

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

June 25, 2024

BOARD OF SUPERVISORS 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

June 18, 2024

Board of Supervisors
Creekview Community Development District

Dear Board Members:

The Board of Supervisors of the Creekview Community Development District will hold a Regular Meeting on June 25, 2024 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 *(support documentation available upon request)*

I.	Number 346	OnSight Industries, LLC	[\$1,231.00]
II.	Number 347	OnSight Industries, LLC	[\$4,134.90]
III.	Number 348	The Tree Amigos Outdoor Services, Inc.	[\$78,677.00]
IV.	Number 349	The Tree Amigos Outdoor Services, Inc.	[\$35,000.00]
V.	Number 350	The Tree Amigos Outdoor Services, Inc.	[\$99,375.00]
VI.	Number 351	England-Thims & Miller, Inc.	[\$58,057.29]
VII.	Number 352	Basham & Lucas Design Group, Inc.	[\$500.00]
VIII.	Number 353	Ferguson Enterprises, LLC	[\$1,691.00]
IX.	Number 354	OnSight Industries, LLC	[\$11,556.97]
 - B. Ratification Items
 - I. England-Thims & Miller, Inc. Work Authorization No. 5 [Amenity Center Construction Documents]
4. Consideration of Basham & Lucas Design Group, Inc. Work Authorization for Amenity Area Construction Documents - Project #22-08C
5. Acceptance of Unaudited Financial Statements as of May 31, 2024

ATTENDEES:

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

6. Approval of May 28, 2024 Regular Meeting Minutes

7. 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: July 31, 2024 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

8. Board Members' Comments/Requests

9. Public Comments

10. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell
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

CONSENT
AGENDA

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3A1

REQUISITION #346

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: 346
- (B) Name of Payee: **Onsight Industries, LLC**
900 Central Park Dr
Sanford, FL 32771
- (C) Amount Payable: **\$1,231.00**
- (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 Trail Street Signage - Invoice 413582**
- (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.

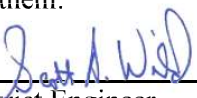
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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



Invoice

Invoice No.: 413582

Invoice Date: 5/28/2024

Payment Terms: Due Upon Receipt

Order No: W000374145

Ordered By: Joe Cornelison

Purchase Order:

Salesperson: LEE KENNERLY

Jcornelison@GreenPointeLLC.com
CREEKVIEW CDD
2300 Glades Road, Suite 410W
Boca Raton FL 33431

Location: HYLAND TRAIL
T3108 TUPELO LOOP
GREEN COCVE SPRINGS FL 32043

Project Name: 4-OBJECT MARKERS

No	Item	Description	Quantity	Unit Price	Net Price
1	M001819	ITEM-STREET SIGNAGE-M001819	4.000	189.00	756.00
2	L002148	LABOR/INSTALL JACKSONVILLE LOCAL 45+	1.000	475.00	475.00
		LABOR / INSTALLATION INSTALL JACKSONVILLE LOCAL 45+			

Remit To:
OnSight Industries, LLC
900 Central Park Dr
Sanford FL 32771
407-830-8861

Sales Amount	1,231.00
Sales Tax	0.00
Prepaid Amount	0.00
Total	1,231.00

Please email any billing questions to accountsreceivable@onsightindustries.com

Thank you for your prompt payment!

Creekview CDD - Requisition Form - 346 Onsight

Final Audit Report

2024-05-29

Created:	2024-05-29
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMlbRIXCSfrRCJlrv8KbqJNh2wqo9xkl_

"Creekview CDD - Requisition Form - 346 Onsight" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-05-29 - 6:15:51 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-05-29 - 6:15:55 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-05-29 - 7:19:20 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-05-29 - 7:20:06 PM GMT - Time Source: server
-  Agreement completed.
2024-05-29 - 7:20:06 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3A11

REQUISITION #347

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: 347
- (B) Name of Payee: **Onsight Industries, LLC
900 Central Park Dr
Sanford, FL 32771**
- (C) Amount Payable: **\$ 4,134.90**
- (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 Trail Speed Limit Signage for Areas 1, 2, 5 and Verbena Parkway - Invoice 413880**
- (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.

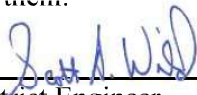
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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



Invoice

Invoice No.: 413880

Invoice Date: 5/30/2024

Payment Terms: Due Upon Receipt

Order No: W000373407

Ordered By: Joe Cornelison

Purchase Order:

Salesperson: LEE KENNERLY

Jcornelison@GreenPointeLLC.com
CREEKVIEW CDD
2300 Glades Road, Suite 410W
Boca Raton FL 33431

Location: HYLAND TRAIL
T3108 TUPELO LOOP
GREEN COCVE SPRINGS FL 32043

Project Name: SPEED LIMIT SIGNS

No	Item	Description	Quantity	Unit Price	Net Price
1	M001819	ITEM-STREET SIGNAGE-M001819	6.000	626.65	3,759.90
		STREET SIGNAGE CUSTOM SPEED LIMIT 35,25 MPH SIGNS QTY: 2 SIGN W/ BACKER 24" X 30" (R2-1) SPEED LIMIT 35 MPH SIGN ALUM .080 - HI REFLECTIVE VINYL 26" X 32" BACKER: .080 ALUMINUM PAINTED POST 13' X 3" ROUND SMOOTH POST PAINTED ANTI SPIN BAR			
2	L004562	LABOR/INSTALL MIAMI LOCAL 45+	1.000	375.00	375.00
		LABOR / INSTALLATION INSTALL MIAMI LOCAL 45+			

Remit To:
OnSight Industries, LLC
900 Central Park Dr
Sanford FL 32771
407-830-8861

Sales Amount	4,134.90
Sales Tax	0.00
Prepaid Amount	0.00
Total	4,134.90

Please email any billing questions to accountsreceivable@onsightindustries.com

Thank you for your prompt payment!

Creekview CDD - Requisition Form - 347 Onsight

Final Audit Report

2024-05-31

Created:	2024-05-31
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAALUbJTqSO7xj8qv3tAQaIRM0Z9aTt4nNQ

"Creekview CDD - Requisition Form - 347 Onsight" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-05-31 - 4:21:47 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-05-31 - 4:21:51 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-05-31 - 4:33:29 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-05-31 - 4:33:50 PM GMT - Time Source: server
-  Agreement completed.
2024-05-31 - 4:33:50 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AIII

REQUISITION #348

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: **348**
- (B) Name of Payee: **The Tree Amigos Outdoor Services, Inc.
5000-18 Highway 17, #235
Fleming Island, FL 32003**
- (C) Amount Payable: **\$ 78,677.00**
- (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 Trail Area 1
Landscape - Invoice 61201862**
- (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.

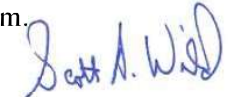
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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



The Tree Amigos Outdoor Services, Inc.
5000-18 Highway 17
#235
Fleming Island FL 32003
904-778-1030

License:

Contract Invoice

Invoice#: 61201862

Date: 05/31/2024

Billed To: Creekview CDD
Hyland Trail
Green Cove Springs FL

Project: Hyland Area 1 & 2
Hyland Trail
Green Cove Springs FL

Due Date: 06/30/2024

Terms: 30DY

Order#

Description	Amount
Creekview-Hyland Area 1	
Juniperus Sillicicola	5,115.00
Magnolia Grandiflora-'Alta'	3,150.00
Pinus Elliottii	2,280.00
Pinus Elliottii	2,905.00
Quercus Virginia	2,625.00
Quercus Virginia	615.00
Ulmus Parvifolia	525.00
Viburnum Odoratissimum	2,272.00
Argentin Bahia	50,880.00
Pine Straw (Bales)	810.00
Edging with Timbers	1,750.00
Grade/Prep	1,600.00
Mobilization	1,200.00
Equipment	1,500.00
Delivery	1,450.00

A service charge of 0.00 % per annum will be charged on all amounts overdue on regular statement dates.

Thank you for your prompt payment!

Non-Taxable Amount:	78,677.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	78,677.00

Creekview CDD Requisition Form 348 - Three Amigos (61201862)

Final Audit Report

2024-06-04

Created:	2024-06-04
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAwrnhAMF8YB6fY6z7fYmkqw9_u483P2Pi

"Creekview CDD Requisition Form 348 - Three Amigos (61201862)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-06-04 - 1:34:58 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-06-04 - 1:35:02 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-06-04 - 2:46:32 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-06-04 - 2:46:49 PM GMT - Time Source: server
-  Agreement completed.
2024-06-04 - 2:46:49 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AIV

REQUISITION #349

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: **349**
- (B) Name of Payee: **The Tree Amigos Outdoor Services, Inc.
5000-18 Highway 17, #235
Fleming Island, FL 32003**
- (C) Amount Payable: **\$ 35,000.00**
- (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 Trail Area 2 Sod - Invoice 61201861**
- (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



The Tree Amigos Outdoor Services, Inc.
5000-18 Highway 17
#235
Fleming Island FL 32003
904-778-1030

License:

Contract Invoice

Invoice#: 61201861

Date: 05/31/2024

Billed To: Creekview CDD
Hyland Trail
Green Cove Springs FL

Project: Hyland Area 1 & 2
Hyland Trail
Green Cove Springs FL

Due Date: 06/30/2024

Terms: 30DY

Order#

Description	Amount
Creekview-Hyland Area 2 Sod St. Augustine Floratam	35,000.00

A service charge of 0.00 % per annum will be charged on all amounts
overdue on regular statement dates.

