.** Patrons must reserve Amenities available for rental through the District Manager in order to use those areas on an exclusive basis. Patrons must also reserve Amenities being used for any organized party or event in order to use those areas on a non-exclusive basis. Unless otherwise directed by the District, only Residents and Non-Resident Patrons may rent or reserve the Amenities for parties and events. All rentals and reservations are subject to availability

and the discretion of the District Manager.

- (2) **Amenities Available for Rental:** The following Amenities are available for rental in the District's sole discretion which may be allowed or suspended from time to time: Clubhouse.
- (3) **Payment & Registration.** Patrons interested in renting the Amenities may pick up the application packet at the Clubhouse or download it from the Creekview CDD website. The form is attached hereto as **Exhibit F**. At the time the reservation is made, two checks, money orders, or credit card authorizations (no cash), one for the deposit and one for the rental fee in full, both made out to the District must be delivered to the Amenity Manager, along with completed paperwork and insurance certificate, as may be applicable. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.
- (4) **Rates and Deposits.** The rental rates and deposits for use of the Amenities are as set forth in the District's Amenity Rates. The deposit will secure the rental time, location and date. To receive the full refund of the deposit, immediately after the event, the renter must:
 - Remove all garbage and replace garbage liners; and
 - Take down all decorations or event displays; and
 - Otherwise clean the rented Amenities and restore them to their pre- rented condition, and to the satisfaction of the District; and
 - Comply with all other requirements contained in the Amenity Facility Rental Agreement.

Within ten (10) business days the District will refund the deposit or the District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary in order to repair any damages (including any clean-up costs) arising from the rental. If damages exceed the deposit amount, the Patron shall be responsible for any additional costs.
- (5) **Food & Drinks.** The Patron may bring in his or her own food and non-alcoholic beverages. If the Patron desires to have alcohol available at an Clubhouse event, the Patron must notify the Amenity Manager in advance and such use must be approved by the Amenity Manager. For more information, please see Rental Agreement.
- (6) **Computation of Rental Time.** The rental time period is inclusive of set-up and clean-up time.
- (7) **Duration of Events.** Unless otherwise authorized by the Amenity Manager, each rental shall take place during normal operating hours. No after-hours events shall extend past midnight in any case, including cleanup.
- (8) **Capacity.** The Clubhouse capacity limit of 56 persons shall not be exceeded at any time for a party or event.
- (9) **Noise.** The volume of live or recorded music must not violate applicable County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
- (10) **Insurance.** Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District is to be named on these policies as an additional insured party.

- (11) **Staffing.** Depending on the nature of the event, the District may, in its sole discretion, require the Patron renting the District's facilities to pay for additional event attendant staffing or outside security services.
- (12) **Cancellation.** Please see the latest Amenity Rental Agreement for cancellation policies.

SUSPENSION AND TERMINATION OF PRIVILEGES

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2025)

Effective Date: _____, 2025

In accordance with Chapters 190 and 120 of the Florida Statutes, and on ____, 2025, at a duly noticed public meeting, the Board of Supervisors ("Board") of the Creekview Community Development District ("District") adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenities and other properties owned and managed by the District ("Amenity Facilities").

2. General Rule. All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Amenity Policies established for the safe operations of the District's Amenity Facilities.

3. Access Device. Access Devices are the property of the District. The District may request surrender of, or may deactivate, an Access Device for violation of the District's Policies established for the safe operations of the District's Amenity Facilities.

4. Suspension and Termination of Rights. The District, through its Board of Supervisors ("Board") and District Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their Household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a "Violation"):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Access Device or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenities or other property located on District property;
- i. Failing to reimburse the District for Amenities or property damaged by such person, or a minor for whom the person has charge, or a Guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests;
- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their Household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of

access to the Amenity Facilities.

5. Suspension Procedures.

- a. ***Immediate Suspension.*** The District Manager or his or her designee has the ability to immediately remove any person from one or all Amenities or issue a suspension for up to sixty (60) days for the Violations described above, or when such action is reasonably necessary, in the District Manager's sole discretion, to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's Amenities or property from damage or risk of damage. If, based on the nature of the offense, staff recommends a suspension longer than sixty (60) days, such suspension shall be considered at the next Board meeting. Crimes committed or allegedly committed on District property shall automatically result in an immediate suspension until the next Board meeting.
- b. ***Notice of Suspension.*** The District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

6. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement not to exceed Five Hundred Dollars (\$500) to offset the actual documented legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

7. Property Damage Reimbursement. If damage to District property or Amenities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose Guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask

questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.

- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager or his/her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire, and no new Access Devices will be issued or activated, until all Administrative Reimbursements and Property Damage Reimbursements, including any accrued interest at the maximum rate permitted by law, have been paid in full to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Access Devices associated with an address within the District until such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the

District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the appellant of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

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

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests or invitees and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of any determination of comparative or contributory negligence, except as otherwise provided by Florida law.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any grossly negligent act by the Indemnitees.

For purposes of this section, the term "Activities" means the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other

activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District, including any use of District property or the Amenities whatsoever.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limited waiver of liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these Policies shall not affect the validity or enforceability of the remaining provisions, or any part of the Policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time provided that the Suspension and Termination of Privileges Rule and all rates, fees and charges will only be permanently changed during a public hearing and consistent with Chapter 120, Florida Statutes. The Amenity Policies may be changed by vote or consensus of the Board at a public meeting but does not require a public hearing. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

- Exhibit A:** Amenity Rates
- Exhibit B:** Amenity Access Registration Form
- Exhibit C:** Non-Resident User Agreement
- Exhibit D:** Address/Identification Confidentiality Request From Public Records Disclosure
- Exhibit E:** Assignment of Amenity Rights and Privileges
- Exhibit F:** Amenity Facility Rental Agreement

EXHIBIT A
AMENITY RATES

TYPE	RATE
Annual Non-Resident User Fee	\$2,500 - \$4,000 (\$?,000 as of _____, 2025)
Replacement Access Device	\$30.00 - \$50.00 (\$?.00 as of _____, 2025)
Clubhouse Rental Deposit	\$150 refundable deposit
Clubhouse Rental Fee	\$400 (4 hours maximum, including set-up and take down). See list separately.

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM

NOTE TO STAFF: This form may contain confidential information. Please do not disclose its contents without first consulting the District Manager.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager and complete the Address/Identification Confidentiality Request from Public Records Disclosure Form.

PRIMARY PATRON INFORMATION (family members to be added to reverse side)

Last Name _____ First Name _____
Address _____
Street Address *Apartment/Unit #*

TENANT INFORMATION (IF APPLICABLE)*

Begin Lease Date _____ End Lease Date _____
Owner Last Name _____ Owner First Name _____
Owner Address _____
Street Address
**Tenant shall provide a copy of their lease and Owner shall submit an Assignment of Amenity Rights and Privileges form*

EMERGENCY NOTIFICATION INFORMATION

Home Phone Number _____
Cell Phone Number _____ Name _____
Cell Phone Number _____ Name _____
Email Address(es) _____

Please select all that apply:

☐ I would like to receive e-mails on District programs and events. (Do not check this option if you want the information in this section to be used only for emergency purposes.)

☐ I would like to receive text messages on District programs and events. (Do not check this option if you want the information in this section to be used only for emergency purposes.)

☐ Only contact me in case of emergency.

PRIVACY NOTICE: If you indicate that we should only use the Optional/Emergency Notification Information in case of emergency, then, pursuant to Section 119.071, Florida Statutes the Optional/Emergency Notification Information (which consists of the information in this section) may be exempt from disclosures we make as the result of a public records request.

SPECIAL NEEDS

Does anyone in your family have any medical conditions or special needs you would like us to be aware of for emergency purposes? ☐ YES ☐ NO (note: this information will be kept confidential and used only for emergency response purposes).

If you answered yes, please provide specific information below in the blank space:

HOUSEHOLD MEMBERS (Must Reside in Same House)

Name (Last, First)	Cell Phone	Email Address	District Resident*
1.			
2.			
Name(s) of Children	Age	Birthdate	
3.			
4.			
5.			
6.			
7.			
8.			

*Non-Residents must complete the Non-Resident User Agreement and pay the Non-Resident Annual User Fee.

