

CREEKVIEW

**COMMUNITY DEVELOPMENT
DISTRICT**

July 31, 2024

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

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

July 24, 2024

ATTENDEES:

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

Board of Supervisors
Creekview Community Development District

Dear Board Members:

The Board of Supervisors of the Creekview Community Development District will hold Public Hearings and a Regular Meeting on July 31, 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 355 Xylem Water Solutions USA, Inc. [\$1,575.00]
 - II. Number 356 Jax Utilities Management, Inc. [\$432,585.00]
 - III. Number 357 Jax Utilities Management, Inc. [\$707,517.00]
 - IV. Number 358 Invision Construction, Inc. [\$48,298.38]
 - V. Number 359 Invision Construction, Inc. [\$16,946.80]
 - VI. Number 360 OnSight Industries, LLC [\$2,998.00]
 - VII. Number 361 Kilinski | Van Wyk PLLC [\$416.00]
 - VIII. Number 362 The Tree Amigos Outdoor Services, Inc. [\$50,000.00]
 - IX. Number 363 The Tree Amigos Outdoor Services, Inc. [\$21,600.00]
 - X. Number 364 The Tree Amigos Outdoor Services, Inc. [\$15,000.00]
 - XI. Number 365 First Coast Electric, LLC [\$4,275.00]
 - XII. Number 366 First Coast Electric, LLC [\$4,275.00]
 - XIII. Number 367 Invision Construction, Inc. [\$16,390.84]
 - XIV. Number 368 Kilinski | Van Wyk PLLC [\$96.00]
 - XV. Number 369 England-Thims & Miller, Inc. [\$96,140.17]

- B. Ratification Items
 - I. Jax Utilities Management, Inc. Change Orders
 - a. No. 13 [Creekview Areas 1 and 2]
 - b. No. 14 [Creekview Areas 1 and 2]
- 4. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2024-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
- 5. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2024-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
- 6. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank
- 7. Consideration of Resolution 2024-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023
- 8. Consideration of Resolution 2024-09, Directing the Chairperson, Vice Chairperson and District Staff to File a Petition with Clay County, Florida, Requesting the Adoption of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date
 - A. Consideration of Boundary Amendment Funding Agreement
- 9. Discussion/Consideration: Section 189.0694, Florida Statutes (Performance Measures and Standards Reporting)

10. Review Pond Maintenance Proposals
11. Acceptance of Unaudited Financial Statements as of June 30, 2024
12. Approval of June 25, 2024 Regular Meeting Minutes
13. 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: August 27, 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

14. Board Members' Comments/Requests
15. Public Comments
16. 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

3A1

REQUISITION #355

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: **355**

(B) Name of Payee: **Xylem Water Solutions USA, Inc.
26717 Network Place
Chicago, IL 60673-1267**

(C) Amount Payable: **\$ 1,575.00**

(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): **Direct Owner
Purchase Invoice 3556D27339 - Creekview Trail Areas 1&2**

(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

XYLEM			
INVOICE NUMBER	AREA	AMOUNT	INVOICE DATE
3556D27339	1&2	\$1,575.00	06/03/24
	TOTAL	\$1,575.00	

Xylem Water Solutions U.S.A., Inc.

455 HARVEST TIME DRIVE
SANFORD, FL 32771
Tel.(407)880-2900 Fax:(407)880-2962



26717 Network Place
Chicago, IL 60673-1267

*D*U*P*L*I*C*A*T*E

INVOICE			YOUR PURCHASE ORDER CREEKVIEW TRAIL 1&2	
INVOICE NO. 3556D27339	FUS NO. E43627	DATE SHIPPED 6/03/24	DELIVERY NOTE J31876	
INVOICE DATE 6/03/24	TRN A3	WHS 220	PAYMENT TERMS 100% N45 FROM INVOICE	

Sold To:

Customer No. 212812

Global No. 7993079

Ship To:

CREEKVIEW CMNTY DEV DIST

2300 GLADES RD STE 410W
2300 GLADES RD STE#410W
BOCA RATON FL 33431-8556

CREEKVIEW CMNTY DEV DIST
STEVEN JORDAN 904-657-3279
5465 Verna Blvd
JACKSONVILLE, FL 32205

FREIGHT TERMS Jobsite		DELIVERY TERMS Prepaid		ORDER PROCESSED BY FLYGT-ORLANDO, FL BRANCH	
SHIP VIA Shipper choice-Ground		ORDER TEXT SIGNED QUOTE		CUSTOMER TEXT KATJA V	
LINE	ITEM/DESCRIPTION	QUANTITY SHIPPED UM	UNIT PRICE DISCOUNT/CHARGE	NET PRICE	EXTENDED AMOUNT
001	Clay County - Creekview Trail Areas 1&2 PS #1 1400000690009A START UP, FLYGT, NO TAX MODELS: 3000, 7000, 8000 EXEMPTION CERTIFICATE NUMBER 85-8018459417C-0 RESALE APPLICABLE STATE: FLA. TOT PRICE/GROUP 001 - 001 SUB-TOTAL OF POSITIONS ** ADD NO S & H CHARGES ** NET AMOUNT BEFORE TAXES USD	1 1-TP EA			1,575.00 1,575.00 1,575.00
ORDER TOTAL USD					1,575.00

IMPORTANT - This invoice is governed by and subject to TERMS AND CONDITIONS OF SALE - XYLEM AMERICAS. Different terms are hereby rejected unless expressly assented to in writing. Terms are accessible at <http://www.xylem.com/en-us/Pages/terms-conditions-of-sale.aspx>. Please contact Xylem at the number listed on this invoice within 72 hours should you have any issues or concerns pertaining to this invoice.

Creekview CDD - Requisition Form 355 Xylem

Final Audit Report

2024-06-18

Created:	2024-06-18
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvacZcRZOed8KWO6QYJpBxDCSimbl5IVQ

"Creekview CDD - Requisition Form 355 Xylem" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-06-18 - 4:35:51 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-06-18 - 4:35:56 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-06-18 - 4:37:24 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-06-18 - 4:37:39 PM GMT - Time Source: server
-  Agreement completed.
2024-06-18 - 4:37:39 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3A11

FORM OF REQUISITION 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: 356

(B) Name of Payee;

Jax Utilities Management, Inc.
Truist Bank
ABA: 061000104
Account #: 1000168352838
Routing #: 063102152

(C) Amount Payable; \$ 432,585.00

(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 5 – Application for Payment No. 25RET (Revised) (April 2024)

(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

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702



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

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

APPLICATION NO:

25ret

PERIOD TO: April 25, 2024

REVISED

PROJECT: Creekview Trail Area 5

CONTRACT FOR:

Site Work & Utilities

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

CONTRACTORS APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Number	Date Approved	ADDITIONS	DEDUCTIONS
1	08/17/22		(3,027,563.14)
2	02/24/23	302,710.39	0.00
3	03/27/23	0.00	0.00
4	06/05/23	0.00	0.00
5	08/02/23	6,288.00	0.00
6	10/27/23		(316,000.00)
7	04/04/24	15,000.00	
8	04/05/24		(8,000.00)
9			
TOTALS		323,998.39	(3,351,563.14)
Net change by Change Orders		(3,027,564.75)	

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

CONTRACTOR:

Jax Utilities Management, Inc

By:

Date:

7/8/2024

ENGINEERS CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED

\$423,585.00

ENGINEER: England-Thims & Miller

BY:

DATE: July 9, 2024

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

1. ORIGINAL CONTRACT SUM

\$12,440,564.75

2. Net Change by Change Orders

-\$3,027,564.75

3. CONTRACT SUM TO DATE (LINE 1 +, - 2)

\$9,413,000.00

4. TOTAL COMPLETED AND STORED TO DATE

\$9,413,000.00

5. RETAINAGE

a. 0% % (Column D+E on G703)

Total retainage (Line 5a, or

Total in Column J of G703)

\$47,065.00

6. TOTAL EARNED LESS RETAINAGE

(Line 4 less Line 5 Total)

\$9,365,935.00

7. LESS PREVIOUS CERTIFICATES FOR

PAYMENT (Line 6 from prior Certificate)

\$8,942,350.00

8. CURRENT PAYMENT DUE

\$423,585.00

9. BALANCE TO FINISH, PLUS RETAINAGE

(Line 3 less Line 6)

\$47,065.00

State of: Florida

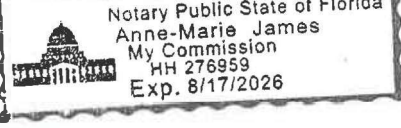
County of: Duval

Subscribed and sworn before me this 7th day of July, 2024.

Notary Public:

My Commission expires:

8/17/2026



PROJECT: Creekview Trail Area 5

Application # 25ret
Application Date 4/25/2024
Period To 4/25/2024

A	B	C	D	E	F	G	H
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED	WORK COMPLETED		BALANCE TO FINISH (C - G)
				VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	
1	MOBILIZATION						
	Survey	ls	1	81,429.00	81,429.00	81,429.00	0.00
	Mobilization	ls	1	51,000.00	51,000.00	51,000.00	0.00
	Maint of Traffic	ls	1	4,000.00	4,000.00	4,000.00	0.00
				136,429.00	136,429.00	136,429.00	0.00
2	CLEARING						
	Clearing & Grubbing	ac	65	525,600.00	525,600.00	525,600.00	0.00
	Stripping	cy	65	295,200.00	295,200.00	295,200.00	0.00
				820,800.00	820,800.00	820,800.00	0.00
3	UNSUITABLE MAT'L REMOVAL/REPLACEMENT						
	Remove & Replace	cy	7,500	112,500.00	112,500.00	112,500.00	0.00
				112,500.00	112,500.00	112,500.00	0.00
4	POND EXCAVATION & BERM						
	Pond Excavation	cy	144,500	510,000.00	510,000.00	510,000.00	0.00
	Dewatering	ls	1	64,500.00	64,500.00	64,500.00	0.00
				574,500.00	574,500.00	574,500.00	0.00
5	EARTHWORK						
	Roadway Excavation Import Fill & Rough Grading	cy	32,500	257,000.00	257,000.00	257,000.00	0.00
	R/W Dress Up	lf	14,440	40,100.00	40,100.00	40,100.00	0.00
	Amenity, Park, & Swale Grading	ls	1	48,000.00	48,000.00	48,000.00	0.00
	Lot Fill From On Site	cy	49,700	110,850.00	110,850.00	110,850.00	0.00
	Lot Fill From On Site	cy	126,700	126,700.00	126,700.00	126,700.00	0.00
	Lot Grading & Dress Up	ls	1	36,600.00	36,600.00	36,600.00	0.00
				619,250.00	619,250.00	619,250.00	0.00
6	ROADWAYS						
	Miami Curb (incl backfill)	lf	20,050	240,600.00	240,600.00	240,600.00	0.00
	6" Roadway Base (crushcrete)	sy	28,850	403,900.00	403,900.00	403,900.00	0.00
	12" Stabilized Subgrade	sy	33,300	179,820.00	179,820.00	179,820.00	0.00
	Asphalt 1" (1st lift)	sy	28,850	259,650.00	259,650.00	259,650.00	0.00
	Prime	sy	28,850	86,550.00	86,550.00	86,550.00	0.00
	Striping	ls	1	16,800.00	16,800.00	16,800.00	0.00
	Sidewalks	sy	1,095	54,750.00	54,750.00	54,750.00	0.00
	HC Ramps	ea	27	40,500.00	40,500.00	40,500.00	0.00
	Multi Purpose Path	sy	630	31,500.00	31,500.00	31,500.00	0.00
				1,314,070.00	1,314,070.00	1,314,070.00	0.00

A	B	C	D	E	F	G	H			
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G/C)	BALANCE TO FINISH (C - G)
7 STORM DRAINAGE SYSTEM										
	12" PVC	If	1,766	84,000.00	84,000.00			84,000.00	100%	0.00
	15" RCP	If	1,303	56,029.00	56,029.00			56,029.00	100%	0.00
	18" RCP	If	1,521	95,075.00	95,075.00			95,075.00	100%	0.00
	24" RCP	If	2,552	229,680.00	229,680.00			229,680.00	100%	0.00
	30" RCP	If	2,173	260,760.00	260,760.00			260,760.00	100%	0.00
	36" RCP	If	734	124,780.00	124,780.00			124,780.00	100%	0.00
	42" RCP	If	522	125,280.00	125,280.00			125,280.00	100%	0.00
	48" RCP	If	376	105,280.00	105,280.00			105,280.00	100%	0.00
	60" RCP	If	574	246,820.00	246,820.00			246,820.00	100%	0.00
	Type C Inlets	ea	36	237,600.00	237,600.00			237,600.00	100%	0.00
	Type E Inlets	ea	6	31,000.00	31,000.00			31,000.00	100%	0.00
	Type H Inlets	ea	5	37,500.00	37,500.00			37,500.00	100%	0.00
	Curb Inlets	ea	35	210,000.00	210,000.00			210,000.00	100%	0.00
	Double Curb Inlets	ea	13	129,500.00	129,500.00			129,500.00	100%	0.00
	Manholes	ea	34	136,000.00	136,000.00			136,000.00	100%	0.00
	12" / 15" / 18" MES	ea	7	7,000.00	7,000.00			7,000.00	100%	0.00
	24" MES	ea	4	6,000.00	6,000.00			6,000.00	100%	0.00
	30" MES	ea	4	7,600.00	7,600.00			7,600.00	100%	0.00
	36" MES	ea	1	3,000.00	3,000.00			3,000.00	100%	0.00
	42" MES	ea	1	19,000.00	19,000.00			19,000.00	100%	0.00
	48" MES	ea	3	23,700.00	23,700.00			23,700.00	100%	0.00
	60" MES	ea	2	61,800.00	61,800.00			61,800.00	100%	0.00
	Adjustments	ea	145	108,750.00	108,750.00			108,750.00	100%	0.00
	TV Storm Drain	If	11,518	164,606.00	164,606.00			164,606.00	100%	0.00
				2,510,760.00	2,510,760.00	0.00	0.00	2,510,760.00	100%	0.00
8 ROADWAY UNDERDRAIN										
	Roadway Underdrain	If	20,050	721,800.00	721,800.00			721,800.00	100%	0.00
9 PAVING & DRAINAGE AS-BUILTS										
	Paving & Drainage As-Builts	Is	1	65,000.00	65,000.00			65,000.00	100%	0.00

PROJECT: Creekview Trail Area 5

Application # 25ret
Application Date 4/25/2024
Period To 4/25/2024

A	B	C	D	E	F	G	H			
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G/C)	BALANCE TO FINISH (C - G)
CCUA WATER DISTRIBUTION SYSTEM										
10	12" Watermain (incl fittings, T's, bends)	If	1,200	182,400.00	182,400.00			182,400.00	100%	0.00
	8" Watermain (incl fittings, T's, bends)	If	8,540	553,360.00	553,360.00			553,360.00	100%	0.00
	6" Watermain (incl fittings, T's, bends)	If	140	19,080.00	19,080.00			19,080.00	100%	0.00
	4" Watermain (incl fittings, T's, bends)	If	360	16,200.00	16,200.00			16,200.00	100%	0.00
	2" Watermain (incl fittings, T's, bends)	If	790	11,850.00	11,850.00			11,850.00	100%	0.00
	Tie Ins	ea	5	20,500.00	20,500.00			20,500.00	100%	0.00
	Fire Hydrant w/ Gate Valve	ea	20	110,000.00	110,000.00			110,000.00	100%	0.00
	Flushing Hydrants	ea	10	20,000.00	20,000.00			20,000.00	100%	0.00
	Services	ea	244	170,800.00	170,800.00			170,800.00	100%	0.00
	Test & Chlorinate	ls	1	11,250.00	11,250.00			11,250.00	100%	0.00
	Adjustments	ls	1	16,500.00	16,500.00			16,500.00	100%	0.00
				1,131,940.00	1,131,940.00	0.00	0.00	1,131,940.00	100%	0.00
CCUA REUSE WATER DISTRIBUTION SYSTEM										
11	8" Watermain (incl fittings, T's, bends)	If	9,795	633,800.00	633,800.00			633,800.00	100%	0.00
	6" Watermain (incl fittings, T's, bends)	If	120	6,360.00	6,360.00			6,360.00	100%	0.00
	4" Watermain (incl fittings, T's, bends)	If	380	14,940.00	14,940.00			14,940.00	100%	0.00
	2" Watermain (incl fittings, T's, bends)	If	680	11,800.00	11,800.00			11,800.00	100%	0.00
	Flushing Hydrants	ea	9	18,000.00	18,000.00			18,000.00	100%	0.00
	Services	ea	245	171,500.00	171,500.00			171,500.00	100%	0.00
	Testing	ls	1	8,229.75	8,229.75			8,229.75	100%	0.00
	Adjustments	ls	1	16,500.00	16,500.00			16,500.00	100%	0.00
				881,129.75	881,129.75	0.00	0.00	881,129.75	100%	0.00
CCUA SANITARY SEWER SYSTEM										
12	8" Sewer Main	If	7,137	506,810.00	506,810.00			506,810.00	100%	0.00
	Manholes	ea	43	399,500.00	399,500.00			399,500.00	100%	0.00
	Services	ea	172	170,800.00	170,800.00			170,800.00	100%	0.00
	Dewater	If	1	148,600.00	148,600.00			148,600.00	100%	0.00
	Adjustments	ea	1	35,500.00	35,500.00			35,500.00	100%	0.00
	TV Inspection & Report	If	7,137	75,968.00	75,968.00			75,968.00	100%	0.00
	Benchdown & Backfill	ls	1	84,000.00	84,000.00			84,000.00	100%	0.00
				1,421,178.00	1,421,178.00	0.00	0.00	1,421,178.00	100%	0.00

PROJECT: Creekview Trail Area 5

Application # 25ret
Application Date 4/25/2024
Period To 4/25/2024

A	B	C	D	E	F	G	H
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED	WORK COMPLETED	TOTAL COMPLETED & STORED TO DATE (D + E + F)	BALANCE TO FINISH (C - G)
				VALUE	FROM PREVIOUS APPLICATION (D + E)		
13	CCUA Lift Station						
	Wetwell	ls	1	230,000.00	230,000.00	230,000.00	0.00
	Pumps & Panel	ls	1	124,000.00	124,000.00	124,000.00	0.00
	Fence	ls	1	15,000.00	15,000.00	15,000.00	0.00
	Concrete Paving, Stone & Sitework	ls	1	40,000.00	40,000.00	40,000.00	0.00
	Electric	ls	1	40,000.00	40,000.00	40,000.00	0.00
	Start Up and Test	ls	1	7,500.00	7,500.00	7,500.00	0.00
				456,500.00	456,500.00	456,500.00	0.00
14	CCUA FORCEMAIN SYSTEM						
	6" Forcemain	lf	2,842	134,028.00	134,028.00	134,028.00	0.00
	Testing	lf	1	1,500.00	1,500.00	1,500.00	0.00
	Air Release Valve & Vault	ea	1	7,000.00	7,000.00	7,000.00	0.00
				142,528.00	142,528.00	142,528.00	0.00
15	WATER & SEWER AS-BUILTS						
	As-Builts	ls	1	53,400.00	53,400.00	53,400.00	0.00
				53,400.00	53,400.00	53,400.00	0.00
16	IRRIGATION SLEEVES & ELECTRICAL/TELEPHONE/CATV SLEEVES						
	2.5"	lf	4,000	48,000.00	48,000.00	48,000.00	0.00
	3"	lf	5,000	70,000.00	70,000.00	70,000.00	0.00
	4"	lf	5,000	80,000.00	80,000.00	80,000.00	0.00
	6"	lf	4,000	72,000.00	72,000.00	72,000.00	0.00
				270,000.00	270,000.00	270,000.00	0.00
17	CLAY ELECTRIC ELECTRICAL INFRASTRUCTURE ALLOWANCE						
	PER BID DOCS	ls	1	130,000.00	130,000.00	130,000.00	0.00
				130,000.00	130,000.00	130,000.00	0.00
18	LANDSCAPING						
	Landscaping	ls	1	352,000.00	352,000.00	352,000.00	0.00
				352,000.00	352,000.00	352,000.00	0.00

PROJECT: Creekview Trail Area 5

Application # 25ret
Application Date 4/25/2024
Period To 4/25/2024

A	B	C	D	E	F	G	H	
ITEM #	DESCRIPTION OF WORK	U/M	QTY	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	BALANCE TO FINISH (C - G)
				SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D + E)			
19	SEEDING AND MULCHING AND SOD							
	Grassing - Lots	SY	343,900	206,340.00	206,340.00		206,340.00	0.00
	R/W	SY	38,400	23,040.00	23,040.00		23,040.00	0.00
	Sod - Ponds	SY	17,000	59,500.00	59,500.00		59,500.00	0.00
	Back Lot Slope	SY	13,300	46,550.00	46,550.00		46,550.00	0.00
	BOC & EOP	SY	3,500	12,250.00	12,250.00		12,250.00	0.00
				347,680.00	347,680.00	0.00	347,680.00	0.00
20	EROSION & SEDIMENT CONTROL							
	Erosion Control NPDES	LS	1	23,000.00	23,000.00		23,000.00	0.00
	Silt Fence	LF	11,000	33,000.00	33,000.00		33,000.00	0.00
	Construction Entrance	LS	2	13,000.00	13,000.00		13,000.00	0.00
	Inlet Protection	EA	128	51,200.00	51,200.00		51,200.00	0.00
	Turbidity Control	LS	1	25,000.00	25,000.00		25,000.00	0.00
				145,200.00	145,200.00	0.00	145,200.00	0.00
21	STORMWATER POLLUTION PREV PLAN							
	SWPPP	LS	1	14,000.00	14,000.00		14,000.00	0.00
				14,000.00	14,000.00	0.00	14,000.00	0.00
22	BONDING/WARRANTY							
	Payment & Performance Bonds	LS	1	181,000.00	181,000.00		181,000.00	0.00
	Contractor Warranty	LS	1	38,900.00	38,900.00		38,900.00	0.00
				219,900.00	219,900.00	0.00	219,900.00	0.00
	SUB-TOTAL (Ph1 - 238 Lots)			\$ 12,440,564.75	\$ 12,440,564.75	\$ -	\$ 12,440,564.75	100% \$ -

PARTIAL RELEASE OF CLAIM OF LIEN

The undersigned lienor, in consideration of payment in the amount of \$470,650.00, hereby partially releases its claim of lien for labor, services, or materials furnished to Creekview CDD, on the job of Creekview Trail Area 5, for the following described property:

Creekview Trail Area 5

The undersigned lienor acknowledges previous receipt of \$8,715,357.00 and is executing this waiver and release in exchange for a check or checks in the additional amount of \$470,650.00, this partial release of claim of lien expressly and totally is conditioned on receipt of the check or checks and the collection of the funds in the amount of \$470,650.00.

There remains unpaid \$ 0.00

Dated: April 25, 2024

Signed and sealed in the presence of:

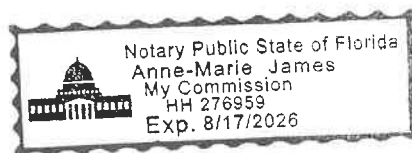

Lienor

Witness

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, April 25, 2024 before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Charles D. Freshwater, as President of Jax Utilities Management, Inc. a Florida corporation, on behalf of the corporation, and she/he acknowledged before me that she/he executed the same and did so by order of the Board of Directors of the Corporation.

He/She is personally known to me [X] produced N/A as identification []




Notary Public

Requistion Form - #356 - JUM (Area 5 Sitework and Utilities-App 25RET) Revised

Final Audit Report

2024-07-16

Created:	2024-07-09
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgVCS8PpDdnodFR6MeLQeZiX0q6LunG-W

"Requistion Form - #356 - JUM (Area 5 Sitework and Utilities-App 25RET) Revised" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-07-09 - 5:58:18 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-07-09 - 6:00:12 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-07-16 - 12:13:24 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-07-16 - 12:14:14 PM GMT - Time Source: server
-  Agreement completed.
2024-07-16 - 12:14:14 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AIII

FORM OF REQUISITION 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: 357
- (B) Name of Payee; Jax Utilities Management, Inc.
Truist Bank
ABA: 061000104
Account #: 1000168352838
Routing #: 063102152
- (C) Amount Payable; \$ 707,517.00
- (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 - Application for Payment No. 26RET (Revised) (April 2024)
- (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.