Thank you for your prompt payment!

Non-Taxable Amount:	35,000.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	35,000.00

Creekview CDD Requisition Form 349 - Three Amigos (61201861)

Final Audit Report

2024-06-04

Created:	2024-06-04
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAahby-iEI5jK84OeLwZqWCoTk6uD-5h_4

"Creekview CDD Requisition Form 349 - Three Amigos (61201861)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-06-04 - 1:36:03 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-06-04 - 1:36:07 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-06-04 - 2:45:48 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-06-04 - 2:46:20 PM GMT - Time Source: server
-  Agreement completed.
2024-06-04 - 2:46:20 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AV

REQUISITION #350

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: 350
- (B) Name of Payee: **The Tree Amigos Outdoor Services, Inc.**
5000-18 Highway 17, #235
Fleming Island, FL 32003
- (C) Amount Payable: **\$99,375.00**
- (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 Trail Areas 1&2 Irrigation - Invoice 61201860**
- (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.

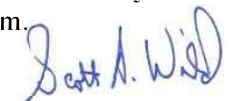
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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



The Tree Amigos Outdoor Services, Inc.
5000-18 Highway 17
#235
Fleming Island FL 32003
904-778-1030

License:

Contract Invoice

Invoice#: 61201860

Date: 05/31/2024

Billed To: Creekview CDD
Hyland Trail
Green Cove Springs FL

Project: Hyland Area 1 & 2
Hyland Trail
Green Cove Springs FL

Due Date: 06/30/2024

Terms: 30DY

Order#

Description	Amount
Creekview-Hyland Areas 1&2 Irrigation VE	99,375.00

A service charge of 0.00 % per annum will be charged on all amounts
overdue on regular statement dates.

Thank you for your prompt payment!

Non-Taxable Amount:	99,375.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	99,375.00

Creekview CDD Requisition Form 350 - Three Amigos (61201860)

Final Audit Report

2024-06-04

Created:	2024-06-04
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAs9hbIsUTRIS8lOkOEwzRVwP1oq9c97xb

"Creekview CDD Requisition Form 350 - Three Amigos (61201860)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-06-04 - 1:38:32 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-06-04 - 1:38:36 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-06-04 - 2:45:19 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-06-04 - 2:45:40 PM GMT - Time Source: server
-  Agreement completed.
2024-06-04 - 2:45:40 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AVI

REQUISITION #351**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: **351**

(B) Name of Payee: England-Thims & Miller, Inc.
First Citizens
ABA Routing #053100300
Jacksonville, FL
Account #9061592290

(C) Amount Payable: **\$ 58,057.29**

Invoice 214019 (May 2024) Area 3 and Amenity Site Mass Grading (WA#22)	\$ 8,310.00
Invoice 214020 (May 2024) Area 4A CEI Services (WA#23)	\$ 1,816.50
Invoice 214021 (May 2024) APF Road Phase 2 CEI Services (WA#24)	\$ 3,732.50
Invoice 214053 (May 2024) Creekview Trail Area 6 Construction Documents (WA#8)	\$26,698.75
Invoice 214054 (May 2024) Creekview Trail Areas 1 and 2 CEI Services (WA#9)	\$10,938.54
Invoice 214056 (May 2024) Master Site Planning (WA#11)	\$ 670.00
Invoice 214050 (May 2024) Creekview Area 5A and 5B CEI Services (WA#3)	\$ 1,145.00
Invoice 214051 (May 2024) APF Road Phases 2, 3 and 4 (WA#4)	\$ 4,746.00

Total Req 351 \$58,057.29

(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):

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

The undersigned hereby certifies that:

- 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



14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

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

May 29, 2024
Invoice No: 214019
Total This Invoice \$8,310.00

Project 17115.17000 Area 3 and Amenity Site Mass Grading (WA#22)

Professional Services rendered through May 25, 2024

Phase 01. Preliminary Engineering

Total Fee 16,250.00
Percent Complete 50.00

Total Fee 6,500.00
Total this Phase \$6,500.00

Phase 02. Project Management

Labor

		Hours	Rate	Amount
Executive Vice President				
Wild, Scott	5/18/2024	5.00	362.00	1,810.00
design				
Totals		5.00		1,810.00
Total Labor				1,810.00

Billing Limits	Current	Prior	To-Date
Labor	1,810.00	362.00	2,172.00
Limit			2,500.00
Remaining			328.00
Total this Phase			\$1,810.00

Phase XP. Expenses

Total this Phase 0.00
Total This Invoice \$8,310.00

Outstanding Invoices

Number	Date	Balance
213556	5/2/2024	1,987.00
Total		1,987.00

Total Now Due \$10,297.00



14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

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

May 29, 2024
Invoice No: 214020
Total This Invoice \$1,816.50

Project 17115.18000 Area 4A CEI Services (WA#23)

Professional Services rendered through May 25, 2024

Phase 01. CEI Services

Labor

			Hours	Rate	Amount	
Executive Vice President						
Wild, Scott	5/25/2024		2.00	362.00	724.00	
Project Manager						
Blalock, Clinton	5/11/2024		.50	216.00	108.00	
Blalock, Clinton	5/25/2024		1.00	216.00	216.00	
CEI Project Manager/Project Admin.						
Donchez, James	5/25/2024		.50	219.00	109.50	
Adminstrative Support						
Blair, Shelley	5/25/2024		3.00	99.00	297.00	
Totals			7.00		1,454.50	
Total Labor						1,454.50

Billing Limits	Current	Prior	To-Date
Labor	1,454.50	0.00	1,454.50
Limit			108,576.00
Remaining			107,121.50

Total this Phase \$1,454.50

Phase 02. Progress Meetings

Labor

			Hours	Rate	Amount	
Executive Vice President						
Wild, Scott	5/11/2024		1.00	362.00	362.00	
Totals			1.00		362.00	
Total Labor						362.00

Billing Limits	Current	Prior	To-Date
Labor	362.00	0.00	362.00
Limit			39,060.00
Remaining			38,698.00

Project	17115.18000	Area 4A CEI Services (WA#23)	Invoice	214020
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			Total this Phase	\$362.00
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Phase	03.	CDD Tax Exempt Purchase Requisitions
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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
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Phase	04.	Owner Requested Plan Revisions
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Billing Limits	Current	Prior	To-Date
Labor	0.00	834.00	834.00
Limit			20,000.00
Remaining			19,166.00

			Total this Phase	0.00
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Phase	XP.	Expenses
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Billing Limits	Current	Prior	To-Date
Expense	0.00	0.00	0.00
Limit			1,500.00
Remaining			1,500.00

			Total this Phase	0.00
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Total This Invoice	\$1,816.50
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Outstanding Invoices

Number	Date	Balance
213630	5/3/2024	834.00
Total		834.00

Total Now Due	\$2,650.50
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14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

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

May 29, 2024
Invoice No: 214021
Total This Invoice \$3,732.50

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

Professional Services rendered through May 25, 2024

Phase 01. CEI Services

Labor

			Hours	Rate	Amount	
Executive Vice President						
Wild, Scott	5/18/2024		3.00	362.00	1,086.00	
Wild, Scott	5/25/2024		1.50	362.00	543.00	
Project Manager						
Blalock, Clinton	5/11/2024		.50	216.00	108.00	
Blalock, Clinton	5/18/2024		.50	216.00	108.00	
Blalock, Clinton	5/25/2024		1.50	216.00	324.00	
Engineer						
Horrell, Nicholas	5/25/2024		2.50	186.00	465.00	
CEI Project Manager/Project Admin.						
Donchez, James	5/25/2024		.50	219.00	109.50	
CEI Sr. Inspector						
Ellins, Jason	5/25/2024		4.00	173.00	692.00	
Adminstrative Support						
Blair, Shelley	5/25/2024		3.00	99.00	297.00	
Totals			17.00		3,732.50	
Total Labor						3,732.50

Billing Limits	Current	Prior	To-Date
Labor	3,732.50	0.00	3,732.50
Limit			54,288.00
Remaining			50,555.50

Total this Phase \$3,732.50

Phase 02. Progress Meetings

Billing Limits	Current	Prior	To-Date
Labor	0.00	0.00	0.00
Limit			19,530.00
Remaining			19,530.00