**I understand and agree that in the event an access device is lost, stolen, or damaged, I will be responsible for paying the then-current replacement fee (currently \$30-\$50) for each replacement access device. The District reserves the right to modify this fee at any time.

Please initial

PLEASE READ AND SIGN BELOW:

The undersigned agrees and acknowledges that the above information is true and correct. It is understood that Patron Access Devices and Guest Passes are the property of the Creekview Community Development District ("District") and are non-transferable, in accordance with the District's rules, policies and/or regulations. In consideration for the admittance of the above listed persons and their guests to utilize District property and District facilities, including without limitation the swimming pool, pool deck, fitness center, pickleball court, dog park, pavilions, trails, fire pits, playgrounds, recreation fields, and parks, and all other real property owned and operated by the District (together, the Amenities), the undersigned on behalf of himself and/or herself and each of their minor children, heirs and successors, hereby agrees to hold harmless and release the District, its staff, supervisors, agents, officers and employees, from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with use of the Amenities, including litigation or any appellate proceedings with respect thereto, except to the extent caused by the gross negligence or willful misconduct of the District. Furthermore, Patron understands that the District and its staff, supervisors, agents, officers and employees assume no responsibility for injuries or illness that Patron(s), or his or her minor children, may sustain as a result of individual physical condition or resulting from such person(s) participation in any activities, sports, use of pool, use of playground, use of dog park, or other activities on District owned property. Patron expressly acknowledges on behalf of him/herself and his or her minor children, heirs and successors that he/she assumes the risk for any and all injuries and illness that may result from participation in these activities. Patron hereby releases and discharges the District and its staff, supervisors, agents,

officers and employees as a result of Patron(s), or his or her minor children's, participation in these activities. Patron further understands that the District is not responsible for personal property lost or stolen while at the Amenities. By signing below, Patron(s) acknowledge he/she has received the District rules and policies and shall abide by the same. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute.

Print Name: _____

Signature: _____

Date: _____

DISTRICT Employee Initials _____

EXHIBIT C

Creekview Community Development District

NON-RESIDENT USER AGREEMENT

THIS AGREEMENT ("Agreement") made and executed this ____ day of _____, 202__, by and between the Creekview Community Development District ("District"), and _____ whose address is _____ ("User"). The District is the owner of the real property and facilities comprised of pools and other recreational facilities within the District located in Clay County, Florida ("Amenities"). User is a non-resident member of the public desiring to utilize the Amenities. A non-resident is a person or family who does not own property within the District. The District will permit User to utilize the Amenities subject to the terms and conditions contained in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. User shall pay a one-time non-refundable annual fee ("Membership Fee") to utilize the Amenities for twelve (12) consecutive months from the date of this Agreement. The Membership Fee must be paid in full prior to accessing any Amenities. No partial payments or payment plans are permitted. (Please Initial Selected Membership Type).
_____ \$ _____/Year Household All-Amenities

The 12-month period shall commence as of the date of this Agreement and terminate on that same date the following year.

2. The right to use the Amenities provided through this Agreement is personal to the person paying the Membership Fee and family members residing in his/her Household (as defined in the District's Amenity Policies) and is not transferable, alienable, devisable, or inheritable. This Agreement shall be binding upon and shall inure to the benefit of the District and its respective legal representatives and successors. Nothing herein shall inure to the benefit of any third-party, not a party to this Agreement.
3. User agrees that use of Amenities by User, User's family members residing in his/her Household, and User's Guests shall be subject to all rules, policies and procedures of the District as may be amended from time to time and by signature on this form, hereby agrees he/she has received a copy of such policies or was given the opportunity to receive a copy and will abide fully by the same. Failure by User, family members residing in his/her Household, or User's Guests to abide by all rules, policies and procedures of the District may result in suspension or termination of the right to utilize the Amenities, as determined in the District's sole discretion. In such event, no portion of the Membership Fee shall be refunded.
4. User(s) agrees and acknowledges that the information provided herein is true and correct. It is understood that Access Devices and Guest Passes are the property of the District and are non-transferable, in accordance with the District's rules, policies and/or regulations. In consideration for the admittance of the herein listed persons, along with each of their Guests, to utilize District property and District facilities, including without limitation the swimming pool, pool deck, fitness center, pickleball court, dog park, pavilions, trails, fire pits, playgrounds, recreation fields, and parks and all other real property owned and operated by the District (together, the Amenities), the undersigned on behalf of himself and/or herself and each of their minor children, heirs and successors, hereby agrees to hold harmless and release the District, its supervisors, officers, professional staff, amenity contractor, agents and employees, from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with use of the Amenities, including litigation or any appellate proceedings with respect thereto, except to the extent caused by the gross negligence or willful misconduct of the District.

Furthermore, User(s) understands that the District and its supervisors, officers, professional staff, amenity contractor, agents and employees assume no responsibility for injuries or illness that User(s), or his or her minor children, may sustain as a result of individual physical condition or resulting from such person(s) participation in any activities, sports, use of pool, use of playground, use of dog park, or other activities on District owned property. User(s) expressly acknowledges on behalf of him/herself and his or her minor children, heirs and successors that he/she assumes the risk for any and all injuries and illness that may result from participation in these activities. User(s) hereby releases and discharges the District and its supervisors, officers, professional staff, amenity contractor, agents and employees as a result of User(s), or his or her minor children's, participation in these activities. User(s) further understands that the District is not responsible for personal property lost or stolen while at the Amenities. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute.

5. All documents of any kind provided in connection with this Agreement are public records and are treated as such in accordance with the District's Rules of Procedure and Florida law.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

USER

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____

Payment Type: ☐ Cash ☐ Check # _____ ☐ Credit Date Paid: _____

Amount of Payment: \$ _____ Amenities Expiration Date: _____

E-mail added to _____ .com: _____

HOUSEHOLD MEMBERS (Must Reside in Same House)

Name (Last, First)	Cell Phone	Email Address
Name(s) of Children	Age	Birthdate

CONFIDENTIALITY NOTICE TO STAFF: This form contains confidential information subject to Florida privacy laws. Do not disclose its contents without prior written authorization from the District Manager.
PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public

records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager and complete the Address/Identification Confidentiality Request from Public Records Disclosure Form.

PRIMARY USER INFORMATION (family members to be added to reverse side)

Last Name _____ First Name _____

Address _____
Street Address *Apartment/Unit #*

EMERGENCY NOTIFICATION INFORMATION

Home Phone
Number _____

Cell Phone Number _____ Name _____

Cell Phone Number _____ Name _____

Email Address(es) _____

Please select all that apply:

☐ I would like to receive e-mails on District programs and events. (Do not check this option if you want the information in this section to be used only for emergency purposes.)

☐ I would like to receive text messages on District programs and events. (Do not check this option if you want the information in this section to be used only for emergency purposes.)

☐ Only contact me in case of emergency.

PRIVACY NOTICE: If you indicate that we should only use the Optional/Emergency Notification Information in case of emergency, then, pursuant to Section 119.071, Florida Statutes, the Optional/Emergency Notification Information (which consists of the information in this section) may be exempt from disclosures we make as the result of a public records request.

SPECIAL NEEDS

Does anyone in your family have special needs you would like us to be aware of? ☐ YES ☐ NO

If you answered yes, please provide specific information below in the blank space: _____

EXHIBIT D

ADDRESS/IDENTIFICATION CONFIDENTIALITY REQUEST FROM PUBLIC RECORDS DISCLOSURE

Pursuant to Florida law, certain qualified individuals may request that a governmental entity maintain the confidentiality of their specific identifying information and/or address in the entity's governmental records. If eligible under Florida law, submit this completed form to District. Note that this form is not intended to be an exhaustive list of exemptions, and other exemptions may apply under Florida law. You hereby certify under penalty of perjury that you are eligible for the exemption claimed. The District reserves the right to verify eligibility and pursue any available legal remedies, including recovery of costs and attorney's fees, in the event that an ineligible exemption is claimed and results in harm to the District.