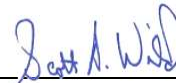
Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

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

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702



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

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

CONTRACT FOR:

Site Work & Utilities

APPLICATION NO:

26ret

REVISED

April 25, 2024

PROJECT: **Creekview Trail Area 1+2**
Base Bid
Change Orders

CONTRACTORS APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Number	Date Approved	ADDITIONS	DEDUCTIONS
1-5	Varies	952,095.42	(3,662,258.17)
6	04/20/23	357,000.00	0.00
7	06/05/23	0.00	0.00
8	08/02/23	18,600.00	0.00
9	10/25/23	72,500.00	0.00
10	10/25/23	0.00	(584,000.00)
11	04/19/24	20,500.00	
12	04/19/24	9,000.00	
TOTALS		1,429,695.42	(4,246,258.17)
Net change by Change Orders		(2,816,562.75)	

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

CONTRACTOR: Jax Utilities Management, Inc

By: Date: 7/8/2024

ENGINEERS CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED

ENGINEER: England-Thims & Miller

BY: DATE: July, 2024 This

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

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

1. ORIGINAL CONTRACT SUM \$18,539,562.75
2. Net Change by Change Orders -\$2,816,562.75
3. CONTRACT SUM TO DATE (LINE 1 +, - 2) \$15,723,000.00
4. TOTAL COMPLETED AND STORED TO DATE \$15,723,000.00
5. RETAINAGE
a. 0% % (Column D+E on G703)
Total retainage (Line 5a, or Total in Column J of G703) \$78,633.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) \$15,644,367.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$14,936,850.00
8. CURRENT PAYMENT DUE \$707,517.00
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6) \$78,633.00

State of: Florida County of: Duval
Subscribed and sworn before me this 7th day of July 2024
Notary Public: [Signature]
My Commission expires: 8/17/2026



PROJECT: Creekview Trail Area 1+2
Base Bid

Application # 26ret
Application Date 4/25/2024
Period To 4/25/2024

A	B	C	D	E	F	G	H	
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED	WORK COMPLETED	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	BALANCE TO FINISH (C - G)
				VALUE	FROM PREVIOUS APPLICATION (D + E)			
1	MOBILIZATION							
	Survey	ls	1	65,000.00	65,000.00		65,000.00	100%
	Mobilization	ls	1	75,000.00	75,000.00		75,000.00	100%
	Maint of Traffic	ls	1	5,000.00	5,000.00		5,000.00	100%
				145,000.00	145,000.00	0.00	145,000.00	100%
2	CLEARING							
	Clearing & Grubbing	ac	65	763,000.00	763,000.00		763,000.00	100%
	Stripping	cy	65	436,000.00	436,000.00		436,000.00	100%
				1,199,000.00	1,199,000.00	0.00	1,199,000.00	100%
3	UNSUITABLE MAT'L REMOVAL/REPLACEMENT							
	Haul Off	cy	60,000	900,000.00	900,000.00		900,000.00	100%
				900,000.00	900,000.00	0.00	900,000.00	100%
4	POND EXCAVATION & BERM							
	Pond Excavation	cy	353,500	1,237,250.00	1,237,250.00		1,237,250.00	100%
	Dewatering	ls	1	64,500.00	64,500.00		64,500.00	100%
	Cutoff Walls	lf	5,511	413,325.00	413,325.00		413,325.00	100%
				1,715,075.00	1,715,075.00	0.00	1,715,075.00	100%
5	EARTHWORK							
	Roadway Excavation	ls	1	400,000.00	400,000.00		400,000.00	100%
	R/W Dress Up	lf	23,600	47,200.00	47,200.00		47,200.00	100%
	Amenity Area & Park	ls	1	45,000.00	45,000.00		45,000.00	100%
	Lot Excavation Cut & Balance	cy	200	400.00	400.00		400.00	100%
	Lot Fill From On Site	cy	353,500	353,500.00	353,500.00		353,500.00	100%
	Lot Fill - Place & Compact	cy	100,000	100,000.00	100,000.00		100,000.00	100%
	Lot Grading & Dress Up	ea	296	44,400.00	44,400.00		44,400.00	100%
				990,500.00	990,500.00	0.00	990,500.00	100%

PROJECT: **Creekview Trail Area 1+2**
Base Bid

Application # 26ret
Application Date 4/25/2024
Period To 4/25/2024

A	B	C	D	E	F	G	H	
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED	WORK COMPLETED		BALANCE TO FINISH (C - G)	
				VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		
6	ROADWAYS							
	Miami Curb (incl backfill)	If	23,600	283,200.00	283,200.00	283,200.00	100%	
	6" Roadway Base (crushcrete)	Sy	33,800	473,200.00	473,200.00	473,200.00	100%	
	12" Stabilized Subgrade	Sy	39,000	210,600.00	210,600.00	210,600.00	100%	
	Asphalt 1" (1st lift)	Sy	33,800	304,200.00	304,200.00	304,200.00	100%	
	Prime	Sy	33,800	101,400.00	101,400.00	101,400.00	100%	
	Striping & Signs	ls	1	19,000.00	19,000.00	19,000.00	100%	
	Sidewalks	Sy	1,445	72,250.00	72,250.00	72,250.00	100%	
	HC Ramps	ea	21	31,500.00	31,500.00	31,500.00	100%	
	Multi Purpose Path	Sy	800	40,000.00	40,000.00	40,000.00	100%	
				1,535,350.00	1,535,350.00	0.00	1,535,350.00	100%
					0.00			0.00
7	STORM DRAINAGE SYSTEM							
	15" RCP	If	43	1,849.00	1,849.00	1,849.00	100%	
	18" RCP	If	3,472	232,624.00	232,624.00	232,624.00	100%	
	24" RCP	If	2,078	187,020.00	187,020.00	187,020.00	100%	
	30" RCP	If	2,497	307,131.00	307,131.00	307,131.00	100%	
	36" RCP	If	715	121,550.00	121,550.00	121,550.00	100%	
	42" RCP	If	658	164,500.00	164,500.00	164,500.00	100%	
	12" / 15" / 18" MES	ea	9	18,000.00	18,000.00	18,000.00	100%	
	24" MES	ea	12	32,400.00	32,400.00	32,400.00	100%	
	30" MES	ea	6	17,700.00	17,700.00	17,700.00	100%	
	36" MES	ea	1	5,500.00	5,500.00	5,500.00	100%	
	Curb Inlets	ea	52	312,000.00	312,000.00	312,000.00	100%	
	Double Curb Inlets	ea	12	114,000.00	114,000.00	114,000.00	100%	
	12" PVC	If	367	18,350.00	18,350.00	18,350.00	100%	
	60" RCP	If	719	309,170.00	309,170.00	309,170.00	100%	
	Manholes	ea	36	144,000.00	144,000.00	144,000.00	100%	
	Adjustments	ea	111	83,250.00	83,250.00	83,250.00	100%	
	TV Storm Drain	If	13,103	209,648.00	209,648.00	209,648.00	100%	
	Type C Inlets	ea	16	105,600.00	105,600.00	105,600.00	100%	

PROJECT: Creekview Trail Area 1+2
Base Bid

Application # 26ret
Application Date 4/25/2024
Period To 4/25/2024

A	B	C			D	E	F	G	H	
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	BALANCE TO FINISH (C - G)	
				VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
	Type E Inlets	ea	3	14,700.00	14,700.00			14,700.00	100%	0.00
	48" MES	ea	7	165,900.00	165,900.00			165,900.00	100%	0.00
	60" MES	ea	2	61,800.00	61,800.00			61,800.00	100%	0.00
	Type H Inlets	ea	4	30,000.00	30,000.00			30,000.00	100%	0.00
	48" RCP	lf	884	256,360.00	256,360.00			256,360.00	100%	0.00
	15" HP	lf	368	17,296.00	17,296.00			17,296.00	100%	0.00
	18" HP	lf	115	7,130.00	7,130.00			7,130.00	100%	0.00
	24" CMP & 32' CMP	lf	40	5,000.00	5,000.00			5,000.00	100%	0.00
	54" RCP	lf	880	308,000.00	308,000.00			308,000.00	100%	0.00
	19 X 30 ERCP	lf	33	5,280.00	5,280.00			5,280.00	100%	0.00
	45 X 76 ERCP	lf	186	91,140.00	91,140.00			91,140.00	100%	0.00
	42" MES	ea	7	143,500.00	143,500.00			143,500.00	100%	0.00
	54" MES	ea	3	88,500.00	88,500.00			88,500.00	100%	0.00
	48 X 76 MES	ea	3	99,000.00	99,000.00			99,000.00	100%	0.00
	R & R UNSUITABLE MATERIAL	ls	1	260,000.00	260,000.00			260,000.00	100%	0.00
				3,937,898.00	3,937,898.00	0.00	0.00	3,937,898.00	100%	0.00
8	ROADWAY UNDERDRAIN									
	Roadway Underdrain	lf	23,600	861,400.00	861,400.00			861,400.00	100%	0.00
9	PAVING & DRAINAGE AS-BUILTS									
	Paving & Drainage As-Builts	ls	1	50,000.00	50,000.00			50,000.00	100%	0.00

A	B	C			D	E	F	G	H	
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G/C)	BALANCE TO FINISH (C - G)
				VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
CCUA WATER DISTRIBUTION SYSTEM										
10	12" Watermain (incl fittings, T's, bends)	If	1,200	183,600.00	183,600.00			183,600.00	100%	0.00
	8" Watermain (incl fittings, T's, bends)	If	5,140	334,100.00	334,100.00			334,100.00	100%	0.00
	6" Watermain (incl fittings, T's, bends)	If	360	19,080.00	19,080.00			19,080.00	100%	0.00
	4" Watermain (incl fittings, T's, bends)	If	240	10,800.00	10,800.00			10,800.00	100%	0.00
	2" Watermain (incl fittings, T's, bends)	If	250	3,750.00	3,750.00			3,750.00	100%	0.00
	Tie Ins	ea	1	6,500.00	6,500.00			6,500.00	100%	0.00
	Fire Hydrant w/ Gate Valve	ea	13	71,500.00	71,500.00			71,500.00	100%	0.00
	Flushing Hydrants	ea	9	18,000.00	18,000.00			18,000.00	100%	0.00
	Services	ea	149	104,300.00	104,300.00			104,300.00	100%	0.00
	Test & Chlorinate	If	7,190	7,190.00	7,190.00			7,190.00	100%	0.00
	Adjustments	ls	1	9,500.00	9,500.00			9,500.00	100%	0.00
				768,320.00	768,320.00	0.00	0.00	768,320.00	100%	0.00
CCUA REUSE WATER DISTRIBUTION SYSTEM										
11	8" Watermain (incl fittings, T's, bends)	If	6,335	411,775.00	411,775.00			411,775.00	100%	0.00
	6" Watermain (incl fittings, T's, bends)	If	120	6,360.00	6,360.00			6,360.00	100%	0.00
	4" Watermain (incl fittings, T's, bends)	If	260	11,700.00	11,700.00			11,700.00	100%	0.00
	2" Watermain (incl fittings, T's, bends)	If	320	6,400.00	6,400.00			6,400.00	100%	0.00
	Flushing Hydrants	ea	8	16,000.00	16,000.00			16,000.00	100%	0.00
	Services	ea	150	105,000.00	105,000.00			105,000.00	100%	0.00
	Testing	If	7,033	5,274.75	5,274.75			5,274.75	100%	0.00
	Adjustments	ls	1	9,500.00	9,500.00			9,500.00	100%	0.00
				572,009.75	572,009.75	0.00	0.00	572,009.75	100%	0.00
CCUA SANITARY SEWER SYSTEM										
12	8" Sewer Main	If	10,810	983,710.00	983,710.00			983,710.00	100%	0.00
	Manholes	ea	65	799,500.00	799,500.00			799,500.00	100%	0.00
	Services	ea	296	222,000.00	222,000.00			222,000.00	100%	0.00
	Dewater	If	1	180,000.00	180,000.00			180,000.00	100%	0.00
	Adjustments	ea	1	40,000.00	40,000.00			40,000.00	100%	0.00
	TV Inspection & Report	If	10,810	97,290.00	97,290.00			97,290.00	100%	0.00
	Benchdown & Backfill	ls	1	145,000.00	145,000.00			145,000.00	100%	0.00
	R & R Unsuitables	ls	1	990,000.00	990,000.00			990,000.00	100%	0.00
				3,457,500.00	3,457,500.00	0.00	0.00	3,457,500.00	100%	0.00

PROJECT: Creekview Trail Area 1+2
Base Bid

Application # 26ret
Application Date 4/25/2024
Period To 4/25/2024

A	B	C	D	E	F	G	H
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED	WORK COMPLETED		BALANCE TO FINISH (C - G)
				VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	
13	CCUA LIFT STATION						
	Wehwell	ls	1	290,000.00	290,000.00		0.00
	Pumps & Panel	ls	1	138,000.00	138,000.00		0.00
	Fence	ls	1	15,000.00	15,000.00		0.00
	Concrete Paving, Stone & Sitework	ls	1	43,000.00	43,000.00		0.00
	Electric	ls	1	43,000.00	43,000.00		0.00
	Startup & Testing	ls	1	8,500.00	8,500.00		0.00
				537,500.00	537,500.00	0.00	0.00
14	CCUA FORCEMAIN SYSTEM						
	6" Forcemain	lf	2,700	137,700.00	137,700.00		0.00
	4" Forcemain	lf	470	8,460.00	8,460.00		0.00
	Air Release Valve & Vault	ea	1	7,000.00	7,000.00		0.00
	Testing	ls	1	7,000.00	7,000.00		0.00
				160,160.00	160,160.00	0.00	0.00
15	WATER & SEWER AS-BUILTS						
	As-Builts	ls	1	65,000.00	65,000.00		0.00
				65,000.00	65,000.00	0.00	0.00
16	IRRIGATION SLEEVES & ELECTRICAL/TELEPHONE/CATV SLEEVES						
	2.5"	lf	2,000	24,000.00	24,000.00		0.00
	3"	lf	2,500	35,000.00	35,000.00		0.00
	4"	lf	2,500	40,000.00	40,000.00		0.00
	6"	lf	2,000	36,000.00	36,000.00		0.00
				135,000.00	135,000.00	0.00	0.00
17	CLAY ELECTRIC ELECTRICAL INFRASTRUCTURE ALLOWANCE						
	PER BID DOCS	ls	1	150,000.00	150,000.00		0.00
				150,000.00	150,000.00	0.00	0.00
18	LANDSCAPING						
	Landscaping	ls	1	584,000.00	584,000.00		0.00
				584,000.00	584,000.00	0.00	0.00

PROJECT: Creekview Trail Area 1+2
Base Bid

Application # 26ret
Application Date 4/25/2024
Period To 4/25/2024

A	B	C	D	E	F	G	H
ITEM #	DESCRIPTION OF WORK	U/M	QTY	SCHEDULED	WORK COMPLETED		BALANCE TO FINISH (C - G)
				VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	
19	SEEDING AND MULCHING AND SOD Grassing - Lots R/W Sod - Ponds Back Lot Slope BOC & EOP	SY	252,300	151,380.00	151,380.00	151,380.00	0.00
		SY	44,700	26,820.00	26,820.00	26,820.00	0.00
		SY	33,000	115,500.00	115,500.00	115,500.00	0.00
		SY	23,200	81,200.00	81,200.00	81,200.00	0.00
		SY	4,100	14,350.00	14,350.00	14,350.00	0.00
				389,250.00	389,250.00	389,250.00	0.00
20	EROSION & SEDIMENT CONTROL Erosion Control NPDES Silt Fence Construction Entrance Inlet Protection Turbidity Control	LS	1	18,000.00	18,000.00	18,000.00	0.00
		LF	8,500	25,500.00	25,500.00	25,500.00	0.00
		LS	1	6,500.00	6,500.00	6,500.00	0.00
		EA	94	37,600.00	37,600.00	37,600.00	0.00
		LS	1	20,000.00	20,000.00	20,000.00	0.00
				107,600.00	107,600.00	107,600.00	0.00
21	STORMWATER POLLUTION PREV PLAN SWPPP	LS	1	9,000.00	9,000.00	9,000.00	0.00
				9,000.00	9,000.00	9,000.00	0.00
22	BONDING/WARRANTY Payment & Performance Bonds Contractor Warranty	LS	1	220,000.00	220,000.00	220,000.00	0.00
		LS	1	50,000.00	50,000.00	50,000.00	0.00
				270,000.00	270,000.00	270,000.00	0.00
				\$ 18,539,562.75	\$ 18,539,562.75	\$ -	\$ -
SUB-TOTAL (296 Lots)				100%	\$	\$ 18,539,562.75	100% \$ 0.00

PARTIAL RELEASE OF CLAIM OF LIEN

The undersigned lienor, in consideration of payment in the amount of \$786,150.00, hereby partially releases its claim of lien for labor, services, or materials furnished to Creekview CDD, on the job of Creekview Trail Area 1&2, for the following described property:

Creekview Trail Area 1 & 2

The undersigned lienor acknowledges previous receipt of \$ 14,317,355.00 and is executing this waiver and release in exchange for a check or checks in the additional amount of \$ 786,150.00, this partial release of claim of lien expressly and totally is conditioned on receipt of the check or checks and the collection of the funds in the amount of \$ 1,405,645.00.

~~There~~ remains unpaid \$ 1,405,645.00

Dated: April 25, 2024

Signed and sealed in the presence of:



Lienor

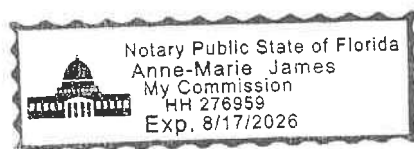


Witness

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, April 25, 2024 before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Charles D. Freshwater, as President of Jax Utilities Management, Inc. a Florida corporation, on behalf of the corporation, and she/he acknowledged before me that she/he executed the same and did so by order of the Board of Directors of the Corporation.

~~He/She~~ is personally known to me [X] produced N/A as identification []





Notary Public

Requisition Form - #357 - JUM (Areas 1&2 Sitework and Utilities-App 26RET) Revised

Final Audit Report

2024-07-16

Created:	2024-07-09
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAnceMDUd9Oc1OUqItUeacmsOFoTWAUVK

"Requisition Form - #357 - JUM (Areas 1&2 Sitework and Utilities -App 26RET) Revised" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-07-09 - 6:01:05 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-07-09 - 6:01:31 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-07-16 - 12:14:36 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-07-16 - 12:14:59 PM GMT - Time Source: server
-  Agreement completed.
2024-07-16 - 12:14:59 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AIV

REQUISITION #358

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: **358**
- (B) Name of Payee: **Invision Construction, Inc.
11251 Business Park Blvd, Suite 4
Jacksonville, FL 32256-2711**
- (C) Amount Payable: **\$ 48,298.38**
- (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 Park Entry Signs – Application for Payment No. 4**
- (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.

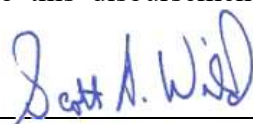
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

Application and Certificate for Payment

Based on AIA DOCUMENT G702

PAGE 1

To (Owner):	Creekview Community Development District 2300 Glades Road, Suite 410W Boca Raton, FL 33431	Project:	Hyland Park 4440 Verbena Parkway Green Cove Springs, FL 32043
Attention:	Mike Taylor	Contract for:	Hyland Park Entry Signs
APPLICATION NUMBER: 4		Distribution To:	
Period From:		Owner	
To:		Architect	
Architect's Project No.		Contractor	

Contractor's Application for Payment

Change Order Summary			
Change Orders approved in previous months by Owner	Additions		Deductions
	Total		\$0
Approved this Month			\$0

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

Contractor: Invision Construction Date: 5-21-2024

Architect's Certificate for Payment

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

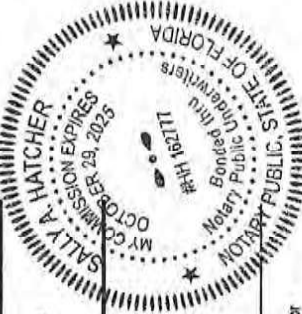
Based on AIA DOCUMENT G702 - APPLICATION FOR PAYMENT - MAY 1983 EDITION - AIA - © 1983
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

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

The present status of the account for this Contract is as follows:

Original Contract Sum	\$338,936.00
Net Change by Change Orders	\$0.00
Contract Sum to Date	\$338,936.00
Total Completed & Stored to Date (Column G on G703)	\$338,936.00
Retainage 5% or total in Column I on G703	\$16,946.80
Total Earned Less Retainage	\$321,989.20
Less Previous Certificates For Payment	\$273,690.82
Current Payment Due	\$48,298.38

State of Florida County of Duval
Subscribed and sworn to before me this 21st day of May, 2024
Notary Public: Sally A. Hatcher
My Commission Expires: 10/29/2025



Amount Certified
(Attach explanation if amount certified differs from amount applied for.)

DocuSigned by:
Architect: Basham & Lucas Design Group

By: [Signature] Date: 5/24/2024

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

based on G703-1983

DS
Mt



CONDITIONAL RELEASE OF LIEN

The undersigned lienor, in consideration of the following invoices:

Invoice Number #HYLA_004/Pay App #4 \$48,298.38

To sum \$273,690.82 of hereby waive and partial releases in lien and right to claim a lien for labor services or materials furnished through May 25, 2024, to Creekview Community Development District pending receipt of payment, Creekview Community Development District, 2300 Glades Road, Suite 410W Boca Raton, FL 33431 on Job to the following property:

Hyland Park (Monument Signs)
4440 Verbena Parkway
Green Cove Springs, FL 32043

This waiver and release do not cover any retention or labor, services, or materials furnished after the date specified or unpaid invoices.

Dated on 5-21-24

Invision Construction, a Florida corporation

By: 
Name Printed: Ryan Sparrell
Title: President

STATE OF FLORIDA
COUNTY OF DUVAL COUNTY

This instrument was acknowledged before me this 21st day of May 2024, by Ryan Sparrell, as President of Invision Construction, Inc., who is personally known to me.

(SEAL)




Notary Public, State of Florida

NAME: Sally A Hatcher
COMMISSION NO: HH162777
COMMISSION EXPIRES: 10/29/2025

Ryan Sparrell - Managing Partner and Founder - Ryan.Sparrell@gmail.com
CBC1261890 - SL3440744 - WRT Cert

Job Information

Mike Taylor
7807 Baymeadows Rd E #205, Jacksonville, FL 32256

Invoice Title: Hyland Trails Final Draw

Invoice ID: HYLA_004

Status: Unreleased
Deadline Date:
Jun 21, 2024
Invoice Amount:
\$48,298.38
Amount Paid: \$0.00
Balance Due:
\$48,298.38

Items	Cost Types	Description	Qty/Unit	Unit Price	Price
Supervision 1020 - Management	Other		0.15	\$15,000.00	\$2,250.00
Electrical 1470 - Electric service	Labor Material	Supply and install electrical service per plans from existing inside space.	0.15	\$38,000.00	\$5,700.00
Exterior Signage 6000 - Signage	Labor Material	illuminated signage for monument sign and aluminum decorative 2x2 bands	0.15	\$53,000.00	\$7,950.00
Concrete 2020 - Concrete Work	Labor Material	Radius foundation system with double matted rebar and 4000psi mix with concrete pump.	0.15	\$56,270.00	\$8,440.50
Masonry Eldorado Stone 4250 - Masonry labor	Labor Material	Supply and install Stone veneer per plans	0.15	\$29,000.00	\$4,350.00
Finishes - Tile 5890 - Special finishes	Labor Material	Install Del Conca USA Woodland Tile per plans	0.15	\$7,000.00	\$1,050.00
Office & Miscellaneous 1020 - Management	Material	Office Support, paperwork, and documents	0.15	\$2,500.00	\$375.00
Finishes - Paint 5350 - Painting—exterior	Labor Material	Paint stucco per finish schedule	0.15	\$2,500.00	\$375.00

Items	Cost Types	Description	Qty/Unit	Unit Price	Price
Insurance 1020 - Management	Other		0.15	\$3,000.00	\$450.00
Construction Cleaning and Final Clean of Project 1020 - Management	Labor Material	Day to day cleaning and upkeep of construction debris. Final cleaning of job upon completion.	0.15	\$1,000.00	\$150.00
Port-a-Potty 1500 - Porta-potty	Equipment	Construction sanitary services and bathroom	0.30	\$200.00	\$60.00
Roll-off dumpster 1480 - Dumpster	Equipment	Dumpster for construction debris.	0.60	\$675.00	\$405.00
CMU block 2110 - Concrete block	Labor Material	8" CMU with concrete cell fill and rebar	0.15	\$61,290.00	\$9,193.50
Precast concrete caps 2020 - Concrete Work	Labor Material	Precast concrete caps	0.15	\$25,000.00	\$3,750.00
Synthetic Sand float Stucco Finish Stucco	Labor Material		0.15	\$11,500.00	\$1,725.00
Overhead & Profit 1040 - Services	Other		0.15	\$30,776.00	\$4,616.40
Retainage Held 5% 1020 - Management	Other		1.00	-\$2,542.02	-\$2,542.02
Totals:					\$48,298.38

Description of Invoice

Items NOT included in Proposal:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

***ALLOWANCE** : means that this is a estimate and could be higher or lower based upon job environment. Subject to change.

1. **BUYER'S RIGHT TO CANCEL** (Florida Statutes § 501.031) This is a home solicitation sale, and if you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller may not keep all or part of any cash down payment. **DEPOSITS**. All deposits are non-refundable

2. **PAYMENT**. All payments are due on billing. Final payment is due upon completion of the work or issued certificate of occupancy. If Purchaser fails to make any payment, all warranties will be void.

3. **CHANGES**: Any alteration or deviation from specifications involving extra costs or changed/extra work will be performed only upon a signed written change order and will become an extra charge. Invision Construction requires full payment in advance from Purchaser for change orders as a condition for performing the changes. all change orders will be marked up 20% to cover invisions' operation costs.

4. **CONTRACT TIME**: All dates for completion of the work are estimates. Invision Construction is not responsible for delays due to weather conditions; Supply chain difficulties; labor difficulties; accidents; availability of materials; circumstances beyond our control. Invision Construction's time for performance is not of the essence. Purchaser shall not be entitled to damages for delays.

5. **LIMITATION OF LIABILITY**. InVision's liability for damages to purchaser relating to or arising out of the performance or non-performance of the work, or for any cause whatsoever, and regardless of the form of the action, whether in contract or in tort including negligence, shall be limited to the contract price. The foregoing limitation of liability will not apply to claims for personal injury caused solely by InVision's negligence. Invision shall not be liable to purchaser or any person claiming through or against purchaser for any special, indirect or consequential damages (including lost profits, revenues, business opportunities or interruption of business) resulting from or arising out of performance, delay in or failure of the same. Even if purchaser has been advised of the possibility of such damages. Invision will not warrant any customer provided materials. All Specialty install requirements will need to be provided in writing prior to signing this agreement. Any warranty on materials will need to be through the supplier or manufacturer.

6. **ATTORNEYS' FEES & COSTS/ VENUE / GOVERNING LAW**. Purchaser agrees to pay reasonable attorney's fees and costs in the event an attorney is required to represent InVision for any reason related to the contract, through appeal, including all costs of collections. This contract shall be construed according to the laws of the State of Florida, and the exclusive venue for any dispute shall be a court of competent jurisdiction in St. Johns County, Florida.

7 **RISK OF LOSS**. Purchaser shall be responsible and bear the risk of loss to any material or equipment once delivered to the Project.

8. **REMEDIES**. In the event Purchaser fails to pay any amount due and owing hereunder and/or fails to perform any obligation hereunder, InVision shall have the right to exercise one or more of the following remedies: (a) recover the balance of all amounts due hereunder including interest on all unpaid sums; (b) recover InVision's anticipated lost profits on all work on yet performed; (c) enter the premises where the equipment might be located and take possession of the equipment and retain all prior payments as partial compensation for its use and depreciation; (d) incur collection and legal expenses (including) attorney's fees and costs in exercising any of its rights and remedies upon default; (e) suspend work and remove its equipment from the project; and/or (f) pursue any other remedy permitted by law.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO

ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Please use the "Pay Online" button to submit your payment. If you have additional questions about how to pay online, please call Buildertrend Support at 1-888-415-7149.

WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$73,008.00, hereby waives and partial releases its lien and right to claim a lien for labor, services or materials furnished through March 8, 2024, to InVision Construction, 9310 Old Kings Road S. #1401, Jacksonville, FL 32257.