Total this Phase 0.00

Project	17115.19000	APF Road Phase 2 CEI Services (WA#24)	Invoice	214021
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Phase	03.	CDD Tax Exempt Purchase Requisitions			
Billing Limits			Current	Prior	To-Date
Total Billings			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			
Billing Limits			Current	Prior	To-Date
Labor			0.00	3,499.00	3,499.00
Limit					10,000.00
Remaining					6,501.00
Total this Phase					0.00

Phase	XP.	Expenses			
Billing Limits			Current	Prior	To-Date
Expense			0.00	50.08	50.08
Limit					1,500.00
Remaining					1,449.92
Total this Phase					0.00
Total This Invoice					<u>\$3,732.50</u>

Outstanding Invoices

Number	Date	Balance
213620	5/2/2024	3,549.08
Total		3,549.08

Total Now Due \$7,281.58



14775 Old St. Augustine Road, Jacksonville, FL 32258
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Creekview CDD
Creekview CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

May 29, 2024
Invoice No: 214053
Total This Invoice \$26,698.75

Project 22204.00000 Creekview Trail -Area 6 Construction Documents (WA#8)

Professional Services rendered through May 25, 2024

Phase	01	Site Plan Revisions			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	7,500.00	7,500.00
Limit					7,500.00
Total this Phase					0.00

Phase 02-10 Lump Sum Services

	Fee	Percent Complete	Earned	Current Billing
2.Clay County DRC Approval	9,375.00	100.00	9,375.00	0.00
3.Construction Plan Preparation	128,125.00	85.00	108,906.25	19,218.75
4.Lift Station Design	38,000.00	0.00	0.00	0.00
5.Landscape Design(Code Design)	9,700.00	0.00	0.00	0.00
6.Clay County Plan Approval	8,500.00	0.00	0.00	0.00
7.CCUA Plan Approval	6,500.00	0.00	0.00	0.00
8.CCUA Water & Sewer Permits	5,000.00	0.00	0.00	0.00
9.SJRWMD ERP	18,700.00	50.00	9,350.00	7,480.00
10.Electric Design	4,200.00	0.00	0.00	0.00
Total Fee	228,100.00		127,631.25	26,698.75
Total Fee				26,698.75
Total this Phase				\$26,698.75

Phase 11 Project Management

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	3,312.00	3,312.00
Limit			10,000.00
Remaining			6,688.00
Total this Phase			0.00
Total This Invoice			\$26,698.75

Project	22204.00000	Creekview Trail -Area 6 Construction	Invoice	214053
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Outstanding Invoices

Number	Date	Balance		
213116	4/3/2024	20,102.50		
213601	5/2/2024	7,069.34		
Total		27,171.84	Total Now Due	\$53,870.59



14775 Old St. Augustine Road, Jacksonville, FL 32258
etm-inc.com | 904.642.8990

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

May 30, 2024
Invoice No: 214054
Total This Invoice \$10,938.54

Project 22205.00000 Creekview CDD-Areas 1 and 2 CEI Services (WA#9)

Professional Services rendered through May 25, 2024

Phase 01 Limited Construction Administration Serv

Labor

			Hours	Rate	Amount
Executive VP/Chief Engineer					
Wild, Scott	5/4/2024		1.00	320.00	320.00
Project Manager					
Blalock, Clinton	5/4/2024		1.25	190.00	237.50
Blalock, Clinton	5/11/2024		.75	190.00	142.50
Engineer					
Hebb, Cara	5/4/2024		2.00	165.00	330.00
Hebb, Cara	5/11/2024		14.00	165.00	2,310.00
Hebb, Cara	5/18/2024		5.00	165.00	825.00
Hebb, Cara	5/25/2024		3.50	165.00	577.50
CEI Project Manager					
Donchez, James	5/4/2024		.50	175.00	87.50
Donchez, James	5/11/2024		.50	175.00	87.50
Donchez, James	5/18/2024		.50	175.00	87.50
Donchez, James	5/25/2024		.50	175.00	87.50
CEI Sr. Inspector					
Brooks, Jeffrey	5/4/2024		4.00	155.00	620.00
Brooks, Jeffrey	5/11/2024		1.00	155.00	155.00
Ellins, Jason	5/4/2024		3.00	155.00	465.00
Ellins, Jason	5/18/2024		2.00	155.00	310.00
Ellins, Jason	5/25/2024		6.00	155.00	930.00
Western, Chris	4/13/2024		3.00	155.00	465.00
Western, Chris	4/20/2024		.75	155.00	116.25
Western, Chris	4/27/2024		2.00	155.00	310.00
Western, Chris	5/4/2024		7.00	155.00	1,085.00
Western, Chris	5/11/2024		1.00	155.00	155.00
Western, Chris	5/25/2024		.75	155.00	116.25
Engineering/Landscape Designer					
Kern, Dulyma	5/25/2024		2.00	140.00	280.00
Totals			62.00		10,100.00
Total Labor					10,100.00

Project	22205.00000	Creekview CDD-Areas 1 and 2 CEI Services	Invoice	214054
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Billing Limits		Current	Prior	To-Date
Total Billings		10,100.00	68,227.00	78,327.00
Limit				85,000.00
Remaining				6,673.00
Total this Phase				\$10,100.00

Phase	02	Miscellaneous CEI Services		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	36,525.00	36,525.00
Limit				36,525.00
			Total this Phase	0.00

Phase	03	Progress Meetings			
Labor					
			Hours	Rate	Amount
Engineer					
Hebb, Cara	5/4/2024	1.00	165.00	165.00	
Hebb, Cara	5/11/2024	1.00	165.00	165.00	
Hebb, Cara	5/18/2024	1.50	165.00	247.50	
Hebb, Cara	5/25/2024	.50	165.00	82.50	
Totals		4.00		660.00	
Total Labor					660.00

Billing Limits		Current	Prior	To-Date
Total Billings		660.00	12,176.75	12,836.75
Limit				16,200.00
Remaining				3,363.25
Total this Phase				\$660.00

Phase	04	Owner Requested Plan Revisions		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	36,642.25	36,642.25
Limit				40,000.00
Remaining				3,357.75
			Total this Phase	0.00

Phase	05	Reimbursable Expenses		
Expenses				
Other Taxes & Licenses			155.25	
Total Expenses		1.15 times	155.25	178.54
			Total this Phase	\$178.54
			Total This Invoice	\$10,938.54

Outstanding Invoices			
	Number	Date	Balance
	213117	4/3/2024	5,995.00

Project	22205.00000	Creekview CDD-Areas 1 and 2 CEI Services	Invoice	214054
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213602	5/2/2024	7,616.25
Total		13,611.25

Total Now Due	\$24,549.79
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14775 Old St. Augustine Road, Jacksonville, FL 32258
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Creekview CDD
Creekview CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

May 29, 2024
Invoice No: 214056
Total This Invoice \$670.00

Project 22320.00000 Creekview CDD - Master Site Planning (WA#11)

Professional Services rendered through May 25, 2024

Phase	01.	Master Site Planning			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	20,233.00	20,233.00
Limit					25,000.00
Remaining					4,767.00
Total this Phase					0.00

Phase	02.	Master Planning Coordination Meetings			
Labor			Hours	Rate	Amount
Executive VP/Chief Engineer					
Wild, Scott			5/4/2024	1.00	335.00
Wild, Scott			5/18/2024	1.00	335.00
Totals			2.00		670.00
Total Labor					670.00

Billing Limits			Current	Prior	To-Date
Total Billings			670.00	7,625.00	8,295.00
Limit					25,000.00
Remaining					16,705.00
Total this Phase					\$670.00

Phase	XP	Expenses			
Total this Phase					0.00
Total This Invoice					\$670.00

Outstanding Invoices

Number	Date	Balance
213118	4/3/2024	837.50
213603	5/2/2024	335.00
Total		1,172.50

Total Now Due \$1,842.50

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

May 29, 2024
Invoice No: 214050
Total This Invoice \$1,145.00

Project 22092.00000 Creekview Areas 5A and 5B CEI Services (WA#3)

Professional Services rendered through May 25, 2024

Phase 01 Limited Construction Administration Serv

Labor

			Hours	Rate	Amount
Engineer					
Hebb, Cara	5/25/2024		1.00	165.00	165.00
Project Manager					
Blalock, Clinton	5/4/2024		.75	190.00	142.50
CEI Project Manager					
Donchez, James	5/4/2024		1.00	175.00	175.00
Donchez, James	5/11/2024		.50	175.00	87.50
Donchez, James	5/18/2024		.50	175.00	87.50
Donchez, James	5/25/2024		.50	175.00	87.50
CEI Sr. Inspector					
Brooks, Jeffrey	5/25/2024		2.00	155.00	310.00
Adminstrative Support					
Blair, Shelley	5/4/2024		1.00	90.00	90.00
Totals			7.25		1,145.00
Total Labor					1,145.00