I hereby request the exemption (check applicable exemption category) for the person named below:

- | | |
|---|--|
| <ul style="list-style-type: none">☐ Code Enforcement Officer*☐ Dept. of Children and Family Services personnel with investigative duties involving abuse, neglect, exploitation, fraud, theft, or other criminal activities.*☐ Dept. of Health personnel whose duties are to support the investigation of child abuse or neglect.*☐ Dept. of Revenue personnel or local government personnel with duties relating to revenue collection and enforcement or child support enforcement.*☐ Dept. of Business and Professional Regulation investigator or inspector (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")*☐ Firefighter certified in compliance with s. 633.408, F.S.☐ Guardian ad litem (By signature below, it is certified that the person made "reasonable efforts to protect such information from being accessible through other means available to the public.")*☐ Human resource, labor relations, or employee relations director, assistant director, manager or assistant manager of any local government agency or water management district whose duties include hiring and firing employees, labor contract negotiation, administration, or other personnel-related duties.*☐ Judge or justice of the Florida Supreme Court, district court of appeal, circuit court and county court.*☐ Judicial or quasi-judicial officer (general and special magistrate, judge of compensation claims, administrative law judge of the Division of Administrative Hearings, and child support enforcement hearing officer) (By signature below, it is certified that the person made "reasonable" | <p>efforts to protect such information from being accessible through other means available to the public."*).</p> <ul style="list-style-type: none">☐ Juvenile probation officer or supervisor, detention superintendent, assistant detention superintendent, juvenile detention officer I or II, juvenile detention officer supervisor, juvenile residential officer or supervisors I or II, juvenile counselor or supervisor, human services counselor administrators, senior human services counselor administrators rehabilitation therapist, and social services counselor of the Dept. of Juvenile Justice.*☐ Law enforcement personnel including correctional officers and correctional probation officers.*☐ Prosecutor (includes state attorney, assistant state attorney, statewide prosecutor, assistant statewide prosecutor). *☐ Public defenders and criminal conflict and civil regional counsel (includes assistant public defenders, assistant criminal conflict and assistant civil regional counsel)*.☐ U.S. attorney or assistant attorney, U.S. appellate judge, U.S. district court judge and U.S. magistrate (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")*.☐ Victim of sexual battery, aggravated child abuse, aggravated stalking, harassment, aggravated battery or domestic violence. (Attach official verification that crime occurred.). This is only a 5-year exemption. **☐ County Tax Collector (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public."*).☐ Other (list applicable statute): _____ |
|---|--|

Printed Name: _____

Residence Address (City, State, Zip): _____

Prior/Current Position (for purpose of claiming exemption): _____ **Years Held:** _____

Description of Position: _____

Signature: _____ Date: _____

If request is submitted instead by the person's employing agency, complete the following:

Agency: _____ Name/Title: _____

*To request an exemption for your spouse or child's identifying information and address, please submit a separate sheet with the name, date of birth, and relationship. *Available to both current and former employees. **Florida law does not make this exemption applicable to the spouse or child of a donor or victim.*

EXHIBIT E
ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

Instructions: All capitalized terms are as defined in the District's Amenity Policies. This form must be completed in its entirety and returned to the District Manager or District Staff, as applicable, in order for amenity access privileges to be granted to any Renter. The form must be completed and signed by all owners and co-owners of the subject property and witnessed. Signatures of agents or property managers acting on behalf of the owner will not be accepted unless accompanied by a properly executed Power of Attorney document granting specific authority to sign the owners' names for this purpose. Upon acceptance of this properly completed document, any Access Devices previously issued to the Household will be deactivated and listed Renters become eligible to apply for Access Devices for the designated lease period. A non-refundable administrative fee of **\$30.00** per Access Device issued is payable by cash, check, or other District-approved payment method at the time a card is issued. This fee may be adjusted by the District Board from time to time without prior notice.

On this date _____, the owners of the property ("Owners") located at:

_____ ("Property") state:

1. Owners of the Property, by their signatures below, attest the existence of a lawful tenancy with effective dates beginning (date)_____ terminating (date)_____. If length of tenancy is month to month or of an indefinite duration, this Assignment will only be effective for a three (3) month period and after that must be renewed.
2. Owners wish to transfer the rights and privileges to the use and enjoyment of the Amenities within the District to Renters.
3. Upon this transfer, Owners acknowledge their Access Devices will be deactivated as of the date of such transfer.
4. Upon this transfer, Renters acknowledge they must obtain their Access Devices from the District and that Renters have received or have reviewed a copy of the Amenity Policies, **dated _____, 2025**, and updated from time to time, to which they agree to follow and shall be responsible for obtaining the Access Device from the District and completing required forms.
5. Owners acknowledge that nothing in this Assignment has any effect on their responsibilities as the owners of the Property to timely pay all Creekview Community Development District fees and special assessments.
6. Renters acknowledge at the end of their tenancy, their Access Devices will be deactivated as of the date their tenancy ends. In the case of a month to month tenancy or a tenancy of indefinite duration, Renters acknowledge that their Access Devices will be deactivated after three (3) months but may be renewed by a further assignment by the Owners.
7. Owners and Renters acknowledge that this document is subject to public review under Chapter 119, Florida's Public Records Laws.

Owner Signature (required)

Witness Signature (required)

Owner Printed Name (required)

Witness Printed Name (required)

Co-Owner (if any) Signature (required)

Witness Signature (required)

Co-Owner (if any) Printed Name (required)

Witness Printed Name (required)

EXHIBIT F
AMENITY FACILITY RENTAL AGREEMENT
CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

Name of Applicant: _____
Today's Date: _____ Street Address: _____
Contact: Phone: _____ Email: _____
Rental Area: The rental area is limited to the Clubhouse ("Amenities").
Duration: ☐ Two Hours ☐ Three Hours ☐ Four Hours
Intended Use: _____
Date of Event: _____ Time: _____ to _____
Estimated Attendance: _____
Event Host (if different from above): _____
Phone /Email: _____

Indemnification:

I agree to indemnify, defend (with counsel reasonably acceptable to the District), and hold harmless the Creekview Community Development District ("District") and any of their affiliates, supervisors, officers, managers, attorneys, engineers, agents, employees, volunteers, organizers, officials or contractors (collectively, the "Indemnitees") from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments, damage or loss of any kind, whether monetary or otherwise, arising out of, in whole or in part, the use of the Amenities, and if alcohol is present, arising out of, or in connection with the, the consumption or provision of alcohol. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the District's Amenity Policies (the terms of which are incorporated herein by this reference), as currently in effect and as may be amended from time to time. Additionally, I acknowledge that the District is not responsible for supervising the Amenities, and that I am responsible for supervising any minor children and Guests and am further responsible for their acts and omissions. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes* or other law.

Signature of Applicant

Date

Acknowledgements (please initial by each):

1. ____ The reservation is not confirmed until both the completed Amenity Rental Agreement and the Fee/Deposit (as defined herein) have been received by District Staff and District Staff provides written approval that the reservation is approved.
2. ____ The reservation is limited to the Clubhouse for the intended use stated above. The District does not warrant or represent that the Amenities are safe and suitable for the intended use. The Applicant expressly acknowledges for itself and for all persons who will be utilizing the premises and Amenities in connection with the Applicant's purposes that the District is providing the premises and Amenities on an "as is" basis.
3. ____ The Applicant is fully aware of risks and hazards connected with being on the premises and participating in the rental of the Amenities, and fully aware that there may be risks and hazards unknown to the Applicant connected with being on the premises and participating in the rental of the Amenities, and hereby elects to voluntarily rent the Amenities, to enter upon the above named premises and engage in activities knowing that conditions may be hazardous, or may become hazardous or dangerous to the Applicant and his/her property. The Applicant voluntarily assumes full responsibility for any risks of loss, property damage, or personal injury (including death) which may be sustained by the Applicant, or any loss or damage to property owned by the Applicant, as a result of being a renter of the Amenities, whether caused by contributory negligence of the District or otherwise.
4. ____ The District shall not provide any protection or supervision for the personal safety or security of any Patrons, invitees or Guests (as defined in the District's Amenity Rules) of any District property or Amenities. All Patrons, Guests, and invitees voluntarily use such District facilities and Amenities at their own risk and expressly acknowledge and accept that the District does not guarantee, warrant, or insure their safety or security while using the facilities and Amenities. Each user assumes all risks associated with such use. All Patrons, Guests, and invitees are hereby notified and

understand and agree that from time-to-time wildlife, including but not limited to: alligators, snakes, ants, bees, wasps, and other stinging or insects (collectively “Wildlife”) may inhabit or enter the District facilities and Amenities and may pose a threat to persons, pets, and/or property.