Client Property:
Hyland Trail Entry Monuments
Henley Rd & Sandridge Rd
Green Cove Springs, FL 32043

This is a waiver and lien release of InVision Construction. hereby acknowledges having received partial and satisfactory payment. This signature and acknowledgement releases InVision Construction.

DATED on 3/8/24

Jim Curcun

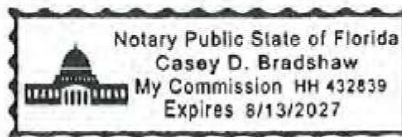
Print Name

[Signature]
Signature

Capital Concrete & Masonry Solutions, LLC
134 Poole Blvd.
St. Augustine, FL 32095

The forgoing instrument was acknowledged before me this 8th day of March, 2024, by _____, who is personally know to me or who has produced _____ as identification and who did take an oath.

Casey Bradshaw
NOTARY PUBLIC
NAME: Casey Bradshaw
COMMISSION NO:
COMMISSION EXPIRES: 8/13/27



Ryan Sparrell - Managing Partner and Founder - Ryan.Sparrell@gmail.com
CBC1261890 - SL3440744 - WRT Cert.

WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$24,291.00 hereby waives and partial releases its lien and right to claim a lien for labor, services or materials furnished through March 22, 2024, to InVision Construction, 9310 Old Kings Road S. #1401, Jacksonville, FL 32257.

Client Property:
Hyland Trail Entry Monuments
Henley Rd & Sandridge Rd
Green Cove Springs, FL 32043

This is a waiver and lien release of InVision Construction. hereby acknowledges having received partial and satisfactory payment. This signature and acknowledgement releases InVision Construction.

DATED on 3/22/24
Casey Bradshaw
Print Name

Casey Bradshaw
Signature

Capital Concrete & Masonry Solutions
134 Poole Blvd.
St. Augustine, FL 32095

The forgoing instrument was acknowledged before me this 22nd day of March, 2024, by Casey Bradshaw, who is personally know to me or who has produced _____ as identification and who did take an oath.

Mishella Lark Lukawski
NOTARY PUBLIC
NAME: Mishella Lark Lukawski
COMMISSION NO:
COMMISSION EXPIRES:



Ryan Sparrell - Managing Partner and Founder - Ryan.Sparrell@gmail.com
CBC1261890 - SL3440744 - WRT Cert.

WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$7,650.00, hereby waives and partial releases its lien and right to claim a lien for labor, services or materials furnished through May 17, 2024, to InVision Construction, 9310 Old Kings Road S. #1401, Jacksonville, FL 32257.

Client Property:
Hyland Trail Entry Monuments
Henley Rd & Sandridge Rd
Green Cove Springs, FL 32043

This is a waiver and lien release of InVision Construction. hereby acknowledges having received partial and satisfactory payment. This signature and acknowledgement releases InVision Construction.

DATED on 5/21/24
Ian Van Leer

Print Name

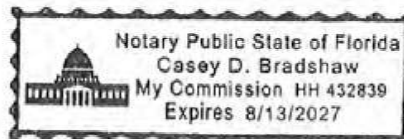
Ian Van Leer
Signature

Capital Concrete & Masonry Solutions, LLC
134 Poole Blvd.
St. Augustine, FL 32095

The forgoing instrument was acknowledged before me this 21st day of May, 2024, by Ian Van Leer, who is personally know to me or who has produced _____ as identification and who did take an oath.

Casey Bradshaw
NOTARY PUBLIC

NAME: Casey Bradshaw
COMMISSION NO:
COMMISSION EXPIRES: 8/13/27



Ryan Sparrell - Managing Partner and Founder - Ryan.Sparrell@gmail.com
CBC1261890 - SL3440744 - WRT Cert.

WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the sum of \$8,500.00 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through March 22, 2024, to InVision Construction, 9310 Old Kings Road S. #1401, Jacksonville, FL 32257.

Client Property:
Hyland Trail Entry Monuments
Henley Rd & Sandridge Rd
Green Cove Springs, FL 32043

This is a waiver and lien release of InVision Construction. hereby acknowledges having received full and satisfactory payment. This signature and acknowledgement releases InVision Construction.

DATED on 3-22-24

Juan Carlos Lopes Reyes

Print Name

[Signature]

Signature

Juan Carlos Lopes Reyes
10960 Beach Blvd. Lot 563
Jacksonville, FL 32246

The forgoing instrument was acknowledged before me this 22nd day of March, 2024, by Juan Carlos Lopes Reyes, who is personally know to me or who has produced as identification and who did take an oath.

Sally A Hatcher

NOTARY PUBLIC

NAME: Sally A Hatcher

COMMISSION NO: HH162777

COMMISSION EXPIRES: 10/29/2025



Ryan Sparrell - Managing Partner and Founder - Ryan.Sparrell@gmail.com
CBC1261890 - SL3440744 - WRT Cert.

WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$2,500.00 hereby waives and partial releases its lien and right to claim a lien for labor, services or materials furnished through February 23, 2024 to InVision Construction, 9310 Old Kings Road S. #1401, Jacksonville, FL 32257.

Client Property:
Hyland Trail Monument Entry Signs
Henley Rd & Sandridge Rd
Green Cove Springs, FL 32043

This is a waiver and lien release of InVision Construction. hereby acknowledges having received partial and satisfactory payment. This signature and acknowledgement releases InVision Construction.

DATED on 2/23/24
Corey E Smith

Print Name



Signature

Native Flooring LLC
PO Box 550911
Jacksonville, FL 32255

The forgoing instrument was acknowledged before me this 23 day of February, 2024, by COREY SMITH, who is personally know to me or who has produced _____ as identification and who did take an oath.



NOTARY PUBLIC

NAME: JOSEPH P. PELLICER

COMMISSION NO: HH 284382

COMMISSION EXPIRES: 07/05/2026



JOSEPH P. PELLICER
Notary Public
State of Florida
Comm# HH284382
Expires 7/5/2026

Ryan Sparrell - Managing Partner and Founder - Ryan.Sparrell@gmail.com
CBC1261890 - SL3440744 - WRT Cert.

WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$2,540.00 hereby waives and partial releases its lien and right to claim a lien for labor, services or materials furnished through March 22, 2024, to InVision Construction, 9310 Old Kings Road S. #1401, Jacksonville, FL 32257.

Client Property:
Hyland Trail Entry Monuments
Henley Rd & Sandridge Rd
Green Cove Springs, FL 32043

This is a waiver and lien release of InVision Construction. hereby acknowledges having received partial and satisfactory payment. This signature and acknowledgement releases InVision Construction.

DATED on 3/22/24.
Corey E Smith

Print Name

[Signature]
Signature

Native Flooring, LLC
PO Box 550911
Jacksonville, FL 32255

The forgoing instrument was acknowledged before me this 22nd day of MARCH, 2024, by COREY SMITH, who is personally know to me or who has produced as identification and who did take an oath.

[Signature]

NOTARY PUBLIC

NAME: JOSEPH P. PELLICER

COMMISSION NO: HH284382

COMMISSION EXPIRES: 07/05/2026



JOSEPH P. PELLICER
Notary Public
State of Florida
Comm# HH284382
Expires 7/5/2026

Ryan Sparrell - Managing Partner and Founder - Ryan.Sparrell@gmail.com
CBC1261890 - SL3440744 - WRT Cert.

WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$12,000.00, hereby waives and partial releases its lien and right to claim a lien for labor, services or materials furnished through April 19, 2024 to InVision Construction, 9310 Old Kings Road S. #1401, Jacksonville, FL 32257.

Client Property:
Hyland Trail Entry Monuments
Henley Rd & Sandridge Rd
Green Cove Springs, FL 32043

This is a waiver and lien release of InVision Construction, hereby acknowledges having received partial and satisfactory payment. This signature and acknowledgement releases InVision Construction.

DATED on 4/22/2024

Jimmy G Pace

Print Name

[Signature]

Signature

Power Electric Construction Inc
6588 Collier Rd
St. Augustine, FL 32092

The forgoing instrument was acknowledged before me this 22nd day of April, 2024, by Jimmy G Pace, who is personally known to me or who has produced KNOWN as identification and who did take an oath.

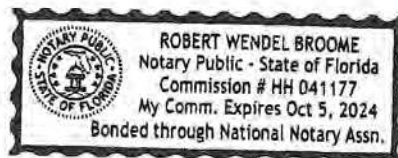
Robert Wendel Broome

NOTARY PUBLIC

NAME:

COMMISSION NO:

COMMISSION EXPIRES:



Ryan Sparrell - Managing Partner and Founder - Ryan.Sparrell@gmail.com
CBC1261890 - SL3440744 - WRT Cert

WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the sum of \$2,000.00 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through March 22, 2024, to InVision Construction, 9310 Old Kings Road S. #1401, Jacksonville, FL 32257.

Client Property:
Hyland Trail Entry Monuments
Henley Rd & Sandridge Rd
Green Cove Springs, FL 32043

This is a waiver and lien release of InVision Construction. hereby acknowledges having received full and satisfactory payment. This signature and acknowledgement releases InVision Construction.

DATED on 3/21/24

Dean Labarca

Print Name

Dean Labarca

Signature

Shaddai Construction Painters and More, Corp.
7920 Merrill Rd. Unit 1511
Jacksonville, FL 32277

The forgoing instrument was acknowledged before me this 21st day of March, 2024, by Dean Labarca, who is personally know to me or who has produced _____ as identification and who did take an oath.

Sally A Hatcher

NOTARY PUBLIC

NAME: Sally A Hatcher

COMMISSION NO: HH162777

COMMISSION EXPIRES: 10/29/2025



Ryan Sparrell - Managing Partner and Founder - Ryan.Sparrell@gmail.com
CBC1261890 - SL3440744 - WRT Cert.

WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the sum of \$16,794.18 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through May 17, 2024, to InVision Construction, 9310 Old Kings Road S. #1401, Jacksonville, FL 32257.

Client Property:
Hyland Trail Entry Monuments
Henly Rd & Sandridge Rd
Green Cove Springs, FL 32043

This is a waiver and lien release of InVision Construction. hereby acknowledges having received full and satisfactory payment. This signature and acknowledgement releases InVision Construction.

DATED on MAY 17TH, 2024
STEVEN CARCABA

Print Name

Steven Carcaba

Signature

St. Augustine Cast Stone & Architectural Precast, Inc.
100 Southpark Blvd. Ste. 410
St. Augustine, FL 32086

The forgoing instrument was acknowledged before me this 17th day of MAY, 2024, by STEVEN CARCABA who is personally known to me or who has produced as identification and who did take an oath.

Christopher Joseph Corfield

NOTARY PUBLIC

NAME: CH

COMMISSION NO:

COMMISSION EXPIRES:



CHRISTOPHER JOSEPH CORFIELD
Notary Public
State of Florida
Comm# HH490049
Expires 2/7/2028

Ryan Sparrell - Managing Partner and Founder - Ryan.Sparrell@gmail.com
CBC1261890 - SL3440744 - WRT Cert.

WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$9,777.18, hereby waives and partial releases its lien and right to claim a lien for labor, services or materials furnished through March 8, 2024, to InVision Construction, 9310 Old Kings Road S. #1401, Jacksonville, FL 32257.

Client Property:
Hyland Trail Entry Monuments
Henley Rd & Sandridge Rd
Green Cove Springs, FL 32043

This is a waiver and lien release of InVision Construction. hereby acknowledges having received partial and satisfactory payment. This signature and acknowledgement releases InVision Construction.

DATED, on 3/2/24
STEVEN CARCABA

Print Name

Steven Carcaba

Signature

St. Augustine Cast Stone & Architectural Precast, Inc.
100 Southpark Blvd Ste. 410
St. Augustine, FL 32086

The forgoing instrument was acknowledged before me this 8 day of MARCH, 2024, by STEVEN CARCABA, who is personally know to me or who has produced as identification and who did take an oath.

Christopher Joseph Cofield
NOTARY PUBLIC

NAME:

COMMISSION NO:

COMMISSION EXPIRES:

Expires 2/7/2028
Comm# HH490049
State of Florida
Notary Public
CHRISTOPHER JOSEPH COFIELD



CHRISTOPHER JOSEPH COFIELD
Notary Public
State of Florida
Comm# HH490049
Expires 2/7/2028

Ryan Sparrell - Managing Partner and Founder - Ryan.Sparrell@gmail.com
CBC1261890 - SL3440744 - WRT Cert.

WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$11,000.00, hereby waives and partial releases its lien and right to claim a lien for labor, services or materials furnished through March 18, 2024, to InVision Construction, 9310 Old Kings Road S. #1401, Jacksonville, FL 32257.

Client Property:
Hyland Trail Entry Monuments
Henley Rd & Sandridge Rd
Green Cove Springs, FL 32043

This is a waiver and lien release of InVision Construction. hereby acknowledges having received partial and satisfactory payment. This signature and acknowledgement releases InVision Construction.

DATED on 3/20/24

Jason Carter

Print Name

Jason Carter
General Manager
Signature

Stonecore
9100 Phillips Hwy
Jacksonville, FL 32256

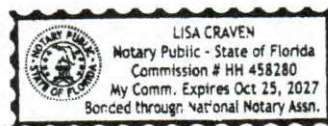
The forgoing instrument was acknowledged before me this 20th day of March, 2024, by Jason Carter / General Manager, who is personally know to me or who has produced _____ as identification and who did take an oath.

Lisa Craven
NOTARY PUBLIC

NAME:

COMMISSION NO:

COMMISSION EXPIRES:



Ryan Sparrell - Managing Partner and Founder - Ryan.Sparrell@gmail.com
CBC1261890 - SL3440744 - WRT Cert.

Creekview CDD Requisition Form - 358 Invision Construction Inc

Final Audit Report

2024-06-27

Created:	2024-06-27
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAczZhX4D22EQOwlz4BldWzhzGeR8NCM0W

"Creekview CDD Requisition Form - 358 Invision Construction Inc" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-06-27 - 4:16:55 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-06-27 - 4:17:20 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-06-27 - 4:21:20 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-06-27 - 4:21:35 PM GMT - Time Source: server
-  Agreement completed.
2024-06-27 - 4:21:35 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AV

REQUISITION #359

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: **359**
- (B) Name of Payee: **Invision Construction, Inc.
11251 Business Park Blvd, Suite 4
Jacksonville, FL 32256-2711**
- (C) Amount Payable: **\$ 16,946.80**
- (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 Park Entry Signs – Application for Payment No. 5-Retainage**
- (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.

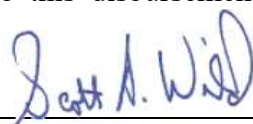
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

Application and Certificate for Payment

Based on AIA DOCUMENT G702

PAGE 1

To (Owner): Creekview Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Project: Hyland Park
4440 Verbena Parkway
Green Cove Springs, FL 32043

APPLICATION NUMBER: 5 - Retainage

Distribution To:

Owner ☒
Architect ☒
Contractor ☒

Period From:
To:

Contract for: Hyland Park Entry Signs

Attention: Mike Taylor

Architect's
Project No:

Contract Date:

Contractor's Application for Payment

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

Change Order Summary			
Change Orders approved in previous months by Owner	Additions	Deductions	
Total	\$0	\$0	\$0
Approved this Month			
Totals	\$0	\$0	\$0
Net change by Change Orders			

The present status of the account for this Contract is as follows:

Original Contract Sum \$338,936.00
Net Change by Change Orders \$0.00
Contract Sum to Date \$338,936.00

Total Completed & Stored to Date (Column G on G703) \$338,936.00

Retainage 5% or total in Column I on G703 \$0.00

Total Earned Less Retainage \$338,936.00

Less Previous Certificates For Payment \$321,989.20

Current Payment Due \$16,946.80

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

Contractor Division Construction

By:  Date: 5-21-2024

Architect's Certificate for Payment

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

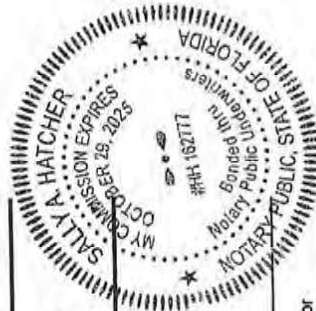
State of Florida County of Duval
Subscribed and sworn to before me this 21st day of May, 2024
Notary Public: Sally A. Hatcher
My Commission Expires: 10/29/2025

Amount Certified (Attach explanation if amount certified differs from amount applied for.)

Architect: Signatures & Lucas Design Group

By:  Date: 5/24/2024

This AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



DS
MT

APPLICATION NUMBER 5 - Retainage

Based on AIA Document G702 APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts where variable retainage for line items may apply.

[illegible]



CONDITIONAL RELEASE OF LIEN

The undersigned lienor, in consideration of the following invoices:

Invoice Number #HYLA_005/Pay App #5 \$16,946.80

To sum \$321,989.20 of hereby waive and partial releases in lien and right to claim a lien for labor services or materials furnished through May 25, 2024, to Creekview Community Development District pending receipt of payment, Creekview Community Development District, 2300 Glades Road, Suite 410W Boca Raton, FL 33431 on Job to the following property:

Hyland Park (Monument Signs)
4440 Verbena Parkway
Green Cove Springs, FL 32043

This waiver and release do not cover any retention or labor, services, or materials furnished after the date specified or unpaid invoices.

Dated on 5-21-24

Invision Construction, a Florida corporation

By: 

Name Printed: Ryan Sparrell

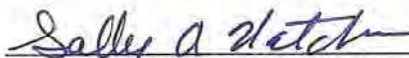
Title: President

STATE OF FLORIDA
COUNTY OF DUVAL COUNTY

This instrument was acknowledged before me this 21st day of May 2024, by Ryan Sparrell, as President of Invision Construction, Inc., who is personally known to me.

(SEAL)




Notary Public, State of Florida

NAME: Sally A Hatcher
COMMISSION NO: HH162777
COMMISSION EXPIRES: 10/29/2025

Ryan Sparrell - Managing Partner and Founder - Ryan.Sparrell@gmail.com
CBC1261890 - SL3440744 - WRT Cert.



Invision Construction, Inc.
Printed: May 21, 2024
11251 Business Park Blvd Ste 4, Jacksonville, FL 32256-2711
Phone: 904-345-0515
CBC1261890

Job Information

Mike Taylor
7807 Baymeadows Rd E #205, Jacksonville, FL 32256

Invoice Title: Hyland Trails Retainage Draw
Invoice ID: HYLA_005

Status: Unreleased
Deadline Date:
Jun 21, 2024
Invoice Amount:
\$16,946.80
Amount Paid: \$0.00
Balance Due:
\$16,946.80

Items	Cost Types	Description	Qty/Unit	Unit Price	Price
Retainage Held 1020 - Management	Other		1.00	\$16,946.80	\$16,946.80
Totals:					\$16,946.80

Description of Invoice

Items NOT included in Proposal:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

***ALLOWANCE** : means that this is a estimate and could be higher or lower based upon job environment. Subject to change.

1. **BUYER'S RIGHT TO CANCEL** (Florida Statutes § 501.031) This is a home solicitation sale, and if you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller may not keep all or part of any cash down payment. **DEPOSITS**. All deposits are non-refundable

2. **PAYMENT**. All payments are due on billing. Final payment is due upon completion of the work or issued certificate of occupancy. If Purchaser fails to make any payment, all warranties will be void.

3. **CHANGES**: Any alteration or deviation from specifications involving extra costs or changed/extra work will be performed only upon a signed written change order and will become an extra charge. Invision Construction requires full payment in advance from Purchaser for change orders as a condition for performing the changes. all change orders will be marked up 20% to cover invisions' operation costs.

4. **CONTRACT TIME**: All dates for completion of the work are estimates. Invision Construction is not responsible for delays due to weather conditions; Supply chain difficulties; labor difficulties; accidents; availability of materials; circumstances beyond our control. Invision Construction's time for performance is not of the essence. Purchaser shall not be entitled to damages for delays.

5. **LIMITATION OF LIABILITY**. InVision's liability for damages to purchaser relating to or arising out of the performance or non-performance of the work, or for any cause whatsoever, and regardless of the form of the action, whether in contract or in tort including negligence, shall be limited to the contract price. The foregoing limitation of liability will not apply to claims for personal injury caused solely by InVision's negligence. Invision shall not be liable to purchaser or any person claiming through or against purchaser for any special, indirect or consequential damages (including lost profits, revenues, business opportunities or interruption of business) resulting from or arising out of performance, delay in or failure of the same. Even if purchaser has been advised of the possibility of such damages. Invision will not warrant any customer provided materials. All Specialty install requirements will need to be provided in writing prior to signing this agreement. Any warranty on materials will need to be through the supplier or manufacturer.

6. **ATTORNEYS' FEES & COSTS/ VENUE / GOVERNING LAW**. Purchaser agrees to pay reasonable attorney's fees and costs in the event an attorney is required to represent InVision for any reason related to the contract, through appeal, including all costs of collections. This contract shall be construed according to the laws of the State of Florida, and the exclusive venue for any dispute shall be a court of competent jurisdiction in St. Johns County, Florida.

7 **RISK OF LOSS**. Purchaser shall be responsible and bear the risk of loss to any material or equipment once delivered to the Project.

8. **REMEDIES**. In the event Purchaser fails to pay any amount due and owing hereunder and/or fails to perform any obligation hereunder, InVision shall have the right to exercise one or more of the following remedies: (a) recover the balance of all amounts due hereunder including interest on all unpaid sums; (b) recover InVision's anticipated lost profits on all work on yet performed; (c) enter the premises where the equipment might be located and take possession of the equipment and retain all prior payments as partial compensation for its use and depreciation; (d) incur collection and legal expenses (including) attorney's fees and costs in exercising any of its rights and remedies upon default; (e) suspend work and remove its equipment from the project; and/or (f) pursue any other remedy permitted by law.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO

ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Please use the "Pay Online" button to submit your payment. If you have additional questions about how to pay online, please call Buildertrend Support at 1-888-415-7149.

Creekview CDD Requisition Form - 359 Invision Construction Inc

Final Audit Report

2024-06-27

Created:	2024-06-27
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZhk4t8jpkUcuIKZmcFithwDt047q1D-K

"Creekview CDD Requisition Form - 359 Invision Construction Inc" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-06-27 - 4:19:09 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
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-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-06-27 - 4:21:58 PM GMT - Time Source: server
-  Agreement completed.
2024-06-27 - 4:21:58 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AVI

REQUISITION #360

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: **360**
- (B) Name of Payee: **Onsight Industries, LLC**
900 Central Park Dr
Sanford, FL 32771
- (C) Amount Payable: **\$ 2,998.00**
- (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 and 2 Mailbox - Invoice 415512**
- (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.

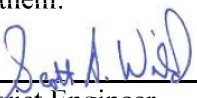
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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.: 415512

Invoice Date: 6/25/2024

Payment Terms: Due Upon Receipt

Order No: W000372025

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: 4C CBU 16 DOOR(INSTALL W/369799)

No	Item	Description	Quantity	Unit Price	Net Price
1	M003967	ITEM-MAILBOX-M003967	1.000	2,998.00	2,998.00

MAILBOX FLORENCE 4C RECESSED UNITS 4C16D-15 DARK BRONZE SEQ NUMBERING PLACARDS

Remit To:

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

Sales Amount 2,998.00

Sales Tax 0.00

Prepaid Amount 0.00

Total 2,998.00

Please email any billing questions to accountsreceivable@onsightindustries.com

Thank you for your prompt payment!

Creekview CDD - Requisition Form - 360 Onsight

Final Audit Report

2024-07-02

Created:	2024-07-02
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAkOAJ2SUFpe5D3S3jDtD9-mV6IHc1xemK

"Creekview CDD - Requisition Form - 360 Onsight" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-07-02 - 12:04:34 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-07-02 - 12:04:38 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-07-02 - 12:24:10 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-07-02 - 12:24:51 PM GMT - Time Source: server
-  Agreement completed.
2024-07-02 - 12:24:51 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AVII

REQUISITION #361

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: **361**
- (B) Name of Payee: **Kilinski | Van Wyk PLLC
PO Box 6386
Tallahassee, FL 32314**
- (C) Amount Payable: **\$ 416.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Professional Services related to project construction - Invoice 9548**
- (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.

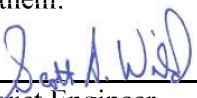
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 9548
Date: 06/16/2024
Due On: 07/16/2024

Creekview CDD -103 Project Construction

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	05/04/2024	Update/finalize plans and documents for landscape installation agreements for Areas 1 and 2	0.30	\$320.00	\$96.00
Service	JK	05/17/2024	Review/edit easement summary; confer re: JUM payment; confer re: status of execution of various construction contracts; review requisition schedule	0.50	\$320.00	\$160.00
Service	JK	05/18/2024	Prepare edits to Creekview Area 4 and APF Phase 2 Roadway improvements; transmit same; review plans/ECS reports	0.50	\$320.00	\$160.00
					Total	\$416.00

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
9318	06/10/2024	\$96.00	\$0.00	\$96.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
----------------	--------	------------	-------------------	-------------

9548	07/16/2024	\$416.00	\$0.00	\$416.00
Outstanding Balance				\$512.00
Total Amount Outstanding				\$512.00

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

Please pay within 30 days.

Creekview CDD - Requisition Form - 361 Onsight

Final Audit Report

2024-07-01

Created:	2024-07-01
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAjG9-rSNb6THD3AW14oHdfBMAD6oI8kEA

"Creekview CDD - Requisition Form - 361 Onsight" History

-  Document created by Shelley Blair (blairs@etminc.com)
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-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
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2024-07-01 - 4:22:49 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-07-01 - 4:22:58 PM GMT - Time Source: server
-  Agreement completed.
2024-07-01 - 4:22:58 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AVIII

REQUISITION #362

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: **362**
- (B) Name of Payee: **The Tree Amigos Outdoor Services, Inc.
5000-18 Highway 17, #235
Fleming Island, FL 32003**
- (C) Amount Payable: **\$ 50,000.00**
- (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 Areas 1&2
Irrigation - Invoice 61201878**
- (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.

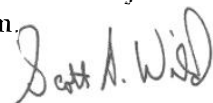
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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#: 61201878

Date: 06/28/2024

Billed To: Creekview CDD
Hyland Trail
Green Cove Springs FL

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

Due Date: 07/28/2024

Terms: 30DY

Order#

Description	Amount
Hyland Irrigation Irrigation	50,000.00

*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:	50,000.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	50,000.00

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AIX

REQUISITION #363

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: **363**
- (B) Name of Payee: **The Tree Amigos Outdoor Services, Inc.
5000-18 Highway 17, #235
Fleming Island, FL 32003**
- (C) Amount Payable: **\$ 21,600.00**
- (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 61201877**
- (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.