Billing Limits	Current	Prior	To-Date
Total Billings	1,145.00	82,727.75	83,872.75
Limit			85,000.00
Remaining			1,127.25

Total this Phase \$1,145.00

Phase 02 Progress Meetings

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	23,457.25	23,457.25
Limit			25,000.00
Remaining			1,542.75

Total this Phase 0.00

Phase 03 Owner Requested Plan Revisions

Project	22092.00000	Creekview Areas 5A and 5B CEI Services	Invoice	214050
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Billing Limits	Current	Prior	To-Date
Total Billings	0.00	19,951.00	19,951.00
Limit			20,000.00
Remaining			49.00
Total this Phase			0.00

Phase	04	Reimbursable Expenses	Total this Phase	0.00
Total This Invoice				\$1,145.00

Outstanding Invoices				
Number	Date	Balance		
213114	4/3/2024	7,961.50		
213599	5/2/2024	2,400.00		
Total		10,361.50	Total Now Due	\$11,506.50



14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

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

May 29, 2024
Invoice No: 214051
Total This Invoice \$4,746.00

Project 22099.00000 APF Road Phases 2, 3 and 4

Professional Services rendered through May 25, 2024

Phase 01-04 Lump Sum Services

	Fee	Percent Complete	Earned	Current Billing
1. Rdwy Design Analysis & Plan Preparation	99,200.00	100.00	99,200.00	0.00
2. Code Minimum Landscape Plan	19,930.00	100.00	19,930.00	0.00
3. Regulatory Permitting				
a. Clay County Plan Review	6,500.00	100.00	6,500.00	0.00
b. CCUA Utility Plan Approval	7,500.00	100.00	7,500.00	0.00
c. CCUA Sanitary Sewer Collection Permit	2,000.00	100.00	2,000.00	0.00
d. CCUA Water Distribution System Permit	2,000.00	100.00	2,000.00	0.00
e. NPDES General NOI-Construction Permit	1,500.00	100.00	1,500.00	0.00
f. SJRWMD-ERP Modification	18,400.00	100.00	18,400.00	0.00
4. Electric Design Coordination	4,200.00	100.00	4,200.00	0.00
Total Fee	161,230.00		161,230.00	0.00
Total Fee				0.00
Total this Phase				0.00

Phase 05 Project Management

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	10,000.00	10,000.00
Limit			10,000.00
Total this Phase			0.00

Phase 06 Amendment #1

	Fee	Percent Complete	Earned	Current Billing
1. Discovery	4,600.00	100.00	4,600.00	0.00
2. Baseline Conditions	10,600.00	100.00	10,600.00	0.00

Project	22099.00000	APF Road Phases 2, 3 and 4 (WA#4)	Invoice	214051
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3. Post-Project Conditions	11,900.00	100.00	11,900.00	0.00
4. Mapping	2,200.00	100.00	2,200.00	0.00
5. CLOMR	7,500.00	100.00	7,500.00	0.00
6. CLOMR Review	3,500.00	0.00	0.00	0.00
7. ETM Coordination	6,045.00	100.00	6,045.00	0.00
Total Fee	46,345.00		42,845.00	0.00
Total Fee				0.00
Total this Phase				0.00

Phase 07 Amendment #2

	Fee	Percent Complete	Earned	Current Billing
1.Roadway Modification Plan Preparation	36,600.00	10.00	3,660.00	3,660.00
2.Code Minimum Landscape Plan Modificati	2,940.00	0.00	0.00	0.00
3. Regulatory Permitting				
3.1.Clay County Plan Review	6,500.00	0.00	0.00	0.00
3.2.CCUA Utility Plan Approval	7,500.00	0.00	0.00	0.00
3.3.CCUA San. Sew Coll. Sys. Gen Permit	2,000.00	0.00	0.00	0.00
3.4.CCUA Water Dist. Sys Gen Permit	2,000.00	0.00	0.00	0.00
3.5.SJRWMD- ERP Modification	9,200.00	0.00	0.00	0.00
Total Fee	66,740.00		3,660.00	3,660.00
Total Fee				3,660.00
Total this Phase				\$3,660.00

Phase 11 Project Management

Labor

	Hours	Rate	Amount
Executive Vice President			
Wild, Scott 5/18/2024	1.00	362.00	362.00
Wild, Scott 5/25/2024	2.00	362.00	724.00
Totals	3.00		1,086.00
Total Labor			1,086.00

Billing Limits	Current	Prior	To-Date
Labor	1,086.00	0.00	1,086.00
Limit			5,000.00
Remaining			3,914.00
Total this Phase			\$1,086.00

Phase XP Expenses

Total this Phase	0.00
Total This Invoice	\$4,746.00

Requistion Form - 351 ETM (May)

Final Audit Report

2024-06-06

Created:	2024-06-06
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAuZwRyTGR5Tm2rtWguiCJQfpeDqXp5-lk

"Requistion Form - 351 ETM (May)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-06-06 - 3:11:53 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
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-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-06-06 - 3:19:00 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-06-06 - 3:20:00 PM GMT - Time Source: server
-  Agreement completed.
2024-06-06 - 3:20:00 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AVII

REQUISITION #352

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: **352**
- (B) Name of Payee: Basham & Lucas Design Group, Inc.
7645 Gate Parkway, Suite 101
Jacksonville, FL 32256
- (C) Amount Payable: \$ 500.00
- (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 Services - Invoice 10173**
- (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 US
(904) 731-2323

INVOICE

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

INVOICE	10173
DATE	06/07/2024
TERMS	Due on receipt
DUE DATE	06/30/2024

PROJECT NAME
(22-08B) Hyland Trails CA

CONTRACT SERVICES	CONTRACT		DUE	AMOUNT DUE
Part 3: Construction Administration - HRLY @ \$125.00/hr (NTE \$5,000)	5,000.00	10.00 % of 5,000.00		500.00
Part 4: Structural Engineer Site Inspection - \$1,200 per trip	1,200.00	0.00 % of 1,200.00		0.00

BALANCE DUE **\$500.00**

Estimate Summary

Estimate 20-430	11,800.00
Invoice 10069	500.00
Invoice 9558	1,800.00
Invoice 9814	1,950.00
Invoice 9702	950.00
Invoice 9759	1,950.00
Invoice 9937	1,380.00
Invoice 9881	1,570.00
This invoice 10173	\$500.00
Total invoiced	10,600.00

Creekview CDD Requisition Form 352 Basham & Lucas

Final Audit Report

2024-06-11

Created:	2024-06-10
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAsE8oxEEA5WTxPHmPIv-6Yn_NxAvnRWZ

"Creekview CDD Requisition Form 352 Basham & Lucas" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-06-10 - 2:21:20 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-06-10 - 2:21:24 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-06-11 - 1:11:13 AM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-06-11 - 1:11:28 AM GMT - Time Source: server
-  Agreement completed.
2024-06-11 - 1:11:28 AM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3A VIII

REQUISITION # 353

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: **353**
- (B) Name of Payee:
Wire Instructions;
Ferguson Enterprises, LLC
Bank of America
900 W. Trade Street, Charlotte, NC 28173
Account name: Ferguson Enterprises, LLC
Account number: 4427213913
ABA/routing number (ACHs only): 111000012
ABA/routing number (wires only): 026009593
Swift Code (international wires only): BOFAUS3N
- (C) Amount Payable: **\$ 1,691.00**
- (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 Areas 1&2 Direct Owner Purchase (water, sewer, storm and underdrain)**
- (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;

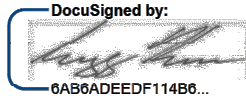
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 1 Project;
4. each disbursement represents a Cost of the Phase 1 Project which has not previously been paid; 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.

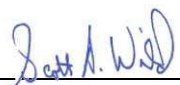
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

FERG AREA 1&2			
INVOICE NUMBER	AREA	AMOUNT	INVOICE DATE
2088879	1&2	\$1,691.00	06/04/24
	TOTAL	\$1,691.00	



WATERWORKS
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
PHASE 1 AND 2
C/O JAX UTILITIES MANAGEMENT
BOCA RATON, FL 33431

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2088879	\$1,691.00	65626	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	BRANDON	219	PHASE 1 AND 2	06/04/24	IO 113256
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
1	1	WWB6712	12 HYD EXT KIT 5-1/4 WB67 PACER	1351.000	EA	1351.00	
10	10	FC4444NL	LF 1 CTS X CTS COMP COUP	26.000	EA	260.00	
20	20	PSISCG	1 SS INS STFNR CTS PE	1.500	EA	30.00	
1	1	K90120	DRYCON YELL WP LUG 5/PK	50.000	PK	50.00	
2	0	MJLSLAX	8X12 MJ C153 LONG SLV L/A		EA	0.00	
4	0	SSLCE8	8 PVC WDG REST GLND *ONELOK		EA	0.00	
4	0	SMGP8	8 MJ GSKT & BLT PK L/ GLAND		EA	0.00	
INVOICE SUB-TOTAL						1691.00	

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	\$1,691.00
--------	---------------	------------------	-----------	------------

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 - Requisition Form 353 Ferguson (Areas 1 & 2)

Final Audit Report

2024-06-13

Created:	2024-06-13
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6AXLYo2CoinKQ_kzzBG7k_mwxF8UA5rN

"Creekview CDD - Requisition Form 353 Ferguson (Areas 1 & 2)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-06-13 - 4:44:18 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-06-13 - 4:44:22 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-06-13 - 7:33:36 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-06-13 - 7:33:56 PM GMT - Time Source: server
-  Agreement completed.
2024-06-13 - 7:33:56 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AIX

REQUISITION #354

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: **354**
- (B) Name of Payee: **Onsight Industries, LLC
900 Central Park Dr
Sanford, FL 32771**
- (C) Amount Payable: **\$ 11,556.97**
- (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
Areas 1 and 2 Mailboxes - Invoice 410008**
- (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.