5. ____ As a condition of their use of the Amenities, all Patrons, Guests, and invitees are hereby notified, and understand and agree, that the District is under no duty to protect against and do not in any manner warrant or insure against, any death, injury or damage caused any other condition in or upon the District facilities or Amenities. All Patrons, Guests, and invitees entering or using any District facilities and Amenities do so at their own risk.
6. ____ The rental duration includes set-up and post-event clean up and applies to all Guests in attendance. The standard Guest policy outlined in the District’s Amenity Rules applies outside the scheduled rental time and to all other District Amenities during the rental time. For the time of the scheduled use (reservation) the renter has the exclusive use of the rented Amenities only.
7. ____ The interior and exterior of the Amenities are under closed circuit television surveillance.
8. ____ Rental Fee: A non-refundable rental fee of \$ ____ will be charged for rental of the Amenities (“Rental Fee”). A check shall be made out to the “Creekview Community Development District” and submitted to District staff at least fourteen (14) days in advance of the reservation date or the date will be released. Cancellations made less than fifteen (15) days prior to the reservation date will result in forfeiture of the entire Rental Fee. The District reserves the right to modify or cancel reservations due to emergency, maintenance, or other District-related needs, with no liability beyond refund of the Rental Fee. The District shall make reasonable efforts to provide advance notice of any such modification or cancellation.
9. ____ Bounce houses and similar apparatus are permitted only outdoors in areas specifically designated by the District, and must comply with the District’s Policies. A certificate of liability insurance naming the District as additional insured, with minimum coverage of \$1,000,000 per occurrence, must be provided at least 48 hours prior to the event. The District reserves the right to prohibit such apparatus during inclement weather or unsafe conditions.
10. ____ Additional fees shall be assessed at the District's reasonable discretion for: (i) incomplete clean-up; (ii) exceeding the reserved time frame (minimum one-hour charge); and/or (iii) damage to the Amenities. Such fees shall reflect actual costs incurred by the District plus a 15% administrative fee.
11. ____ The Applicant has reviewed, fully understand, and agree to abide by, the District’s Policies.
12. ____ The Applicant understands that at the conclusion of my rental period, he/she is responsible for the following clean-up tasks:
 - a. Remove all garbage, place in dumpster, and replace garbage liners;
 - b. Remove all decorations, event displays, and materials;
 - c. Return all furniture and other items to their original position;
 - d. Wipe off tabletops; and
 - e. Otherwise clean the rented Amenities and restore them to the pre-rented condition, as documented in the pre-rental inspection report and verified by District Staff.
13. ____ The following items are not permitted within the Amenities:
 - a. Glitter, confetti, or silly string;
 - b. Tacks, adhesive putty, scotch tape or any other wall damaging material;
 - c. Lit decorative candles (excluding cake candles).
14. ____ The Applicant agrees to complete any additional documentation required by the District in conjunction with bringing in any outside vendors for the event (e.g. food trucks).
15. ____ The District reserves the right to cancel the rental at any time if it deems necessary to protect the health, safety, and welfare of Patrons, Guests, and invitees (e.g. severe weather, health pandemics, or other emergencies). In such cases, the District's liability shall be limited to refunding the rental fee and deposit, and the District shall not be responsible for any consequential damages or expenses incurred by the Applicant. In such cases, the District's liability shall be limited to refunding the rental fee and deposit. necessary to protect the health, safety, and welfare of Patrons, Guests, and invitees (e.g. severe weather, health pandemics).
16. ____ The Applicant agrees to provide any necessary Certificate of Insurance required by the District from the Applicant or associated outside vendor. The type of insurance and coverage requirements shall be determined by District Staff after reviewing the rental application, and such requirements shall be communicated to Applicant in writing at least

14 days prior to the event.

Alcohol:

Will alcohol be served/consumed? Check one: ☐ Yes, served; ☐ Yes, BYOB; ☐ No

If you answered “yes” for either served or BYOB alcohol above, please initial below:

1. ____ The Applicant understands that if he/she intends to personally serve or sell alcohol, he/she must hire a licensed and insured vendor of alcoholic beverages and must provide proof of this to the District Manager prior to the event.
2. ____ The Applicant understands that he/she is solely responsible for ensuring that alcohol is consumed in a safe and lawful manner, in accordance with all applicable laws, regulations, and policies, and agrees to assume all liability for damages, injuries, or losses resulting from or arising in connection with the consumption of alcohol on the District’s property. The Applicant agrees to indemnify, defend, and hold harmless the District from any claims, damages, losses, or expenses arising from alcohol consumption at the event. The Applicant understands that any violations of the rules of this agreement or the District’s Amenity Rules may cause the Applicant to lose all or a portion of their deposit monies and result in further penalties or legal action.
3. ____ The District, through its representatives, shall have the absolute right to require anyone appearing intoxicated or displaying disruptive, unruly, or belligerent behavior to leave District property immediately. The District may, in its sole discretion, (i) call law enforcement to enforce such removal, (ii) immediately terminate the event without refund, and/or (iii) suspend future rental privileges of the Applicant.
4. ____ If event liability insurance coverage is required, the Creekview Community Development District is to be named on the policy as an additional insured party as follows: Creekview Community Development District and its supervisors, District Manager, agents, officers, staff, and contractors.
5. ____ I have reviewed and agree to comply with the insurance requirements below:

	BYOB	Served/Sold
Permitted	Yes	Yes, but only if a licensed bartender/caterer is hired.
Insurance	None required if residents only or with residents and up to four Guests, provided a liability waiver is signed. For all other events, a Homeowner’s Insurance Rider/Endorsement providing special event coverage is required, with minimum coverage limits as specified below.	Event liability insurance: • \$250,000 Property Damage; • \$1,000,000 Personal Injury, • Alcohol Rider • District named as additional insured

District Use Only:

Fee Amount: \$ _____ Check #: _____ Date: _____

Deposit Amount: \$ _____ Check #: _____ Date: _____

Insurance Certificate Provided: Yes ____ / N/A ____

Proof of Licensed and Insured Alcohol Vendor Provided: Yes ____ / N/A ____

Additional Completed License Agreement for Outside Vendor: Yes ____ / N/A ____

District Manager Initials: _____

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

6A

RESOLUTION 2025-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZE PUBLICATION OF NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES, RATES, FEES AND CHARGES OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District's Board of Supervisors ("**Board**") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges or fees; and

WHEREAS, the Board finds it is in the District's best interests to set a public hearing to adopt the rules, rates, fees and charges set forth in **Exhibit A**, which relate to the District's amenity facilities.

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

SECTION 1. A Public Hearing will be held to adopt the District's Amenity Rules, Rates, and Disciplinary Rule on _____, 2025, at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. The District's Board of Supervisors hereby adopts the policies attached as **Exhibit B** for use in the operation and management of the District's property and facilities which policies may be changed from time to time without the need for a public hearing.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 30th day of September, 2025.

ATTEST:

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

7

**AMENDMENT TO AGREEMENT BETWEEN THE CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT AND HYLAND TRAIL
HOMEOWNERS ASSOCIATION, INC. FOR FACILITY MANAGEMENT,
OPERATION, AND OVERSIGHT SERVICES**

THIS AMENDMENT (“Amendment”) is made and entered into this ____ day of October 2025, by and between:

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, and located within Clay County, Florida, whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District”); and

HYLAND TRAIL HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 7807 Baymeadows Rd E Ste 205, Jacksonville, FL 32256 (“Association”).

RECITALS

WHEREAS, the District and the Association previously entered into the *Agreement between Creekview Community Development District and Hyland Trail Homeowners Association, Inc. for Facility Management, Operation and Oversight Services* dated August 21, 2025, as amended from time to time (together, the “Agreement”), which is incorporated herein by this reference; and

WHEREAS, the Agreement provided for specified Services to be conducted by the Association to the benefit of the District; and

WHEREAS, the District and the Association now desire to amend the terms of the Agreement to clarify that the Association will provide community events and activities for District Patrons as those terms are defined in the District’s adopted Rules, Regulations and Policies.