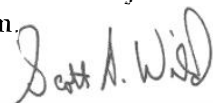
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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#: 61201877

Date: 06/28/2024

Billed To: Creekview CDD
Hyland Trail
Green Cove Springs FL

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

Due Date: 07/28/2024

Terms: 30DY

Order#

Description	Amount
Hyland Area 2 Bahia Sod Bahia	21,600.00

*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:	21,600.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	21,600.00

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AX

REQUISITION #364

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: **364**
- (B) Name of Payee: **The Tree Amigos Outdoor Services, Inc.
5000-18 Highway 17, #235
Fleming Island, FL 32003**
- (C) Amount Payable: **\$ 15,000.00**
- (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 1
Landscape - Invoice 61201876**
- (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.

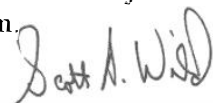
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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#: 61201876

Date: 06/28/2024

Billed To: Creekview CDD
Hyland Trail
Green Cove Springs FL

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

Due Date: 07/28/2024

Terms: 30DY

Order#

Description	Amount
Hyland Area 1 Magnolias Magnolia 8" cal	15,000.00

*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:	15,000.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	15,000.00

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AXI

REQUISITION #365

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: **365**
- (B) Name of Payee: **First Coast Electric, LLC
P.O. Box 60995
Jacksonville, FL 32236-0995**
- (C) Amount Payable: **\$ 4,275.00**
- (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 Phase 2 Irrigation Service - Invoice 16419
- (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.

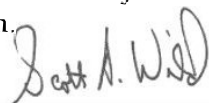
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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



First Coast Electric, LLC
Jacksonville, FL. 32236
PO Box 60995

Invoice

Date	Invoice #
7/1/2024	16419

Bill To

Creekview CDD
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: Nick McKenna

P.O. #	Job No.
	CT-4181

Qty	Description	Rate	Amount
1	INVOICE FOR THE 60AMP SINGLE PHASE 120/240 VOLT SERVICE FOR THE IRRIGATION TIME CLOCK AT CREEKVIEW PHASE 2.	4,275.00	4,275.00
		Total	\$4,275.00
		Payments/Credits	\$0.00
		Balance Due	\$4,275.00

Phone #	E-mail
904-779-5491	billy@fceleec.com

Proposal

First Coast Electric, LLC

P.O. Box 60995

Jacksonville, Florida 32236-0995

Office: (904) 779-5491 Fax: (904) 777-3608

ER13012499



To:

Creekview CDD

ATTN: NICK MCKENNA

PHONE:

DATE: 6/25/2024

JOB NAME: CREKVIEW PHASE 2 IRRIGATION SVC

JOB LOCATION: CLAY COUNTY LAKE ASBURY

Job Description

- 1) FURNISH AND INSTALL 60 AMP SINGLE PHASE 120/240 VOLT SVC FOR IRRIGATION TIME CLOCK
- 2) HOOK UP TO NEARES TRANSFORMER HAND BOX ON PLANS PROVIDED TO ME
- 3) ADDRESS PROVIDED BY DEVELOPER
- 4) PERMIT INCLUDED

Total Estimated Job Cost

\$4,275.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above

Authorized specifications involving extra cost will be executed

become an extra charge over and above the estimate. All guarantees contingent upon strike, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Ins.

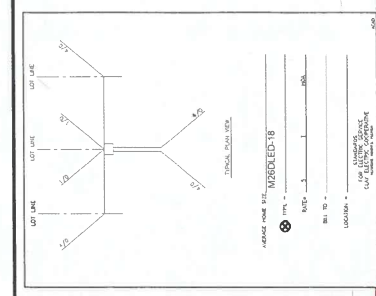
BILL HIGHHOUSE

Acceptance of proposal

Date of acceptance

6/25/2024

This proposal may be withdrawn by us if not accepted within 5 days.



LAT: 30.0601438409073
LONG: -81.8096530433628

NEAR MAP:
867122103

Construction Notes:

Map Notes:
1. This Map is a Survey.
2. This Map Should Be Used For Reference Purposes Only.
3. Electrical Features Are Exaggerated For Clarity.

CREEKVIEW TRAIL AREA 2		WORK ORDER #	305448
DEPARTMENT OF ENGINEERING		PAGE SIZE:	24" X 36"
ENGINEER: Travis McLaughlin		COUNTY: CLAY	DISTRICT: ORANGE PARK
DATE: 10/06/2021		SHEET NO.	1 of 1
REVISIONS:		Updated Landbase	
01/18/2021	J. Bonner	Initial Network	
01/18/2022	J. Bonner	Map Edits	
05/19/2022	J. Bonner	Added Lights Chg Poles	
05/19/2022	J. Bonner	Updated Landbase	
05/25/2022	J. Bonner	Added temp. cut-de-sac/hibs	



Clay Electric Cooperative, Inc.
7000 Highway 1
Key Stone Heights, FL 32656
352-472-8000



Scale: 1 inch = 100 feet

DRAWING LOCATION: O:ESRIGPS Proposed Subdivisions/Creekview Trail



**MIS Division
E911 Addressing**

2519 SR 16 West
P.O. Box 1366
Green Cove Springs, FL
32043

Phone: 904-278-3781
Fax: 904-541-5806

County Manager
Howard Wanamaker

Commissioners:

Mike Cella
District 1

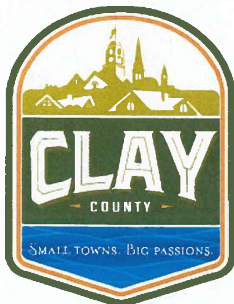
Alexandra Compere
District 2

Jim Renninger
District 3

Betsy Condon
District 4

Kristen Burke
District 5

www.claycountygov.com



ADDRESS ASSIGNMENT / VERIFICATION

Parcel # 15-05-25-009338-008-33

Owner/Applicant: Creekview CDD

Legal Description: Common Elements/193.0235 F.S. Tract 7 Creekview Trail Area 2 As
Rec PB 73 Pg 37

E911 Addresses Assigned: 3740 Americana Dr
Green Cove Springs, FL 32043

Date of verification: June 11, 2024

Comments: Issued for an electric meter to be located on Tract 7 of Creekview Trail Area 2.

Please be aware that address assignment does not guarantee permit approval. Refer to zoning regulations and building codes for details.

If you have any questions, please email addressingdept@claycountygov.com.

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AXII

REQUISITION #366

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: **366**
- (B) Name of Payee: **First Coast Electric, LLC
P.O. Box 60995
Jacksonville, FL 32236-0995**
- (C) Amount Payable: **\$ 4,275.00**
- (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 Phase 1 Irrigation Service - Invoice 16418
- (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.

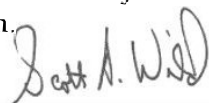
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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



First Coast Electric, LLC
Jacksonville, FL. 32236
PO Box 60995

Invoice

Date	Invoice #
7/1/2024	16418

Bill To

Creekview CDD
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: Nick McKenna

P.O. #	Job No.
	CT-4180

Qty	Description	Rate	Amount
1	INVOICE FOR THE 60AMP SINGLE PHASE 120/240 VOLT SERVICE FOR THE IRRIGATION TIME CLOCK AT CREEKVIEW PHASE 1.	4,275.00	4,275.00
		Total	\$4,275.00
		Payments/Credits	\$0.00
		Balance Due	\$4,275.00

Phone #	E-mail
904-779-5491	billy@fceleec.com

Proposal

First Coast Electric, LLC

P.O. Box 60995
Jacksonville, Florida 32236-0995
Office: (904) 779-5491 Fax: (904) 777-3608

ER13012499



To:

Creekview CDD
ATTN: NICK MCKENNA

PHONE:

DATE: 6/25/2024

JOB NAME: CREKVIEW PHASE 1 IRRIGATION SVC

JOB LOCATION: CLAY COUNTY LAKE ASBURY

Job Description

- 1) FURNISH AND INSTALL 60 AMP SINGLE PHASE 120/240 VOLT SVC FOR IRRIGATION TIME CLOCK
- 2) HOOK UP TO NEARES TRANSFORMER HAND BOX ON PLANS PROVIDED TO ME
- 3) ADDRESS PROVIDED BY DEVELOPER
- 4) PERMIT INCLUDED

Total Estimated Job Cost

\$4,275.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above

Authorized specifications involving extra cost will be executed

become an extra charge over and above the estimate. All guarantees contingent upon strike, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Ins.

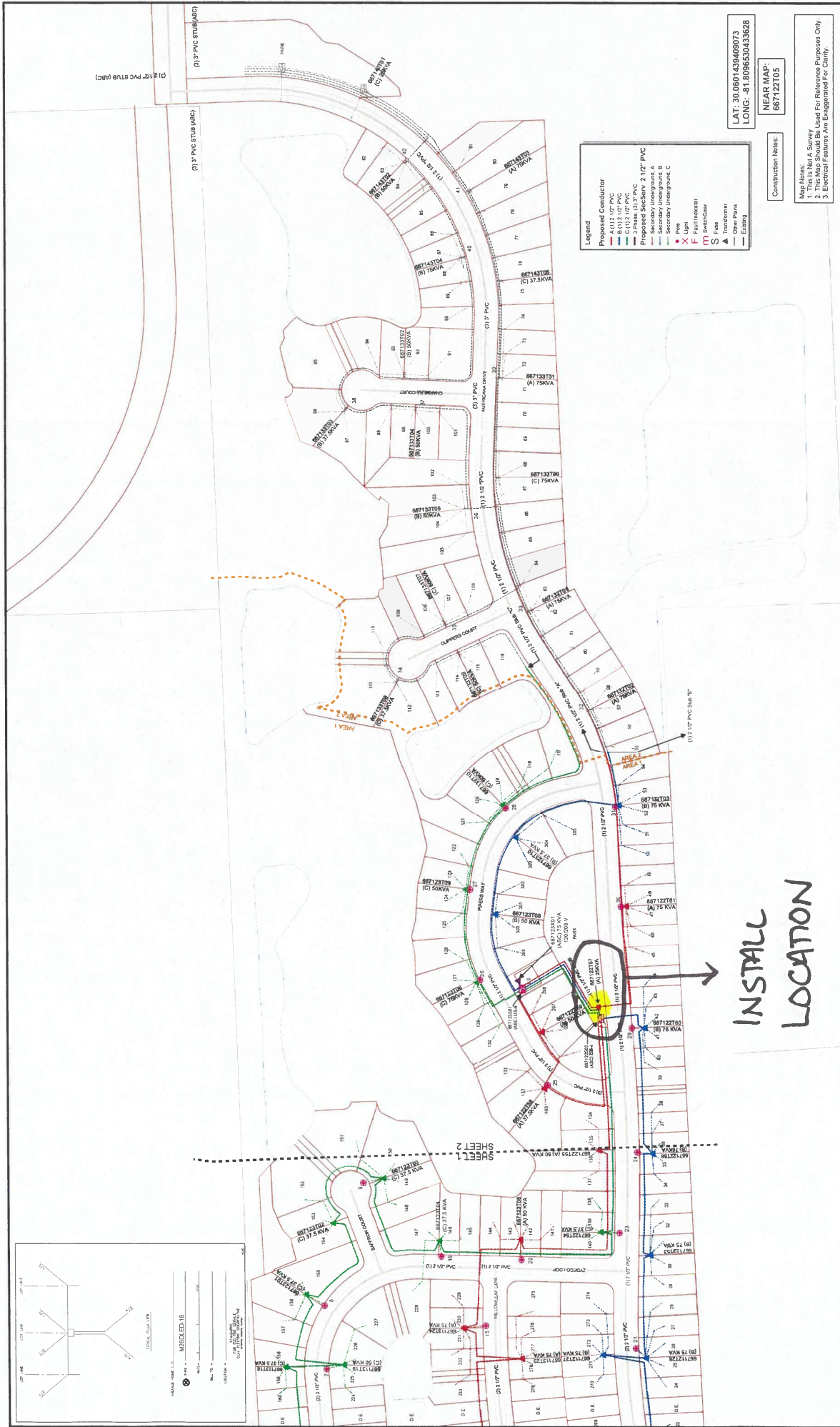
BILL HIGHHOUSE

Acceptance of proposal

Date of acceptance

6/25/2024

This proposal may be withdrawn by us
if not accepted within 5 days.



Legend

Proposed Conductor	
(A) 1/2" PVC	1/2" PVC
(B) 1/2" PVC	1/2" PVC
(C) 1/2" PVC	1/2" PVC
(D) 1/2" PVC	1/2" PVC
(E) 1/2" PVC	1/2" PVC
(F) 1/2" PVC	1/2" PVC
(G) 1/2" PVC	1/2" PVC
(H) 1/2" PVC	1/2" PVC
(I) 1/2" PVC	1/2" PVC
(J) 1/2" PVC	1/2" PVC
(K) 1/2" PVC	1/2" PVC
(L) 1/2" PVC	1/2" PVC
(M) 1/2" PVC	1/2" PVC
(N) 1/2" PVC	1/2" PVC
(O) 1/2" PVC	1/2" PVC
(P) 1/2" PVC	1/2" PVC
(Q) 1/2" PVC	1/2" PVC
(R) 1/2" PVC	1/2" PVC
(S) 1/2" PVC	1/2" PVC
(T) 1/2" PVC	1/2" PVC
(U) 1/2" PVC	1/2" PVC
(V) 1/2" PVC	1/2" PVC
(W) 1/2" PVC	1/2" PVC
(X) 1/2" PVC	1/2" PVC
(Y) 1/2" PVC	1/2" PVC
(Z) 1/2" PVC	1/2" PVC

LAT: 30.0601438408073
LONG: -81.8086530433628

NEAR MAP:
867122103

Construction Notes:

Map Notes:
1. This Map is a Survey.
2. This Map Should Be Used For Reference Purposes Only.
3. Electrical Features Are Engraved For Clarity.

CREEKVIEW TRAIL AREA 1				WORK ORDER #			
DEPARTMENT OF ENGINEERING				303379			
ENGINEER: Travis McLaughlin				PAGE SIZE:			
DATE: 01/03/2022				24" X 36"			
COUNTY: CLAY				SHEET NO.			
DISTRICT: ORANGE PARK				2 of 2			
DRAWING LOCATION: OVERSIGHTS Proposed Subdivisions/Creekview Trail							



Clay Electric Cooperative, Inc.
1000 Highway 17
KeyStone Heights, FL 32656
352-473-8000



Scale: 1 inch = 100 feet



**MIS Division
E911 Addressing**

2519 SR 16 West
P.O. Box 1366
Green Cove Springs, FL
32043

Phone: 904-278-3781
Fax: 904-541-5806

County Manager
Howard Wanamaker

Commissioners:

Mike Cella
District 1

Alexandra Compere
District 2

Jim Renninger
District 3

Betsy Condon
District 4

Kristen Burke
District 5

www.claycountygov.com



ADDRESS ASSIGNMENT / VERIFICATION

Parcel # 15-05-25-009338-007-59

Owner/Applicant: Creekview CDD

Legal Description: Common Elements/193.0235 F.S. Tract 16 Creekview Trail Area 1 As
Rec PB 72 Pg 46

E911 Addresses Assigned: 3238 Pipers Way
Green Cove Springs, FL 32043

Date of verification: June 11, 2024

Comments: Issued for an electric meter to be located on Tract 16 of Creekview Trail Area 1.

Please be aware that address assignment does not guarantee permit approval. Refer to zoning regulations and building codes for details.

If you have any questions, please email addressingdept@claycountygov.com.

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AXIII

REQUISITION #367

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: **367**
- (B) Name of Payee: **Invision Construction, Inc.
11251 Business Park Blvd, Suite 4
Jacksonville, FL 32256-2711**
- (C) Amount Payable: **\$ 16,390.84**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Hyland Park Entry Signs – Application for Payment No. 6 - Change Order # 1**
- (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.

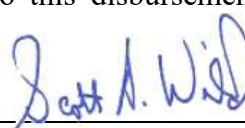
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

Application and Certificate for Payment

Based on AIA DOCUMENT G702

PAGE 1

To (Owner): Creekview Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Project: Hyland Park
4440 Verbena Parkway
Green Cove Springs, FL 32043

APPLICATION NUMBER: 6 - Change Order #1

Period From:
To:

Attention: Mike Taylor

Contract for: Hyland Park Entry Signs

Architect's
Project No:

Distribution To:	Owner
	Architect
	Contractor

Contract Date:

Contractor's Application for Payment

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

The present status of the account for this Contract is as follows:

Original Contract Sum	\$338,936.00
Net Change by Change Orders	\$16,390.84
Contract Sum to Date	\$355,326.84

Total Completed & Stored to Date (Column G on G703)	\$355,326.84
--	--------------

Retainage or total in Column I on G703	5%	\$0.00
---	----	--------

Total Earned Less Retainage	\$338,936.00
-----------------------------	--------------

Less Previous Certificates For Payment	\$338,936.00
--	--------------

Current Payment Due	\$16,390.84
---------------------	-------------

State of: Florida

County of: Duval

Contractor: Invision Construction

By:  Date: 6-26-24

Notary Public: Sally A. Hatcher
My Commission expires: 10/29/2025

Architect's Certificate for Payment



Amount Certified

(Attach explanation if amount certified differs from amount applied for.)

Documented by: Basham & Lucas Design Group
Date: 6/28/2024

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

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

DS

MT

Continuation Sheet

Based on AIA DOCUMENT G703

PAGE 2

Based on AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

APPLICATION NUMBER 6 - Change Order #1

Contractor's signed Certification is attached.

APPLICATION DATE:

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO:

Use Column I on Contracts where variable retainage for line items may apply.

ARCH'S PROJ. NO.:

A ITEM #	B DESCRIPTION	C SCHEDULED VALUE	D WORK COMPLETED THIS PERIOD		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H BALANCE TO FINISH (C - G)	I RETAINAGE	TOTAL EARNED LESS RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	Supervision	\$15,000.00	\$15,000.00			\$15,000.00		\$750.00	\$14,250.00
2	Office & Misc.	\$2,500.00	\$2,500.00			\$2,500.00		\$125.00	\$2,375.00
3	Insurance	\$3,000.00	\$3,000.00			\$3,000.00		\$150.00	\$2,850.00
4	Construction Cleaning	\$1,000.00	\$1,000.00			\$1,000.00		\$50.00	\$950.00
5	Port-a-Potty	\$400.00	\$400.00			\$400.00		\$20.00	\$380.00
6	Roll-off Dumpster	\$2,700.00	\$2,700.00			\$2,700.00		\$135.00	\$2,565.00
7	Overhead & Profit	\$30,776.00	\$30,776.00			\$30,776.00		\$1,538.80	\$29,237.20
8	Electrical	\$38,000.00	\$38,000.00			\$38,000.00		\$1,900.00	\$36,100.00
9	Concrete	\$56,270.00	\$56,270.00			\$56,270.00		\$2,813.50	\$53,456.50
10	Masonry - Eldorado Stone	\$29,000.00	\$29,000.00			\$29,000.00		\$1,450.00	\$27,550.00
11	Finishes - Paint	\$2,500.00	\$2,500.00			\$2,500.00		\$125.00	\$2,375.00
12	Finishes - Tile	\$7,000.00	\$7,000.00			\$7,000.00		\$350.00	\$6,650.00
13	Exterior Signage	\$53,000.00	\$53,000.00			\$53,000.00		\$2,650.00	\$50,350.00
14	CMU Block	\$61,290.00	\$61,290.00			\$61,290.00		\$3,064.50	\$58,225.50
15	Precast Concrete Caps	\$25,000.00	\$25,000.00			\$25,000.00		\$1,250.00	\$23,750.00
16	Synthetic Sand Float Stucco Finish	\$11,500.00	\$11,500.00			\$11,500.00		\$575.00	\$10,925.00
17	Change Order #1	\$16,390.84		\$16,390.84		\$16,390.84			\$16,390.84
	SHEET TOTALS	\$355,326.84	\$338,936.00	\$16,390.84		\$355,326.84		\$16,946.80	\$338,380.04
	PROJECT TOTALS	\$355,326.84	\$338,936.00	\$16,390.84		\$355,326.84		\$16,946.80	\$338,380.04

Based on AIA DOCUMENT G703 - APPLICATION FOR PAYMENT - MAY 1983 EDITION - AIA - © 1983
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

based on G703-1983

6/24/24, 9:33 AM

Change Order Print

Invision Construction, Inc.

Printed: Jun 24, 2024

11251 Business Park Blvd Ste 4, Jacksonville, FL 32256-2711

Phone: 904-345-0515

CBC1261890



Change Order

Owner Info Mike Taylor 7807 Baymeadows Rd E #205 Jacksonville, FL 32256 Phone: (904) 813-9269	Job Info 7807 Baymeadows Rd E #205 Jacksonville, FL 32256	Change Order ID HYLA_010
--	--	------------------------------------

Hyland Trail Entry Signs

CO ID	Created / Approved Date	Price
HYLA_010	Created: Oct 27, 2023 Pending...	\$16,390.84

Description
Change Order #1

Items	Cost Types	Description	Qty / Unit	Unit Price	Price
Permit Fees 1040 - Services	Other		1	\$575.03	\$575.03
Excavate and Grade around Signs 6600 - Landscaping	Labor Material		1	\$11,834.00	\$11,834.00
Tree Removal 6600 - Landscaping	Labor		1	\$1,250.00	\$1,250.00
License, Insurance & Operations 1020 - Management	Other	Delivery, set up, break down, Design, Contractor License, OH, Management & supervision	1	\$2,731.81	\$2,731.81

Status	Signature	Date
Approved by:		06/25/24
Approval Comments		

6/24/24, 9:33 AM

Change Order Print

Please Note: A signature of Approval OR **Electronic Acceptance** is required before change order is effective. This change order becomes part of the existing contract.

TOTAL AMOUNT OF CHANGE ORDER: \$16,390.84

6/25/24, 10:23 AM

Buildertrend

Invision Construction, Inc.

Printed: Jun 25, 2024

11251 Business Park Blvd Ste 4, Jacksonville, FL 32256-2711

Phone: 904-345-0515

CBC1261890



Change Order

Owner Info	Job Info	Change Order ID
Mike Taylor	7807 Baymeadows Rd E #205	HYLA_010
7807 Baymeadows Rd E #205	Jacksonville, FL 32256	
Jacksonville, FL 32256		
Phone: (904) 813-9269		

Hyland Trail Entry Signs

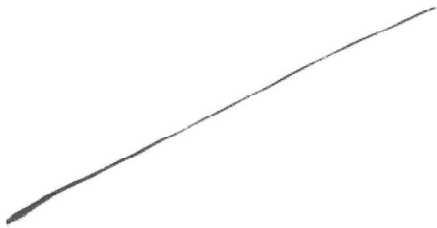
CO ID	Created / Approved Date	Price
HYLA_010	Created: Oct 27, 2023 Approved(M): Jun 25, 2024	\$16,390.84

Description
Change Order #1

Items	Cost Types	Description	Qty / Unit	Unit Price	Price
Permit Fees 1040 - Services	Other		1	\$575.03	\$575.03
Excavate and Grade around Signs 6600 - Landscaping	Labor Material		1	\$11,834.00	\$11,834.00
Tree Removal 6600 - Landscaping	Labor		1	\$1,250.00	\$1,250.00
License, Insurance & Operations 1020 - Management	Other	Delivery, set up, break down, Design, Contractor License, OH, Management & supervision	1	\$2,731.81	\$2,731.81

6/25/24, 10:23 AM

Buildertrend

Status	Signature	Date
Approved by Builder		Jun 25, 2024, 10:15 AM

Approval Comments

TOTAL AMOUNT OF CHANGE ORDER: \$16,390.84



CONDITIONAL RELEASE OF LIEN

The undersigned lienor, in consideration of the following invoices:

Invoice Number #HYLA_010/Pay App #6 \$16,390.84

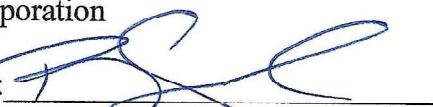
To sum \$338,936.00 of hereby waive and partial releases in lien and right to claim a lien for labor services or materials furnished through June 25, 2024, to Creekview Community Development District pending receipt of payment, Creekview Community Development District, 2300 Glades Road, Suite 410W Boca Raton, FL 33431 on Job to the following property:

Hyland Park (Monument Signs)
4440 Verbena Parkway
Green Cove Springs, FL 32043

This waiver and release do not cover any retention or labor, services, or materials furnished after the date specified or unpaid invoices.

Dated on June 26, 2024

Invision Construction, a Florida corporation

By: 

Name Printed: Ryan Sparrell

Title: President

STATE OF FLORIDA
COUNTY OF DUVAL COUNTY

This instrument was acknowledged before me this 26th day of June 2024, by Ryan Sparrell, as President of Invision Construction, Inc., who is personally known to me.

(SEAL)




Notary Public, State of Florida

NAME: Sally A Hatcher
COMMISSION NO: HH162777
COMMISSION EXPIRES: 10/29/2025

Ryan Sparrell - Managing Partner and Founder - Ryan.Sparrell@gmail.com
CBC1261890 - SL3440744 - WRT Cert.

Requistion Form - 367 Invision Construction Inc #6 (Hyland Park Entry Signs)

Final Audit Report

2024-07-16

Created:	2024-07-09
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA75ZrV83yNqF7Ft3uChw0OH3RAf7vf7zP

"Requistion Form - 367 Invision Construction Inc #6 (Hyland Park Entry Signs)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-07-09 - 12:43:54 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-07-09 - 12:44:04 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-07-16 - 1:38:03 AM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-07-16 - 1:38:17 AM GMT - Time Source: server
-  Agreement completed.
2024-07-16 - 1:38:17 AM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AXIV

REQUISITION #368

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: **368**
- (B) Name of Payee: **Kilinski | Van Wyk PLLC
PO Box 6386
Tallahassee, FL 32314**
- (C) Amount Payable: **\$ 96.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Professional Services related to project construction - Invoice 9318**
- (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.

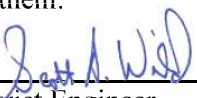
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 9318
Date: 05/11/2024
Due On: 06/10/2024

Creekview CDD -103 Project Construction

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	04/12/2024	Review signage purchase order and provide amendment to same; confer re: Area 1 and 2 irrigation agreement	0.30	\$320.00	\$96.00
Total						\$96.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
9318	06/10/2024	\$96.00	\$0.00	\$96.00
Outstanding Balance				\$96.00
Total Amount Outstanding				\$96.00

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

Please pay within 30 days.