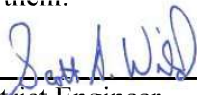
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

DocuSigned by:
By: 
6AB0ADEEDF114B0...
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



Invoice

Invoice No.: 410008

Invoice Date: 3/19/2024

Payment Terms: Due Upon Receipt

Order No: W000369799

Ordered By: Joe Cornelison

Purchase Order:

Salesperson: DANIEL KRISTOFF

Jcornelison@GreenPointeLLC.com
CREEKVIEW CDD
2300 Glades Road, Suite 410W
Boca Raton FL 33431

Location: HYLAND TRAIL
T3108 TUPELO LOOP
GREEN COCVE SPRINGS FL 32043

Project Name: PH1-2 (300T UNITS)

No	Item	Description	Quantity	Unit Price	Net Price
1	M003903	ITEM-MAILBOX-M003903	15.000	2,998.00000	44,970.00

MAILBOX FLORENCE 4C RECESSED UNITS 4C16D-20 DARK BRONZE SEQ NUMBERING PLACARDS

MAILBOX FLORENCE 4C RECESSED UNITS 4C16D-20 DARK BRONZE SEQ NUMBERING PLACARDSSIGHT901

MAILBOX FLORENCE 4C RECESSED UNITS 4C16D-20 DARK BRONZE SEQ NUMBERING PLACARDSSIGHT901

Remit To:

OnSight Industries, LLC
900 Central Park Dr
Sanford FL 32771
407-830-8861

Sales Amount 44,970.00

Sales Tax 0.00

Prepaid Amount 0.00

Total 44,970.00

Payment 33,413.03

Balance 11,556.97

Please email any billing questions to accountsreceivable@onsightindustries.com

Thank you for your prompt payment!

Creekview CDD - Requisition Form - 354 Onsight

Final Audit Report

2024-06-13

Created:	2024-06-13
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPBFanyujUv89POAFI0Q6fv2EvcFKAAr_

"Creekview CDD - Requisition Form - 354 Onsight" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-06-13 - 7:42:48 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-06-13 - 7:42:52 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-06-13 - 8:27:22 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-06-13 - 8:27:45 PM GMT - Time Source: server
-  Agreement completed.
2024-06-13 - 8:27:45 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BI

**CREEKVIEW TRAIL COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 5 (REVISED)
AMENITY CENTER CONSTRUCTION DOCUMENTS**

Scope of Work

England-Thims & Miller, Inc. (ETM) shall provide general consulting engineering services for the Creekview Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

Task I – Construction Plan Preparation

ETM will prepare construction plans for the proposed amenity center in accordance with Clay County and St. Johns River Water Management District Regulations. This design will be based upon the Conceptual Site Plan prepared by Basham & Lucas Design Group, Inc., provided April 9, 2024.

LUMP SUM FEE.....\$61,300.00

Task II – Clay County Plan Approval

ETM will process the construction plans prepared in Tasks I and the Owner provided landscape plans for approval by Clay County. Also includes meetings with Clay County staff.

LUMP SUM FEE.....\$7,170.00

Task III – Clay County Utility Authority (CCUA) Plan Approval

ETM will process the construction plans prepared in Tasks II and III for approval by CCUA. Also includes meetings with CCUA staff.

LUMP SUM FEE.....\$7,170.00

Task IV – FDEP Water and Sewer Permits

ETM will prepare the necessary permit applications and associated calculations, exhibits, etc. for the construction plans, and process with FDEP.

LUMP SUM FEE.....\$3,530.00

Task V – SJRWMD Environmental Resource Permit Modification – Amenity Center

ETM will prepare the necessary permit modification application and associated calculations, exhibits etc. for this phase and process them with SJRWMD.

LUMP SUM FEE.....\$10,600.00

Task VI - Coordination with Other Disciplines

ETM will coordinate with the project's design team including the Architect, mechanical engineer, electrical engineer, etc. as necessary to produce cohesive construction documents.

FEE.....HOURLY
(ESTIMATED BUDGET: \$10,000.00)

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct cost.

FEE SUMMARY

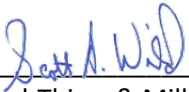
	HOURLY	LUMP SUM
Task I Construction Plan Preparation		\$ 61,300.00
Task II Clay County Plan Approval		\$ 7,170.00
Task III Clay County Utility Authority Approval		\$ 7,170.00
Task IV FDEP Water and Sewer Permits		\$ 3,530.00
Task V SJRWMD Environmental Resource Permit – Amenity Center		\$ 10,600.00
Task VI Coordination with Other Disciplines	\$ 10,000.00	
SUB TOTAL FEE SUMMARY	\$ 10,000.00	\$89,770.00
TOTAL FEE SUMMARY		\$99,770.00

ENGLAND-THIMS & MILLER, INC.
HOURLY FEE SCHEDULE - 2024

CEO/CSO.....	\$475.00 /Hr.
President.....	\$375.00 /Hr.
Executive Vice President.....	\$362.00 /Hr.
Principal - Vice President.....	\$290.00 /Hr.
Vice President.....	\$280.00 /Hr.
Senior Advisor.....	\$298.00 /Hr.
Senior Engineer / Senior Project Manager.....	\$244.00 /Hr.
Project Manager.....	\$216.00 /Hr.
Director.....	\$208.00 /Hr.
Engineer.....	\$186.00 /Hr.
Assistant Project Manager.....	\$163.00 /Hr.
Senior Planner / Planning Manager.....	\$223.00 /Hr.
Senior Environmental Scientist.....	\$230.00 /Hr.
Planner.....	\$173.00 /Hr.
CEI Senior Project Engineer.....	\$305.00 /Hr.
Construction Project Manager / Project Coordinator.....	\$219.00 /Hr.
Senior Construction Owner's Representative.....	\$202.00 /Hr.
Construction Owner's Representative.....	\$185.00 /Hr.
CEI Senior Inspector / Client Representative.....	\$173.00 /Hr.
CEI Inspector	\$140.00 /Hr.
Senior Landscape Architect.....	\$195.00 /Hr.
Landscape Architect.....	\$186.00 /Hr.
Senior Technician / Senior Specialist.....	\$169.00 /Hr.
GIS Program Manager.....	\$185.00 /Hr.
GIS Analyst	\$146.00 /Hr.
GIS Consultant.....	\$157.00 /Hr.
Senior Engineering Designer / Senior LA Designer.....	\$166.00 /Hr.
Engineering / Landscape Designer.....	\$152.00 /Hr.
Engineering Intern	\$148.00 /Hr.
CADD/GIS Technician.....	\$139.00 /Hr.
Project Coordinator / CSS.....	\$116.00 /Hr.
Administrative Support.....	\$99.00 /Hr.

*ETM's standard hourly billing rates are reevaluated annually, prior to the beginning of the calendar year.

Approval:

Submitted by: 
 England-Thims & Miller, Inc.

Date: June 5, 2024

Approved by: 
 Creekview Trail Community Development District

Date: June 5, 2024

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

4

WORK AUTHORIZATION

June __, 2024

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

Subject: **Work Authorization for Amenity Area Construction Documents, PROJECT #22-08C, Creekview Community Development District**

Dear Board of Supervisors:

Basham & Lucas Design Group, Inc. (“Design Professional”) is pleased to submit this work authorization to provide professional services for the Creekview Community Development District (“District”). We will provide these services pursuant to our current agreement dated January 24, 2023 (“Agreement”) as follows:

I. Scope of Work. The District hereby engages the services of Design Professional to provide the architectural documents, interior design, structural, mechanical and electrical engineering as well as the landscape architecture, hardscape and signage construction documents for the amenity area, as more specifically described in **Exhibit A**, attached hereto (“Additional Services”).