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

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Amendment.

2. CLARIFICATION OF SERVICES - SPECIAL EVENTS PROVISION. The Services provided by the Association shall include the organization and execution of special events for District Patrons. The total cost of these special events shall not exceed the amount allocated for this purpose in the adopted annual Fiscal Year budget, and the Association shall provide quarterly reports of all expenditures and planned events to the District Manager for review and compliance monitoring, and all expenditures must comply with the District's procurement policies and applicable Florida law. Furthermore, the provision of special events shall be governed by a vendor/use agreement, which is attached hereto as **Exhibit A** and incorporated herein by reference. The Association shall maintain appropriate insurance coverage for all special events and name the District as an additional insured on such policies.

3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

4. AUTHORIZATION. The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Association. Both the District and the Association have complied with all the requirements of law, and both the District and the Association have full power and authority to comply with the terms and provisions of this Amendment.

5. EXECUTION IN COUNTERPARTS. This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

6. EFFECTIVE DATE. This Amendment shall have an effective date as of the date first written above.

IN WITNESS WHEREOF, the Parties execute this Amendment to be effective the day and year first written above.

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

**HYLAND TRAIL HOMEOWNERS
ASSOCIATION, INC.**

By: _____
Its: _____

Exhibit A

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT VENDOR AGREEMENT FOR FOOD TRUCK/MARKET EVENTS

This agreement (the "Agreement") is made and entered into by and between the **CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT** (the "CDD") and the Vendor identified below.

TO BE COMPLETED BY DISTRICT STAFF:

PURPOSE: The CDD intends to host the following event(s) (the "Event") in Clay County, Florida. Nothing herein shall obligate the CDD to hold the Event at any time where the CDD determines it is not in the CDD's best interest or where circumstances prevent it from being held. This Agreement will cover the Event(s) on the dates specified below:

☐ A recurring Event on the following dates: _____

☐ A single Event on the following date: _____

LOCATION: The Event will be held at: _____

One unit of Vendor space consists of a _____ area.

RENTAL FEE: The Rental Fee is \$_____ per Event, due no later than one (1) week before each Event date. Payment may be made by cash or check made out to the Creekview Community Development District.

VENDOR INFORMATION:

Business Name: _____

Contact Person Name: _____

Business Address: _____

Telephone #: _____ Mobile #: _____

Email Address: _____

LICENSES AND PERMITS: Vendor represents that it holds all required licenses and permits to sell the merchandise summarized below, whether specifically requested for disclosure in this Agreement or otherwise. (Vendor, please check all that apply, provide license/permit number, and attach copies to this Agreement. If exempt, please provide proof of exemption. Attach additional sheets if necessary.)

☐ State of Florida Business Certificate # _____

☐ Clay County Local Business Tax # _____

☐ Food Handling Permit # _____

☐ Food Establishment Permit # _____

☐ Mobile Food Permit # _____

☐ Mobile Food Dispensing Vehicle License # _____

☐ Agricultural Dealer's License # _____

☐ Other License or Permit _____

(please list all that apply) _____

VENDOR SPACE: Vendors will be approved on a first-come, first-served basis until capacity is reached, and Vendor spaces will be pre-assigned by the CDD Representative. Changing locations after a space has been assigned is not permitted. Unless the Event is a food truck event, Vendors are not permitted to park vans/trucks on the sidewalks or rights of way or dominate the parking areas. If a van/truck is required in order to display or store products, or if you would like to make another special setup request, please make arrangements with _____ (the "CDD Representative") prior to the day of the Event. Vendor is granted a non-exclusive, revocable license to use its designated space at the Event, and such license may be terminated at any time, with or without cause, by the CDD in its sole discretion. Upon such suspension or revocation, Vendor shall immediately cease any of its business activities or other activities that encourage, promote or otherwise may reasonably be foreseen to encourage the Vendor's patrons to visit the CDD facilities.

MERCHANDISE TO BE SOLD: The CDD Representative must approve product lines. Vendors are not permitted to add additional product lines without prior approval. Subject to the CDD Representative's right to request removal of any specific items it deems undesirable, the Vendor will sell the following merchandise (check all that apply):

- | | |
|--|--|
| ☐ Pre-Prepared food (food truck) | ☐ Food prepared on-site (food truck) |
| ☐ Pre-Prepared food (no food truck) | ☐ Food prepared on-site (no food truck) |
| ☐ Produce (raw fruits and vegetables) | |
| ☐ Non-food items (please describe): _____ | |

INDEMNITY: Each Vendor (individually and on behalf of all persons in attendance at an Event in any way related to Vendor), by virtue of his or her participation in any activity or event operated, organized, arranged or sponsored by the CDD, including the Event, agrees to defend, indemnify and hold harmless the CDD and its respective officers, agents, staff, supervisors, members and employees (together, the "Indemnitees," and each individually is an "Indemnatee"), from any and all liability, claims, actions, suits or demands by any person (including its customers), corporation or other entity, for any injuries, sickness, disease, death, theft and real or personal property damage of any nature arising out of, or in connection with, the acts or omissions of Vendor (and his or her agents, employees, invitees, and business associates) in connection with the use of the Indemnitees' property and facilities, participation in any event, or violation of any laws, rules, and regulations. Should any Vendor bring suit or any claim against any Indemnatee in connection with any Event operated, organized, arranged or sponsored by the Indemnatee(s) or any facility owned by the Indemnatee(s), and fail to obtain judgment therein against the Indemnatee(s), said party shall be liable to the Indemnatee(s) for all costs and expenses incurred by it in the defense of such suit (including, but not limited to, court costs and attorneys' fees through all appellate proceedings, both in court and out of court). Nothing contained in this Agreement shall constitute or be construed as a waiver of any Indemnatee's limitations on liability contained in Section 768.28, *Florida Statutes*, or other law.

PUBLIC RECORDS: The Vendor understands and agrees that all documents of any kind provided to the CDD in connection with this Agreement, including this Agreement itself, may be public records, pursuant to Chapter 119, *Florida Statutes*, and shall be treated as such in accordance with the District's Record Retention Policy and Florida law. This means that if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

DAMAGE: Vendor shall use all due care to protect the property of the CDD, the CDD's Patrons (as that term is defined in the CDD's *Policies Regarding District Amenity Facilities*) and landowners from damage, and to require any users of its products or services to do the same. Vendor agrees that they shall assume responsibility for any and all damage as a result of the Vendor's activities in connection with this Agreement and other damage which may be attributable to an act or omission by Vendor, its patrons or its agents.

RULES AND REGULATIONS: Vendor agrees to comply with all rules and regulations as stated in Exhibit "A". By signing, Vendor certifies that it has read the Rules and Regulations and is at least 18 years of age.

The parties hereto have signed this Agreement on the day and year written above.

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

VENDOR: _____

Signature: _____
Print Name: _____
Authorized Representative
Date: _____

Signature: _____
Print Name: _____
Title: _____
Date: _____

EXHIBIT 'A'
RULES AND REGULATIONS

VENDOR'S ABSENCE:

Initial _____

Vendor agrees to notify the CDD Representative of an unavoidable/emergency absence from the Event at least seventy-two (72) hours before the date of such Event. If the Vendor's space is not occupied by the start of the Event, it may be reassigned to other vendors. Vendors not complying with absentee notice requirements may be excluded from future Events in the sole and complete discretion of the CDD. The Rental Fee, if any, shall not be refunded unless seventy-two (72) hours' advance notice is provided to the CDD.

LICENSES/PERMITS/TAXES:

Initial _____

The Vendor is responsible for securing all necessary licenses and permits, including but not limited to food for consumption, fish handler, etc. Contact the Florida Department of Agriculture, Food Safety Division; the Department of Business and Professional Regulation; the Department of Health, or Clay County for more information. All licenses must be displayed and in compliance with state licensing requirements. Vendor is responsible for collection and remittance of Florida State Sales Tax to the State of Florida and should comply with all other applicable laws, rules and regulations. Quality and accountability of product remains the Vendor's responsibility. All Vendors must have an occupational license (if exempt, please bring proof of exemption). All Vendors selling food must also have a food permit and liability insurance. Any other licenses required pursuant to Florida law or applicable regulations must be secured by Vendor and each license is a Vendor-only expense. The CDD is relying on the Vendor to ensure proper licensing is obtained.