Creekview CDD - Requisition Form - 368 Kilinski

Final Audit Report

2024-07-16

Created:	2024-07-09
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAANt4i2p5UMfBgyWK-n_v24MvNJAjLZZeO

"Creekview CDD - Requisition Form - 368 Kilinski" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-07-09 - 1:52:39 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-07-09 - 1:52:56 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-07-16 - 1:38:27 AM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-07-16 - 1:38:35 AM GMT - Time Source: server
-  Agreement completed.
2024-07-16 - 1:38:35 AM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AXV

REQUISITION #369

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: **369**
- (B) Name of Payee: England-Thims & Miller, Inc.
First Citizens
ABA Routing #053100300
Jacksonville, FL
Account #9061592290
- (C) Amount Payable: **\$ 96,140.17**

Invoice 214537 (June 2024) Area 3 and Amenity Site Mass Grading (WA#22)	\$ 6,840.87
Invoice 214536 (June 2024) Hyland Trail-Entry Feature (WA#18)	\$ 1,670.00
Invoice 214538 (June 2024) Area 4A CEI Services (WA#23)	\$ 4,341.00
Invoice 214539 (June 2024) APF Road Phase 2 CEI Services (WA#24)	\$ 3,955.00
Invoice 214566 (June 2024) Amenity Center Construction Docs (WA#5)	\$ 7,759.00
Invoice 214568 (June 2024) Area 6 Construction Documents (WA#8)	\$ 53,250.26
Invoice 214598 (June 2024) Creekview Trail Areas 1 and 2 CEI Services (WA#9)	\$ 11,667.29
Invoice 214577 (June 2024) Master Site Planning (WA#11)	\$ 2,680.00
Invoice 214561 (June 2024) Creekview Area 5A and 5B CEI Services (WA#3)	\$ 1,784.75
Invoice 214563 (June 2024) APF Road Phases 2, 3 and 4 (WA#4)	\$ 2,192.00
Total Req 369	\$ 96,140.17

- (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:

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.

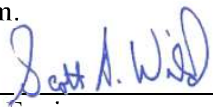
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

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

July 05, 2024

Invoice No: 214537

Total This Invoice \$6,840.87

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

Professional Services rendered through June 29, 2024

Phase 01. Preliminary Engineering

Total Fee 16,250.00

Percent Complete 90.00

Total Fee 6,500.00

Total this Phase \$6,500.00

Phase 02. Project Management

Labor

	Hours	Rate	Amount
Executive Vice President			
Wild, Scott	6/22/2024	1.00	362.00
coordination			
Totals	1.00		362.00
Total Labor			362.00

Billing Limits	Current	Prior	To-Date
Labor	362.00	2,172.00	2,534.00
Limit			2,500.00
Adjustment			-34.00

Total this Phase \$328.00

Phase XP. Expenses

Expenses

Reproductions	11.19	
Total Expenses	1.15 times	11.19 12.87

Total this Phase \$12.87

Total This Invoice \$6,840.87

Outstanding Invoices

Number	Date	Balance		
214019	5/29/2024	8,310.00		
Total		8,310.00	Total Now Due	\$15,150.87

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

July 05, 2024

Invoice No: 214536

Total This Invoice \$1,670.00

Project 17115.13000 Hyland Trail - Entry Feature (WA#18)

Professional Services rendered through June 29, 2024

Phase . Lump Sum

	Fee	Percent Complete	Earned	Current Billing
1.Construction Plan Preparation	16,700.00	100.00	16,700.00	1,670.00
2.Landscape Design (Code Design)	3,800.00	0.00	0.00	0.00
3.Clay County Plan Approval	6,500.00	50.00	3,250.00	0.00
4.Clay Electric Cooperative (CEC) Coordination	6,500.00	50.00	3,250.00	0.00
5.SJRWMD EPR Determination- Entry Features	4,800.00	50.00	2,400.00	0.00
Total Fee	38,300.00		25,600.00	1,670.00
Total Fee				1,670.00
Total this Phase				\$1,670.00

Phase 06. Coordinate with Other Disciplines

Billing Limits	Current	Prior	To-Date	
Total Billings	0.00	3,635.00	3,635.00	
Limit			10,000.00	
Remaining			6,365.00	
Total this Phase				0.00

Phase XP. Expenses

Total this Phase 0.00

Total This Invoice \$1,670.00

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

July 05, 2024

Invoice No: 214538

Total This Invoice	\$4,341.00
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Project 17115.18000 Area 4A CEI Services (WA#23)

Professional Services rendered through June 29, 2024

Phase 01. CEI Services

Labor

			Hours	Rate	Amount
Executive Vice President					
Wild, Scott	6/8/2024		1.50	362.00	543.00
Wild, Scott	6/22/2024		1.00	362.00	362.00
Wild, Scott	6/29/2024		.50	362.00	181.00
Project Manager					
Blalock, Clinton	6/1/2024		.25	216.00	54.00
Blalock, Clinton	6/8/2024		.75	216.00	162.00
CEI Project Manager/Project Admin.					
Donchez, James	6/1/2024		.50	219.00	109.50
Donchez, James	6/8/2024		.50	219.00	109.50
Donchez, James	6/15/2024		.50	219.00	109.50
Donchez, James	6/29/2024		.50	219.00	109.50
CEI Sr. Inspector					
Ellins, Jason	6/8/2024		5.00	173.00	865.00
Ellins, Jason	6/15/2024		1.00	173.00	173.00
Ellins, Jason	6/22/2024		1.00	173.00	173.00
Engineering/Landscape Designer					
Kern, Dulyma	6/15/2024		2.00	152.00	304.00
Totals			15.00		3,255.00
Total Labor					3,255.00

Billing Limits	Current	Prior	To-Date
Labor	3,255.00	1,454.50	4,709.50
Limit			108,576.00
Remaining			103,866.50

Total this Phase	\$3,255.00
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Phase 02. Progress Meetings

Project	17115.18000	Area 4A CEI Services (WA#23)	Invoice	214538
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Labor

			Hours	Rate	Amount
Executive Vice President					
Wild, Scott	6/8/2024		1.00	362.00	362.00
Totals			1.00		362.00
Total Labor					362.00

Billing Limits	Current	Prior	To-Date	
Labor	362.00	362.00	724.00	
Limit			39,060.00	
Remaining			38,336.00	
Total this Phase				\$362.00

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

Phase	04.	Owner Requested Plan Revisions			
Labor					
			Hours	Rate	Amount
Executive Vice President					
Wild, Scott	6/22/2024		2.00	362.00	724.00
Totals			2.00		724.00
Total Labor					724.00
Billing Limits		Current	Prior	To-Date	
Labor		724.00	834.00	1,558.00	
Limit				20,000.00	
Remaining				18,442.00	
				Total this Phase	724.00

Phase	XP.	Expenses			
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

Total This Invoice \$4,341.00

Outstanding Invoices

Number	Date	Balance
214020	5/29/2024	1,816.50
Total		1,816.50

Total Now Due **\$6,157.50**

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

July 05, 2024

Invoice No: 214539

Total This Invoice	\$3,955.00
---------------------------	-------------------

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

Professional Services rendered through June 29, 2024

Phase 01. CEI Services

Labor

			Hours	Rate	Amount
Executive Vice President					
Wild, Scott	6/8/2024		1.50	362.00	543.00
Wild, Scott	6/22/2024		3.00	362.00	1,086.00
Wild, Scott	6/29/2024		1.00	362.00	362.00
Project Manager					
Blalock, Clinton	6/1/2024		.75	216.00	162.00
Blalock, Clinton	6/8/2024		.75	216.00	162.00
Blalock, Clinton	6/15/2024		1.00	216.00	216.00
Blalock, Clinton	6/22/2024		.25	216.00	54.00
Blalock, Clinton	6/29/2024		.25	216.00	54.00
Engineer					
Horrell, Nicholas	6/29/2024		1.00	186.00	186.00
CEI Project Manager/Project Admin.					
Donchez, James	6/1/2024		.50	219.00	109.50
Donchez, James	6/8/2024		.50	219.00	109.50
Donchez, James	6/15/2024		.50	219.00	109.50
Donchez, James	6/29/2024		.50	219.00	109.50
CEI Sr. Inspector					
Ellins, Jason	6/1/2024		1.00	173.00	173.00
Ellins, Jason	6/8/2024		1.00	173.00	173.00
Ellins, Jason	6/15/2024		1.00	173.00	173.00
Ellins, Jason	6/22/2024		1.00	173.00	173.00
Totals			15.50		3,955.00
Total Labor					3,955.00

Billing Limits

	Current	Prior	To-Date
Labor	3,955.00	3,732.50	7,687.50
Limit			54,288.00
Remaining			46,600.50
Total this Phase			\$3,955.00

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

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	\$3,955.00
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Outstanding Invoices

Number	Date	Balance
214021	5/29/2024	3,732.50
Total		3,732.50

Total Now Due	\$7,687.50
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Creekview CDD
Creekview CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

July 05, 2024

Invoice No: 214566

Total This Invoice \$7,759.00

Project 22123.00000 Creekview Trail CDD -Amenity Center Construction Docs(WA#5)

Professional Services rendered through June 29, 2024

Phase . Lump Sum

	Fee	Percent Complete	Earned	Current Billing
1.Construction Plan Preparation	61,300.00	10.00	6,130.00	6,130.00
2.Clay County Plan Approval	7,170.00	0.00	0.00	0.00
3.Clay County Utility Authority Approval	7,170.00	0.00	0.00	0.00
4.FDEP Water and Sewer Permits	3,530.00	0.00	0.00	0.00
5.SJRWMD ERP- Amenity Center	10,600.00	0.00	0.00	0.00
Total Fee	89,770.00		6,130.00	6,130.00
Total Fee				6,130.00
Total this Phase				\$6,130.00

Phase 06. Coordination with Other Disciplines

Labor

	Hours	Rate	Amount
Executive Vice President			
Wild, Scott 6/8/2024	4.50	362.00	1,629.00
Totals	4.50		1,629.00
Total Labor			1,629.00

Billing Limits	Current	Prior	To-Date
Labor	1,629.00	0.00	1,629.00
Limit			10,000.00
Remaining			8,371.00
Total this Phase			\$1,629.00

Phase XP. Expenses

Total this Phase 0.00

Total This Invoice \$7,759.00

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

July 05, 2024

Invoice No: 214568

Total This Invoice \$53,250.26

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

Professional Services rendered through June 29, 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
3.Construction Plan Preparation			128,125.00	95.00	121,718.75
4.Lift Station Design			38,000.00	80.00	30,400.00
5.Landscape Design(Code Design)			9,700.00	80.00	7,760.00
6.Clay County Plan Approval			8,500.00	25.00	2,125.00
7.CCUA Plan Approval			6,500.00	0.00	0.00
8.CCUA Water & Sewer Permits			5,000.00	0.00	0.00
9.SJRWMD ERP			18,700.00	50.00	9,350.00
10.Electric Design			4,200.00	0.00	0.00
Total Fee			228,100.00		180,728.75
					53,097.50
Total Fee					53,097.50
Total this Phase					\$53,097.50

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

Phase	XP	Expenses			
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Expenses

Reproductions			152.76	
	Total Expenses	1.0 times	152.76	152.76
		Total this Phase		\$152.76
		Total This Invoice		\$53,250.26

Outstanding Invoices

Number	Date	Balance		
214053	5/29/2024	26,698.75		
Total		26,698.75	Total Now Due	\$79,949.01

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

July 08, 2024

Invoice No: 214598

Total This Invoice	\$11,667.29
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Project 22205.00000 Creekview CDD-Areas 1 and 2 CEI Services (WA#9)

Professional Services rendered through June 29, 2024

Phase 01 Limited Construction Administration Serv

Labor

			Hours	Rate	Amount
Executive VP/Chief Engineer					
Wild, Scott	6/15/2024		.50	320.00	160.00
Project Manager					
Blalock, Clinton	6/1/2024		.75	190.00	142.50
Blalock, Clinton	6/8/2024		.25	190.00	47.50
Blalock, Clinton	6/22/2024		.25	190.00	47.50
Engineer					
Hebb, Cara	6/1/2024		9.75	165.00	1,608.75
Hebb, Cara	6/8/2024		12.50	165.00	2,062.50
Hebb, Cara	6/15/2024		4.00	165.00	660.00
Hebb, Cara	6/22/2024		1.50	165.00	247.50
Hebb, Cara	6/29/2024		12.00	165.00	1,980.00
Horrell, Nicholas	6/8/2024		3.50	165.00	577.50
CEI Project Manager					
Donchez, James	6/1/2024		.50	175.00	87.50
Donchez, James	6/8/2024		.50	175.00	87.50
Donchez, James	6/15/2024		.50	175.00	87.50
Donchez, James	6/22/2024		.50	175.00	87.50
Donchez, James	6/29/2024		.50	175.00	87.50
CEI Sr. Inspector					
Ellins, Jason	6/1/2024		2.00	155.00	310.00
Ellins, Jason	6/8/2024		2.00	155.00	310.00
Ellins, Jason	6/15/2024		2.00	155.00	310.00
Ellins, Jason	6/22/2024		1.00	155.00	155.00
Western, Chris	6/8/2024		1.00	155.00	155.00
Western, Chris	6/22/2024		.50	155.00	77.50
Engineering/Landscape Designer					
Kern, Dulyma	6/1/2024		4.00	140.00	560.00
Kern, Dulyma	6/8/2024		7.00	140.00	980.00
Totals			67.00		10,828.75

Total Labor

10,828.75

Project	22205.00000	Creekview CDD-Areas 1 and 2 CEI Services	Invoice	214598
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Billing Limits	Current	Prior	To-Date	
Total Billings	10,828.75	78,327.00	89,155.75	
Limit			100,000.00	
Remaining			10,844.25	
Total this Phase			\$10,828.75	

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	6/15/2024	2.00	165.00	330.00	
Hebb, Cara	6/22/2024	1.50	165.00	247.50	
Hebb, Cara	6/29/2024	.50	165.00	82.50	
Totals		4.00		660.00	
Total Labor					660.00

Billing Limits	Current	Prior	To-Date	
Total Billings	660.00	12,836.75	13,496.75	
Limit			16,200.00	
Remaining			2,703.25	
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				\$11,667.29	

Outstanding Invoices

Number	Date	Balance
214054	5/29/2024	10,938.54
Total		10,938.54

Total Now Due	\$22,605.83
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Creekview CDD
Creekview CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

July 05, 2024

Invoice No: 214577

Total This Invoice \$2,680.00

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

Professional Services rendered through June 29, 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	6/1/2024		1.00	335.00	335.00
Wild, Scott	6/15/2024		2.00	335.00	670.00
Wild, Scott	6/22/2024		1.00	335.00	335.00
Wild, Scott	6/29/2024		4.00	335.00	1,340.00
Totals			8.00		2,680.00
Total Labor					2,680.00

Billing Limits			Current	Prior	To-Date
Total Billings			2,680.00	8,295.00	10,975.00
Limit					25,000.00
Remaining					14,025.00
			Total this Phase		\$2,680.00

Phase	XP	Expenses			
			Total this Phase		0.00

Total This Invoice \$2,680.00

Outstanding Invoices

Number	Date	Balance
214056	5/29/2024	670.00
Total		670.00

Total Now Due \$3,350.00

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

July 05, 2024

Invoice No: 214561

Total This Invoice	\$1,784.75
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Project 22092.00000 Creekview Areas 5A and 5B CEI Services (WA#3)

Professional Services rendered through June 29, 2024

Phase 01 Limited Construction Administration Serv

Labor

			Hours	Rate	Amount	
Engineer						
Hebb, Cara	6/22/2024		1.00	165.00	165.00	
Hebb, Cara	6/29/2024		1.00	165.00	165.00	
Horrell, Nicholas	6/8/2024		1.00	165.00	165.00	
Project Manager						
Blalock, Clinton	6/8/2024		1.50	190.00	285.00	
CEI Project Manager						
Donchez, James	6/1/2024		.50	175.00	87.50	
Donchez, James	6/8/2024		.50	175.00	87.50	
Donchez, James	6/15/2024		1.00	175.00	175.00	
Donchez, James	6/29/2024		.50	175.00	87.50	
Totals			7.00		1,217.50	
Total Labor						1,217.50

Billing Limits	Current	Prior	To-Date	
Total Billings	1,217.50	83,872.75	85,090.25	
Limit			85,000.00	
Adjustment				-90.25
Total this Phase				\$1,127.25

Phase 02 Progress Meetings

Labor

			Hours	Rate	Amount	
CEI Project Manager						
Donchez, James	6/22/2024		.50	175.00	87.50	
CEI Sr. Inspector						
Brooks, Jeffrey	6/22/2024		3.00	190.00	570.00	
Totals			3.50		657.50	
Total Labor						657.50

Billing Limits		Current	Prior	To-Date
Total Billings		657.50	23,457.25	24,114.75
Limit				25,000.00
Remaining				885.25
Total this Phase				\$657.50

Phase

03

Owner Requested Plan Revisions

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				<u>\$1,784.75</u>

Outstanding Invoices				
Number	Date	Balance		
214050	5/29/2024	1,145.00		
Total		1,145.00		
Total Now Due				\$2,929.75

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

July 05, 2024

Invoice No: 214563

Total This Invoice \$2,192.00

Project 22099.00000 APF Road Phases 2, 3 and 4

Professional Services rendered through June 29, 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	214563
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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	15.00	5,490.00	1,830.00
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		5,490.00	1,830.00

Total Fee 1,830.00

Total this Phase \$1,830.00

Phase 11 Project Management

Labor

	Hours	Rate	Amount	
Executive Vice President				
Wild, Scott	6/1/2024	1.00	362.00	362.00
Totals	1.00			362.00
Total Labor				362.00

Billing Limits	Current	Prior	To-Date	
Labor	362.00	1,086.00	1,448.00	
Limit			5,000.00	
Remaining			3,552.00	
Total this Phase				\$362.00

Phase XP Expenses

Total this Phase 0.00

Total This Invoice \$2,192.00

Outstanding Invoices

Number	Date	Balance		
214051	5/29/2024	4,746.00		
Total		4,746.00	Total Now Due	\$6,938.00

Creekview CDD Requisition Form - 369 - ETM

Final Audit Report

2024-07-15

Created:	2024-07-12
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAve31Tx1XUdC-zzZMVHdHznlEylzeztHY

"Creekview CDD Requisition Form - 369 - ETM" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-07-12 - 8:40:08 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-07-12 - 8:40:16 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-07-15 - 12:54:24 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-07-15 - 12:54:41 PM GMT - Time Source: server
-  Agreement completed.
2024-07-15 - 12:54:41 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3Bla

CHANGE ORDER

No. 13

DATE OF ISSUANCE: July 17, 2024

EFFECTIVE DATE: July 17, 2024

OWNER: Creekview GP, LLC

CONTRACTOR: Jax Utilities Management, Inc.

Contract: Creekview Areas 1 and 2

Project: Creekview Areas 1 and 2

OWNER's Contract No. N.A.

ENGINEER's Contract No. 17-115-10

ENGINEER: England – Thims and Miller, Inc.

You are directed to make the following changes in the Contract Documents:

Description: Repair Reuse Services Damaged by Builder

Reason for Change: Reuse Services must be repaired

Attachments: (List documents supporting change) Jax Utilities Management, Inc. change order request dated 7/2/2024

By execution of this change order document, the Contractor acknowledges that all issues related to Contract Time and Compensation for the work associated with these changes are resolved.

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$ 18,539,562.75</u>
Net Increase /Decrease from previous Change Orders No. <u>0</u> to No. <u>12</u> <u>\$ (2,816,562.75)</u>
Contract Price prior to this Change Order: <u>\$ 15,723,000.00</u>
Net Increase/ Decrease of this Change Order: <u>\$ 3,000.00</u>
Contract Price with all approved Change Orders: <u>\$ 15,726,000.00</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>502</u> Ready for final payment: <u>568</u> (days)
Net change from previous Change Orders No. <u>-0-</u> to No. <u>-12-</u> Substantial Completion: <u>78</u> Ready for final payment: <u>78</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>580</u> Ready for final payment: <u>646</u> (days)
Net Increase this Change Order: Substantial Completion: <u>2</u> Ready for final payment: <u>2</u> (days)
Contract Times with all approved Change Orders: Substantial Completion: <u>582</u> Ready for final payment: <u>648</u> (days)

RECOMMENDED:

By: [Signature]
ENGINEER (Authorized Signature)

APPROVED:

By: [Signature]
OWNER (Authorized Signature)

ACCEPTED:

By: [Signature]
CONTRACTOR (Authorized Signature)

Date: July 17, 2024

Date: July 18, 2024

Date: 07.18.24

EJCDC 1910-8-B (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

CHANGE ORDER REQUEST



Serving NE Florida Since 1974

Project: Creekview Trail Area 1+2

Change Order No: 13

Owner: Creekview CDD

Date: 7-2-24

Engineer: England-Thims & Miller

Contract for: SITE WORK

Charlie Freshwater - President | Rick Johns - Vice President | Steven Jordan - CFO

SCOPE

The contract is changed as follows:

Item	Description	Qty	Unit	Unit Price	Total Price
01	Repair Reuse Services Damaged By Builder	1	LS	\$3,000.00	\$3,000.00
02					
03					

SUMMARY

The original Contract Sum was:	\$ 18,539,562.75
The net change by previously authorized Change Orders:	\$ (2,816,562.75)
The Contract Sum prior to this Change Order was:	\$ 15,723,000.00
The Contract Sum will be increased (decreased) by this Change Order in the amount of:	\$3,000.00
The new Contract Sum including this Change Order will be:	\$ 15,726,000.00

TIME

The original commencement date was: 7/1/2022			
Original days to Substantial Completion was:	502 days	Date:	11/15/2023
Original days to Final Completion was:	568 days	Date:	1/14/2024
Days added prior to this change order was:	76 days	Days will be increased (decreased) by:	2 days
Current Substantial Completion:	580 days	Date:	1/30/2024
Current Final Completion:	646 days	Date:	4/5/2024
New days to Substantial Completion:	582 days	Date:	2/1/2024
New days to Final Completion:	648 days	Date:	4/7/2024

England-Thims & Miller
ENGINEER

Jax Utilities Management Inc
CONTRACTOR

Creekview CDD
OWNER

(Signature)

(Signature)

(Signature)

DATE

DATE

7-2-24

DATE

Creekview Areas 1 and 2 Change Order 13 JUM

Final Audit Report

2024-07-19

Created:	2024-07-18
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-X99S0cCyGeLPw8CL-6OBhc9U5-JQIKv

"Creekview Areas 1 and 2 Change Order 13 JUM" History

-  Document created by Shelley Blair (blairs@etminc.com)
2024-07-18 - 2:01:15 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2024-07-18 - 2:01:20 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2024-07-19 - 7:52:37 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2024-07-19 - 7:52:58 PM GMT - Time Source: server
-  Agreement completed.
2024-07-19 - 7:52:58 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3B1b

CHANGE ORDER

No. 14

DATE OF ISSUANCE: July 17, 2024

EFFECTIVE DATE: July 17, 2024

OWNER: Creekview GP, LLC

CONTRACTOR: Jax Utilities Management, Inc.

Contract: Creekview Areas 1 and 2

Project: Creekview Areas 1 and 2

OWNER's Contract No. N.A.

ENGINEER's Contract No. 17-115-10

ENGINEER: England – Thims and Miller, Inc.

You are directed to make the following changes in the Contract Documents:

Description: Repair Asphalt Damaged by Landscaper

Reason for Change: Asphalt damage must be repaired

Attachments: (List documents supporting change) Jax Utilities Management, Inc. change order request dated 7/2/2024

By execution of this change order document, the Contractor acknowledges that all issues related to Contract Time and Compensation for the work associated with these changes are resolved.

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$ 18,539,562.75</u>
Net Increase /Decrease from previous Change Orders No. <u>0</u> to No. <u>13</u> <u>\$ (2,813,562.75)</u>
Contract Price prior to this Change Order: <u>\$ 15,726,000.00</u>
Net Increase/ Decrease of this Change Order: <u>\$ 7,500.00</u>
Contract Price with all approved Change Orders: <u>\$ 15,733,000.00</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>502</u> Ready for final payment: <u>568</u> (days)
Net change from previous Change Orders No. <u>-0-</u> to No. <u>-13-</u> Substantial Completion: <u>80</u> Ready for final payment: <u>80</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>582</u> Ready for final payment: <u>648</u> (days)
Net Increase this Change Order: Substantial Completion: <u>2</u> Ready for final payment: <u>2</u> (days)
Contract Times with all approved Change Orders: Substantial Completion: <u>584</u> Ready for final payment: <u>650</u> (days)

RECOMMENDED:

By: [Signature]
ENGINEER (Authorized Signature)

APPROVED:

By: [Signature]
OWNER (Authorized Signature)

ACCEPTED:

By: [Signature]
CONTRACTOR (Authorized Signature)

Date: July 17, 2024

Date: July 18, 2024

Date: 07.18.24

EJCDC 1910-8-B (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

CHANGE ORDER REQUEST



Serving NE Florida Since 1974

Project: Creekview Trail Area 1+2

Change Order No: 14

Owner: Creekview CDD

Date: 7-2-24

Engineer: England-Thims & Miller

Contract for: SITE WORK

Charlie Freshwater - President | Rick Johns - Vice President | Steven Jordan - CFO

SCOPE

The contract is changed as follows:

Item	Description	Qty	Unit	Unit Price	Total Price
01	Repair Asphalt Damaged by Landscaper	1	LS	\$7,500.00	\$7,500.00
02					
03					

SUMMARY

The original Contract Sum was:	\$ 18,539,562.75
The net change by previously authorized Change Orders:	\$ (2,813,562.75)
The Contract Sum prior to this Change Order was:	\$ 15,726,000.00
The Contract Sum will be increased (decreased) by this Change Order in the amount of:	\$7,500.00
The new Contract Sum including this Change Order will be:	\$ 15,733,500.00

TIME

The original commencement date was: 7/1/2022			
Original days to Substantial Completion was:	502 days	Date:	11/15/2023
Original days to Final Completion was:	568 days	Date:	1/14/2024
Days added prior to this change order was:	76 days	Days will be increased (decreased) by: 2 days	
Current Substantial Completion:	582 days	Date:	1/30/2024
Current Final Completion:	648 days	Date:	4/5/2024
New days to Substantial Completion:	584 days	Date:	2/1/2024
New days to Final Completion:	650 days	Date:	4/7/2024

England-Thims & Miller
ENGINEER

Jax Utilities Management Inc
CONTRACTOR

Creekview CDD
OWNER

(Signature)

(Signature)

(Signature)

DATE

DATE

7-2-24

DATE

Creekview Areas 1 and 2 Change Order 14 JUM

Final Audit Report

2024-07-19

Created:	2024-07-18
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAb038roNWq3F5WhGrKn2Ql8ibBYAJ2_NW

"Creekview Areas 1 and 2 Change Order 14 JUM" History

-  Document created by Shelley Blair (blairs@etminc.com)
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-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
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CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

4A

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared Hugh Osteen, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement Being a Creekview CDD/ Legal Notice

In the matter of FY 2025 Budget Hearings
July 31, 2024

LEGAL: 115010

Was published in said newspaper in the issues:

7/4/2024 and 7/11/2024

Affiant Further says that said "Clay Today" is a newspaper published at Fleming Island, in said Clay County, Florida, and that the said newspaper has heretofore been continuously published in said Clay County, Florida, Weekly, and has been entered as Periodical material matter at the post Office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Hugh Osteen

Sworn to me and subscribed before me 07/11/2024

Christie Lou Wayne



NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200
FAX (904) 264-3285
E-Mail: legal@claytodayonline.com
Christie Wayne christie@osteenmediagroup.com

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Creekview Community Development District ("District") will hold the following two public hearings and a regular meeting on:

DATE: July 31, 2024
HOUR: 2:00 p.m.
LOCATION: Holiday Inn and Suites
620 Wells Road
Orange Park, Florida 32073

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Units	EAU Factor	Current Annual O&M Assessment (October 1, 2023 - September 30, 2024)*	Proposed Annual O&M Assessment (October 1, 2024 - September 30, 2025)*	Change in Annual Dollar Amount
SF 50'	352	1.00	\$400.00	\$750.00	\$350.00
SF 60'	187	1.00	\$400.00	\$750.00	\$350.00

* Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are set forth in the Assessment Report.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Clay County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025.



For Fiscal Year 2024/2025, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2024. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Ph: 877-276-0889 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a later time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager

Legal 115010 published July 4 & 11, 2024 in Clay County's Clay Today Newspaper

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2024-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors ("Board") of the Creekview Community Development District ("District") a proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

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

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET.

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A”** is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“Adopted Budget”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Creekview Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS.

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of \$1,850,496 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 494,190
DEBT SERVICE FUND – SERIES 2022	\$1,356,306
TOTAL ALL FUNDS	\$1,850,496

SECTION 3. BUDGET AMENDMENTS.

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 31st day of July, 2024.

ATTEST:

**CREEKVIEW COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2024/2025 Budget

Exhibit A: Fiscal Year 2024/2025 Budget

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
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**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: off-roll	\$ 172,340	\$ 90,455	\$ 262,795	\$ 353,250	\$ 404,250
Landowner contribution	296,850	57,072	36,300	93,372	89,940
Lot closings	-	23,200	-	23,200	-
Total revenues	469,190	170,727	299,095	469,822	494,190
EXPENDITURES					
Professional & administrative					
Supervisors	8,000	3,014	4,986	8,000	8,000
Management/accounting/recording	45,000	22,500	22,500	45,000	45,000
Debt service fund accounting	5,000	2,500	2,500	5,000	5,000
O&M Accounting	2,000	1,000	1,000	2,000	2,000
Legal	25,000	7,348	17,652	25,000	25,000
Engineering	3,000	4,046	-	4,046	5,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	5,000	-	5,000	5,000	5,000
Telephone	200	100	100	200	200
Postage	500	8	492	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	566	934	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	300	5,500	5,500
Contingencies/bank charges	500	378	122	500	500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
DTS EMMA filing software	-	-	-	-	1,500
Room rental	900	900	-	900	900
Total professional & administrative	110,690	49,190	62,546	111,736	114,190
Field operations					
Landscape maintenance	300,000	26,644	273,356	300,000	300,000
Landscape contingency	7,000	-	7,000	7,000	15,000
Lake/Stormwater maintenance	20,000	-	20,000	20,000	20,000
Irrigation repairs	10,000	-	10,000	10,000	20,000
Utilities					
Electricity	5,000	-	5,000	5,000	5,000
Streetlights	1,500	-	1,500	1,500	-
Reuse	15,000	-	15,000	15,000	20,000
Total field operations	358,500	26,644	331,856	358,500	380,000
Total expenditures	469,190	75,834	394,402	470,236	494,190
Excess/(deficiency) of revenues over/(under) expenditures	-	94,893	(95,307)	(414)	-
Fund balance - beginning (unaudited)	-	414	-	414	-
Fund balance - ending (projected)	-	-	-	-	-
Unassigned	-	95,307	(95,307)	-	-
Fund balance - ending	\$ -	\$ 95,307	\$ (95,307)	\$ -	\$ -

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 8,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	45,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Debt service fund accounting	5,000
O&M Accounting	2,000
Service associated to manage GF expenditures	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	5,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Website hosting & maintenance	705
Website ADA compliance	210
DTS EMMA filing software	1,500
Room rental	900
Field operations	
Landscape maintenance	300,000
Landscape contingency	15,000
Lake/Stormwater maintenance	20,000
Irrigation repairs	20,000
Utilities	
Electricity	5,000
Reuse	20,000
Total expenditures	<u><u>\$494,190</u></u>

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ 1,553,180	\$ 721,754	\$ 831,426	\$ 1,385,575	\$ 1,350,572
Assessment prepayments	-	3,207,697	-	3,207,697	-
Lot closings	-	167,605	-	167,605	-
Interest	-	63,252	-	63,252	-
Total revenues	<u>1,553,180</u>	<u>4,160,308</u>	<u>831,426</u>	<u>4,824,129</u>	<u>1,350,572</u>
EXPENDITURES					
Debt service					
Principal	410,000	-	410,000	410,000	370,000
Principal prepayment	-	-	3,205,000	3,205,000	-
Interest	1,150,063	575,031	575,032	1,150,063	986,306
Total expenditures	<u>1,560,063</u>	<u>575,031</u>	<u>4,190,032</u>	<u>4,765,063</u>	<u>1,356,306</u>
Excess/(deficiency) of revenues over/(under) expenditures	(6,883)	3,585,277	(3,358,606)	59,066	(5,734)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(38,345)	-	(38,345)	-
Total other financing sources/(uses)	<u>-</u>	<u>(38,345)</u>	<u>-</u>	<u>(38,345)</u>	<u>-</u>
Net increase/(decrease) in fund balance	(6,883)	3,546,932	(3,358,606)	20,721	(5,734)
Fund balance:					
Beginning fund balance (unaudited)	2,144,441	2,161,236	5,708,168	2,161,236	2,181,957
Ending fund balance (projected)	<u>\$2,137,558</u>	<u>\$5,708,168</u>	<u>\$2,349,562</u>	<u>\$2,181,957</u>	<u>2,176,223</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,553,182)
Interest expense - November 1, 2025					(485,984)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 137,057</u>

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			493,153.13	493,153.13	21,385,000.00
05/01/25	370,000.00	3.875%	493,153.13	863,153.13	21,015,000.00
11/01/25			485,984.38	485,984.38	21,015,000.00
05/01/26	385,000.00	3.875%	485,984.38	870,984.38	20,630,000.00
11/01/26			478,525.00	478,525.00	20,630,000.00
05/01/27	400,000.00	3.875%	478,525.00	878,525.00	20,230,000.00
11/01/27			470,775.00	470,775.00	20,230,000.00
05/01/28	415,000.00	4.250%	470,775.00	885,775.00	19,815,000.00
11/01/28			461,956.25	461,956.25	19,815,000.00
05/01/29	435,000.00	4.250%	461,956.25	896,956.25	19,380,000.00
11/01/29			452,712.50	452,712.50	19,380,000.00
05/01/30	455,000.00	4.250%	452,712.50	907,712.50	18,925,000.00
11/01/30			443,043.75	443,043.75	18,925,000.00
05/01/31	475,000.00	4.250%	443,043.75	918,043.75	18,450,000.00
11/01/31			432,950.00	432,950.00	18,450,000.00
05/01/32	495,000.00	4.250%	432,950.00	927,950.00	17,955,000.00
11/01/32			422,431.25	422,431.25	17,955,000.00
05/01/33	515,000.00	4.625%	422,431.25	937,431.25	17,440,000.00
11/01/33			410,521.88	410,521.88	17,440,000.00
05/01/34	540,000.00	4.625%	410,521.88	950,521.88	16,900,000.00
11/01/34			398,034.38	398,034.38	16,900,000.00
05/01/35	565,000.00	4.625%	398,034.38	963,034.38	16,335,000.00
11/01/35			384,968.75	384,968.75	16,335,000.00
05/01/36	590,000.00	4.625%	384,968.75	974,968.75	15,745,000.00
11/01/36			371,325.00	371,325.00	15,745,000.00
05/01/37	620,000.00	4.625%	371,325.00	991,325.00	15,125,000.00
11/01/37			356,987.50	356,987.50	15,125,000.00
05/01/38	650,000.00	4.625%	356,987.50	1,006,987.50	14,475,000.00
11/01/38			341,956.25	341,956.25	14,475,000.00
05/01/39	680,000.00	4.625%	341,956.25	1,021,956.25	13,795,000.00
11/01/39			326,231.25	326,231.25	13,795,000.00
05/01/40	715,000.00	4.625%	326,231.25	1,041,231.25	13,080,000.00
11/01/40			309,696.88	309,696.88	13,080,000.00
05/01/41	745,000.00	4.625%	309,696.88	1,054,696.88	12,335,000.00
11/01/41			292,468.75	292,468.75	12,335,000.00
05/01/42	780,000.00	4.625%	292,468.75	1,072,468.75	11,555,000.00
11/01/42			274,431.25	274,431.25	11,555,000.00
05/01/43	820,000.00	4.750%	274,431.25	1,094,431.25	10,735,000.00
11/01/43			254,956.25	254,956.25	10,735,000.00
05/01/44	860,000.00	4.750%	254,956.25	1,114,956.25	9,875,000.00
11/01/44			234,531.25	234,531.25	9,875,000.00
05/01/45	900,000.00	4.750%	234,531.25	1,134,531.25	8,975,000.00
11/01/45			213,156.25	213,156.25	8,975,000.00
05/01/46	945,000.00	4.750%	213,156.25	1,158,156.25	8,030,000.00
11/01/46			190,712.50	190,712.50	8,030,000.00

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/47	990,000.00	4.750%	190,712.50	1,180,712.50	7,040,000.00
11/01/47			167,200.00	167,200.00	7,040,000.00
05/01/48	1,040,000.00	4.750%	167,200.00	1,207,200.00	6,000,000.00
11/01/48			142,500.00	142,500.00	6,000,000.00
05/01/49	1,090,000.00	4.750%	142,500.00	1,232,500.00	4,910,000.00
11/01/49			116,612.50	116,612.50	4,910,000.00
05/01/50	1,140,000.00	4.750%	116,612.50	1,256,612.50	3,770,000.00
11/01/50			89,537.50	89,537.50	3,770,000.00
05/01/51	1,200,000.00	4.750%	89,537.50	1,289,537.50	2,570,000.00
11/01/51			61,037.50	61,037.50	2,570,000.00
05/01/52	1,255,000.00	4.750%	61,037.50	1,316,037.50	1,315,000.00
11/01/52			31,231.25	31,231.25	1,315,000.00
05/01/53	1,315,000.00	4.750%	31,231.25	1,346,231.25	-
Total	21,385,000.00		18,219,256.30	39,604,256.30	

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Off-Roll Assessment

Phase 1

Product/Parcel	Units	FY 2025 Admin Assessment per Unit	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Townhome	-	\$ -	\$ -	\$ -	\$ -	n/a
SF 40'	-	-	-	-	-	n/a
SF 50' Paid-Down	100	77.10	672.90	1,500.00	2,250.00	3,094.62
SF 50'	185	77.10	672.90	2,694.62	3,444.62	3,094.62
SF 60' Paid-Down	58	77.10	672.90	1,800.00	2,550.00	3,633.55
SF 60'	63	77.10	672.90	3,233.55	3,983.55	3,633.55
SF 70'	-	-	-	-	-	n/a
Total	406					

Off-Roll Assessment

Phase 1

Product/Parcel	Units	FY 2025 Admin Assessment per Unit	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Townhome	-	\$ -	\$ -	\$ -	\$ -	n/a
SF 40'	-	-	-	-	-	n/a
SF 50'	67	77.10	672.90	2,694.62	3,444.62	2,769.36
SF 60'	66	77.10	672.90	3,233.55	3,983.55	3,308.29
SF 70'	-	-	-	-	-	n/a
Total	133					

Developer Contribution

Future Areas

Product/Parcel	Units	FY 2025 Admin Assessment per Unit	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Townhome	102	-	\$ -	\$ -	\$ -	n/a
SF 40'	32	-	-	-	-	n/a
SF 50'	346	-	-	-	-	n/a
SF 60'	367	-	-	-	-	n/a
SF 70'	95	-	-	-	-	n/a
Total	942					

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

5A

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared Hugh Osteen, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement Being a Creekview CDD/ Legal Notice

In the matter of FY 2025 Budget Hearings
July 31, 2024

LEGAL: 115010

Was published in said newspaper in the issues:

7/4/2024 and 7/11/2024

Affiant Further says that said "Clay Today" is a newspaper published at Fleming Island, in said Clay County, Florida, and that the said newspaper has heretofore been continuously published in said Clay County, Florida, Weekly, and has been entered as Periodical material matter at the post Office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Hugh Osteen

Sworn to me and subscribed before me 07/11/2024

Christie Lou Wayne



NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200
FAX (904) 264-3285
E-Mail: legal@claytodayonline.com
Christie Wayne christie@osteenmediagroup.com

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Creekview Community Development District ("District") will hold the following two public hearings and a regular meeting on:

DATE: July 31, 2024
HOUR: 2:00 p.m.
LOCATION: Holiday Inn and Suites
620 Wells Road
Orange Park, Florida 32073

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Units	EAU Factor	Current Annual O&M Assessment (October 1, 2023 - September 30, 2024)*	Proposed Annual O&M Assessment (October 1, 2024 - September 30, 2025)*	Change in Annual Dollar Amount
SF 50'	352	1.00	\$400.00	\$750.00	\$350.00
SF 60'	187	1.00	\$400.00	\$750.00	\$350.00

* Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are set forth in the Assessment Report.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Clay County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025.



For Fiscal Year 2024/2025, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2024. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Ph: 877-276-0889 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a later time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager

Legal 115010 published July 4 & 11, 2024 in Clay County's Clay Today Newspaper

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

5B

STATE OF FLORIDA
COUNTY OF PALM BEACH

AFFIDAVIT OF MAILING

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

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Creekview Community Development District ("District").
3. Among other things, my duties include preparing and transmitting correspondence relating to the Creekview Community Development District.
4. I do hereby certify that on June 28, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the Creekview Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.



By: Curtis Marcoux, Financial Analyst

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 28th day of June 2024, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☐ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.

NOTARY PUBLIC



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


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

EXHIBIT A: Mailed Notice
EXHIBIT B: List of Addresses

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
THIS IS NOT A BILL – DO NOT PAY

June 28, 2024

VIA FIRST CLASS MAIL

Creekview GP LLC
7807 Baymeadows Rd
Jacksonville, FL 32256

RE: Creekview Community Development District
Fiscal Year 2024/2025 Budget and O&M Assessments

Dear Property Owner:

You are receiving this notice because you own property within Creekview Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location:

Date:	July 31, 2024
Time:	2:00 p.m.
Location:	Holiday Inn and Suites 620 Wells Road Orange Park, Florida 32073

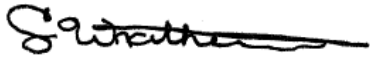
The hearings will be conducted pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2024/2025, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2024/2025. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. As shown in **Exhibit A**, there is a proposed increase in O&M Assessments resulting from the increased costs for the services necessary to operate and maintain the District’s facilities and infrastructure, increased costs related to improvement projects for the District, and other annual cost of living increases.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the District Manager by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at 877-276-0889 (“**District Manager’s Office**”), or by visiting the District’s website at www.creekviewcdd.net. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least three business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wrathell", with a long horizontal flourish extending to the right.

Craig Wrathell
District Manager
Creekview Community Development District

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2024/2025, the District expects to collect no more than **\$494,190** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Assessment Unit (“EAU”) basis for platted lots.
3. **Schedule of O&M Assessments:**

Lot Type	Total # of Units	EAU Factor	Current Annual O&M Assessment (October 1, 2023 – September 30, 2024)*	Proposed Annual O&M Assessment (October 1, 2024 – September 30, 2025)*	Change in Annual Dollar Amount
SF 50’	352	1.00	\$400.00	\$750.00	\$350.00
SF 60’	187	1.00	\$400.00	\$750.00	\$350.00

** Including collection costs and early payment discounts*

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met.

4. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2024/2025, the District intends to have the County Tax Collector collect the assessments on the tax roll. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

[illegible]

[illegible]

[illegible]

[illegible]

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
THIS IS NOT A BILL – DO NOT PAY

June 28, 2024

VIA FIRST CLASS MAIL

Dream Finders Homes LLC
14701 Philips Hwy
Jacksonville, FL 32256

RE: Creekview Community Development District
Fiscal Year 2024/2025 Budget and O&M Assessments

Dear Property Owner:

You are receiving this notice because you own property within Creekview Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location:

Date:	July 31, 2024
Time:	2:00 p.m.
Location:	Holiday Inn and Suites 620 Wells Road Orange Park, Florida 32073

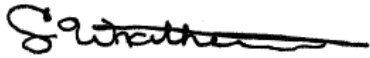
The hearings will be conducted pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2024/2025, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2024/2025. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. As shown in **Exhibit A**, there is a proposed increase in O&M Assessments resulting from the increased costs for the services necessary to operate and maintain the District’s facilities and infrastructure, increased costs related to improvement projects for the District, and other annual cost of living increases.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the District Manager by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at 877-276-0889 (“**District Manager’s Office**”), or by visiting the District’s website at www.creekviewcdd.net. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least three business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

Sincerely,

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Craig Wrathell
District Manager
Creekview Community Development District

EXHIBIT A
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1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2024/2025, the District expects to collect no more than **\$494,190** in gross revenue.
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3. **Schedule of O&M Assessments:**

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SF 60’	187	1.00	\$400.00	\$750.00	\$350.00

** Including collection costs and early payment discounts*

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met.

4. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2024/2025, the District intends to have the County Tax Collector collect the assessments on the tax roll. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

[illegible]

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
THIS IS NOT A BILL – DO NOT PAY

June 28, 2024

VIA FIRST CLASS MAIL

EDENBROOKE AT HYLAND HOMEOWNERS ASSOCIATION INC
7411 FULERTON ST, STE 200
JACKSONVILLE, FL 32256

RE: Creekview Community Development District
Fiscal Year 2024/2025 Budget and O&M Assessments

Dear Property Owner:

You are receiving this notice because you own property within Creekview Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location:

Date:	July 31, 2024
Time:	2:00 p.m.
Location:	Holiday Inn and Suites 620 Wells Road Orange Park, Florida 32073

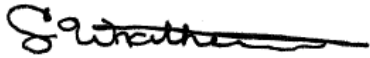
The hearings will be conducted pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2024/2025, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2024/2025. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. As shown in **Exhibit A**, there is a proposed increase in O&M Assessments resulting from the increased costs for the services necessary to operate and maintain the District’s facilities and infrastructure, increased costs related to improvement projects for the District, and other annual cost of living increases.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the District Manager by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at 877-276-0889 (“**District Manager’s Office**”), or by visiting the District’s website at www.creekviewcdd.net. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least three business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wrathell", with a long horizontal flourish extending to the right.

Craig Wrathell
District Manager
Creekview Community Development District

EXHIBIT A
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** Including collection costs and early payment discounts*

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met.

4. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2024/2025, the District intends to have the County Tax Collector collect the assessments on the tax roll. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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
THIS IS NOT A BILL – DO NOT PAY

June 28, 2024

VIA FIRST CLASS MAIL

LENNAR HOMES LLC
7411 FULERTON ST
JACKSONVILLE, FL 32256

RE: Creekview Community Development District
Fiscal Year 2024/2025 Budget and O&M Assessments

Dear Property Owner:

You are receiving this notice because you own property within Creekview Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location:

Date:	July 31, 2024
Time:	2:00 p.m.
Location:	Holiday Inn and Suites 620 Wells Road Orange Park, Florida 32073

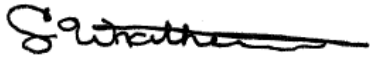
The hearings will be conducted pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2024/2025, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2024/2025. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. As shown in **Exhibit A**, there is a proposed increase in O&M Assessments resulting from the increased costs for the services necessary to operate and maintain the District’s facilities and infrastructure, increased costs related to improvement projects for the District, and other annual cost of living increases.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the District Manager by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at 877-276-0889 (“**District Manager’s Office**”), or by visiting the District’s website at www.creekviewcdd.net. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least three business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wrathell", with a long horizontal flourish extending to the right.

Craig Wrathell
District Manager
Creekview Community Development District

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2024/2025, the District expects to collect no more than **\$494,190** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Assessment Unit (“EAU”) basis for platted lots.
3. **Schedule of O&M Assessments:**

Lot Type	Total # of Units	EAU Factor	Current Annual O&M Assessment (October 1, 2023 – September 30, 2024)*	Proposed Annual O&M Assessment (October 1, 2024 – September 30, 2025)*	Change in Annual Dollar Amount
SF 50’	352	1.00	\$400.00	\$750.00	\$350.00
SF 60’	187	1.00	\$400.00	\$750.00	\$350.00

** Including collection costs and early payment discounts*

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met.

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[illegible]

15-05-25-009338-004-38	Lennar Homes LLC	7411 Fullerton St, Ste 220, Jacksonville, FL 32256-3629
15-05-25-009338-004-39	Lennar Homes LLC	7411 Fullerton St, Ste 220, Jacksonville, FL 32256-3629
15-05-25-009338-004-40	Lennar Homes LLC	7411 Fullerton St, Ste 220, Jacksonville, FL 32256-3629
15-05-25-009338-004-41	Lennar Homes LLC	7411 Fullerton St, Ste 220, Jacksonville, FL 32256-3629
15-05-25-009338-004-42	Lennar Homes LLC	7411 Fullerton St, Ste 220, Jacksonville, FL 32256-3629

Creekview Community Development District
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Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
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June 28, 2024

VIA FIRST CLASS MAIL

Pulte Home Company LLC
3350 Peachtree Rd
Atlanta, GA 30326

RE: Creekview Community Development District
Fiscal Year 2024/2025 Budget and O&M Assessments

Dear Property Owner:

You are receiving this notice because you own property within Creekview Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location:

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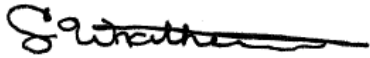
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Craig Wrathell
District Manager
Creekview Community Development District

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[illegible]

[illegible]

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

5C

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Clay County, Florida ("**County**"); and

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"), attached hereto as **Exhibit "A,"** and

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

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

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2024/2025; and

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

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B,"** and

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

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2024/2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 31ST DAY OF JULY, 2024.

ATTEST:

**CREEKVIEW COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

6

Creekview Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

Creekview Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Creekview Community Development District
Clay County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Creekview Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Creekview Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors
Creekview Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
Creekview Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 29, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Creekview Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 29, 2024

**Creekview Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2023**

Management's discussion and analysis of Creekview Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by developer contributions.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Creekview Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the fiscal year ended September 30, 2023.

- ◆ The District's assets exceeded liabilities by \$6,840,218 (net position). Unrestricted net position was \$(1,077,921). Net investment in capital assets was \$7,789,277, and restricted net position was \$128,862.
- ◆ Governmental activities revenues totaled \$9,253,045, while governmental activities expenses totaled \$1,249,520.

**Creekview Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2023	2022
Current assets	\$ 2,385,345	\$ 34,686
Restricted assets	2,168,227	16,946,171
Capital Assets	31,236,096	8,931,891
Total Assets	<u>35,789,668</u>	<u>25,912,748</u>
Current liabilities	4,359,450	2,076,055
Non-current liabilities	24,590,000	25,000,000
Total Liabilities	<u>28,949,450</u>	<u>27,076,055</u>
Net investment in capital assets	7,789,277	-
Restricted net position	128,862	-
Unrestricted	(1,077,921)	(1,163,307)
Total Net Position	<u>\$ 6,840,218</u>	<u>\$ (1,163,307)</u>

The increase in current assets is related to the increase in due from developer in the current year.

The decrease in restricted assets and the increase in capital assets is related to the capital projects activity in the current year.

The increase in current liabilities is mainly related to the increase in contracts and retainage payable in the current year.

The decrease in non-current liabilities is the result of the current portion of bonds payable.

The increase in net position is related to revenues exceeding expenses in the current year.

**Creekview Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2023	2022
Program Revenues		
Charges for services	\$ 575,031	\$ -
Operating contributions	85,354	88,705
Capital contributions	8,337,763	-
Investment income	254,897	65,818
Total Revenues	<u>9,253,045</u>	<u>154,523</u>
Expenses		
General government	89,341	81,462
Interest and other charges	1,160,179	1,226,984
Total Expenses	<u>1,249,520</u>	<u>1,308,446</u>
Change in Net Position	8,003,525	(1,153,923)
Net Position - Beginning of Year	<u>(1,163,307)</u>	<u>(9,384)</u>
Net Position - End of Year	<u>\$ 6,840,218</u>	<u>\$ (1,163,307)</u>

The increase in charges for services is related to the current year being the initial year for special assessments revenues.

The increase in capital contributions is related to the capital project activity in the current year.

The decrease in interest and other charges is related to the prior year issuance costs for the long-term debt were greater than the current year interest payment.

**Creekview Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2023 and 2022.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2023</u>	<u>2022</u>
Construction in progress	<u>\$ 31,236,096</u>	<u>\$ 8,931,891</u>

The activity for the year consisted of additions to construction in progress of \$22,304,205.

General Fund Budgetary Highlights

Actual expenditures were less than the final budget because there were less legal fees, utilities, and landscaping expenditures than were anticipated.

There were no amendments to the September 30, 2023 budget.

Debt Management

Governmental Activities debt includes the following:

- In March 2022, the District issued \$25,000,000 Series 2022 Special Assessment Revenue Bonds. These bonds were issued to provide funds for the 2022 Project. The balance outstanding at September 30, 2023 was \$25,000,000.

Economic Factors and Next Year's Budget

Creekview Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2024.

Request for Information

The financial report is designed to provide a general overview of Creekview Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Creekview Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Creekview Community Development District
STATEMENT OF NET POSITION
September 30, 2023

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 7,534
Accounts receivable	24,421
Due from developer	2,353,390
Total Current Assets	<u>2,385,345</u>
Non-current Assets	
Restricted Assets	
Investments	2,168,227
Capital Assets, not being depreciated	
Construction in progress	31,236,096
Total Non-current Assets	<u>33,404,323</u>
Total Assets	<u>35,789,668</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	9,371
Contracts/retainage payable	3,454,886
Due to developer	6,000
Accrued interest payable	479,193
Bonds payable	410,000
Total Current Liabilities	<u>4,359,450</u>
Non-current Liabilities	
Bonds payable	24,590,000
Total Liabilities	<u>28,949,450</u>
NET POSITION	
Net investment in capital assets	7,789,277
Restricted for debt service	128,862
Unrestricted	(1,077,921)
Net Position	<u><u>\$ 6,840,218</u></u>

See accompanying notes to financial statements.

Creekview Community Development District
STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2023

Functions/Programs	Expenses	Program Revenues			Net (Expenses)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenues and Changes in Net Position
					Governmental Activities
Governmental Activities					
General government	\$ (89,341)	\$ -	\$ 85,354	\$ -	\$ (3,987)
Physical environment	-	-	-	8,337,763	8,337,763
Interest and other charges	(1,160,179)	575,031	-	-	(585,148)
Total Governmental Activities	<u>\$ (1,249,520)</u>	<u>\$ 575,031</u>	<u>\$ 85,354</u>	<u>\$ 8,337,763</u>	<u>7,748,628</u>
		General Revenues			
		Investment income			<u>254,897</u>
		Change in Net Position			8,003,525
		Net Position - October 1, 2022			<u>(1,163,307)</u>
		Net Position - September 30, 2023			<u>\$ 6,840,218</u>

See accompanying notes to financial statements.

Creekview Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 7,534	\$ -	\$ -	\$ 7,534
Accounts receivable	-	-	24,421	24,421
Due from other funds	935	-	-	935
Due from developer	9,296	-	2,344,094	2,353,390
Restricted Assets				
Investments	-	2,161,236	6,991	2,168,227
Total Assets	<u>\$ 17,765</u>	<u>\$2,161,236</u>	<u>\$ 2,375,506</u>	<u>\$ 4,554,507</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 9,371	\$ -	\$ -	\$ 9,371
Contracts/retainage payable	-	-	3,454,886	3,454,886
Due to other funds	-	-	935	935
Due to developer	6,000	-	-	6,000
Total Liabilities	<u>15,371</u>	<u>-</u>	<u>3,455,821</u>	<u>3,471,192</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues	<u>-</u>	<u>-</u>	<u>820</u>	<u>820</u>
FUND BALANCES				
Restricted				
Debt service	-	2,161,236	-	2,161,236
Unassigned	2,394	-	(1,081,135)	(1,078,741)
	<u>2,394</u>	<u>2,161,236</u>	<u>(1,081,135)</u>	<u>1,082,495</u>
Total Fund Balances				
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 17,765</u>	<u>\$2,161,236</u>	<u>\$ 2,375,506</u>	<u>\$ 4,554,507</u>

See accompanying notes to financial statements.

Creekview Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2023

Total Governmental Fund Balances	\$ 1,082,495
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, construction in progress, are not current financial resources and therefore, are not reported at the fund level.	31,236,096
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(25,000,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.	(479,193)
Certain revenues are not available for current uses and are not recognized at the fund level, however, revenue is recognized when earned at the government-wide level.	<u>820</u>
Net Position of Governmental Activities	<u><u>\$ 6,840,218</u></u>

See accompanying notes to financial statements.

Creekview Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Fiscal Year Ended September 30, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ -	\$ 575,031	\$ -	\$ 575,031
Developer contributions	92,609	-	8,337,763	8,430,372
Investment income	-	89,702	165,195	254,897
Total Revenues	<u>92,609</u>	<u>664,733</u>	<u>8,502,958</u>	<u>9,260,300</u>
Expenditures				
Current				
General government	89,341	-	-	89,341
Capital outlay	-	-	22,304,205	22,304,205
Debt service				
Interest	-	1,210,760	-	1,210,760
Total Expenditures	<u>89,341</u>	<u>1,210,760</u>	<u>22,304,205</u>	<u>23,604,306</u>
Excess of revenues over/(under) expenditures	3,268	(546,027)	(13,801,247)	(14,344,006)
Other Financing Sources/(Uses)				
Transfers in	-	-	60,518	60,518
Transfers out	-	(60,518)	-	(60,518)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>(60,518)</u>	<u>60,518</u>	<u>-</u>
Net change in fund balances	3,268	(606,545)	(13,740,729)	(14,344,006)
Fund Balances - October 1, 2022	<u>(874)</u>	<u>2,767,781</u>	<u>12,659,594</u>	<u>15,426,501</u>
Fund Balances - September 30, 2023	<u>\$ 2,394</u>	<u>\$2,161,236</u>	<u>\$(1,081,135)</u>	<u>\$ 1,082,495</u>

See accompanying notes to financial statements.

**Creekview Community Development District
RECONCILIATION OF THE STATEMENT
OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2023**

Net Change in Fund Balances - Total Governmental Funds	\$ (14,344,006)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of capital outlay in the current year.	22,304,205
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.	50,581
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Unavailable revenues are not recognized at the fund level, however, revenues are recognized when earned at the government-wide level. This is the current year change.	<u>(7,255)</u>
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Change in Net Position of Governmental Activities	<u><u>\$ 8,003,525</u></u>
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See accompanying notes to financial statements.

Creekview Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Fiscal Year Ended September 30, 2023

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Developer contributions	<u>\$ 256,790</u>	<u>\$ 256,790</u>	<u>\$ 92,609</u>	<u>\$ (164,181)</u>
Expenditures				
Current				
General government	108,790	108,790	89,341	19,449
Physical environment	<u>148,000</u>	<u>148,000</u>	<u>-</u>	<u>148,000</u>
Total Expenditures	<u>256,790</u>	<u>256,790</u>	<u>89,341</u>	<u>167,449</u>
Net Change in Fund Balances	-	-	3,268	3,268
Fund Balances - October 1, 2022	<u>-</u>	<u>-</u>	<u>(874)</u>	<u>(874)</u>
Fund Balances - September 30, 2023	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,394</u></u>	<u><u>\$ 2,394</u></u>

See accompanying notes to financial statements.

Creekview Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on June 29, 2021, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance 2021-20 of the Board of County Commissioners of Clay County, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Creekview Community Development District. The District is governed by a five member Board of Supervisors. All the Supervisors are employed by the Developer. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Creekview Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Creekview Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by developer contributions and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Creekview Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Creekview Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 90 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Creekview Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for the certain preliminary costs associated with the issuance of long-term debt.

Capital Projects Fund – The Capital Projects Fund accounts for the construction of infrastructure improvements within the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Creekview Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Capital Assets

Capital assets, which include construction in progress, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

c. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

d. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

Creekview Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$1,082,495, differs from “net position” of governmental activities, \$6,840,218, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets, infrastructure, that are to be used in governmental activities are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ <u>31,236,096</u>
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Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2023 were:

Bonds payable	\$ <u>(25,000,000)</u>
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Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	\$ <u>(479,193)</u>
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Deferred inflows of resources

Deferred inflows of resources in the Statement of Net Position differ from the amount reported in the governmental funds due to unavailable revenues. Governmental fund financial statements report revenues which are not available as deferred inflows of resources. However, unavailable revenues in governmental funds are susceptible to full accrual in the government-wide financial statements.

Deferred inflows of resources	\$ <u>820</u>
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Creekview Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$(14,344,006), differs from the “change in net position” for governmental activities, \$8,003,525, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Capital outlay	\$ <u>22,304,205</u>
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Long-term debt transactions

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$ <u>50,581</u>
--	------------------

Deferred inflows of resources

Deferred inflows of resources reported at the fund level are recognized as revenues in the Statement of Activities.

Net change in deferred inflows of resources	\$ <u>(7,255)</u>
---	-------------------

Creekview Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2023, the District's bank balance was \$13,725 and the carrying value was \$7,534. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2023, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
First American Government Obligation Fund	24 Days*	<u>\$ 2,168,227</u>

*Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments listed above are Level 1 assets.

Creekview Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2023, the District's investments in First American Government Obligation Fund were rated AAAM by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investment in First American Government Obligation Fund represent 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2023 were typical. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Balance October 1, 2022	Additions	Deletions	Balance September 30, 2023
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ 8,931,891	\$ 22,304,205	\$ -	\$ 31,236,096

Creekview Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2023:

Governmental Activities

Long-term debt at October 1, 2022	\$ 25,000,000
Principal payments	-
Long-term debt at September 30, 2023	<u>\$ 25,000,000</u>

Special Assessment Revenue Bonds

Long-term debt is comprised of the following:

\$25,000,000 Special Assessment Revenue Bonds, Series 2022 due in annual principal installments, beginning May 1, 2027. Interest is due annually on November 1, beginning November 1, 2022 at rates between 3.875% and 4.750% with a final maturity date of May 1, 2053.

\$ 25,000,000

The annual requirements to amortize the principal and interest of debt outstanding as of September 30, 2023 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 410,000	\$ 1,150,063	\$ 1,560,063
2025	425,000	1,134,175	1,559,175
2026	440,000	1,117,706	1,557,706
2027	460,000	1,100,656	1,560,656
2028	480,000	1,082,831	1,562,831
2029-2033	2,725,000	5,090,519	7,815,519
2034-2038	3,410,000	4,421,081	7,831,081
2039-2043	4,300,000	3,554,125	7,854,125
2044-2048	5,445,000	2,440,313	7,885,313
2049-2052	5,390,000	942,874	6,332,874
2053	1,515,000	71,963	1,586,963
Totals	<u>\$ 25,000,000</u>	<u>\$ 22,106,306</u>	<u>\$ 47,106,306</u>

Creekview Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Resolution Terms and Covenants

Significant Bond Provisions

The Series 2022 Special Assessment Revenue Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, on any Quarterly Redemption Date, at a redemption price equal to the principal amount of the Series 2022 Special Assessment Revenue Bonds to be redeemed, together with accrued interest to the date of redemption. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2022 Reserve Account was funded from the proceeds of the Series 2022 Special Assessment Revenue Bonds in amounts equal to the maximum annual debt service of the Series 2022 Special Assessment Revenue Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2023:

	Reserve Balance	Reserve Requirement
Special Assessment Revenue Bonds, Series 2022	\$ 1,553,181	\$ 1,553,181

NOTE F – RELATED PARTY TRANSACTIONS

All voting members of the Board of Supervisors are affiliated with the Developer. The District received \$8,430,372 in contributions from the Developer for the year ended September 30, 2023. Additionally, the District has a balance due to the Developer of \$6,000 and a balance due from the Developer of \$2,353,390 as of September 30, 2023.

Creekview Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE G – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE H – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims since inception.



Berger, Toombs, Elam, Gaines & Frank

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Creekview Community Development District
Clay County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Creekview Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 29, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Creekview Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Creekview Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Creekview Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

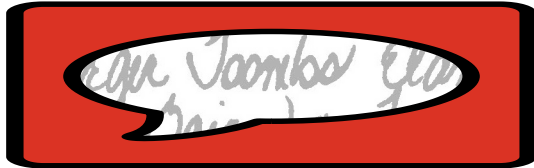
To the Board of Supervisors
Creekview Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Creekview Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 29, 2024



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Creekview Community Development District
Clay County, Florida

Report on the Financial Statements

We have audited the financial statements of the Creekview Community Development District as of and for the year ended September 30, 2023, and have issued our report thereon dated June 29, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 29, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Creekview Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Creekview Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors
Creekview Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2023 for the Creekview Community Development District. It is management's responsibility to monitor the Creekview Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Creekview Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 5
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 4
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$3,694
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$55,704
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: The District had \$22,304,205 in expenditures for the 2022 construction project in the current year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Creekview Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District. Debt service \$997.62 - \$1,197.16.
- 2) The amount of special assessments collected by or on behalf of the District: \$575,031.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. Series 2022 \$25,000,000 maturing in May 2053.



To the Board of Supervisors
Creekview Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 29, 2024



Berger, Toombs, Elam, Gaines & Frank

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INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415 FLORIDA STATUTES

To the Board of Supervisors
Creekview Community Development District
Clay County, Florida

We have examined Creekview Community Development District's compliance with Section 218.415, Florida Statutes during the fiscal year ended September 30, 2023. Management is responsible for Creekview Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Creekview Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Creekview Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Creekview Community Development District's compliance with the specified requirements.

In our opinion, Creekview Community Development District's complied, in all material respects, with the aforementioned requirements during the fiscal year ended September 30, 2023.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 29, 2024

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2024-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

WHEREAS, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2023;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT;**

1. The Audited Financial Report for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 31st day of July, 2024.

ATTEST:

**CREEKVIEW COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRPERSON, VICE CHAIRPERSON AND DISTRICT STAFF TO FILE A PETITION WITH CLAY COUNTY, FLORIDA, REQUESTING THE ADOPTION OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (the "**Act**"), and Ordinance No. 2021-20, adopted by the Board of County Commissioners of Clay County, Florida, on June 29, 2021 (the "**Ordinance**"), and being situated within Clay County, Florida (the "**County**"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, operate and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 745 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, Creekview GP, LLC, an owner of certain lands within the District, including those lands anticipated to be annexed into the District (the "**Developer**"), has approached the District and requested the District petition to amend its boundaries to add approximately 157.42 acres of land, more or less, as more particularly described in the attached **Exhibit A** (the "**Expansion Parcel**"); and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, addition of the Expansion Parcel in **Exhibit A** to the District is not inconsistent with either the State or local comprehensive plans; and

WHEREAS, the area of land that will lie in the amended boundaries of the District continues to be amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District’s Board of Supervisors (the “**Board**”); and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the County, and such other actions as are necessary in furtherance of the boundary amendment process.

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

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

SECTION 2. The Board hereby directs the Chairperson and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the County to seek the amendment of the District’s boundaries to add the lands depicted in **Exhibit A**, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District’s boundaries.

SECTION 3. The Board hereby authorizes the District Chairperson, Vice Chairperson, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the County to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 31st day of July, 2024.

ATTEST:

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Expansion Parcel

EXHIBIT A

Expansion Parcel

MAIN PARCEL

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF THE PUBLIC RECORDS OF CLAY COUNTY; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'31" EAST, 144.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'29" WEST, 831.40 FEET; THENCE NORTH 89°28'31" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°18'40" WEST, 30.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE WESTERLY, SOUTHERLY, AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°45'48" WEST, 435 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID SOUTHERLY LINE; COURSE NO. 2: SOUTH 14°32'29" EAST, 1934.37 FEET; COURSE NO. 3: SOUTH 28°26'16" WEST, 1029.04 FEET; COURSE NO. 4: SOUTH 00°57'26" WEST, 250.98 FEET, TO THE EASTERLY LINE OF THE PLAT OF VERBENA PARKWAY AT HYLAND TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 69, PAGES 6 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUING SOUTH 00°57'26" WEST, ALONG LAST SAID LINE, 1249.97 FEET; THENCE SOUTH 06°24'08" EAST, CONTINUING ALONG LAST SAID LINE, 479.77 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B (SANDRIDGE ROAD, AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89°33'55" EAST, ALONG LAST SAID LINE, 406.75 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4635, PAGE 2149 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°00'16" WEST, ALONG LAST SAID LINE, 342.38 FEET, TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°59'44" EAST, ALONG LAST SAID LINE, 263.99 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°26'05" EAST, ALONG LAST SAID LINE, 340.39 FEET, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B; THENCE NORTH 89°33'55" EAST, ALONG LAST SAID LINE, 760.70 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 23 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), ALSO BEING THE EASTERLY LINE OF SAID SECTION 22; THENCE NORTH 01°45'32" EAST, ALONG LAST SAID LINE, 913.16 FEET; THENCE NORTH 01°45'22" EAST, CONTINUING ALONG LAST SAID LINE, 2642.93 FEET, TO THE POINT OF BEGINNING.

CONTAINING 141.42 ACRES, MORE OR LESS.

LIFE ESTATE PARCEL

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF SAID PUBLIC RECORDS; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'31" EAST, 144.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'29" WEST, 831.40 FEET; THENCE NORTH 89°28'31" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°18'40" WEST, 30.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE NORTH 74°45'48" EAST, ALONG LAST SAID LINE, 505 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 16 ACRES, MORE OR LESS.

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

8A

**BOUNDARY AMENDMENT FUNDING AGREEMENT BY AND BETWEEN
CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
AND CREEKVIEW GP, LLC**

THIS AGREEMENT (the “**Agreement**”) is made and entered into this 31st day of July, 2024, by and between:

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

CREEKVIEW GP, LLC, a Delaware limited liability company authorized to do business in Florida, and the owner and developer of certain lands within the District, with a mailing address of 7807 Baymeadows Road East, Suite 205, Jacksonville, FL 32256 (the “**Developer**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (the “**Act**”), and Ordinance No. 2021-20 adopted by the Board of County Commissioners of Clay County, Florida, on June 29, 2021 (the “**Ordinance**”), and being situated within Clay County, Florida (the “**County**”); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services within and without the boundaries of the District; and

WHEREAS, the District presently consists of approximately 745 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, Developer has approached the District and requested the District petition to amend its boundaries to add approximately 157.42 acres of land, more or less, to the District; and

WHEREAS, the amendment proposed by Developer is within the amendment size restrictions contained within section 190.046(1), *Florida Statutes*, and will result in the District being comprised of approximately 902.42 acres, more or less; and

WHEREAS, the District agrees to petition to amend its boundary in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the County and such other actions as are necessary in furtherance of the boundary amendment process; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal,

engineering, and managerial staff, to provide such services as are necessary throughout the boundary amendment process; and

WHEREAS, any such work shall only be performed in accord with the authorizations of the District's Board of Supervisors (the "**Board**"); and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the Board; and

WHEREAS, Developer desires to provide sufficient funds to the District to reimburse the District for any such expenditures including but not limited to legal, engineering, and other consultant fees, filing fees, administrative, and other expenses, if any.

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

SECTION 1. PROVISION OF FUNDS. Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the boundary amendment and to provide such monies as are necessary to enable District staff, including legal, engineering, and managerial staff, to assist in the boundary amendment process and proceedings. Developer will make such funds available monthly, within thirty (30) days of a written request by the District. The funds shall be placed in the District's depository as determined by the District.

SECTION 2. DISTRICT USE OF FUNDS. The District agrees to use such funds solely for the fees, costs, and other expenditures accruing or accrued for seeking an amendment to the boundaries of the District in accord with Chapter 190, *Florida Statutes*. The District agrees to use good faith best efforts to proceed in an expeditious manner with the preparation and filing of the petition and related materials to seek the amendment of the District's boundary pursuant to Chapter 190, *Florida Statutes*, and with the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundary. The District also agrees to make monthly requests for necessary funds from Developer for reimbursement for services of the boundary amendment team, as described in Section 1 of this Agreement. The District shall not reimburse Developer for funds made available to the District under this Agreement.

SECTION 3. DEFAULT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

SECTION 4. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 5. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

SECTION 6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both parties hereto.

SECTION 7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered via electronic mail to the person so designated in writing by each party or by UPS or Fed Ex overnight mail at the addresses herein designated.

SECTION 9. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

SECTION 10. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party. Any purported assignment without such prior written approval shall be null and void.

SECTION 11. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each party consents to and agrees that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Clay County, Florida

SECTION 12. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

SECTION 13. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Developer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Developer acknowledges that the designated public records custodian for the District is **Daphne Gillyard** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Developer shall: (1) keep and maintain public records required by the District to perform the service; (2) upon request by the Public Records Custodian, provide the District with the requested

public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; (3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Developer does not transfer the records to the Public Records Custodian of the District; and (4) upon completion of the contract, transfer to the District, at no cost, all public records in Developer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Developer, Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

SECTION 14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

SECTION 15. SOVEREIGN IMMUNITY. Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statutes or law.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Signatures on next page]

IN WITNESS THEREOF, the parties execute this Agreement the day and year first written above.

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

Chair/Vice Chair, Board of Supervisors

CREEKVIEW GP, LLC

By: _____

Its: _____

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

9



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors; District Manager

From: Kilinski | Van Wyk PLLC

Date: June 25, 2024

Re: Section 189.0694, *Florida Statutes* (Performance Measures and Standards Reporting)

The purpose of this memorandum is to provide you with additional information regarding new performance measures and standards reporting requirements for special districts. This new requirement was enacted during Florida's 2024 Legislative Session and was originally reported in our legislative newsletters. It has been codified as Section 189.0694, *Florida Statutes*, effective July 1, 2024.

What is required?

The new statute requires special districts (including community development districts) to establish goals and objectives for its programs and activities and performance measures and standards to determine if its goals and objectives have been achieved. The goals, objectives, and performance measures and standards must be established by **October 1, 2024**, or by the end of the first full fiscal year after a District's creation, whichever is later.

The new statute also requires annual reporting each **December 1** (beginning December 1, 2025) on whether the goals and objectives were achieved, which goals or objectives were not achieved, and what measures were used to make the determination.

Are there any mandated goals, objectives, or performance measures/standards?

No. The new statute allows a great deal of flexibility for special districts to adopt the goals, objectives, and performance measures and standards that fit their needs. It is likely that many special districts with similar activities and programs may adopt similar measures, but special districts may also add specialized measures if they wish. Attached is a potential starting point for development of these goals, objectives and performance measures/standards in **Attachment A**. If you have questions about the new legal requirements, please consult your Kilinski | Van Wyk attorney.

Text of the Bill: 189.0694 Special districts; performance measures and standards.

(1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved.

(2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing:

(a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination.

(b) Any goals or objectives the district failed to achieve.

Exhibit A:

Goals, Objectives and Annual Reporting Form

**Creekview Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Creekview Community Development District

District Manager:_____

Date:_____

Print Name:_____

Creekview Community Development District

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

10

Creekview CDD - Pond Maintenance Proposals

Budgeted Amt - \$20,000/year

	First Choice Aquatics	Charles Aquatics	Solitude
Price/month	\$ 525.00	\$ 723.00	\$ 1,096.00
Annual Investment	\$ 6,300.00	\$ 8,676.00	\$ 13,152.00
Number of Ponds	8	8	9 ponds and 2 ditches
Service per Month	1	1	2
Grass Carp	\$ 10.00	\$ 8.00	\$ 20-30 varies on size
Permitting for Carp	included	included	\$250 processing
Fabrication of barrier	included	\$55.00/sq ft	varies
Rewenal	May increase price with 30 days written notice upon renewal	4% increase upon annual auto-renew	annual 6% but negotiable
Includes Service Report	Yes	Yes	Yes
Includes Shoreline treatment	Yes	Yes	Yes

FIRST CHOICE AQUATICS

14289 DENTON ROAD

JACKSONVILLE, FL. 32226

904-226-7031

www.firstchoiceaquaticsjax@gmail.com

05/28/2024

Proposal For Creekview

This agreement dated effective to start _____, 2024 is made between First Choice Aquatics, Inc. and

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Hereinafter called "Customer".

1. First Choice Aquatics agrees to provide aquatic services in accordance with the terms and conditions of this agreement and within all governmental regulations for a period of twelve (12) months from the commencement of this agreement at the following location(s):

8 PONDS LOCATED AT CREEKVIEW

2. The effective date of this agreement is the first day of the month in which aquatic management services are first provided.
3. Minimum of Twelve (12) inspections with treatment are required (approximately once every 30 days)
4. All Included: Trash and debris removal on scheduled visits and keeping the culvert systems free of obstruction.
5. The Customer agrees to pay First Choice Aquatics the following sum(s) for specified aquatic management services. The initial treatment will be a total of **\$585.00**. Each monthly aquatic service will be a total of **\$585.00**. The Grass Carp stocking charge is **\$10.00 per fish**. Detailed service reports will be given following each treatment. and permitting for grass carp/ fish barrier installation will be included. Additional treatments will be provided as necessary, free of charge. In addition, First Choice Aquatics will provide free call back service within 24 hours.
6. Payment schedule is as follows:
 - Payment for the initial month of aquatic management services is due upon the execution of this agreement.
 - Payment for the balance of the aquatic management services is payable in eleven (11) equal payments due the first day of each month.

FIRST CHOICE AQUATICS

14289 DENTON ROAD
JACKSONVILLE, FL. 32226

904-226-7031

www.firstchoiceaquaticsjax@gmail.com

05/28/2024

Terms and Conditions:

1. Aquatic Management services will commence within ten business days of the execution of this agreement.
2. Neither party shall be responsible in damages, penalties, or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, accidents, acts of God, governmental order and regulations, curtailment or failure to obtain enough material or other cause beyond its reasonable control in which it is unable to overcome. Should First choice aquatics be prohibited, restricted, or otherwise prevented from rendering specified services by any of the conditions, First Choice Aquatics shall notify the customer of said condition and of the excess direct costs arising therefrom.
3. Carp Containment Barriers: First Choice Aquatics is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from First Choice Aquatics installing Carp Containment Barriers on the structures.
4. Time-use restrictions – When federal and state regulations require water-time restrictions following the application of aquatic herbicides, First Choice Aquatics will notify the customer in writing of such restrictions at the time of treatment. It shall be the responsibility of the customer to comply with the restrictions throughout the required period of time-use restrictions. Customer understands and agrees that notwithstanding any other provisions of this agreement, First Choice Aquatics does not assume any liability for failure by any party to be notified of, or comply with, the above time-use restrictions.
5. Access – Customer agrees to provide adequate access of aquatic management equipment to waterways being treated. Aquatic access will be determined by First Choice Aquatics and the customer. Access routes must be a minimum of ten (10) feet in width, and ten (10) feet high; must provide a firm surface for the passage of boats, boat trailers, and towing vehicles; must have a grade no greater than forty-five (45) degrees; and not require crossing bulkheads surrounding waterways. In the event it is deemed there are not adequate access routes to waterways for aquatic management equipment, this agreement may be terminated or renegotiated.
6. Automatic Extension – Upon the anniversary date, this agreement shall automatically be extended for successive twelve (12) month periods, unless notice of non-renewal has been received by First Choice Aquatics, in writing, at least thirty (30) days prior to the anniversary date. The anniversary date shall be the first day of the month in which services were first rendered under this agreement. Prices specified are firm throughout the original term of the contract; but thereafter, First Choice Aquatics may, within (30) days' pre-notification, change pricing effective upon the next anniversary date. If you do not agree with a proposed price change, you must notify us in writing within twenty-one (21) days after receipt of our price change notice. First Choice Aquatics shall then have the option of terminating this agreement without penalty to you.
7. Authorized Agent – Customer warrants that he/she is authorized to execute this aquatic management agreement on behalf of the riparian owner and to hold First Choice Aquatics harmless for consequences of such services not arising out of the sole negligence of First Choice Aquatics.
8. Monthly Payments – The monthly amount is firm for the entire term of the original agreement. The customer understands that the annual agreement payments will be distributed over a twelve (12) month period. The customer agrees to reimburse First Choice Aquatics for any bank charges resulting from a returned check for insufficient funds.
9. Payment of services are due within 15 days of invoice due date. Customer agrees to pay interest on all late payments. This interest amount is set at 18% APR or 1 ½ per month. Services will be restricted on any account sixty (60) days past due until payment is received in full.

FIRST CHOICE AQUATICS

14289 DENTON ROAD
JACKSONVILLE, FL. 32226

904-226-7031

www.firstchoiceaquaticsjax@gmail.com

05/28/2024

10. Non-Payment, Default – In the case of non-payment by the customer, First Choice Aquatics reserves the right following written notice to the customer to terminate this agreement, and reasonable attorneys' fee and costs of collection shall be paid by the customer, whether the suit is filed or not. In addition, interest at the rate of one and one half percent (1.5%) per month may be assessed for the period of delinquency.
11. Assignment of the agreement – This agreement is not assignable by the customer except upon written consent by First Choice Aquatics.
12. Termination of Contract: A 30-day written notice by either party is required to terminate this contract.

Control Methods – Aquatic management services will be provided by procedures consistent with environmentally safe water management practices using one or more of the following methods and techniques where applicable for the control of aquatic weeds:

-Chemical Control – Chemical control consists of periodic applications of aquatic herbicides and algaecides to control aquatic weeds and algae. When necessary and prior to treatment with aquatic herbicides and algaecides, oxygen tests will be conducted to ensure oxygen levels are adequate for fish and other aquatic life survival.

-Biological Control – Biological control consists of the stocking of weed eating fish. Customer acknowledges that prior to fish stocking, governmental permits may be required, and that there may be additional requirements for the installation of fish barriers. Fish barrier installation is a separate service from fish stocking and may be provided at no additional cost.

-Mechanical removal – Mechanical removal consists of the physical removal of aquatic weeds from waterways. The disposal site of the aquatic weeds will be determined by mutual agreement between First Choice Aquatics and the customer. Mechanical removal of aquatic weeds may be performed at an additional cost to the client. This service fee is not included in this agreement.

-Trash Removal – Trash Removal consists of the physical removal of trash floating within and from the areas immediately surrounding the customers waterway(s) and may be provided at no additional cost.

The terms and conditions in this entire agreement form an integral part of this agreement and the CLIENT hereby acknowledges that he has read, is familiar with, and will comply with the contents thereof.

First Choice Aquatics, Inc.

CLIENT

Signed: 

Signed: _____

Daniel J. Thomas, President

Print Name: _____



6869 Phillips Parkway Dr S
Jacksonville, FL 32256
904-997-0044

Aquatic Management Agreement

This Agreement dated May 31, 2024 is made between Charles Aquatics, Inc., a Florida Corporation, and

Name Hyland Trail c/o Nicole Janzen, First Service Residential

Property Address Henley Rd across from 2674 Henley Rd Middleburg, FL

Billing Address 6620 Southpoint Drive S, Suite 610, Jacksonville, FL 32216

Phone Number 904-733-3334 Cell Number _____ E-Mail nicole.janzen@fsresidential.com

Hereinafter called "CLIENT"

The parties hereto agree to the following:

- Charles Aquatics, Inc. agrees to provide monthly visual inspections of the waterway(s) and application of herbicides or algaecides, as needed, in accordance with the terms and conditions of this Agreement and within all applicable governmental regulations for a period of twelve (12) months from the date of the execution of this Agreement at the following location:

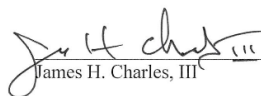
Eight (8) Stormwater ponds in Clay County, FL.

- CLIENT agrees to pay Charles Aquatics, Inc. the following sum(s) for the listed aquatic management services:

○ Monthly Aquatic Management Services	\$ 723.00
○ Permitting for Triploid Grass Carp	\$ <u>No Charge</u>
○ Triploid Grass Carp Stocking (Upon Approval)	\$ <u>8.00/fish</u>
○ Fabrication and Installation of Aluminum Fish Barriers	\$ <u>55.00/s.f.</u>
○ Physical Removal using Weedrake (floating weeds only)	\$ <u>150.00/hour</u>

- The terms and conditions in this Agreement (pages 1-3) form an integral part of this Agreement and CLIENT hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned signed and in its entirety to be considered valid.
- The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CLIENT to Charles Aquatics, Inc. within 30 days of issuance.
- The Effective Date of this Agreement is the first day of the month in which aquatic management services are first provided.
- CLIENT warrants he is authorized to execute this Agreement on behalf of the riparian owner and to hold Charles Aquatics, Inc. harmless for consequences of such service not arising out of the sole negligence of Charles Aquatics, Inc. This would include injury or death to humans or animals who swim, drink, boat or fish in waterways. Recreational activities may result in ingesting or coming into contact with harmful, pathogenic microorganisms.
- CLIENT agrees to reimburse Charles Aquatics, Inc. for all processing fees for registering with third party companies for compliance monitoring services.

Charles Aquatics, Inc.


James H. Charles, III

CLIENT

Sign _____

Print _____

Date _____

Terms & Conditions

1. Control Methods: Aquatic Management Services will be provided by environmentally safe water management practices using one or more of the following established methods and techniques where applicable and as indicated on page one (1) of this Agreement for the control of non-native, invasive or noxious species of aquatic weeds:
 - a. Chemical Control: this method consists of periodic applications of aquatic herbicides and algaecides to control aquatic weeds and filamentous or macrophytic algae. When necessary and prior to treatment with aquatic herbicides or algaecides, dissolved oxygen tests will be conducted to ensure oxygen levels are adequate for fish and other aquatic life survival. There is no additional charge for the oxygen testing. Planktonic algae, Spikerush and Cyanobacteria will be an additional fee to control. Shoreline weeds that border the water's edge, such as torpedo grass, alligator weed and cattails, will be controlled with herbicide treatments. Many of these species take several months or longer to fully decompose. CLIENT is responsible for any desired physical removal at an additional cost.
 - b. Biological Control: this method consists of stocking of weed-eating fish, primarily Triploid Grass Carp. CLIENT acknowledges that prior to fish stocking, governmental permits may be required and there may be further requirements for the installation of fish barriers. Fish barrier installation is a separate service from fish stocking.
 - c. Mechanical Removal: this method consists of the physical removal of floating aquatic weeds from waterways. The disposal site of the removed weeds will be determined by mutual agreement between Charles Aquatics, Inc. and the CLIENT. This service is available for an additional fee but is not included in this Agreement.
 - d. Trash: Trash and light debris floating within and from the areas immediately surrounding the waterway(s) may be collected during the regularly scheduled service. Trash and light debris is defined as litter such as cups, plastic bags and other man-made materials that will fit into a 5 gallon bucket. Large or dangerous items such as biohazards, landscape debris or construction debris will not be included. Styrofoam materials are excluded. Removal of 100% of lake trash is not guaranteed.
2. Disclaimer - Neither party to this Agreement shall be responsible for damages, penalties or otherwise any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, acts of God, war, governmental orders and regulations, curtailment or failure to obtain sufficient materials or other force majeure condition (whether or not the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
3. Damages - Charles Aquatics, Inc. agrees to hold CLIENT harmless from any loss, damage or claims arising out of the sole negligence of Charles Aquatics, Inc. However, Charles Aquatics, Inc. shall in no event be liable to the CLIENT or to others, for indirect, special or consequential damages to property resulting from normal activities performed in a responsible manner.
4. Access: CLIENT agrees to provide adequate access of aquatic management equipment to waterway(s) being treated. Access should be on an unobstructed utility or drainage easement and allow for 10' wide by 10' high, provide a firm surface for passage of boat, boat trailer and towing vehicles, have a grade of no greater than 45°, and not require crossing bulkheads surrounding waterway(s). In the event it is deemed there are not adequate access routes to waterways for aquatic management equipment, this Agreement may be terminated or renegotiated.
5. Time-Use Restrictions: When Federal and State regulations require water time-use restrictions following the application of aquatic herbicides, Charles Aquatics, Inc. will notify the CLIENT in writing of such restrictions at the time of treatment. It shall be the responsibility of the CLIENT to comply with the restrictions throughout the required period of time-use restrictions. CLIENT understands and agrees that notwithstanding any other provisions of this Agreement, Charles Aquatics, Inc. does not assume any liability for failure by any party to be notified of, or comply with, the above time-use restrictions.
6. Insurance: Charles Aquatics, Inc. shall maintain the following insurance coverage: Automobile Liability, General Liability, and Pollution Liability. Workers' Compensation coverage is also provided at statutory limits. Charles Aquatics, Inc. will submit certificates of insurance upon request.
7. Payment terms: CLIENT understands that, for convenience, the annual investment amount has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If CLIENT places their account on hold, an additional start-up fee may be required due to aquatic re-growth. All invoices will be paid within 30 days of the date of the invoice. Payments made after 30 days will be considered in arrears and will be assessed interest charges in the amount of 1.5% for each month payment is late. CLIENT agrees to reimburse Charles Aquatics, Inc. for any bank charges and handling fees resulting from a returned check.
8. Non-payment/Default: In the case of non-payment by the CLIENT, Charles Aquatics, Inc. reserves the right, following written notice to the CLIENT, to terminate this Agreement and reasonable attorneys' fees and costs of collection shall be paid by the CLIENT, whether suit is filed or not.
9. Renewal: Upon completion of this Agreement or any extension thereof, this Agreement shall be extended for a period equal to its original term unless terminated by either party. To compensate for economic forces beyond the control of Charles Aquatics, Inc., CLIENT agrees to pay an annual four percent (4%) increase for provided aquatic management services. The increase will be rounded off to the nearest dollar.

10. Termination: Termination of this Agreement may be made in writing at any time by Charles Aquatics, Inc. or by the CLIENT. The effective date of any termination will be the last day of the month during which written notice is received and acknowledged by the recipient. In the event CLIENT terminates the Agreement prior to the end of the initial year, CLIENT agrees to pay Charles Aquatics, Inc. for the balance of the agreement.
11. Assignment of this Agreement: This Agreement is not assignable by the CLIENT except upon prior written consent by Charles Aquatics, Inc.
12. Alterations and Modifications: This three (3) page Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both Charles Aquatics, Inc. and the CLIENT.
13. Disclosure: CLIENT agrees to disclose, by checking and initialing boxes adjacent to subparagraphs (a) through (i) below, the existence of any of the following which presently exist or will be expected to exist in the treated waterway(s) during the entire term of this Agreement and any extension(s) thereof.

	YES	NO	INITIALS
a) Water used for irrigating landscaping around pond is effluent or reclaimed water			
b) Water from the treated waterway(s) is used for irrigation			
c) Water from the treated waterway(s) is used for human or animal consumption			
d) Treated waterway(s) are not used for swimming by humans or pets			
e) Treated waterway(s) have been mitigated (government required aquatic planting) or are scheduled to be mitigated.			
f) Any special use of treated waterway(s) which may conflict with treatments			
g) The presence of fish such as Triploid Grass Carp, Tilapia or Koi in the treated waterway(s)			
h) Restrictions on the use of any aquatic herbicides or algaecides in the waterway(s) to be treated			
i) Existence of other aquatic management programs being conducted in the same waterway(s) which Charles Aquatics, Inc. is treating			

14. For any condition(s) checked "YES" above, please provide additional details below:

15. CLIENT agrees that its failure to disclose any conditions listed above may compromise Charles Aquatics, Inc.'s capacity to adequately perform satisfactory aquatic management service and may necessitate renegotiation of the Agreement. Any failure disclose any condition which hinders or significantly changes Charles Aquatics, Inc.'s ability to provide their services does not relieve CLIENT's obligation to pay for the services provided under the terms and conditions of this Agreement.



SOLITUDE SERVICE QUOTE

CUSTOMER NAME: **Hyland Trail HOA**

By: **Nicole Janzen, Regional Director - nicole.janzen@fsresidential.com**

SUBMITTED BY: David Cottrell, North Florida Business Development Consultant

SERVICES: Annual Pond Maintenance

Quote Expires: Sept. 2, 2024

Who we are:  WHO WE ARE | SOLitude Lake Management

Website: [SOLitude Lake Management](https://www.solitudelakemanagement.com)



Hyland Trail HOA

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



ANNUAL POND MANAGEMENT SERVICES

-  Managing Nuisance Aquatic Weeds & Algae in Ponds
- [Pond Algae And Lake Weed Control –](#)

Specifications: Monthly Maintenance of Nine (9) Ponds and Two (2) Ditches Totalling Approximately 14,633 Perimeter Feet and 16.04 Acres at Hyland Trail in Green Cove Springs, Florida 32043 .

Monitoring: Hyland Trail HOA Ponds 1-9 & Ditches 1 & 2

1. A SOLitude Aquatic Specialist will visit the site and inspect the ponds and ditches on a **two (2) times per month** basis.
2. The waterbodies will be inspected at least once each month.
3. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.



Pond 1, A1-SWMF1

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Aquatic Weed Control: Hyland Trail HOA Ponds 1-9 & Ditches 1 & 2

1. The ponds and ditches will be inspected on a **two (2) times per month** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the ponds and ditches with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the ponds and ditches at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Pond Algae Control: Hyland Trail HOA Ponds 1-9 & Ditches 1 & 2

1. The ponds and ditches will be inspected on a **two (2) times per month** basis.
2. Any algae found in the ponds and ditches with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.



Pond 4, A1-SWMF3B

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**Shoreline Weed Control: Hyland Trail HOA Ponds 1-9 & Ditches 1 & 2**

1. Shoreline areas will be inspected on a **two (2) times per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond and ditch areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

**Ditch 1****Trash Removal: Hyland Trail HOA Ponds 1-9 & Ditches 1 & 2**

1. Trash will be removed from the ponds and ditches with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

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Service Reporting:

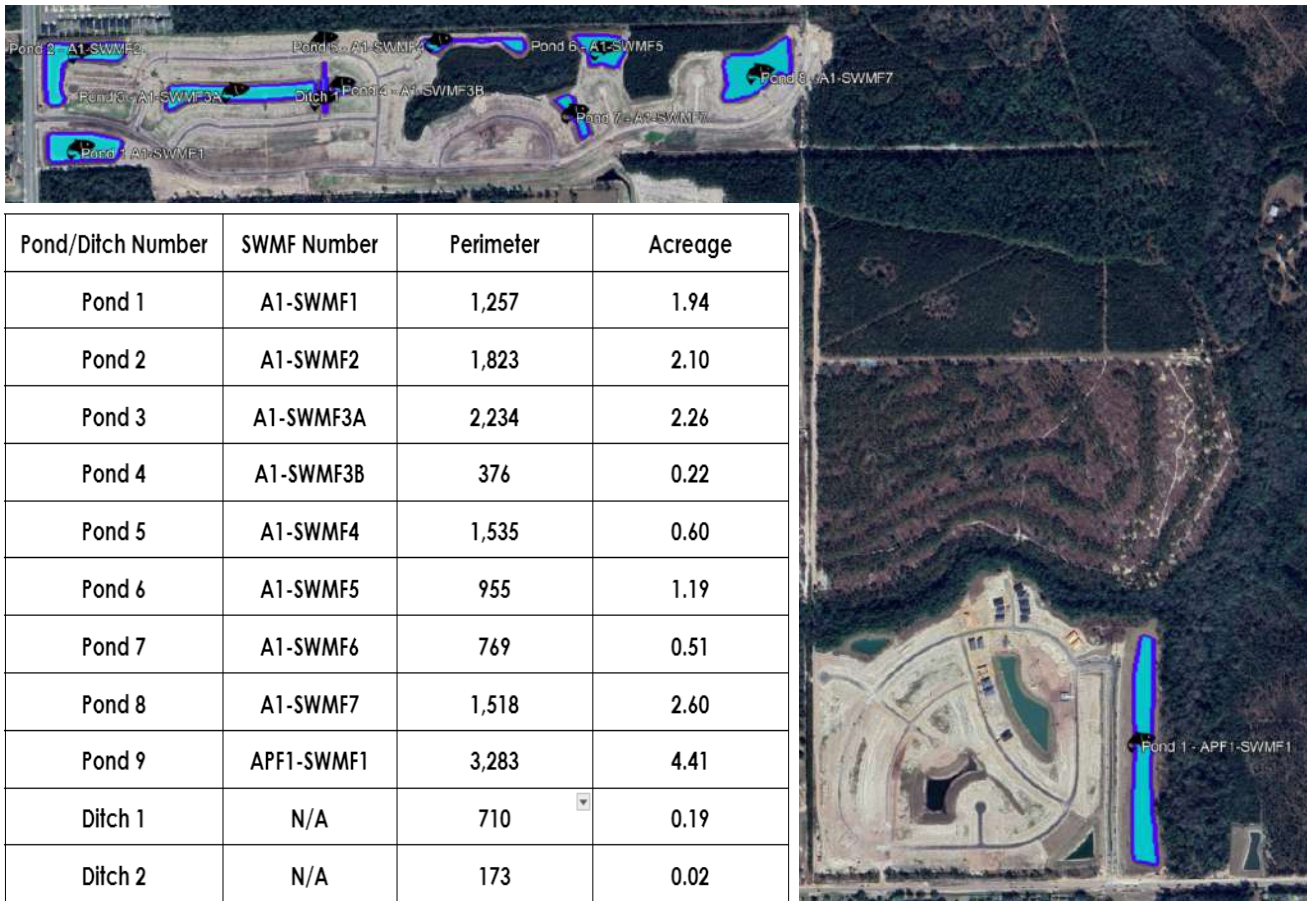
1. Customer will be provided with a service report detailing all of the work performed as part of this contract after each visit.

Assumptions:

1. Company will have free and unimpeded access to the lakes.
2. Price is based on a reasonable plan / field design of the specified work.

General Qualifications:

1. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.



Hyland Trail HOA - Lake and Ditch Map

Investment: \$1,096 (per month) \$13,152 (per annum)

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CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2024**

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024**

	General Fund	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS				
Cash	\$ 102,856	\$ -	\$ -	\$ 102,856
Investments				
Revenue	-	801,641	-	801,641
Reserve	-	1,553,181	-	1,553,181
Prepayment	-	4,821,569	-	4,821,569
Construction	-	-	2,666	2,666
Interest	-	87	-	87
Undeposited funds	-	711,141	-	711,141
Due from Landowner	-	-	357,043	357,043
Total assets	<u>\$ 102,856</u>	<u>\$7,887,619</u>	<u>\$ 359,709</u>	<u>\$ 8,350,184</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 18,474	\$ -	\$ -	\$ 18,474
Contracts payable	-	-	361,567	361,567
Due to Creekview GP	19,600	29,102	-	48,702
Due to Developer	-	-	1,201	1,201
Tax payable	153	-	-	153
Retainage payable	-	-	1,256,800	1,256,800
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>44,227</u>	<u>29,102</u>	<u>1,619,568</u>	<u>1,692,897</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	-	-	357,043	357,043
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>357,043</u>	<u>357,043</u>
Fund balances:				
Restricted for:				
Debt service	-	7,858,517	-	7,858,517
Capital projects	-	-	(1,616,902)	(1,616,902)
Unassigned	58,629	-	-	58,629
Total fund balances	<u>58,629</u>	<u>7,858,517</u>	<u>(1,616,902)</u>	<u>6,300,244</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 102,856</u>	<u>\$7,887,619</u>	<u>\$ 359,709</u>	<u>\$ 8,350,184</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 134,540	\$ 172,340	78%
Landowner contribution	-	57,072	296,850	19%
Lot closings	-	23,200	-	N/A
Total revenues	-	214,812	469,190	46%
EXPENDITURES				
Professional & administrative				
Supervisors	-	4,104	8,000	51%
Management/accounting/recording	3,750	33,750	45,000	75%
Debt service fund accounting/assessment roll prep	417	3,750	5,000	75%
O&M accounting	167	1,500	2,000	75%
Legal	1,831	11,854	25,000	47%
Engineering	2,505	10,793	3,000	360%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	750	1,000	75%
EMMA software services	1,500	1,500	-	N/A
Trustee	-	4,031	5,000	81%
Telephone	17	150	200	75%
Postage	238	246	500	49%
Printing & binding	42	375	500	75%
Legal advertising	-	566	1,500	38%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies/bank charges	216	216	500	43%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	-	210	0%
Meeting room rental	-	1,980	900	220%
Total professional & administrative	10,766	81,645	110,690	74%
Field operations				
Landscape maintenance	8,881	53,289	300,000	18%
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%
Contingencies	21,513	23,643	-	N/A
Total field operations	30,394	76,932	358,500	21%
Total expenditures	41,160	158,577	469,190	34%

Excess/(deficiency) of revenues

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

	Current Month	Year to Date	Budget	% of Budget
over/(under) expenditures	(41,160)	56,235	-	
Fund balances - beginning	99,789	2,394	-	
Fund balances - ending	<u>\$ 58,629</u>	<u>\$ 58,629</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 JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 1,392,581	\$ 1,553,180	90%
Assessment prepayments	907,839	5,627,602	-	N/A
Lot closings	-	167,605	-	N/A
Interest	24,663	127,148	-	N/A
Total revenues	<u>932,502</u>	<u>7,314,936</u>	<u>1,553,180</u>	471%
EXPENDITURES				
Debt service				
Principal	-	410,000	410,000	100%
Interest	-	1,150,063	1,150,063	100%
Total debt service	<u>-</u>	<u>1,560,063</u>	<u>1,560,063</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	932,502	5,754,873	(6,883)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(6,487)</u>	<u>(57,592)</u>	-	N/A
Total other financing sources	<u>(6,487)</u>	<u>(57,592)</u>	-	N/A
Net change in fund balances	926,015	5,697,281	(6,883)	
Fund balances - beginning	<u>6,932,502</u>	<u>2,161,236</u>	<u>2,144,441</u>	
Fund balances - ending	<u>\$ 7,858,517</u>	<u>\$ 7,858,517</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 JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 6,807,451
Interest	355	3,077
Total revenues	<u>355</u>	<u>6,810,528</u>
EXPENDITURES		
Capital outlay	<u>341,408</u>	<u>7,403,887</u>
Total expenditures	<u>341,408</u>	<u>7,403,887</u>
Excess/(deficiency) of revenues over/(under) expenditures	(341,053)	(593,359)
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>6,487</u>	<u>57,592</u>
Total other financing sources/(uses)	<u>6,487</u>	<u>57,592</u>
Net change in fund balances	(334,566)	(535,767)
Fund balances - beginning	<u>(1,282,336)</u>	<u>(1,081,135)</u>
Fund balances - ending	<u><u>\$ (1,616,902)</u></u>	<u><u>\$ (1,616,902)</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 June 25, 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	Vice Chair
Rose Bock	Assistant Secretary
Brad Odom	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Chris Loy	Kilinski Van Wyk
Scott Wild (via telephone)	District Engineer
Nicole Janssen	First Service Residential
Robin Hamlet	First Service Residential

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 Taylor were present. Supervisor Cornelison was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consent Agenda

Mr. Torres presented the following:

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

I.	Number 346	OnSight Industries, LLC	[\$1,231.00]
II.	Number 347	OnSight Industries, LLC	[\$4,134.90]

42	III.	Number 348	The Tree Amigos Outdoor Services, Inc.	[\$78,677.00]
43	IV.	Number 349	The Tree Amigos Outdoor Services, Inc.	[\$35,000.00]
44	V.	Number 350	The Tree Amigos Outdoor Services, Inc.	[\$99,375.00]
45	VI.	Number 351	England-Thims & Miller, Inc.	[\$58,057.29]
46	VII.	Number 352	Basham & Lucas Design Group, Inc.	[\$500.00]
47	VIII.	Number 353	Ferguson Enterprises, LLC	[\$1,691.00]
48	IX.	Number 354	OnSight Industries, LLC	[\$11,556.97]

49 **B. Ratification Items**

50 **I. England- Thims & Miller, Inc. Work Authorization No. 5 [Amenity Center**
51 **Construction Documents]**

52

53 **On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the**
54 **Consent Agenda Items, were ratified and/or approved, as specified.**

55

56

57 **FOURTH ORDER OF BUSINESS**

**Consideration of Basham & Lucas Design
Group, Inc. Work Authorization for
Amenity Area Construction Documents -
Project #22-08C**

60

61
62 Mr. Torres presented Basham & Lucas Design Group, Inc. Work Authorization for
63 Amenity Area Construction Documents - Project #22-08C.

64

65 **On MOTION by Mr. Taylor and seconded by Mr. Kern, with all in favor, Basham**
66 **& Lucas Design Group, Inc. Work Authorization for Amenity Area Construction**
67 **Documents - Project #22-08C, was approved.**

68

69

70 **FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of May 31, 2024**

71

72
73 **On MOTION by Mr. Kern and seconded by Mr. Odom, with all in favor, the**
74 **Unaudited Financial Statements as of May 31, 2024, were accepted.**

75

76

77 **SIXTH ORDER OF BUSINESS**

**Approval of May 28, 2024 Regular Meeting
Minutes**

78

79

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the May 28, 2024 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski|Van Wyk, PLLC**

Mr. Loy stated that Form 1 must be filed electronically by July 1, 2024. He discussed the requirement to complete four hours of ethics training and stated that he can recirculate the memo containing the ethics training options or present a "CDD 101" type of training to meet some of the requirement.

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

There was no report.

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

- **NEXT MEETING DATE: July 31, 2024 at 2:00 PM**

- **QUORUM CHECK**

Supervisors Kern, Taylor and Bock confirmed their attendance at the July 31, 2024 meeting.

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

A Board Member advised Mr. Wild that he just submitted two pay apps for ratification and asked if they were received. Mr. Wild replied affirmatively.

NINTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kern and seconded by Mr. Taylor, with all in favor, the meeting adjourned at 3:47 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

117
118
119
120
121

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*