II. Fees. It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be a fixed fee, not to exceed (but may be less than) of the following amounts:

- Forty One Thousand Five Hundred Dollars (\$41,500) for the amenity area design development;
- Ninety Six Thousand Seven Hundred Dollars (\$96,700) for the Clubhouse architectural construction documents;
- Sixteen Thousand Five Hundred Dollars (\$16,500) for the Clubhouse interior design construction documents;
- Eighteen Thousand Eight Hundred Dollars (\$18,800) for the amenity area hardscape construction documents; Five Thousand Two Hundred Dollars (\$5,200) for the amenity area electrical engineering;
- Twelve Thousand Five Thousand Dollars (\$12,500) for the amenity area landscape architecture and irrigation design;
- Nineteen Thousand Eight Hundred Dollars (\$19,800) for the swimming pool and splash pad engineering documents;
- Four Thousand Five Hundred Dollars (\$4,500) for the pool area fine grading design;
- One Thousand Eight Hundred Dollars (\$1,800) for the lightening mitigation diagram;
- Four Thousand Four Hundred Dollars (\$4,400) for the amenity area exterior color/material selection;

- Four Thousand One Hundred Dollars (\$4,100) for the amenity area signage;
- Four Thousand Eight Hundred Dollars (\$4,800) for the color digital renderings;
and
- Two Thousand Dollars (\$2,000) for reimbursable expenses

Each in accordance with the proposal attached as **Exhibit A**. This proposal, together with the Agreement, represents the entire understanding between the District and Design Professional with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Basham & Lucas Design Group, Inc. We look forward to helping you create a quality project.

Sincerely,

Authorized Representative of
Basham & Lucas Design Group, Inc.

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Creekview Community Development District

Date: _____

Exhibit A: Proposal for Amenity Area Construction Documents, Project #22-08C

Exhibit A:

Proposal for Amenity Area Construction Documents, Project #22-08C



**BASHAM
& LUCAS**
DESIGN GROUP, INC.

PLANNING
ARCHITECTURE
LANDSCAPE ARCHITECTURE
GRAPHICS

PROPOSAL FOR:

Hyland Trails
Amenity Area Construction Documents
Project #22-08C

TO: Creekview Community Development District
c/o Mike Taylor
7807 Baymeadows Road East, Suite 205
Jacksonville FL 32256

DATE: June 14, 2024

Dear Mike,

Thank you for the opportunity to submit our professional design service proposal. We intend to provide the architectural documents, interior design, structural, mechanical & electrical engineering as well as the landscape architecture, hardscape and signage construction documents for the amenity area. Our scope is based on the design concepts we have done to date.

Our scope of services is outlined below.

Part 1: \$41,500 *MCT*

Amenity Area Design Development

Based upon the approved Schematic Design as provided previously, we shall commence Design Development to further refine the scope and nature of the project.

- A. We shall incorporate all your comments and changes from the conceptual schematic design with the intent to create a final set of design documents that will be the basis for all the construction documents. These CAD drawings shall include preliminary structural and mechanical engineering, final floor plan configuration layout and preliminary finish specifications for all the improvements.
- B. We shall meet with all the applicable government agencies including the building department and fire marshal regarding the design of the building to discuss any concerns or comments they may have prior to final submission of architectural and engineering plans for their review and permit.
- C. Deliverables for this scope of work shall include:
 1. Arch'l site plan
 2. Floor plan(s)
 3. Exterior elevation(s)
 4. Building Cross Section(s)
 5. Roof Plan
 6. Reflected Ceiling Plan
 7. Hardscape design development drawings

Part 2: \$96,700 *MCT*

Architectural Construction Documents of the Clubhouse

- A. Architectural construction documents to include the following:
 1. Architectural Life Safety site plan
 2. Floor plan(s)
 3. Exterior elevations
 4. Building cross section(s)
 5. Wall section(s) and details
 6. Window/door schedules
 7. Interior finish schedules
 8. Generic interior restroom elevations



B. Structural Construction Documents as per The Florida Building Code

1. Foundation plan and details
2. Wall assemblies and details
3. Floor/roof framing plan and details
4. Structural specifications

C. Mechanical, Electrical and Plumbing Design

1. Power distribution floor plan
2. Electrical meter center plans
3. Schedules/calculations/load and elevations
4. Electrical specifications
5. HVAC floor plan(s), schedule and details
6. Equipment sizing and specifying.
7. Plumbing plans and specifications

Part 3: 16,500 *MCT*

Interior Design Construction Documents for the Clubhouse

- A. We will prepare and present an interior design concept, furniture floor plan, interior elevation drawings of key elements of design, room finish schedules, architectural woodwork schedules, reflected ceiling plan, lighting plan and selections of interior finishes.
- B. We shall provide:
 1. Selection and design of interior floor finishes including wood, tile, stone, and carpet.
 2. Selection and design of interior wall finishes including wood, tile, stone, wallcovering, metal, paint, and any other appropriate materials.
 3. Selection and design of interior ceiling finishes including wood or other cladding, paint, specialty acoustical surfaces (if required) and other appropriate finishes.
 4. Selection and design of finish materials for applied and attached cabinetry and millwork including stone, specialty glass, mirror, and/or decorative metals.
 5. Design and detail of all applied and attached cabinetry, including lockers & vanities, etc.
 6. Design and detail of interior millwork running trim.
 7. Design of interior lighting and selection of decorative light fixtures.
 8. Selection of finishes for architectural specified door hardware.

Note: Furniture, Fixture & Equipment selection & procurement has not been included.

Part 4: \$18,800 *MCT*

Amenity Area Hardscape Construction Documents

- A. Pool Area Construction Documents
 1. Coordination with pool engineer for intent of design. Actual design, engineering, and construction documents relative to the construction of the swimming pool will be performed by our engineer in Part 7 below.
 2. Determination of the pool equipment parameters and their placement.
 3. Final integration into the pool area site plan.
- B. Final elevations and details of hardscape elements such as:
 1. Shade pavilions, trellis and arbors.
 2. Planters & decks
 3. Screen wall and security fencing details.
 4. Pickleball fencing and court details.
 5. Playground fencing and equipment recommendations.



Part 5: \$5,200 *MCT*

Amenity Area Site Electrical Engineering

- A. Product planning and fixture selection for outdoor decorative lighting at the following areas:
 - 1. Swimming pool area (does not include "code" level for legal night swim).
 - 2. Outdoor patio areas
 - 3. Parking lot & landscape areas
- B. Actual engineering design reflecting feeder sizes and circuitry distribution shall be by our Electrical Engineer.
- C. Site photometric lighting layout denoting light level intensities throughout the lit areas.

Part 6: \$12,500 *MCT*

Amenity Area Landscape Architecture & Irrigation Design

- A. Plant material selection and specifications
- B. Master tree plan and their specifications.
- C. Plan view layout w/ quantities and species name
- D. Total quantities and schedules.

Note: Permit code plan for landscape shall be provided by Basham & Lucas. Soil testing and/or amendments may be required to determine the quality of soil that the landscape will be installed in. If testing is necessary, we have not included any testing within our proposal. Sub-surface drainage, if needed is the responsibility of the engineer to prevent landscape plants from drowning or settling of improvements built on site.

Irrigation Design for Amenity Area

- A. Overall site sleeving plan and details for General Contractor or Irrigation Contractor.
- B. Overall site layout irrigation design.
 - 1. Valve locations
 - 2. Zone delineation with located head layout.
 - 3. Main waterline feeds located by civil engineering.
 - 4. Head types
 - 5. Controller system locations

Note: Owner to verify water source. The irrigation plans, specifications and construction details will programmatically fulfill the necessary bid documents; however unforeseen on-site re-locations of heads, controllers, etc. due to on-site changes are the responsibility of the Landscape Contractor/Irrigation Contractor. The Landscape Contractor or Irrigation Contractor is responsible for any as-built documents required by the owner.

Part 7: \$19,800 *MCT*

Swimming Pool & Splash Park Engineering Documents

Task 1: Prepare construction drawings and specifications for 2,570 sf Resort Pool and 1,885 sf Water Activity Pool. Suggest revisions as needed to ensure compliance with state codes. Task includes specification of low-voltage pool lighting and provision of motor loads to project electrical engineer. Specifications for pool equipment and materials will be on the pool drawings.

NOTE: Fee is based on the assumption that proposed water treatment equipment will be comprised of pre-plumbed package systems. Proposed hydraulic design includes complete design and specification of recirculation systems including all individual equipment components, piping to and from components and pools, and all required appurtenances.



Task 2: Prepare structural design of pool shells along with complete concrete and steel specifications. Drawings will include necessary structural details for pool. Should soil conditions warrant the use of grade beams, pilings or other special structures, the design fee will be revised accordingly.

Task 3: Prepare construction drawings and associated materials for submittal to the local Building Department (BD) and the Florida Department of Health (FDOH) for review, approval and issuance of construction permits for Pool. Task includes response to BD and FDOH requests for additional information as needed. Task does not include onsite submittal to BD.