VENDOR RESPONSIBILITIES:

Initial _____

1. Unless otherwise specified by the CDD, Vendors are required to bring their own tents, tables, chairs and setup materials. All such setup shall remain within reasonable proximity to Vendor's designated space and Vendor shall be responsible for breakdown of its setup after each event. No storage will be provided for any Vendor's setup materials. Unless otherwise specified by the CDD, no electrical outlet will be provided.
2. All merchandise must be of good quality; no damaged, spoiled, or defective merchandise allowed.
3. Vendors may not use false or misleading advertising and must make clear that the products are not endorsed by the CDD.
4. Vendors are responsible for obtaining their own insurance. Vendors will NOT be covered under any insurance policy held by the CDD. When requested, Vendors must provide the CDD with a Certificate of Insurance demonstrating general liability coverage. The CDD must be named as an additional insured on the general liability policy.
5. Vendors should be courteous to all customers. You must be prepared to have bags and change available.
6. No loud sound devices or hawking are permitted.
7. Alcoholic beverages are not allowed for sale, distribution or personal consumption.
8. Any Vendor concerns should be reported to the CDD Representative.
9. Vendors are responsible for protecting their merchandise in the event of inclement weather and manning their assigned space at all times. The CDD is not responsible for displays or merchandise.
10. Each Vendor is responsible for its own displays and for any trash or waste generated by Vendor or its patrons.

PERMITTED PRODUCT LINES:

Initial _____

The CDD Representative must approve product lines, and all products are subject to the CDD Representative's right to request removal of any specific items it deems undesirable. The CDD reserves the right to limit the number of vendors in a particular category.

FOR ADDITIONAL INFORMATION CONTACT:

_____, CDD Representative

Creekview Community Development District

Phone: _____; Email: _____

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2025**

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2025**

	General Fund	Debt Service Fund Series 2022	Debt Service Fund Series 2024	Capital Projects Fund Series 2022	Capital Projects Fund Series 2024	Total Governmental Funds
ASSETS						
Cash	\$ 39,574	\$ -	\$ -	\$ -	\$ -	\$ 39,574
Investments						
Revenue	-	853,331	-	-	-	853,331
Reserve	-	1,132,108	1,789,763	-	-	2,921,871
Prepayment	-	714,388	54,430	-	-	768,818
Construction	-	-	-	488	1,700	2,188
Interest	-	-	757,041	-	-	757,041
Optional Redemption	-	-	146	-	-	146
Due from Landowner	18,375	10,727	-	187,672	144,371	361,145
Utility deposit	615	-	-	-	-	615
Total assets	<u>\$ 58,564</u>	<u>\$2,710,554</u>	<u>\$2,601,380</u>	<u>\$ 188,160</u>	<u>\$ 146,071</u>	<u>\$ 5,704,729</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Contracts payable	\$ -	\$ -	\$ -	\$ 186,960	\$ 144,371	\$ 331,331
Due to Creekview GP	6,200	36,108	-	-	-	42,308
Due to Developer	-	-	-	1,201	-	1,201
Due to Other	-	-	-	-	1,700	1,700
Retainage payable	-	-	-	38,949	1,116,646	1,155,595
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>12,200</u>	<u>36,108</u>	<u>-</u>	<u>227,110</u>	<u>1,262,717</u>	<u>1,538,135</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	18,375	10,727	-	187,672	144,371	361,145
Total deferred inflows of resou	<u>18,375</u>	<u>10,727</u>	<u>-</u>	<u>187,672</u>	<u>144,371</u>	<u>361,145</u>
Fund balances:						
Restricted for:						
Debt service	-	2,663,719	2,601,380	-	-	5,265,099
Capital projects	-	-	-	(226,622)	(1,261,017)	(1,487,639)
Unassigned	27,989	-	-	-	-	27,989
Total fund balances	<u>27,989</u>	<u>2,663,719</u>	<u>2,601,380</u>	<u>(226,622)</u>	<u>(1,261,017)</u>	<u>3,805,449</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 58,564</u>	<u>\$2,710,554</u>	<u>\$2,601,380</u>	<u>\$ 188,160</u>	<u>\$ 146,071</u>	<u>\$ 5,704,729</u>

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 367,940	\$ 367,823	100%
Assessment levy: off-roll	-	28,425	51,750	55%
Landowner contribution	-	43,307	89,943	48%
Lot closings	-	6,750	-	N/A
Total revenues	-	446,422	509,516	88%
EXPENDITURES				
Professional & administrative				
Supervisors	-	1,938	8,000	24%
Management/accounting/recording	3,750	41,250	45,000	92%
Debt service fund accounting/assessment roll prep	417	4,583	5,000	92%
O&M accounting	167	1,833	2,000	92%
Legal	3,419	30,204	25,000	121%
Engineering	-	4,842	5,000	97%
Audit	-	4,325	5,500	79%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	167	1,833	1,000	183%
EMMA software services	-	-	1,500	0%
Trustee	-	4,246	5,000	85%
Telephone	17	183	200	92%
Postage	9	252	500	50%
Printing & binding	42	458	500	92%
Legal advertising	2,591	2,824	1,500	188%
Annual special district fee	-	175	175	100%
Insurance	-	5,408	5,500	98%
Contingencies/bank charges	80	549	500	110%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	-	210	0%
Meeting room rental	-	2,398	900	266%
Total professional & administrative	10,659	108,006	114,190	95%
Field operations				
Landscape maintenance	22,386	137,418	300,000	46%
Landscape contingency	1,346	10,132	15,000	68%
Lake/stormwater maintenance	1,996	10,978	20,000	55%
Irrigation repairs	2,509	7,000	20,000	35%
Utilities				
Electric	407	4,289	5,000	86%
Reuse	10,827	101,288	20,000	506%
Holiday lights	-	2,000	-	N/A
Contingencies	463	26,546	-	N/A
Total field operations	39,934	299,651	380,000	79%
Other fees & charges				
Tax collector	-	7,359	15,326	48%
Total other fees & charges	-	7,359	15,326	48%
Total expenditures	50,593	415,016	509,516	81%
Excess/(deficiency) of revenues over/(under) expenditures	(50,593)	31,406	-	
Fund balances - beginning	78,582	(3,417)	-	
Fund balances - ending	\$ 27,989	\$ 27,989	\$ -	

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 1,006,510	\$ 1,006,355	100%
Assessment levy: off-roll	-	183,652	197,246	93%
Assessment prepayments	-	1,875,686	-	N/A
Lot closings	-	29,102	-	N/A
Interest	11,428	118,670	-	N/A
Total revenues	<u>11,428</u>	<u>3,213,620</u>	<u>1,203,601</u>	267%
EXPENDITURES				
Debt service				
Principal	-	765,000	345,000	222%
Prepayment	755,000	2,480,000	-	N/A
Interest	8,725	894,780	921,050	97%
Total debt service	<u>763,725</u>	<u>4,139,780</u>	<u>1,266,050</u>	327%
Other fees & charges				
Tax collector	-	20,130	41,931	48%
Total other fees and charges	<u>-</u>	<u>20,130</u>	<u>41,931</u>	48%
Total expenditures	<u>763,725</u>	<u>4,159,910</u>	<u>1,307,981</u>	318%
Excess/(deficiency) of revenues over/(under) expenditures	(752,297)	(946,290)	(104,380)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(33,715)	-	N/A
Total other financing sources	<u>-</u>	<u>(33,715)</u>	<u>-</u>	N/A
Net change in fund balances	(752,297)	(980,005)	(104,380)	
Fund balances - beginning	3,416,016	3,643,724	2,181,957	
Fund balances - ending	<u>\$ 2,663,719</u>	<u>\$ 2,663,719</u>	<u>\$ 2,077,577</u>	

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 9,288	\$ 117,086
Total revenues	<u>9,288</u>	<u>117,086</u>
EXPENDITURES		
Interest	-	848,746
Cost of issuance	-	5,925
Total expenditures	<u>-</u>	<u>854,671</u>
Excess/(deficiency) of revenues over/(under) expenditures	9,288	(737,585)
OTHER FINANCING SOURCES/(USES)		
Transfers out	-	(6,416)
Total other financing sources/(uses)	<u>-</u>	<u>(6,416)</u>
Net change in fund balances	9,288	(744,001)
Fund balance - beginning	2,592,092	3,345,381
Fund balance - ending	<u>\$ 2,601,380</u>	<u>\$ 2,601,380</u>

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 627,370
Interest	29	2,833
Total revenues	<u>29</u>	<u>630,203</u>
EXPENDITURES		
Capital outlay	<u>53,844</u>	<u>889,270</u>
Total expenditures	<u>53,844</u>	<u>889,270</u>
Excess/(deficiency) of revenues over/(under) expenditures	(53,815)	(259,067)
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>-</u>	<u>33,715</u>
Total other financing sources/(uses)	<u>-</u>	<u>33,715</u>
Net change in fund balances	(53,815)	(225,352)
Fund balances - beginning	<u>(172,807)</u>	<u>(1,270)</u>
Fund balances - ending	<u>\$ (226,622)</u>	<u>\$ (226,622)</u>

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 387	\$ 374,444
Developer contribution	6,086,411	6,086,409
Total revenues	<u>6,086,798</u>	<u>6,460,853</u>
EXPENDITURES		
Capital outlay	6,623,808	25,921,262
Total expenditures	<u>6,623,808</u>	<u>25,921,262</u>
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	6,416
Total other financing sources/(uses)	<u>-</u>	<u>6,416</u>
Net increase/(decrease), fund balance	(537,010)	(19,453,993)
Beginning fund balance	(724,007)	18,192,976
Ending fund balance	<u><u>\$ (1,261,017)</u></u>	<u><u>\$ (1,261,017)</u></u>

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Creekview Community Development District held Public Hearings and a Regular Meeting on August 26, 2025 at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

Gregg Kern	Chair
Mike Taylor	Vice Chair
Rose Bock	Assistant Secretary
Joe Cornelison	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Mary Grace Henley	District Counsel
Jennifer Kilinski (via telephone)	Kilinski Van Wyk
Scott Wild (via telephone)	District Engineer
Megan Maldonado (via telephone)	GreenPointe Developers
Nick McKenna (via telephone)	GreenPointe Developers
Bernard Chretien	Resident
Lolita Daniels	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 2:13 p.m. Supervisors Kern, Taylor, Bock and Cornelison were present. Supervisor Odom was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consent Agenda

Mr. Torres presented the following:

A. Ratification/Consideration of Requisitions: Series 2022 (support documentation available upon request)

I. Number 417	Evanlily Contracting, LLC	[\$3,600.00]
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CREEKVIEW CDD**DRAFT****August 26, 2025**

42	II.	Number 418	Ruppert Landscape, Inc.	[\$2,279.39]
43	III.	Number 419	England-Thims & Miller, Inc.	[\$22,837.50]
44	IV.	Number 420	Clay County Utility Authority.	[\$4,011.99]
45	V.	Number 410	Basham & Lucas Design Group, Inc.	[\$6,250.00]
46	VI.	Number 421	Gemini Engineering & Sciences, LLC	[\$4,500.00]
47	VII.	Number 422	England-Thims & Miller, Inc.	[\$14,564.71]
48	VIII.	Number 423	Kilinski Van Wyk PLLC	[\$459.00]
49	IX.	Number 424	Onsight Industries	[\$605.00]
50	X.	Number 425	Weyerhaeuser NR Company	[\$12,900.00]
51	XI.	Number 426	England-Thims & Miller, Inc.	[\$15,532.93]
52	XII.	Number 427	Kilinski Van Wyk PLLC	[\$2,717.50]
53	XIII.	Number 428	Carter Environmental Services	[\$2,500.00]
54	XIV.	Number 429	Ruppert Landscape	[\$63,644.45]
55	XV.	Number 430	Clay Electric Cooperative, Inc.	[\$32,420.95]

This item was not considered.

57	XVI.	Number 431	ECS Florida, LLC	[\$750.00]
58	XVII.	Number 432	England-Thims & Miller, Inc.	[\$18,872.58]

B. Ratification/Consideration of Requisitions: Series 2024 (support documentation available upon request)

61	I.	Number 77	County Materials	[\$9,936.00]
62	II.	Number 78	Ferguson Waterworks	[\$4,970.00]
63	III.	Number 79	Ferguson Waterworks	[\$2,880.00]
64	IV.	Number 80	Morales Consulting Engineers, Inc.	[\$5,000.00]
65	V.	Number 81	ECS Florida, LLC	[\$4,000.00]
66	VI.	Number 82	ECS Florida, LLC	[\$3,200.00]
67	VII.	Number 83	Ruppert Landscape, Inc.	[\$50,470.00]
68	VIII.	Number 84	Ferguson Waterworks	[\$29,653.60]
69	IX.	Number 85	England-Thims & Miller, Inc.	[\$42,858.50]
70	X.	Number 86	Ferguson Waterworks	[\$6,137.00]
71	XI.	Number 87	American Precast Structures, LLC	[6,268.00]
72	XII.	Number 88	Jax Utilities Management, Inc.	[\$3,257,729.17]
73	XIII.	Number 89	Kilinski Van Wyk PLLC	[\$5,473.50]

CREEKVIEW CDD**DRAFT****August 26, 2025**

74	XIV.	Number 90	Ferguson Waterworks	[\$33,717.20]
75	XV.	Number 91	ECS Florida, LLC	[\$2,000.00]
76	XVI.	Number 92	ECS Florida, LLC	[\$2,000.00]
77	XVII.	Number 93	Ferguson Waterworks	[\$15,919.20]
78	XVIII.	Number 94	England-Thims & Miller, Inc.	[\$16,791.25]
79	XIX.	Number 95	Carter Environmental Services	[\$3,000.00]
80	XX.	Number 96	Jax Utilities Management, Inc.	[\$1,708,473.94]
81	XXI.	Number 97	Jax Utilities Management, Inc.	[\$2,379,056.60]
82	XXII.	Number 98	County Materials	[\$54,180.00]
83	XXIII.	Number 99	County Materials	[\$24,768.00]
84	XXIV.	Number 100	Ferguson Waterworks	[\$132,341.00]
85	XXV.	Number 101	Jax Utilities Management, Inc.	[\$1,728,129.71]
86	XXVI.	Number 102	Clay Electric Cooperative, Inc.	[\$146,400.00]
87	XXVII.	Number 103	Ferguson Waterworks	[\$4,675.00]
88	XXVIII.	Number 104	England-Thims & Miller, Inc.	[\$11,225.00]

C. Ratification Items**I. England- Thims & Miller, Inc., Work Authorizations****a. No. 28 [Hyland Trail Amenity Center - CEI Services \$84,600]****b. No. 5 [NS-2]****II. Basham & Lucas Design Group, Inc., Work Authorization [for Hyland Trails Amenity Construction Administration Services; Project #22-08E \$61,000]****III. Jax Utilities Management, Inc., Change Order No. 11 [Creekview Area 4]****IV. Developer's Affidavit and Agreement Regarding Assignment of Contract Agreement [Creekview Area 6 Project]****a. Construction Contract****V. Ruppert Landscape, LLC Agreements****a. Landscape and Irrigation Installation [APF 2 & 4A]****b. Landscape Installation [CV 1 & 2 Dry Ditch Landscape Enhancement]****c. First Amendment for Landscape Installation [4B&C Bamboo 161087 Fencing Relocation and Removal]****d. Landscape and Irrigation Installation Agreement [CV 5A Sandridge Buffer Screening]**

- VI. Construction Contract [Creekview Amenity Site and APF Road Phases 3, 4 and 5 Project]
- VII. Developer's Affidavit and Agreement Regarding Assignment of Contract Agreement
- VIII. SES Environmental Resource Solutions LLC Amendment to Master Agreement
- IX. Creative Mailbox Designs Agreement to Furnish and Install Street Signs
- X. Hyland Trail Homeowners Association, Inc, Agreement for Facility Management, Operation, and Oversight Services

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Consent Agenda Items, as listed with the exception of Item 3AXV, were ratified and/or approved, as specified.