Part 8: \$4,500 *MCT*

Fine Grading Design of the Pool Area (Area within the fence)

The intent of this fine grading design scope is to work with your civil engineer to establish finish grades inside the fenced pool area. Our plans shall denote finish grades, grading profiles and general intent for water conveyance to drain location. It is assumed that your civil engineer will take this information and verify its conformance with the overall civil plans for the amenity. Our drainage structures plan shall be diagrammatic and provided for the contractors use to give guidance for drainage sub-contractor to propose their design intent.

Part 9: \$1,800 *MCT*

Lightening Mitigation Diagram

- A. We shall provide a diagrammatic lightening mitigation plan that can be used as a guide for bidding purposes. The intent would be to provide guidance, coverage area and specification for a sub-contractor to prepare their engineered system design for review and approval.

Part 10: \$4,400 *MCT*

Exterior Color /Material Selection for Amenity Area Improvements

- A. Color chart and location drawings
- B. Color chip paint selection
- C. Owner coordination and Contractor distribution

Part 11: \$4,100 *MCT*

Amenity Area Signage

- A. We shall provide the design documents for the following signs:
 - 1. Pool rules (required by H.R.S.)
 - 2. Swim club hours
 - 3. Men/Women's restroom sign
 - 4. Resident check in
 - 5. Amenity center entrance sign face, graphic only

Our Schematic Drawings shall denote design intent and descriptive specifications for sign contractor to bid. Sign contractor shall provide detailed shop drawings detailing methods of construction.

Part 12: \$4,800 *MCT*

Color Digital Renderings

- A. We shall provide artistic color renderings that will be digitally created with the intent to replicate the final design style.
- B. The following renderings shall be included:
 - 1. (3) perspective views of the amenity area
 - 2. (1) colored site plan



Part 13: \$2,000 MCT (NTE allowance)

Reimbursable Expenses

- A. We shall provide (2) sets of drawings at 30% Design Development, 70% review and final review. We shall provide (1) spec book at final review. Additional printing for permit and bidding are at your expense. Each 24" x 36" sheet costs \$1.25 and spec books shall be \$150 each. Contractor shall be furnished with PDF digital format for drawings.
- B. We will also provide a computer file of the plans and specifications after completion of the job.
- C. All expenses such as bulk printing cost, courier, postage, reproduction cost, long distance calls, etc., shall be billed at direct cost plus 15%.
- D. Travel expenses shall include lodging and mileage invoiced at current Federal Rate.

END OF SCOPE

Assumptions and Exclusions:

- 1. Geotechnical services are not included in this proposal although geotechnical data will be required and provided by the owner.
- 2. The proposal does not include utility, site grading, site geometry, or storm water design around the housing product, parks or amenity area (except part 8).
- 3. This proposal does not include any variances if required.
- 4. Building permitting and submittal shall be done by others.
- 5. All components of this project will be designed at one time and presented to the client for approval.
- 6. Construction management or supervision is not included in this contract.
- 7. We shall include (1) set of review prints for review at conceptual phase, 30% review, 70% review and final review. All other printing cost by developer.
- 8. We have included local meetings within our scope to present preliminary design, and subsequent review set meeting as the design progresses.

Not included in our Scope of Services:

- A. Civil, Environmental or Geo-technical Engineering
- B. Shop Drawing Preparation
- C. As-built construction document
- D. Pre-construction cost analysis during document preparation.
- E. Construction Administration including project representation and construction observation on a full-time basis.
- F. Offsite drainage & utilities design, permitting or detailed drainage throughout the site.
- G. Any construction cost
- H. LEED Accreditation
- I. Audio/visual systems, security system design or any low voltage system requirements
- J. Site electrical or gate sleeving plans
- K. F.F.& E. selection or procurement
- L. Construction Administration
- M. Metal stud frame engineering



**BASHAM
& LUCAS**
DESIGN GROUP, INC.

PLANNING
ARCHITECTURE
LANDSCAPE ARCHITECTURE
GRAPHICS

The above services will be performed for the fees indicated after each item. Please initial the items you wish for us to provide in the space following each fee. All additional provisions to this proposal are in accordance with the Creekview CDD Master Services Agreement.

We are extremely excited about your project and look forward to working with you. If you accept this proposal please return the signed proposal and we will begin immediately.

Sincerely,

Paul M. Basham
President

Accepted by:

Authorized Agent

06/17/24

Date

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2024**

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2024**

	General Fund	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS				
Cash	\$ 125,319	\$ -	\$ -	\$ 125,319
Investments				
Revenue	-	1,509,411	-	1,509,411
Reserve	-	1,553,181	-	1,553,181
Prepayment	-	3,898,925	-	3,898,925
Construction	-	-	950,063	950,063
Interest	-	85	-	85
Due from Landowner	-	-	1,231	1,231
Due from capital projects fund	225	-	-	225
Total assets	<u>\$ 125,544</u>	<u>\$6,961,602</u>	<u>\$ 951,294</u>	<u>\$ 8,038,440</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Contracts payable	-	-	959,766	959,766
Due to Creekview GP	19,600	29,102	-	48,702
Due to general fund	-	-	225	225
Due to Developer	-	-	1,201	1,201
Tax payable	155	-	-	155
Retainage payable	-	-	1,271,205	1,271,205
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>25,755</u>	<u>29,102</u>	<u>2,232,397</u>	<u>2,287,254</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	-	-	1,231	1,231
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>1,231</u>	<u>1,231</u>
Fund balances:				
Restricted for:				
Debt service	-	6,932,500	-	6,932,500
Capital projects	-	-	(1,282,334)	(1,282,334)
Unassigned	99,789	-	-	99,789
Total fund balances	<u>99,789</u>	<u>6,932,500</u>	<u>(1,282,334)</u>	<u>5,749,955</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 125,544</u>	<u>\$6,961,602</u>	<u>\$ 951,294</u>	<u>\$ 8,038,440</u>

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ 44,085	\$ 134,540	\$ 172,340	78%
Landowner contribution	-	57,072	296,850	19%
Lot closings	-	23,200	-	N/A
Total revenues	<u>44,085</u>	<u>214,812</u>	<u>469,190</u>	46%
EXPENDITURES				
Professional & administrative				
Supervisors	1,090	4,104	8,000	51%
Management/accounting/recording	3,750	30,000	45,000	67%
Debt service fund accounting/assessment roll prep	417	3,333	5,000	67%
O&M accounting	167	1,333	2,000	67%
Legal	2,675	10,023	25,000	40%
Engineering	4,242	8,288	3,000	276%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	667	1,000	67%
Trustee	4,031	4,031	5,000	81%
Telephone	17	133	200	67%
Postage	-	9	500	2%
Printing & binding	42	333	500	67%
Legal advertising	-	566	1,500	38%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies/bank charges	1,746	2,130	500	426%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	-	210	0%
Meeting room rental	-	-	900	0%
Total professional & administrative	<u>18,260</u>	<u>71,030</u>	<u>110,690</u>	64%
Field operations				
Landscape maintenance	17,763	44,407	300,000	15%
Landscape contingency	-	-	7,000	0%
Lake/stormwater maintenance	-	-	20,000	0%
Irrigation repairs	-	-	10,000	0%
Utilities				
Electric	-	-	5,000	0%
Streetlights	-	-	1,500	0%
Reuse	-	-	15,000	0%
Total field operations	<u>17,763</u>	<u>44,407</u>	<u>358,500</u>	12%
Total expenditures	<u>36,023</u>	<u>115,437</u>	<u>469,190</u>	25%
Excess/(deficiency) of revenues over/(under) expenditures	8,062	99,375	-	

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
Fund balances - beginning	91,727	414	-	
Fund balances - ending	<u>\$ 99,789</u>	<u>\$ 99,789</u>	<u>\$ -</u>	

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ 372,936	\$ 1,392,581	\$ 1,553,180	90%
Assessment prepayments	789,576	4,719,762	-	N/A
Lot closings	-	167,605	-	N/A
Interest	24,104	102,484	-	N/A
Total revenues	<u>1,186,616</u>	<u>6,382,432</u>	<u>1,553,180</u>	411%
EXPENDITURES				
Debt service				
Principal	410,000	410,000	410,000	100%
Interest	575,031	1,150,063	1,150,063	100%
Total debt service	<u>985,031</u>	<u>1,560,063</u>	<u>1,560,063</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	201,585	4,822,369	(6,883)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(6,271)</u>	<u>(51,105)</u>	-	N/A
Total other financing sources	<u>(6,271)</u>	<u>(51,105)</u>	-	N/A
Net change in fund balances	195,314	4,771,264	(6,883)	
Fund balances - beginning	6,737,186	2,161,236	2,144,441	
Fund balances - ending	<u>\$ 6,932,500</u>	<u>\$ 6,932,500</u>	<u>\$ 2,137,558</u>	

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 1,434,793	\$ 6,807,451
Interest	283	2,723
Total revenues	<u>1,435,076</u>	<u>6,810,174</u>
EXPENDITURES		
Capital outlay	<u>961,146</u>	<u>7,062,478</u>
Total expenditures	<u>961,146</u>	<u>7,062,478</u>
Excess/(deficiency) of revenues over/(under) expenditures	473,930	(252,304)
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>6,271</u>	<u>51,105</u>
Total other financing sources/(uses)	<u>6,271</u>	<u>51,105</u>
Net change in fund balances	480,201	(201,199)
Fund balances - beginning	<u>(1,762,535)</u>	<u>(1,081,135)</u>
Fund balances - ending	<u><u>\$ (1,282,334)</u></u>	<u><u>\$ (1,282,334)</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 a Regular Meeting on May 28, 2024 at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present were:

Gregg Kern	Chair
Mike Taylor (via telephone)	Vice Chair
Rose Bock	Assistant Secretary
Joe Cornelison	Assistant Secretary
Brad Odom	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Lauren Gentry (via telephone)	District Counsel
Chris Loy	Kilinski Van Wyk

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:44 p.m. Supervisors Bock, Kern, Odom and Cornelison were present. Supervisor Taylor attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consent Agenda

Mr. Torres presented the following:

A. Ratification/Consideration of Requisitions (support documentation available upon request)

I.	Number 308	Basham & Lucas Design Group, Inc.	[\$9,900.00]
II.	Number 309	Ferguson Enterprises, LLC	[\$3,344.70]
III.	Number 310	Ferguson Enterprises, LLC	[\$1,200.00]

	CREEKVIEW CDD		DRAFT	May 28, 2024
41	IV.	Number 311	American Precast Structures, LLC	[\$3,000.00]
42	V.	Number 312	Jax Utilities Management, Inc.	[\$173,945.00]
43	VI.	Number 313	Jax Utilities Management, Inc.	[\$441,465.00]
44	VII.	Number 314	England-Thims & Miller, Inc.	[\$10,397.50]
45	VIII.	Number 315	Ferguson Enterprises, LLC	[\$1,767.18]
46	IX.	Number 316	Xylem Water Solutions USA, Inc.	[\$48,899.00]
47	X.	Number 317	Xylem Water Solutions USA, Inc.	[\$1,496.00]
48	XI.	Number 318	Creekview CDD	[\$375.00]
49	XII.	Number 319	Ferguson Enterprises, LLC	[\$10,795.00]
50	XIII.	Number 320	Ferguson Enterprises, LLC	[\$13,676.84]
51	XIV.	Number 321	American Precast Structures, LLC	[\$1,187.00]
52	XV.	Number 322	OnSight Industries, LLC	[\$1,200.65]
53	XVI.	Number 323	Ferguson Enterprises, LLC	[\$3,090.25]
54	XVII.	Number 324	American Precast Structures, LLC	[\$820.00]
55	XVIII.	Number 325	Jax Utilities Management, Inc.	[\$138,700.00]
56	XIX.	Number 326	Invision Construction, Inc.	[\$48,298.38]
57	XX.	Number 327	OnSight Industries, LLC	[\$3,882.70]
58	XXI.	Number 328	OnSight Industries, LLC	[\$10,271.50]
59	XXII.	Number 329	OnSight Industries, LLC	[\$1,200.65]
60	XXIII.	Number 330	OnSight Industries, LLC	[\$4,194.80]
61	XXIV.	Number 331	Basham & Lucas Design Group, Inc.	[\$500.00]
62	XXV.	Number 332	Ferguson Enterprises, LLC	[\$7,820.35]
63	XXVI.	Number 333	Ferguson Enterprises, LLC	[\$22,408.60]
64	XXVII.	Number 334	Jax Utilities Management, Inc.	[\$117,800.00]
65	XXVIII.	Number 335	Jax Utilities Management, Inc.	[\$142,000.00]
66	XXIX.	Number 336	England-Thims & Miller, Inc.	[\$34,896.50]
67	XXX.	Number 337	Ferguson Enterprises, LLC	[\$4,259.00]
68	XXXI.	Number 338	The Tree Amigos Outdoor Services, Inc.	[\$95,564.25]
69	XXXII.	Number 339	The Tree Amigos Outdoor Services, Inc.	[\$87,000.00]
70	XXXIII.	Number 340	Jax Utilities Management, Inc.	[\$480,795.00]
71	XXXIV.	Number 341	Jax Utilities Management, Inc.	[\$226,993.00]
72	XXXV.	Number 342	Ferguson Enterprises, LLC	[\$4,524.00]

- 73 XXXVI. Number 343 England-Thims & Miller, Inc. [\$24,125.67]
- 74 XXXVII. Number 344 Creekview CDD [\$225.00]
- 75 XXXVIII. Number 345 Ferguson Enterprise, LLC [\$380.00]
- 76 **B. Ratification Items**
- 77 **I. Jax Utilities Management, Inc. Change Orders**
- 78 a. No. 10 [Creekview Trail APF Road Phase 1]
- 79 b. No. 11 [Creekview Areas 1 and 2]
- 80 c. No. 12 [Creekview Areas 1 and 2]
- 81 d. No. 1 [Creekview Areas 1 and 2]
- 82 e. No. 2 [Creekview Areas 5A and 5B]
- 83 **II. Clay Electric Cooperative, Inc. Application for Membership and Electric Service**
- 84 **III. England-Thims & Miller, Inc. Work Authorization No. 4 [APF Road Phases 2, 3**
- 85 and 4 - Amendment No. 1]
- 86 **IV. The Tree Amigos Outdoor Services, LLC Agreements**
- 87 a. Agreement for Landscape Installation (Area 1)
- 88 b. Agreement for Landscape Installation (Area 2)
- 89 c. Agreement for Irrigation Installation (Areas 1 & 2)

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91 On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the

92 Consent Agenda Items, were ratified and/or approved, as specified.

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94

95 **FOURTH ORDER OF BUSINESS**

96 **Consideration of Resolution Approving**

97 **Fiscal Year 2024/2025 Proposed Budget**

- 98 **Option A. Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025**
- 99 **and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing**
- 100 **Transmittal, Posting and Publication Requirements; Addressing Severability;**
- 101 **and Providing an Effective Date [No Increase]**
- 102 **Option B. Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2025;**
- 103 **Declaring Special Assessments to Fund the Proposed Budget Pursuant to**
- 104 **Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings;**
- 105 **Addressing Publication; Addressing Severability; and Providing an Effective**
- 106 **Date [Assessment Increase]**

Mr. Torres discussed Options A and B.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2024-04, Option B, Approving a Proposed Budget for Fiscal Year 2025; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings on July 31, 2024 at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Torres presented Resolution 2024-05.

On MOTION by Mr. Kern and seconded by Mr. Cornelison, with all in favor, Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Hyland Trail Grant of Easement

Mr. Loy presented the Hyland Trail Grant of Easement and stated that it is specific to Comcast giving the right to install and maintain broadband communication systems. If any CDD property is damaged, Comcast would be responsible for repair and/or replacement. Mr. Cornelison will review it and work with Staff to finalize the Easement.

This item was tabled.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2024

On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of February 27, 2024 Regular Meeting Minutes

On MOTION by Ms. Cornelison and seconded by Mr. Kern, with all in favor, the February 27, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski|Van Wyk, PLLC

Mr. Loy reminded the Board of the requirement to complete four hours of ethics training by December 31, 2024.

B. District Engineer: England-Thims & Miller, Inc.

There was no report.

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

- 0 Registered Voters in District as of April 15, 2024

- NEXT MEETING DATE: June 25, 2024 at 2:00 PM

- QUORUM CHECK

The next meeting will be on June 25, 2024.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kern and seconded by Ms. Bock, with all in favor, the meeting adjourned at 3:53 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

186
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Secretary/Assistant Secretary

Chair/Vice Chair

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2023	Regular Meeting	2:00 PM*
November 28, 2023	Regular Meeting	2:00 PM
January 23, 2024 CANCELED	Regular Meeting	2:00 PM
February 27, 2024	Regular Meeting	2:00 PM
March 26, 2024 CANCELED	Regular Meeting	2:00 PM
April 23, 2024 CANCELED	Regular Meeting	2:00 PM
May 28, 2024	Regular Meeting	2:00 PM
June 25, 2024	Regular Meeting	2:00 PM
July 23, 2024 <i>rescheduled to July 31, 2024</i>	Regular Meeting	2:00 PM
July 31, 2024	Public Hearing & Regular Meeting	2:00 PM
August 27, 2024	Regular Meeting	2:00 PM
September 24, 2024	Regular Meeting	2:00 PM

Exception(s):

** Meeting will convene immediately following the adjournment of the Sandridge CDD meeting, scheduled to commence at 2:00 PM*