FOURTH ORDER OF BUSINESS

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

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

It was noted that this process relates to the Expansion Parcel east of Bradley Creek.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Public Hearing was opened.

Resident Bernard Chretien asked about CDD functions and what the costs are related to.

Mr. Torres stated this question is unrelated to this Public Hearing.

A brief overview of CDD operations and assessment processes was provided. It was noted that Edenbrooke is within the CDD's boundaries. This item is related to the addition of a parcel that expands the CDD boundaries.

No other residents or members of the public spoke.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the Public Hearing was closed.

B. Consideration of Resolution 2025-09, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by The Ranch Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date [BOUNDARY AMENDMENT PARCELS]

Mr. Torres presented Resolution 2025-09. It was noted that the title of Resolution 2025-09 on the agenda letter incorrectly states The Ranch; it will be updated to Creekview.

On MOTION by Mr. Taylor and seconded by Mr. Kern, with all in favor, Resolution 2025-09, as amended, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Creekview Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

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. Supplement to the Report of the District Engineer (for informational purposes)

- 182 D. Amended and Restated Master Special Assessment Methodology Report (for
183 informational purposes)
- 184 E. Consideration of Resolution 2025-10, Authorizing District Projects for Construction
185 and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming,
186 and Levying Special Assessments on Property Specially Benefited by Such Projects to
187 Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special
188 Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida
189 Statutes; Confirming the District's Intention to Issue Special Assessment Bonds;
190 Making Provisions for Transfers of Real Property to Governmental Bodies; Providing
191 for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an
192 Effective Date

193 The above items were deferred.

194 Ms. Henley stated this Public Hearing will be re-noticed for September 30, 2025. Mr.
195 Torres stated the September 23, 2025 meeting will be rescheduled to September 30, 2025.

196 On MOTION by Mr. Taylor and seconded by Mr. Kern, with all in favor,
197 rescheduling the Public Hearing to Consider the Adoption of an Assessment
198 Roll and the Imposition of Special Assessments Relating to the Financing and
199 Securing of Certain Public Improvements to September 30, 2025 at 2:00 p.m.,
200 at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073, was
201 approved.

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203
204 **SIXTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

205
206
207 **A. Affidavit of Publication**

208 The affidavit of publication was included for informational purposes.

209 **B. Consideration of Resolution 2025-11, Relating to the Annual Appropriations and**
210 **Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending**
211 **September 30, 2026; Authorizing Budget Amendments; and Providing an Effective**
212 **Date**

213 Mr. Torres presented Resolution 2025-11. He distributed and reviewed an updated
214 version of the proposed Fiscal Year 2026 budget, highlighting increases, decreases and
215 adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any
216 changes. No changes were made to the Professional and Administrative expenditures. He

reviewed changes to the Field Operations expenditures, noting that expenditures related to Amenities were removed. The updated Field Operations total is \$642,000, with expenditures varying slightly compared to the version of the budget in the agenda. The updated version provides for a cost share with the HOA for services provided by the HOA that benefit the CDD.

Discussion ensued regarding the “Cost share with the HOA” whereby the HOA provides services to the CDD. The HOA will invoice the CDD for services provided as outlined in the Management Agreement with the HOA.

It was noted that two HOAs operate within CDD boundaries; one governs Edenbrooke, and the Highland Trails HOA governs homes outside of Edenbrooke. Amenities referred to in the CDD budget pertain to the Highlands Trails HOA, as Edenbrooke owns, operates and maintains its own amenities. As such, Edenbrooke residents will not have access to nor be assessed for the Highland Trails primary amenity; Edenbrooke homeowners will only be assessed for master infrastructure, including common areas, stormwater management, etc.

Resident Lolita Daniels asked about the Mailed Notice related to an assessment increase. It was noted that the Non-Ad Valorem section pertains to CDD expenditures.

Discussion ensued regarding assessments and amounts paid by the Developer.

On MOTION by Mr. Taylor and seconded by Ms. Bock, with all in favor, the Public Hearing was opened.

The Board and Staff discussed the budget and responded to questions regarding the budget, assessments, amounts paid by the Developer or Landowners, development within the CDD and growth and expansion of amenities and services within the CDD.

Mr. Torres continued presenting the updated version of the proposed Fiscal Year 2026 budget. He noted that Field Operations additions to the budget include \$45,000 for costs shared with the HOA, as well as additional line items for annuals, pine straw installation, and special events. Assessments are projected to increase approximately \$65 per unit.

The Board and Staff responded to questions regarding the CDD budget and operations, Landowner contributions, and the separate management of the Edenbrooke HOA which is unrelated to the CDD. It was noted that the CDD landscapes and maintains Ravenna Parkway; any routine maintenance within the gates of Edenbrooke is the responsibility of the HOA. Road repaving falls within the purview of the CDD; the CDD works within guidelines provided by the

County in this regard and will work with the County as development continues. While the CDD does not currently offer mosquito control, it could be considered in the future.

Discussion ensued regarding future development to the north and future roadways to.

It was noted that non-CDD matters can best be addressed following the meeting.

On MOTION by Mr. Cornelison and seconded by Mr. Taylor, with all in favor, the Public Hearing was closed.

Discussion ensued regarding the Assessment Comparison.

Ms. Henley stated that off-roll assessments for Phase 2 apply to GreenPointe property. The chart will be revised; homeowner assessments will not be impacted. Future Phase 2 areas and commercial properties will be assessed on a per unit basis.

On MOTION by Mr. Cornelison and seconded by Mr. Kern, with all in favor, Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

These items were included for informational purposes.

C. Consideration of Resolution 2025-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Henley presented Resolution 2025-12, which allows the CDD to impose and collect the assessments utilizing the services of the Property Appraiser and Tax Collector.

On MOTION by Mr. Cornelison and seconded by Mr. Taylor, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Cornelison and seconded by Mr. Taylor, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Cornelison and seconded by Mr. Taylor, with all in favor, Resolution 2025-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Budget Deficit Funding Agreement

On MOTION by Mr. Taylor and seconded by Mr. Cornelison, with all in favor, the Fiscal Year 2026 Budget Deficit Funding Agreement, was approved.

NINTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Torres presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-13, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Cornelison and seconded by Mr. Kern, with all in favor, Resolution 2025-13, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

This item was deferred.

ELEVENTH ORDER OF BUSINESS**Discussion: Amenity Policies and Rates**

It was noted that Florida Law now has a 35-day noticing requirement. Ground was just broken at the Amenity. Staff is working with the Association Manager to review and provide an updated version of Amenity Policies for consideration at a future meeting.

A. Consideration of Resolution 2025-15, to Designate the Date, Time and Place of Public Hearing and Authorize Publication of Notice of Such Hearing for the Purpose of Adopting Rules, Rates, Fees and Charges of the District and Providing an Effective Date

This item was deferred.

TWELFTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

• Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

Mr. Torres presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that the Chair will need to be authorized to approve the findings related to the Fiscal Year 2025 Goals and Objectives Report.

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the Goals and Objectives Reporting for Fiscal Year 2026 and authorizing the Chair to approve the findings in the 2025 Goals and Objectives Reporting, were approved.

THIRTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of July 31, 2025**

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

FOURTEENTH ORDER OF BUSINESS**Approval of May 27, 2025 Regular Meeting Minutes**

On MOTION by Mr. Taylor and seconded by Mr. Cornelison, with all in favor, the May 27, 2025 Regular Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski | Van Wyk, PLLC**

Ms. Henley reminded the Board Members to complete the required four hours of ethics training. Upon request, she will email a Memorandum with links to free course options.

B. District Engineer: England-Thims & Miller, Inc.

There was no report.

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

- **NEXT MEETING DATE: September 23, 2025 at 2:00 PM**

- **QUORUM CHECK**

The next meeting will be held on September 30, 2025, rather than September 23, 2025.

Supervisors Bock, Taylor, Cornelison and Kern confirmed their in-person attendance at the September 30, 2025 meeting.

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

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS**Public Comments**

Discussion ensued regarding the open hours at the gate.

Mr. Chretien asked if a 55 and older community will be built. A Board Member stated that Developers have not made a final determination.

EIGHTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, the meeting adjourned at 3:17 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair