

CREEKVIEW

**COMMUNITY DEVELOPMENT
DISTRICT**

December 11, 2025

BOARD OF SUPERVISORS

**REGULAR
MEETING AGENDA**

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

December 4, 2025

Board of Supervisors
Creekview Community Development District

Dear Board Members:

The Board of Supervisors of the Creekview Community Development District will hold a Regular Meeting on December 11, 2025 at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consent Agenda
 - A. Ratification/Consideration of Requisitions: Series 2022 *(support documentation available upon request)*
 - I. Number 437 SES Environmental Resource [\$8,301.00]
 - II. Number 439 England-Thims & Miller, Inc. [\$22,971.78]
 - III. Number 440 Clay County Utility Authority [\$10,027.50]
 - IV. Number 441 England-Thims & Miller, Inc. [\$28,993.43]
 - V. Number 442 SES Environmental Resource [\$15,579.00]
 - B. Ratification/Consideration of Requisitions Series 2024 *(support documentation available upon request)*
 - I. Number 120 Creative Mailbox Design [\$8,649.38]
 - II. Number 121 ECS Florida, LLC [\$3,500.00]
 - III. Number 122 Longleaf Equity, LLC [\$385,000.00]
 - IV. Number 123 Ferguson Enterprises, LLC [\$8,899.89]
 - V. Number 124 Jax Utilities Management, Inc. [\$638,363.43]
 - VI. Number 125 Jax Utilities Management, Inc. [\$227,887.42]
 - VII. Number 126 Jax Utilities Management, Inc. [\$786,159.29]
 - VIII. Number 127 Ferguson Enterprises, LLC [\$44,753.00]

ATTENDEES:

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

IX.	Number 128	Kilinski Van Wyk PLLC	[\$2,143.50]
X.	Number 129	England-Thims & Miller, Inc.	[\$30,445.08]
XI.	Number 130	Clary & Associates, Inc.	[\$2,175.00]
XII.	Number 131	Clary & Associates, Inc.	[\$750.00]
XIII.	Number 132	Clary & Associates, Inc.	[\$2,850.00]
XIV.	Number 133	Clary & Associates, Inc.	[\$650.00]
XV.	Number 134	Clary & Associates, Inc.	[\$1,250.00]
XVI.	Number 135	Ferguson Enterprises, LLC	[\$806.00]
XVII.	Number 136	Creative Mailbox Designs	[\$6,452.36]
XVIII.	Number 137	Ferguson Enterprises, LLC	[\$149,212.00]
XIX.	Number 138	Ferguson Enterprises, LLC	[\$7,452.00]
XX.	Number 139	Jax Utilities Management, Inc.	[\$888,845.17]
XXI.	Number 140	Jax Utilities Management, Inc.	[\$468,350.00]
XXII.	Number 141	Jax Utilities Management, Inc.	[\$1,131.897.22]
XXIII.	Number 142	England-Thims & Miller, Inc.	[\$17,293.75]

C. Ratification Items

- I. Clary & Associates, Inc. Proposal for Surveying and Mapping Creekview Trail Areas 1 and 2 Lift Station Site
- II. England, Thims & Miller, Inc. Work Authorizations
 - a. No. 30, APF Road Phases 3-5 CEI Services
 - b. No. 31, Area 3 Construction Documents
- III. Jax Utilities Management, Inc. Change Order No. 11, Creekview Area 4
- IV. Last Man Out Enterprises, LLC d/b/a Humbug Holiday Lighting of Jacksonville-St. Augustine-St. Johns Agreement for Holiday Lighting and Installation Services
- V. Creative Builder Services, Inc. d/b/a Creative Mailbox Designs Addendum to Agreement to Furnish and Install Street Signs

4. Consideration of Resolution 2026-01, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

5. Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seats 1, 3 & 5]
6. Consideration of Second Amendment to Agreement for Facility Management, Operation and Oversight Services
7. Presentation of First Amendment to Second Supplemental Engineer's Report to the Capital Improvement Plan (Phase 2 Project)
8. Presentation of Amended and Restated Second Supplemental Special Assessment Methodology Report
9. Consideration of Resolution 2026-03, Adopting and Confirming an Amended Second Supplemental Engineer's Report and an Amended and Restated Second Supplemental Special Assessment Methodology Report; and Providing for Conflicts, Severability and an Effective Date
10. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
11. Acceptance of Unaudited Financial Statements as of October 31, 2025
12. Approval of September 30, 2025 Public Hearing and 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: January 8, 2026 at 2:00 PM

○ QUORUM CHECK

SEAT 1	ROSE BOCK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MIKE TAYLOR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOE CORNELISON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	GREGG KERN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	BRAD ODOM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> 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 (863) 510-8274 or Ernesto Torres at (904) 295-5714.

Sincerely,

Felix Rodriguez

Felix Rodriguez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 280 2710

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3

CONSENT
AGENDA

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3A

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3A1

REQUISITION #437

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: **437**
- (B) Name of Payee:
SES Environmental Resource SOL
3550 St. Johns Bluff Road South
Jacksonville, FL 32224
- (C) Amount Payable: **\$ 8,301.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Professional services related to Areas 3 - Invoice 41394
- (E) Account from which disbursement to be made: **2022 Acquisition and Construction Account**

The undersigned hereby certifies that:

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

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

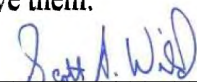
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

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


District Engineer

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

Creekview Community Development District
7807 Baymeadows Road, Suite 205
Jacksonville, FL 32256

Invoice number 41394
Date 09/30/2025

Project **23078.00 CREEKVIEW TRAIL**
(123.23.1066.0001)

Professional Services provided through September 30, 2025

Description	Contract Amount	Prior Billed	Current Billed
Z99 Professional Services	535,965.00	496,982.25	8,301.00
Total	535,965.00	496,982.25	8,301.00

Invoice total **8,301.00**

Prepare SJRWMD CP MOD package and USACE IP Mod package to bring Verna Lee parcel into project area. RAI response for area 3 SJRWMD ERP. Mitigation coordination for area 3.






Requistion Form - #437 SES Environmental

Final Audit Report

2025-10-02

Created:	2025-10-02
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQc8ZdQ53JSZE9SnH5kJbslKYkLn_4w

"Requistion Form - #437 SES Environmental" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-02 - 1:56:14 PM GMT
-  Document emailed to Carolina Aristimuno (gkem@greenpointellc.com) for signature
2025-10-02 - 1:56:19 PM GMT
-  Email viewed by Carolina Aristimuno (gkem@greenpointellc.com)
2025-10-02 - 1:57:02 PM GMT
-  Document e-signed by Carolina Aristimuno (gkem@greenpointellc.com)
Signature Date: 2025-10-02 - 1:57:13 PM GMT - Time Source: server
-  Agreement completed.
2025-10-02 - 1:57:13 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3A11

REQUISITION #439

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: **439**
- (B) Name of Payee: **England-Thims & Miller, Inc.**
[REDACTED]
[REDACTED]
[REDACTED]
- (C) Amount Payable: **\$ 22,971.78**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice 222000 (Sept 2025) Area 6 Phase 1 CEI Services (WA#26)	\$ 8,133.03
Invoice 222001 (Sept 2025) Rolling River Boulevard Extension (WA#5)	\$ 5,460.00
Invoice 222002 (Sept 2025) Hyland Trail Amenity Center-CEI (WA#28)	\$ 6,810.00
Invoice 222026 (Sept 2025) Master Site Planning (WA#11)	<u>\$ 2,568.75</u>
TOTAL	\$22,971.78

- (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.

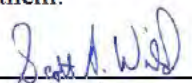
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

October 02, 2025

Invoice No: 222000

Total This Invoice \$8,133.03

Project 17115.22000 Area 6 - Phase 1 CEI Services (WA#26)

Professional Services rendered through September 27, 2025

Phase 01. CEI Services

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Wild, Scott	8/30/2025		1.00	255.00	255.00
Wild, Scott	9/13/2025		1.00	255.00	255.00
Wild, Scott	9/20/2025		1.00	255.00	255.00
Wild, Scott	9/27/2025		1.00	255.00	255.00
Project Manager/Construction Project Man					
Blalock, Clinton	8/30/2025		.50	225.00	112.50
Blalock, Clinton	9/6/2025		3.50	225.00	787.50
Blalock, Clinton	9/13/2025		2.00	225.00	450.00
Blalock, Clinton	9/27/2025		1.50	225.00	337.50
Ellins, Jason	8/30/2025		1.50	225.00	337.50
Ellins, Jason	9/6/2025		2.00	225.00	450.00
Ellins, Jason	9/13/2025		1.00	225.00	225.00
Ellins, Jason	9/20/2025		.50	225.00	112.50
Ellins, Jason	9/27/2025		.50	225.00	112.50
Engineering/Landscape Designer					
Simonelli, Dino	8/30/2025		4.50	155.00	697.50
Administrative Support					
Blair, Shelley	9/6/2025		2.00	110.00	220.00
Blair, Shelley	9/13/2025		.75	110.00	82.50
Totals			24.25		4,945.00
Total Labor					4,945.00

Billing Limits	Current	Prior	To-Date
Labor	4,945.00	24,311.25	29,256.25
Limit			59,071.00
Remaining			29,814.75

Total this Phase \$4,945.00

Phase 02. Progress Meetings

Labor

		Hours	Rate	Amount	
Engineering Intern					
Hebb, Cara	9/6/2025	.50	150.00	75.00	
Hebb, Cara	9/13/2025	.50	150.00	75.00	
Hebb, Cara	9/20/2025	.50	150.00	75.00	
Totals		1.50		225.00	
Total Labor					225.00

Billing Limits	Current	Prior	To-Date	
Labor	225.00	1,237.50	1,462.50	
Limit			41,976.00	
Remaining			40,513.50	
		Total this Phase		\$225.00

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

Phase	04.	Owner Requested Plan Revisions			
Labor					
		Hours	Rate	Amount	
Sr. Landscape Architect					
Clark, Ryan	8/30/2025	.50	215.00	107.50	
Engineering/Landscape Designer					
Jeter, Matthew	9/6/2025	2.00	155.00	310.00	
Totals		2.50		417.50	
Total Labor					417.50
Billing Limits		Current	Prior	To-Date	
Labor		417.50	7,723.75	8,141.25	
Limit				20,000.00	
Remaining				11,858.75	
		Total this Phase			\$417.50

Phase	XP.	Expenses			
Expenses					
Permits				2,213.50	
Total Expenses			1.15 times	2,213.50	2,545.53
		Total this Phase			\$2,545.53
		Total This Invoice			\$8,133.03

Outstanding Invoices

Number	Date	Balance
220927	7/24/2025	6,118.75
221514	8/29/2025	9,458.64
Total		15,577.39

Total Now Due	\$23,710.42
----------------------	--------------------

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

October 02, 2025

Invoice No: 222001

Total This Invoice \$5,460.00

Project 17115.23000 Rolling View Boulevard Extension (WA#5)

Professional Services rendered through September 27, 2025

Phase 01. Rolling View Blvd Design & Constuction D

Total Fee 248,544.00

Percent Complete 3.4591

Total Fee 1,035.00

Total this Phase \$1,035.00

Phase 01.1 Lump Sum

	Fee	Percent Complete	Earned	Current Billing
02.Sandridge Road Design & Contruction Docs	32,400.00	5.00	1,620.00	1,620.00
03.Preliminary Traffic Analysis	12,300.00	0.00	0.00	0.00
04.Code Minimum Landscape Plan	11,500.00	0.00	0.00	0.00
05.Regulatory Permitting				
05.1.Clay County Plan Review	7,800.00	0.00	0.00	0.00
05.2.CCUA Utility Plan Approval	9,000.00	0.00	0.00	0.00
05.3.CCUA San Sew Coll Sys Gen Permit	2,400.00	0.00	0.00	0.00
05.4.CCUA Water Dist Sys Gen Permit	2,400.00	0.00	0.00	0.00
05.5.FDOT Access Permit	17,400.00	0.00	0.00	0.00
05.6.FDOT Drainage Permit	8,400.00	0.00	0.00	0.00
05.7.SJRWMD ERP Modification	22,080.00	0.00	0.00	0.00
06.Electric Design Coordination	5,000.00	0.00	0.00	0.00
07.FDOT/Clay County Coordination	8,100.00	28.3333	2,295.00	1,785.00
Total Fee	138,780.00		3,915.00	3,405.00

Total Fee 3,405.00

Total this Phase \$3,405.00

Phase 08. Project Management

Labor

		Hours	Rate	Amount	
Senior Engineer/Senior Project Manager					
Wild, Scott	8/30/2025	1.00	255.00	255.00	
coordination					
Wild, Scott	9/6/2025	1.00	255.00	255.00	
meeting					
Wild, Scott	9/13/2025	1.00	255.00	255.00	
coordination					
Wild, Scott	9/20/2025	1.00	255.00	255.00	
coordination					
Totals		4.00		1,020.00	
Total Labor					1,020.00

Billing Limits	Current	Prior	To-Date	
Labor	1,020.00	1,530.00	2,550.00	
Limit			10,000.00	
Remaining			7,450.00	
Total this Phase				\$1,020.00

Phase	XP.	Expenses		
Total this Phase				0.00
Total This Invoice				\$5,460.00

Outstanding Invoices

Number	Date	Balance	
221516	8/29/2025	9,602.50	
Total		9,602.50	
Total Now Due			\$15,062.50

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

October 02, 2025

Invoice No: 222002

Total This Invoice	\$6,810.00
---------------------------	-------------------

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

Professional Services rendered through September 27, 2025

Phase 01. Limited Construction Admin Services

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Wild, Scott	8/30/2025		1.00	255.00	255.00
Wild, Scott	9/6/2025		1.00	255.00	255.00
Wild, Scott	9/13/2025		1.00	255.00	255.00
Wild, Scott	9/20/2025		1.00	255.00	255.00
Wild, Scott	9/27/2025		1.00	255.00	255.00
Project Manager/Construction Project Man					
Blalock, Clinton	8/30/2025		2.50	225.00	562.50
Blalock, Clinton	9/6/2025		2.50	225.00	562.50
Blalock, Clinton	9/13/2025		.75	225.00	168.75
Blalock, Clinton	9/20/2025		.50	225.00	112.50
Blalock, Clinton	9/27/2025		.25	225.00	56.25
Ellins, Jason	8/30/2025		1.50	225.00	337.50
Ellins, Jason	9/6/2025		2.00	225.00	450.00
Ellins, Jason	9/13/2025		1.00	225.00	225.00
Ellins, Jason	9/20/2025		.50	225.00	112.50
Ellins, Jason	9/27/2025		.50	225.00	112.50
Engineering Intern					
Ignao, Diannah	9/6/2025		.50	150.00	75.00
Engineering/Landscape Designer					
Jeter, Matthew	9/6/2025		4.00	155.00	620.00
Jeter, Matthew	9/20/2025		2.00	155.00	310.00
Jeter, Matthew	9/27/2025		6.00	155.00	930.00
Totals			29.50		5,910.00

Total Labor

5,910.00

Billing Limits

	Current	Prior	To-Date
Labor	5,910.00	19,120.00	25,030.00
Limit			49,725.00
Remaining			24,695.00

Project	17115.24000	Hyland Trail Amenity Center-CEI (WA#28)	Invoice	222002
---------	-------------	---	---------	--------

Total this Phase \$5,910.00

Phase 02. Progress Meetings

Labor

		Hours	Rate	Amount
Project Manager/Construction Project Man				
Blalock, Clinton	9/6/2025	.25	225.00	56.25
Blalock, Clinton	9/20/2025	.50	225.00	112.50
Totals		.75		168.75
Total Labor				168.75

Billing Limits	Current	Prior	To-Date
Labor	168.75	337.50	506.25
Limit			19,875.00
Remaining			19,368.75
Total this Phase			\$168.75

Phase 03. Owner Requested Plan Revisions

Labor

		Hours	Rate	Amount
Project Manager/Construction Project Man				
Blalock, Clinton	9/13/2025	.50	225.00	112.50
Blalock, Clinton	9/20/2025	.50	225.00	112.50
Blalock, Clinton	9/27/2025	2.25	225.00	506.25
Totals		3.25		731.25
Total Labor				731.25

Billing Limits	Current	Prior	To-Date
Labor	731.25	3,487.50	4,218.75
Limit			10,000.00
Remaining			5,781.25
Total this Phase			\$731.25

Phase XP. Expenses

Billing Limits	Current	Prior	To-Date
Expense	0.00	633.27	633.27
Limit			5,000.00
Remaining			4,366.73
Total this Phase			0.00

Total This Invoice \$6,810.00

Outstanding Invoices

Number	Date	Balance
220928	7/24/2025	11,805.08
221518	8/29/2025	7,303.81
Total		19,108.89

Total Now Due \$25,918.89

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

October 02, 2025

Invoice No: 222026

Total This Invoice \$2,568.75

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

Professional Services rendered through September 27, 2025

Phase 01. Master Site Planning

Labor

			Hours	Rate	Amount	
Sr. Planner/Planning Manager						
Dendor, Casey	9/6/2025		1.00	225.00	225.00	
Dendor, Casey	9/20/2025		1.50	225.00	337.50	
Totals			2.50		562.50	
Total Labor						562.50

Billing Limits

	Current	Prior	To-Date
Total Billings	562.50	25,056.00	25,618.50
Limit			30,000.00
Remaining			4,381.50

Total this Phase \$562.50

Phase 02. Master Planning Coordination Meetings

Labor

			Hours	Rate	Amount	
Senior Engineer/Senior Project Manager						
Wild, Scott	8/30/2025		1.00	255.00	255.00	
Wild, Scott	9/6/2025		3.00	255.00	765.00	
Wild, Scott	9/20/2025		1.00	255.00	255.00	
Sr. Planner/Planning Manager						
Dendor, Casey	9/6/2025		1.25	225.00	281.25	
Dendor, Casey	9/13/2025		.75	225.00	168.75	
Dendor, Casey	9/27/2025		1.25	225.00	281.25	
Totals			8.25		2,006.25	
Total Labor						2,006.25

Billing Limits

	Current	Prior	To-Date
Total Billings	2,006.25	25,908.75	27,915.00
Limit			30,000.00
Remaining			2,085.00

Total this Phase \$2,006.25

Phase	XP	Expenses		
			Total this Phase	0.00
			Total This Invoice	<u>\$2,568.75</u>

Outstanding Invoices

Number	Date	Balance
220910	7/24/2025	948.75
221548	8/29/2025	1,095.00
Total		2,043.75

Total Now Due	\$4,612.50
---------------	------------




Requistion Form - #439 ETM (Sept 2025)

Final Audit Report

2025-10-16

Created:	2025-10-16
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAE6wke3yyWIKFL0HFHhu7GzBQscEYERXY

"Requistion Form - #439 ETM (Sept 2025)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-16 - 12:12:26 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-10-16 - 12:12:30 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-10-16 - 2:29:42 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-10-16 - 2:30:06 PM GMT - Time Source: server
-  Agreement completed.
2025-10-16 - 2:30:06 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AIII

REQUISITION #440

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: **440**
- (B) Name of Payee: Clay County Utility Authority
3176 Old Jennings Road
Middleburg, FL 32068

**OVERNIGHT CHECK TO: GreenPointe Developers, LLC
7807 Baymeadows Road, Suite 205
Jacksonville, FL 32256
Attn: Nicholas McKenna**

- (C) Amount Payable: **\$ 10,027.50**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

As-built review fee for Areas 4A & 4B

- (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



Clay County Utility Authority

3176 Old Jennings Road
Middleburg, FL 32068-3907
Telephone (904) 272-5999
www.clayutility.org

Working together to
protect public health,
conserve our natural
resources, and create
long-term value for
our ratepayers.

October 16, 2025

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

Re: Quotation for the review of the wastewater, wastewater and reclaimed water as-built drawings for
Creekview Trail Area 4A & 4B (382 Lots), Green Cove Springs, Clay County, Florida.

This letter advises that, as stated in the Developer Agreement, CCUA will review and provide quality assurance for the submitted as-built survey drawings for the water, wastewater and reclaimed utilities applicable to the project.

Preliminary deliverables to CCUA shall include one (1) set of prints for review and final deliverables to CCUA shall include three (3) sets of prints. All as-built data shall be provided in accordance with CCUA's "As-built Specifications Standards Manual." Prints requested, will be charged at \$2.00 per sheet, or copy. CCUA will provide the review and quality assurance for a total charge of **\$10,027.50** for a total quote of 286.50 hours.

If we must return the as-built survey drawings due to inadequate or inaccurate information, we will not apply any additional charge as long as we do not exceed the quoted hours above. Hours over the quoted time, which are attributed to inadequate or inaccurate information, will be charged to you at a rate of **\$35.00** per hour. Payment of these charges must be received before the project will be released for service.

We suggest you provide this information, along with a copy of this letter, to all of the contractors bidding on your project and instruct them to sign it and return the letter with their bid. Once you have selected a contractor, please return an executed original of this letter to us for our records. As stated in the Developer Agreement, **we will not proceed with commencing of review and quality assurance of the as-builts until this quotation letter is signed and returned to us with proper payment.**

Please check our website, www.clayutility.org, for supporting documentation and templates.

If you have any questions, please feel free to contact me by phone at (904) 213-2420 or via e-mail at mblaney@clayutility.org.

Sincerely,
CLAY COUNTY UTILITY AUTHORITY

Melisa Blaney

Melisa Blaney
Service Availability Manager

The above referenced terms and conditions are hereby
accepted:

(Contractor Company Name)

By: _____
(Signature)

cc: Lauren Shupe, CCUA
CCUA Job File 2023-118

Print Name: _____
Date: _____






Creekview CDD - 2022 Bond Requisition Form - #440 CCUA

Final Audit Report

2025-10-17

Created:	2025-10-17
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMGvYhJTOeeGCDNIV45WqUNrKNulnt_Mk

"Creekview CDD - 2022 Bond Requisition Form - #440 CCUA" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-17 - 3:15:20 PM GMT
-  Document emailed to Carolina Aristimuno (gkem@greenpointellc.com) for signature
2025-10-17 - 3:15:24 PM GMT
-  Email viewed by Carolina Aristimuno (gkem@greenpointellc.com)
2025-10-17 - 4:55:17 PM GMT
-  Document e-signed by Carolina Aristimuno (gkem@greenpointellc.com)
Signature Date: 2025-10-17 - 4:55:48 PM GMT - Time Source: server
-  Agreement completed.
2025-10-17 - 4:55:48 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AIV

REQUISITION #441

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: **441**
- (B) Name of Payee: **England-Thims & Miller, Inc.**
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
- (C) Amount Payable: **\$ 28,993.43**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice 222538 (Oct 2025) Area 6 Phase 1 CEI Services (WA#26)	\$ 6,273.88
Invoice 222539 (Oct 2025) Rolling River Boulevard Extension (WA#5)	\$ 15,458.30
Invoice 222540 (Oct 2025) Hyland Trail Amenity Center-CEI (WA#28)	\$ 5,952.50
Invoice 222559 (Oct 2025) Master Site Planning (WA#11)	<u>\$ 1,308.75</u>
TOTAL	\$ 28,993.43

- (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.

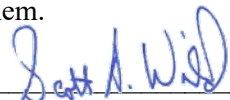
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

October 30, 2025

Invoice No: 222538

Total This Invoice \$6,273.88

Project 17115.22000 Area 6 - Phase 1 CEI Services (WA#26)

Professional Services rendered through October 25, 2025

Phase 01. CEI Services

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Wild, Scott	10/4/2025		1.00	255.00	255.00
Wild, Scott	10/11/2025		1.00	255.00	255.00
Wild, Scott	10/18/2025		4.00	255.00	1,020.00
Wild, Scott	10/25/2025		1.50	255.00	382.50
Project Manager/Construction Project Man					
Blalock, Clinton	10/4/2025		3.00	225.00	675.00
Blalock, Clinton	10/18/2025		.50	225.00	112.50
Blalock, Clinton	10/25/2025		2.25	225.00	506.25
Ellins, Jason	10/4/2025		1.50	225.00	337.50
Ellins, Jason	10/11/2025		1.50	225.00	337.50
Ellins, Jason	10/18/2025		1.00	225.00	225.00
Ellins, Jason	10/25/2025		1.50	225.00	337.50
Administrative Support					
Blair, Shelley	10/18/2025		.50	110.00	55.00
	Totals		19.25		4,498.75
	Total Labor				4,498.75

Billing Limits	Current	Prior	To-Date
Labor	4,498.75	29,256.25	33,755.00
Limit			59,071.00
Remaining			25,316.00

Total this Phase \$4,498.75

Phase 02. Progress Meetings

Labor

			Hours	Rate	Amount
Engineering Intern					
Hebb, Cara	10/4/2025		.50	150.00	75.00

Project	17115.22000	Area 6 - Phase 1 CEI Services (WA#26)	Invoice	222538
---------	-------------	---------------------------------------	---------	--------

Hebb, Cara	10/11/2025	.50	150.00	75.00
Hebb, Cara	10/18/2025	.50	150.00	75.00
Totals		1.50		225.00

Total Labor 225.00

Billing Limits	Current	Prior	To-Date
Labor	225.00	1,462.50	1,687.50
Limit			41,976.00
Remaining			40,288.50

Total this Phase \$225.00

Phase 03. CDD Tax Exempt Purchase Requisitions

Billing Limits	Current	Prior	To-Date
Labor	0.00	0.00	0.00
Limit			15,000.00
Remaining			15,000.00

Total this Phase 0.00

Phase 04. Owner Requested Plan Revisions

Labor

		Hours	Rate	Amount
Sr. Landscape Architect				
Clark, Ryan	10/4/2025	3.00	215.00	645.00
Engineering/Landscape Designer				
Jeter, Matthew	10/18/2025	2.00	155.00	310.00
Totals		5.00		955.00

Total Labor 955.00

Billing Limits	Current	Prior	To-Date
Labor	955.00	8,141.25	9,096.25
Limit			20,000.00
Remaining			10,903.75

Total this Phase \$955.00

Phase XP. Expenses

Expenses

Permits				517.50
---------	--	--	--	--------

Total Expenses 1.15 times 517.50 595.13

Total this Phase \$595.13

Total This Invoice \$6,273.88

Outstanding Invoices

Number	Date	Balance
222000	10/2/2025	8,133.03
Total		8,133.03

Total Now Due \$14,406.91

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

October 30, 2025

Invoice No: 222539

Total This Invoice \$15,458.30

Project 17115.23000 Rolling View Boulevard Extension (WA#5)

Professional Services rendered through October 25, 2025

Phase 01. Rolling View Blvd Design & Constuction D

Total Fee 248,544.00

Percent Complete 3.7267

Total Fee 665.00

Total this Phase \$665.00

Phase 01.1 Lump Sum

	Fee	Percent Complete	Earned	Current Billing
02.Sandridge Road Design & Contruction Docs	32,400.00	45.00	14,580.00	12,960.00
03.Preliminary Traffic Analysis	12,300.00	0.00	0.00	0.00
04.Code Minimum Landscape Plan	11,500.00	0.00	0.00	0.00
05.Regulatory Permitting				
05.1.Clay County Plan Review	7,800.00	0.00	0.00	0.00
05.2.CCUA Utility Plan Approval	9,000.00	0.00	0.00	0.00
05.3.CCUA San Sew Coll Sys Gen Permit	2,400.00	0.00	0.00	0.00
05.4.CCUA Water Dist Sys Gen Permit	2,400.00	0.00	0.00	0.00
05.5.FDOT Access Permit	17,400.00	0.00	0.00	0.00
05.6.FDOT Drainage Permit	8,400.00	0.00	0.00	0.00
05.7.SJRWMD ERP Modification	22,080.00	0.00	0.00	0.00
06.Electric Design Coordination	5,000.00	0.00	0.00	0.00
07.FDOT/Clay County Coordination	8,100.00	40.9259	3,315.00	1,020.00
Total Fee	138,780.00		17,895.00	13,980.00

Total Fee 13,980.00

Total this Phase \$13,980.00

Phase 08. Project Management

Project	17115.23000	Rolling View Boulevard Extension (WA#5)	Invoice	222539
---------	-------------	---	---------	--------

Labor

		Hours	Rate	Amount	
Senior Engineer/Senior Project Manager					
Wild, Scott	10/11/2025	1.50	255.00	382.50	
coordination					
Wild, Scott	10/18/2025	1.00	255.00	255.00	
coordination of r/w					
Wild, Scott	10/25/2025	.50	255.00	127.50	
coordination					
Totals		3.00		765.00	
Total Labor					765.00

Billing Limits	Current	Prior	To-Date	
Labor	765.00	2,550.00	3,315.00	
Limit			10,000.00	
Remaining			6,685.00	
Total this Phase				\$765.00

Phase	XP.	Expenses		
Expenses				
Mileage			42.00	
Total Expenses			42.00	48.30
			Total this Phase	\$48.30
			Total This Invoice	\$15,458.30

Outstanding Invoices				
Number	Date	Balance		
222001	10/2/2025	5,460.00		
Total		5,460.00		
			Total Now Due	\$20,918.30

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

October 30, 2025

Invoice No: 222540

Total This Invoice \$5,952.50

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

Professional Services rendered through October 25, 2025

Phase 01. Limited Construction Admin Services

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Wild, Scott	10/4/2025		1.00	255.00	255.00
Project Manager/Construction Project Man					
Blalock, Clinton	10/11/2025		1.00	225.00	225.00
Blalock, Clinton	10/18/2025		.75	225.00	168.75
Ellins, Jason	10/4/2025		1.00	225.00	225.00
Ellins, Jason	10/11/2025		1.25	225.00	281.25
Ellins, Jason	10/18/2025		1.00	225.00	225.00
Ellins, Jason	10/25/2025		1.50	225.00	337.50
Administrative Support					
Blair, Shelley	10/4/2025		.50	110.00	55.00
Totals			8.00		1,772.50
Total Labor					1,772.50

Billing Limits	Current	Prior	To-Date
Labor	1,772.50	25,030.00	26,802.50
Limit			49,725.00
Remaining			22,922.50

Total this Phase \$1,772.50

Phase 02. Progress Meetings

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Wild, Scott	10/18/2025		.50	255.00	127.50
Wild, Scott	10/25/2025		.50	255.00	127.50
Project Manager/Construction Project Man					
Blalock, Clinton	10/4/2025		.25	225.00	56.25
Blalock, Clinton	10/18/2025		.25	225.00	56.25
Totals			1.50		367.50
Total Labor					367.50

Billing Limits		Current	Prior	To-Date
Labor		367.50	506.25	873.75
Limit				19,875.00
Remaining				19,001.25
Total this Phase				\$367.50

Phase 03. Owner Requested Plan Revisions

Labor

		Hours	Rate	Amount	
Project Manager/Construction Project Man					
Blalock, Clinton	10/4/2025	5.00	225.00	1,125.00	
Blalock, Clinton	10/11/2025	1.75	225.00	393.75	
Blalock, Clinton	10/18/2025	.50	225.00	112.50	
Blalock, Clinton	10/25/2025	1.25	225.00	281.25	
Totals		8.50		1,912.50	
Total Labor					1,912.50

Billing Limits		Current	Prior	To-Date
Labor		1,912.50	4,218.75	6,131.25
Limit				10,000.00
Remaining				3,868.75
Total this Phase				\$1,912.50

Phase XP. Expenses

Consultants

Evanlily Engineering				1,900.00	
Total Consultants				1,900.00	1,900.00

Billing Limits		Current	Prior	To-Date
Expense		0.00	633.27	633.27
Limit				5,000.00
Remaining				4,366.73
Total this Phase				\$1,900.00

Total This Invoice \$5,952.50

Outstanding Invoices

Number	Date	Balance
222002	10/2/2025	6,810.00
Total		6,810.00

Total Now Due \$12,762.50

INVOICE

BILL TO
Creekview Community Development District
Attn Gregg Kern
7807 Baymeadows Rd E, Suite 205
Jacksonville, FL 32256

INVOICE 1347
DATE 07/29/2025
DUE DATE 08/28/2025

DATE	ACTIVITY	RATE	QTY	AMOUNT
04/14/2025	Lump Sum:Professional Engineering Services England Thims & Miller Project No. 22-123 CCUA Hyland Trail Amenity Center PS Task 1 Plan Submission	3,600.00	0	0.00
07/29/2025	Lump Sum:Construction Phase Services England Thims & Miller Project No 22 123 CCUA Hyland Trail Amenity Center PS Task 2 Construction Phase Services	1,900.00	1	1,900.00

This invoice is for services rendered in accordance with our executed TSCA associated with ETM project number 22 123 and billing through July 29th, 2025

BALANCE DUE

\$1,900.00

We appreciate the opportunity to provide services under this agreement and look forward to future opportunities Please make checks payable to Evanlily Engineering

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

October 30, 2025

Invoice No: 222559

Total This Invoice \$1,308.75

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

Professional Services rendered through October 25, 2025

Phase 01. Master Site Planning

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	25,618.50	25,618.50
Limit			30,000.00
Remaining			4,381.50

Total this Phase 0.00

Phase 02. Master Planning Coordination Meetings

Labor

	Hours	Rate	Amount
Senior Engineer/Senior Project Manager			
Wild, Scott 10/18/2025	.50	255.00	127.50
Sr. Planner/Planning Manager			
Dendor, Casey 10/4/2025	3.25	225.00	731.25
Dendor, Casey 10/11/2025	1.50	225.00	337.50
Dendor, Casey 10/18/2025	.50	225.00	112.50
Totals	5.75		1,308.75

Total Labor 1,308.75

Billing Limits	Current	Prior	To-Date
Total Billings	1,308.75	27,915.00	29,223.75
Limit			30,000.00
Remaining			776.25

Total this Phase \$1,308.75

Phase XP Expenses

Total this Phase 0.00

Total This Invoice \$1,308.75

Outstanding Invoices

Number	Date	Balance
222026	10/2/2025	2,568.75
Total		2,568.75

Total Now Due	\$3,877.50
----------------------	-------------------

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3AV

REQUISITION #442

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: **442**
- (B) Name of Payee: **SES Environmental Resource SOL
3550 St. Johns Bluff Road South
Jacksonville, FL 32224**
- (C) Amount Payable: **\$ 15,579.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Professional services related to Areas 3 - Invoice 41469
- (E) Account from which disbursement to be made: **2022 Acquisition and Construction Account**

The undersigned hereby certifies that:

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

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

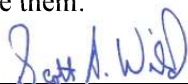
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

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


District Engineer

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

Creekview Community Development District
7807 Baymeadows Road, Suite 205
Jacksonville, FL 32256

Invoice number 41469
Date 10/31/2025

Project **23078.00 CREEKVIEW TRAIL**
(123.23.1066.0001)

Professional Services provided through October 31, 2025

Description	Contract Amount	Prior Billed	Current Billed
Z99 Professional Services	535,965.00	505,283.25	15,579.00
Total	535,965.00	505,283.25	15,579.00

Invoice total **15,579.00**

Prepare SJRWMD CP MOD package and USACE IP MOD package.




Requistion Form - #442 SES Environmental

Final Audit Report

2025-11-13

Created:	2025-11-13
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9ds6P059mpWsPhh8C3MtpvMeSZDbsrUF

"Requistion Form - #442 SES Environmental" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-11-13 - 1:14:58 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-11-13 - 1:15:02 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-11-13 - 2:08:11 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-11-13 - 2:08:29 PM GMT - Time Source: server
-  Agreement completed.
2025-11-13 - 2:08:29 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3B

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BI

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

(A) Requisition Number: **120**

(B) Name of Payee:

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

(C) Amount Payable: **\$ 8,649.38**

(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):
Creekview 4B - Furnish and install street signs - Invoice 37471 (50% Deposit)

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

The undersigned hereby certifies that:

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

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

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

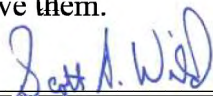
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer



6422 Harney Rd., Suite F
Tampa FL 33610

accounting@creativemailboxdesigns.com

QUOTE

Quote #:37471

Quote Date: 9/12/2025

Customer #: 13592

Page: 1 of 4

SOLD TO:			JOB LOCATION	
Creekview Community Development District 2300 Glades Rd, Suite 410W Boca Raton, FL 33431			Berryhill Rd Multiple Locations Asbury Lake, FL 32043	
SALESPERSON	REQUESTED BY	CONTACT PHONE	CONTACT EMAIL	EXPIRATION DATE
Corey Tappan		321.759.2141	nmckenna@greenpointellc.com	10/12/2025

SCOPE OF WORK

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

QTY	DESCRIPTION	UNIT PRICE	EXT. PRICE
1	Street Signs : PHASE 4A SIGNS - MODERN SQUARE LOOK Price includes installation and material for (7) Decorative Stop Sign / Street Sign combos, (4) Decorative Stop Sign ALL WAY / Street Sign combos and (2) Decorative speed limit sign. Parts and dimensions listed below: 12 POST- SQ BLK 4"x13'6" W/PYR CA 12 Base - SQB-4" MBLK 4 Frame-SQUARE HORZ. 18" x 6" MB 10 STOP SIGN COMPLETE -30" 10 Frame-SQ Stop-30" Mineral Blac 20 Frame- Street - U-CHAN - 9"x36 20 COMP - Street Blade DBL 9"x36" 4 ALL WAY COMPLETE -18" x 6" 2 Frame Square V - 18 x 24 Miner 2 SPEED LIMIT COMPLETE - 18" x 2 : ONE STOP SIGN/STREET SIGN IS CREDITED PER PREVIOUS PROPOSAL. PARTS ABOVE ARE ONLY FOR (12 OF THE 13 TO BE INSTALLED)	17,298.75	\$17,298.75

*INDICATES TAXABLE ITEM

CUSTOMER INITIALS _____



QUOTE

Quote #:37471

Quote Date: 9/12/2025
Customer #: 13592
Page: 2 of 4

SUB TOTAL: \$17,298.75

ESTIMATED SALES TAXES: \$.00

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

TOTAL QUOTE AMOUNT: \$17,298.75

Due to uncertain global pricing, this quote will be subject to withdrawal if not accepted within 10 days.

Payment to be made as follows: Net 30 Days

All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above scope of work involving extra costs will become an extra charge in addition to the quoted price. Our workers are fully covered by Workmen's Compensation insurance. Unless otherwise specified, Contractor's work carries a one (1) year limited workmanship warranty. The Contract Documents consist of this quote, the terms and conditions, and all documents referenced therein are incorporated herein by reference.

I HAVE READ AND UNDERSTAND THIS QUOTE, THE TERMS AND CONDITIONS, AND ALL DOCUMENTS REFERENCED THEREIN AND AGREE TO BE BOUND BY THEIR TERMS.

ACCEPTANCE OF QUOTE: The above prices, specifications, and conditions are Satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be performed.

Respectfully submitted, CREATIVE BUILDER SERVICES, INC. d/b/a CREATIVE MAILBOX DESIGNS

Creative Mailbox Designs

Signature: _____

Name: _____

Title: _____

Date: _____

Company: _____

Signature: _____

Name: _____

Title: _____

Date: _____

CUSTOMER INITIALS _____



QUOTE

Quote #:37471

Quote Date: 9/12/2025

Customer #: 13592

Page: 3 of 4

TERMS AND CONDITIONS

1. **General.** This quote is subject to change and is automatically withdrawn on the 30th day following its date of issue if not accepted in writing and a copy of this quote returned to **Creative Builder Services, Inc. d/b/a Creative Mailbox Designs** ("Contractor"). If Customer cancels this agreement (the "Agreement") less than 48 hours prior to the start of work, Customer is liable for 100% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement. Customer and Contractor agree that this amount is not a penalty. Contractor reserves the right to withdraw this quote at any time prior to its acceptance or cancel this Agreement prior to commencement of work in the event the cost to complete the work varies from the initial standard pricing due to a typographical, mathematical or tax calculation error, or the quote is marked "budget." As used in this Agreement, (a) the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" means calendar days and (c) singular words include plural and vice versa.
2. **Insurance.** Contractor shall carry workers' compensation, automobile liability, commercial general liability and any other insurance required by law.
3. **Access.** Customer agrees to provide Contractor with adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure.
4. **Consent to Use of Images.** With Customer's consent, Contractor may use images of work product provided to customer in promotional materials.
5. **Site Conditions.** Should concealed or unknown conditions in an existing structure or installation site be at variance with conditions indicated in the description of the work to be performed from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Agreement, the Agreement price shall be equitably adjusted upon notice thereof from the Contractor to the Customer.
6. **Payment Terms.** Contractor requires a deposit (as outlined above) to begin work. Payment of the balance is due upon completion of the scope of work, unless other payment terms have been previously established in writing. By signing this Agreement, Customer gives Contractor the right to obtain a credit check. Contractor reserves the right to require a deposit of up to 50%, and Customer hereby agrees to waive the requirements of Florida Statute 489.126. At Contractor's sole discretion, Contractor may accept payments over time. If payments are accepted over time, Customer agrees that Contractor may lien the property for the amounts unpaid as of the date the lien is recorded, and Customer is liable for all costs associated with the creation and filing of the lien. Once all amounts are paid in full, the lien shall be released. Customer shall not withhold any part of the Agreement amount for which payment is due under the Agreement. The total Agreement price, including the charges for changes/extras, shall be payable to Contractor in accordance with the agreed upon terms. If there is an increase in the price of the products charged to the Contractor in excess of 5% subsequent to making this quote/contract, the price set forth in this quote/contract shall be increased without the need for a written change order or amendment to the contract to reflect the price increase and additional direct cost to the Contractor. Contractor will submit written documentation of the increased charges to the Customer. The failure of Customer to make proper payment to Contractor when due shall entitle Contractor, at its discretion, to suspend all work, shipments and/or warranties until full payment is made or terminate this contract. The contract sum shall be increased by the amount of contractor's reasonable costs of shut-down delay and start-up.
7. **Restrictions and Requirements.** In the event that state, county, or municipal codes or regulations require work not expressly set forth in this Agreement or differ materially from that generally recognized as inherent in work of the character provided for in this Agreement, all extra cost for Contractor's labor and materials shall increase the Total Quote Amount. It shall be the sole obligation of the Customer to determine the existence of restrictions contained in deeds, subdivision or neighborhood regulations which might relate to or restrict the improvements under this Agreement. Contractor shall have no liability or responsibility for any such non-conformity with such restrictions/requirements. Contractor shall be entitled to payment from Customer of all sums due hereunder not withstanding any injunction/prohibition against the work as a result of any violation of such restriction/requirement.
8. **Customer Protection of Property.** Due to the nature of the proposed services, Contractor shall not be held liable for any damage done to curbs, walkways, driveways, structures, septic tanks, HVAC, utility lines, landscaping, appurtenances, person(s) or real or personal property at the job location. Contractor is not liable for damage to person or property caused by nails, and Customer agrees that it will take the appropriate precautions to avoid said damage. Unless otherwise specified, there is no specific completion date. However, Contractor will perform the work hereunder within a reasonable time and in a workmanlike manner. The cost for testing/abatement for asbestos is the sole responsibility of the Customer.
9. **Indemnification.** Customer shall defend, indemnify, and hold the Contractor, its officers, directors, agents, and employees, harmless from and against any and all claims, demands, losses, damages, liabilities, expenses, or costs, including reasonable attorney's fees, costs and expenses of investigation, penalties, interest and amounts paid in settlement incurred or to be incurred by Contractor, arising out of, relating to, or resulting from (1) personal injury, (2) wrongful death, or (3) property damages; excluding claims for those damages caused wholly as a result of the negligence or wrongful acts of any of the indemnified parties. The Customer's duty under this provision is limited to an amount equal to three times (3.0x) the Total Quote Amount for all damages, including costs and attorney's fees per occurrence for any single claim or suit. The parties also agree that this provision satisfies the requirements of Florida Statute §725.06 so that the indemnification provisions are valid and binding upon Customer.
10. **Choice of Law, Venue and Attorney's Fees.** This Agreement shall be governed by the laws of the State of Florida. Venue of any

CUSTOMER INITIALS _____



QUOTE

Quote #:37471

Quote Date: 9/12/2025

Customer #: 13592

Page: 4 of 4

proceeding arising out of this Agreement shall be **Hillsborough County, Florida**, unless the parties agree otherwise. Should Contractor employ an attorney to institute litigation or arbitration to enforce any of the provisions hereof, to protect its interest in any matter arising out of or related to this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party all of its reasonable attorney's fees and costs/expenses incurred therein, including attorney's fees, and costs/expenses incurred at mediation, administrative, appellate or bankruptcy proceedings.

11. Waiver of Jury Trial. THE PARTIES KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.

12. Damage Limitation. In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, or indirect damages, including loss of use or loss of profits. Contractor and Customer agree to allocate certain of the risks so that, to the fullest extent permitted by law, Contractor's total aggregate liability to Customer is limited to Total Quote Amount for any and all injuries, damages, claims, expenses or claim expenses including attorneys' fees arising out of or relating to this Agreement regardless of whether it is based in warranty, tort, contract, strict liability, negligence, errors, omissions, or from any other cause or causes.

13. Warranties. Unless otherwise provided herein: **THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.** All warranties and guarantees if any, provided under the Agreement are solely for the original Customer and are non-transferable, unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory.

14. Claims. It is Customer's duty to notify Contractor in writing within **30 days** of the occurrence of any claim, defect or deficiency arising out of work, services or materials provided by Contractor under this Agreement. Failure of the Customer to provide written notice of the claims described herein shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the original claim, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims.

15. Force Majeure. Contractor shall not be liable for any damage, whether actual or consequential, or claim arising out of or relating to Acts of God, accidents, civil disturbances, delays in obtaining materials, delays in transportation, fires, weather conditions, strikes, war or other causes beyond Contractor's reasonable control, including delays caused by any act or neglect of Customer, by any separate contractor employed by the Customer, or by changes ordered by the Customer in the work. Customer shall obtain prior to construction fire, tornado, flood, builder's risk and other necessary insurance for this project.

16. Disclaimer. Contractor disclaims all liability for all claims, disputes, rights, losses, damages, causes of action or controversies pertaining to mold, including claims arising out of or relating to the detection, removal, disposal, or remediation of mold, whether those claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims, and whether those claims are based on the acts or omissions of Contractor or individuals or entities under Contractor's control. The Customer is solely liable and responsible for all damages, whether actual or consequential, caused by mold and incurred by Customer, Contractor or third parties.

17. Working Hours. The quote is based upon the performance of all work during Contractor's regular working hours, excluding weekends and national holidays. Extra charges will be made for overtime and all work performed other than during Contractor's regular working hours if required by Customer.

18. Materials. All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture and performance standards. Contractor is not responsible for the actual verification of technical specifications of product manufacturers, i.e., R value, ASTM or UL compliance, but rather the materials used are represented as such by the manufacturer.

19. Construction and Interpretation. Each of the parties hereto has agreed to the particular language of this Agreement, and any question regarding the meaning of any provision hereof shall not be resolved by any rule of interpretation providing for construction against the party who caused the uncertainty to exist or against the draftsman. This Agreement constitutes the entire agreement and understanding of Contractor and Customer with respect to the subject matter hereof and supersedes all prior agreements, understandings, letters, negotiations and discussions, whether oral or written, of the parties. In the event any provision hereof shall be prohibited by or invalidated under applicable law, the remaining provisions of this Agreement shall remain fully effective. The captions and headings contained herein are for convenience and reference only, and they shall not be deemed to define, modify or add to the meaning of any provision of this Agreement.



6422 Harney Rd., Suite F
Tampa FL 33610

accounting@creativemailboxdesigns.com

DEPOSIT INVOICE

Invoice #: 37471-Deposit

Invoice Date: 9/12/2025
Customer: 13592-Hyland
Trail/Creekview - Phase 4
Page: 1 of 2

SOLD TO:		JOB LOCATION	
Creekview Community Development District 2300 Glades Rd, Suite 410W Boca Raton, FL 33431		Berryhill Rd Multiple Locations Asbury Lake, FL 32043	
SALESPERSON	ORDERED BY	PAYMENT TERMS	DEPOSIT DUE DATE
Corey Tappan-CC		Net 30 Days	Due

QTY	DESCRIPTION	UNIT PRICE	EXT. PRICE
1	Street Signs	\$17,298.75	\$17,298.75

Total Quote Amount: \$17,298.75

PLEASE PAY THIS DEPOSIT AMOUNT: \$8,649.38






Creekview CDD 2024 Bonds Requisition 120 - Creative Mailbox Designs

Final Audit Report

2025-10-01

Created:	2025-10-01
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHHdcWOamR9mQy1TtMEwo8WBmUgEw

"Creekview CDD 2024 Bonds Requisition 120 - Creative Mailbox Designs" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-01 - 3:05:24 PM GMT
-  Document emailed to Carolina Aristimuno (gkem@greenpointellc.com) for signature
2025-10-01 - 3:05:28 PM GMT
-  Email viewed by Carolina Aristimuno (gkem@greenpointellc.com)
2025-10-01 - 3:46:23 PM GMT
-  Document e-signed by Carolina Aristimuno (gkem@greenpointellc.com)
Signature Date: 2025-10-01 - 3:46:50 PM GMT - Time Source: server
-  Agreement completed.
2025-10-01 - 3:46:50 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3B11

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

- (A) Requisition Number: **121**
- (B) Name of Payee: **ECS Florida, LLC
14030 Thunderbolt Place, Suite 500
Chantilly, VA 20151**
- (C) Amount Payable: **\$ 3,500.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Creekview APF Road Geotechnical Services - Invoice 2094455
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

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

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

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

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer



PLEASE REMIT TO:
ECS FLORIDA, LLC
PO BOX 604375
CHARLOTTE, NC 28260-4375

NOTE: New REMIT TO Address

Invoice Date

9/30/2025

Invoice Number

2094455

Always Refer To
Above Number

PROJECT NAME: Creekview APF Road - Post-Development
SHWL
Clay County, FL

TO: Mr. Joe Cornelison
Creekview CDD
7807 Baymeadows Road East
Suite 205
Jacksonville, FL 32256

**Please include invoice number(s) on
your checks or electronic payment
remittance instructions.**

PLEASE DETACH AND RETURN DUPLICATE COPY WITH YOUR REMITTANCE

CUSTOMER CODE	PROJECT NO.	BILLED THRU DATE	TERMS
35:T95901	35:37190	9/27/2025	DUE UPON RECEIPT

**Please Pay
This Amount: \$3,500.00**

Description	Quantity	Units	Unit Price	Extension	Total
Invoice for Geotechnical Services					\$3,500.00
				Subtotal:	\$3,500.00

Invoice Total - Please Remit => \$3,500.00

If you have any questions regarding this invoice,
please contact **Jared Pitts** at 904.880.0960

*** BUDGET SUMMARY ***

Budget Estimate: \$14,100.00
Previously Invoiced: \$10,600.00
Amt. This Invoice: \$3,500.00
Amt. Remaining: \$0.00






Creekview CDD 2024 Bonds Requisition 121 - ECS Florida (2094455)

Final Audit Report

2025-10-01

Created:	2025-09-30
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfLyFTTaLZiV12M9tREpVIHYHFChNZayZ

"Creekview CDD 2024 Bonds Requisition 121 - ECS Florida (2094455)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-09-30 - 8:46:03 PM GMT
-  Document emailed to Carolina Aristimuno (gkem@greenpointellc.com) for signature
2025-09-30 - 8:48:07 PM GMT
-  Email viewed by Carolina Aristimuno (gkem@greenpointellc.com)
2025-10-01 - 6:05:58 PM GMT
-  Document e-signed by Carolina Aristimuno (gkem@greenpointellc.com)
Signature Date: 2025-10-01 - 6:06:26 PM GMT - Time Source: server
-  Agreement completed.
2025-10-01 - 6:06:26 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BIII

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

- (A) Requisition Number: **122**
- (B) Name of Payee: **Longleaf Equity, LLC
414 Old Hard Road, Suite 401
Fleming Island, FL 32003**
- (C) Amount Payable: **\$ 385,000.00**
- (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
Area 3, Phase 1 Mitigation Bank Credits - Invoice MB93025**
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

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

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


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

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer

LONGLEAF FARMS MITIGATION BANK

INVOICE

INVOICE # MB93025
SEPTEMBER 30, 2025

414 Old Hard Road, Suite 401
Fleming Island, Florida 32003

TO:

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

COMMENTS OR SPECIAL INSTRUCTIONS:

Please forward your payment to: *Longleaf Equity, LLC, 414 Old Hard Road, Suite 401, Fleming Island, FL 32003*

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
2.2	UMAM, Basin 4, Forested Freshwater Mitigation Credits for a project known as Creekview Trail Area 3, Phase 1, Clay County, Florida, SJRWMD Permit #160968-22	\$175,000.00	\$385,000.00
SUBTOTAL			\$385,000.00
SALES TAX			0.00
SHIPPING & HANDLING			0.00
TOTAL DUE			\$385,000.00

Make all checks payable to: **LONGLEAF EQUITY, LLC**
If you have any questions concerning this invoice, contact
Sandra Spencer, sspencer@wooddev.net, 904 637-5006

Thank you for your business!






Creekview CDD 2024 Bonds Requisition 122 - Longleaf Equity LLC

Final Audit Report

2025-10-01

Created:	2025-10-01
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAwwA2deue5e2U_xBQks8BI3dUDWg61Prd

"Creekview CDD 2024 Bonds Requisition 122 - Longleaf Equity LLC" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-01 - 12:34:37 PM GMT
-  Document emailed to Carolina Aristimuno (gkem@greenpointellc.com) for signature
2025-10-01 - 12:34:42 PM GMT
-  Email viewed by Carolina Aristimuno (gkem@greenpointellc.com)
2025-10-01 - 3:55:13 PM GMT
-  Document e-signed by Carolina Aristimuno (gkem@greenpointellc.com)
Signature Date: 2025-10-01 - 3:55:37 PM GMT - Time Source: server
-  Agreement completed.
2025-10-01 - 3:55:37 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BIV

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

- (A) Requisition Number: **123**
- (B) Name of Payee: **Wire Instructions;
Ferguson Enterprises, LLC
Bank of America
900 W. Trade Street, Charlotte, NC 28173**
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
- (C) Amount Payable: **\$ 8,899.89**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Creekview Area 4 and APF Road Area 2 Direct Owner Purchase (water, sewer, storm and underdrain)**
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

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

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

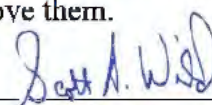
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer

FERG		
<i>INVOICE NUMBER</i>	<i>AMOUNT</i>	<i>INVOICE DATE</i>
2140386	\$4,704.00	10/02/25
2180695-1	\$4,195.89	10/02/25
TOTAL	\$8,899.89	



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

Please contact with Questions: 904-268-2551

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

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2140386	\$4,704.00	69547	1 of 1

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

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

MASTER ACCOUNT NUMBER: 1042440

SHIP TO:

CREEKVIEW COMMUNITY DEVELOPMEN
NS 3 RD
APF RD PHASE 2
GREEN COVE SPRINGS, FL 32043

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
149	149	FLE	SOURCE	219	APF RD PHASE 2	10/02/25	IO 117273
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
			Source Order#: 2140382				
			UNDERDRAIN PIPE				
5	5	GEON06012360	12-1/2X360 FT N060 N/WOV 500 SY	550.000	RL	2750.00	
2	2	I461SS	2PC SC CI VLV BX 19-22 SWR	110.000	EA	220.00	
2	2	LCCCU	6 CNCRT CO COLL	18.000	EA	36.00	
9	9	I461SW	2PC SC CI VLV BX 19-22 WTR	110.000	EA	990.00	
9	9	LCCCU	6 CNCRT CO COLL	18.000	EA	162.00	
3	3	GWBS111812100	11X18X12 MTR BX STRT WALL *Z	90.000	EA	270.00	
3	3	SLC1118D	11X18 DI SOLID MTR BX LID	92.000	EA	276.00	
INVOICE SUB-TOTAL						4704.00	

LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH *NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.							

Looking for a more convenient way to pay your bill?

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



TERMS:	NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$4,704.00
--------	---------------	------------------	-----------	------------

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



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

Please contact with Questions: 904-268-2551

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2180695-1	\$4,195.89	69547	1 of 1

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

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

MASTER ACCOUNT NUMBER: 1042440

SHIP TO:

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

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

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
149	149	FLE	APF RD PH4	219	APF RD PH4	10/02/25	IO 117273
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
1	0	T302124	24 POLYE BELL END PLUG F/ HDPE		EA	0.00	
8	8	ASSIM1224CR	12X24 SS CNTR CASING SPACER	198.000	EA	1584.00	
8	8	ASSIM1224CR	12X24 SS CNTR CASING SPACER	198.000	EA	1584.00	
2	2	ASSIM1224CR	12X24 SS CNTR CASING SPACER	198.000	EA	396.00	
2	2	CCES0113202400	12X24 END SEAL	105.315	EA	210.63	
2	2	CCES0113202400	12X24 END SEAL	105.315	EA	210.63	
2	2	CCES0113202400	12X24 END SEAL	105.315	EA	210.63	
INVOICE SUB-TOTAL						4195.89	

LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH
US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION.
PRODUCTS WITH *NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN
NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.

Looking for a more convenient way to pay your bill?

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



TERMS:	NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$4,195.89
--------	---------------	------------------	-----------	------------

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

Creekview CDD 2024 Bonds Requisition 123 - Ferguson

Final Audit Report

2025-10-14

Created:	2025-10-13
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbB3Pjq3fZT0GBghW3syUxzqfz6l4vIRK

"Creekview CDD 2024 Bonds Requisition 123 - Ferguson" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-13 - 12:14:24 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-10-13 - 12:14:28 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-10-14 - 3:51:06 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-10-14 - 3:52:57 PM GMT - Time Source: server
-  Agreement completed.
2025-10-14 - 3:52:57 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BV

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

- (A) Requisition Number: **124**

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

- (C) Amount Payable: **\$ 638,363.43**

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **APF Road Phases 3, 4, 5 and Amenity - Application for Payment No. 2 (Sept 2025)**

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

The undersigned hereby certifies that:

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

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


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

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By:  _____
Responsible Officer

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



District Engineer

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702



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

CONTRACT FOR:
 Underground Infrastructure

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

APPLICATION NO: 2
 PERIOD TO: September 25, 2025
 PROJECT: **APF 3, 4, 5 & Amenity**

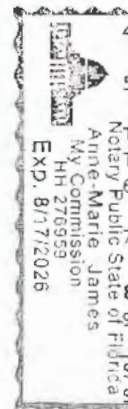
Application is made for payment, as shown below, in connection with the Contract. Continuation sheet, AIA Document G703, is attached.

CONTRACTORS APPLICATION FOR PAYMENT

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

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

1. ORIGINAL CONTRACT SUM	\$8,321,994.00
2. Net Change by Change Orders	\$0.00
3. CONTRACT SUM TO DATE (LINE 1 +, - 2)	\$8,321,994.00
4. TOTAL COMPLETED AND STORED TO DATE	\$1,707,197.50
5. RETAINAGE	
a. 5% % (Column D+E on G703)	
Total retainage (Line 5a, or Total in Column J of G703)	\$85,359.88
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$1,621,837.63
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$983,474.20
8. CURRENT PAYMENT DUE	\$638,363.43
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$6,700,156.38



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

AMOUNT CERTIFIED **\$638,363.43**

ENGINEER: England-Thims & Miller, Inc.

BY: [Signature] DATE: 10/10/25

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

Jason Ellins
 Digitally signed by Jason Ellins
 Date: 2025.10.09 15:48:50 -0400

CONTRACTOR: Jax Utilities Management, Inc

By: [Signature] Date: 9/25/2025

ENGINEERS CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the 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.

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 9/25/2025

Period Ending: 09/25/25
 Variance Amount
 Projected Final Amount
 Billings To Date Amount
 Remaining Billings 50.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Variance at Completion	Quantity
Amenity - Mass Grade & Sewer																	
MOBILIZATION AND SITE PREPARATION																	
Survey	1.00	LS	6,000.00	\$ 6,000.00	0.25	0.25	\$ 1,500.00	-	0.50	\$ 3,000.00	0.50	\$ 3,000.00	1.00	\$ 6,000.00	50%	0.000	\$ -
Testing	1.00	LS	3,500.00	\$ 3,500.00	0.25	0.25	\$ 875.00	-	0.50	\$ 1,750.00	0.50	\$ 1,750.00	1.00	\$ 3,500.00	50%	0.000	\$ -
Total			\$9,500.00	\$ 9,500.00			\$ 2,375.00		\$ 4,750.00	\$ 4,750.00		\$ 9,500.00	50.00%			\$ -	
CLEARING AND GRUBBING																	
Clearing	4.00	AC	9,800.00	\$ 39,200.00	4.00		\$ -	-	4.00	\$ 39,200.00	-	\$ -	4.00	\$ 39,200.00	100%	0.000	\$ -
Total				\$ 39,200.00			\$ -		\$ 39,200.00	\$ 0.00		\$ 39,200.00	100.00%			\$ -	
EARTHWORK																	
Fill from Area 4	36,200.00	CY	9.00	\$ 325,800.00	36,200.00		\$ -	-	36,200.00	\$ 325,800.00	-	\$ -	36,200.00	\$ 325,800.00	100%	0.000	\$ -
Rough Grade	1.00	LS	2,000.00	\$ 2,000.00	1.00		\$ -	-	1.00	\$ 2,000.00	-	\$ -	1.00	\$ 2,000.00	100%	0.000	\$ -
Total				\$ 327,800.00			\$ -		\$ 327,800.00	\$ 0.00		\$ 327,800.00	100.00%			\$ -	
EARTHWORK AS-BUILTS																	
Asbuilts	1.000	LS	\$ 1,500.00	\$ 1,500.00	1.00		\$ -	-	1.00	\$ 1,500.00	-	\$ -	1.00	\$ 1,500.00	100%	0.000	\$ -
Total				\$ 1,500.00			\$ -		\$ 1,500.00	\$ 0.00		\$ 1,500.00	100.00%			\$ -	
ROADWAY UNDERDRAIN																	
Roadway Underdrain	0.000	LF	\$ 36.67	\$ -			\$ -	-		\$ -	-	\$ -		\$ -	#DIV/0!	\$ -	\$ -
Total				\$ -			\$ -		\$ -	\$ -	\$ 0.00		\$ 0.00	#DIV/0!		\$ -	\$ -
SANITARY SEWER SYSTEM																	
8" Sewer Main	470.000	LF	\$ 78.00	\$ 36,660.00	470.00		\$ -	-	470.00	\$ 36,660.00	-	\$ -	470.00	\$ 36,660.00	100%	0.000	\$ -
Manholes	6.000	EA	\$ 13,200.00	\$ 79,200.00	6.00		\$ -	-	6.00	\$ 79,200.00	-	\$ -	6.00	\$ 79,200.00	100%	0.000	\$ -
Services	1.000	EA	\$ 6,500.00	\$ 6,500.00		1.00	\$ 6,500.00	-	1.00	\$ 6,500.00	-	\$ -	1.00	\$ 6,500.00	100%	0.000	\$ -
Dewater	1.000	LF	\$ 23,000.00	\$ 23,000.00	1.00		\$ -	-	1.00	\$ 23,000.00	-	\$ -	1.00	\$ 23,000.00	100%	0.000	\$ -
Adjustments	1.000	EA	\$ 5,000.00	\$ 5,000.00		1.00	\$ 5,000.00	-	1.00	\$ 5,000.00	-	\$ -	1.00	\$ 5,000.00	100%	0.000	\$ -
TV Testing	470.000	LF	\$ 25.00	\$ 11,750.00			\$ -	-		\$ -	470.00	\$ 11,750.00	470.00	\$ 11,750.00	0%	0.000	\$ -
Benchdown & Backfill	1.000	LS	\$ 6,500.00	\$ 6,500.00	1.00		\$ -	-	1.00	\$ 6,500.00	-	\$ -	1.00	\$ 6,500.00	100%	0.000	\$ -
Tie In	1.000	LS	\$ 2,500.00	\$ 2,500.00	1.00		\$ -	-	1.00	\$ 2,500.00	-	\$ -	1.00	\$ 2,500.00	100%	0.000	\$ -
Total				\$ 121,110.00			\$ 13,500.00	\$ -	\$ 159,360.00	\$ 11,750.00		\$ 171,110.00	99.11%			\$ -	
LIFT STATION & FORCEMAIN																	
Well	1.000	LS	\$ 252,800.00	\$ 252,800.00	1.00		\$ -	-	1.00	\$ 252,800.00	-	\$ -	1.00	\$ 252,800.00	100%	0.000	\$ -
Pumps & Panel	1.000	LS	\$ 141,500.00	\$ 141,500.00			\$ -	-		\$ -	1.00	\$ 141,500.00	1.00	\$ 141,500.00	0%	0.000	\$ -
Fence	1.000	LS	\$ 17,700.00	\$ 17,700.00			\$ -	-		\$ -	1.00	\$ 17,700.00	1.00	\$ 17,700.00	0%	0.000	\$ -
Concrete Paving, Stone, & Sitework	1.000	LS	\$ 48,000.00	\$ 48,000.00			\$ -	-		\$ -	1.00	\$ 48,000.00	1.00	\$ 48,000.00	0%	0.000	\$ -
Electric	1.000	LS	\$ 44,100.00	\$ 44,100.00			\$ -	-		\$ -	1.00	\$ 44,100.00	1.00	\$ 44,100.00	0%	0.000	\$ -
Start-Up & Test	1.000	LS	\$ 7,400.00	\$ 7,400.00			\$ -	-		\$ -	1.00	\$ 7,400.00	1.00	\$ 7,400.00	0%	0.000	\$ -
Force Main - 4"	65.000	LF	\$ 83.00	\$ 5,395.00		65.00	\$ 4,855.50	-	65.00	\$ 4,855.50	65.00	\$ 5,395.50	65.00	\$ 5,395.00	90%	0.000	\$ -
Tie In	1.000	LS	\$ 10,455.00	\$ 10,455.00			\$ -	-		\$ -	1.00	\$ 10,455.00	1.00	\$ 10,455.00	0%	0.000	\$ -
Total				\$ 527,850.00			\$ 4,855.50	\$ -	\$ 257,855.50	\$ 240,694.50		\$ 527,350.00	48.86%			\$ -	
WATER & SEWER AS-BUILTS																	
Water & Sewer As-Builts	1.000	LS	\$ 5,000.00	\$ 5,000.00			\$ -	-		\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00	0%	0.000	\$ -
Total				\$ 5,000.00			\$ -		\$ -	\$ 5,000.00		\$ 5,000.00	0.00%			\$ -	
SEEDING & SOD																	
Grassing - R/W	15,000.000	SY	\$ 0.80	\$ 12,000.00			\$ -	-		\$ -	15,000.00	\$ 12,000.00	15,000.00	\$ 12,000.00	0%	0.000	\$ -
Sod - Slope	3,800.000	SY	\$ 4.75	\$ 18,050.00			\$ -	-		\$ -	3,800.00	\$ 18,050.00	3,800.00	\$ 18,050.00	0%	0.000	\$ -
Total				\$ 30,050.00			\$ -		\$ -	\$ 30,050.00		\$ 30,050.00	0.00%			\$ -	
EROSION CONTROL																	
SILT FENCE	2,000.000	LF	\$ 4.00	\$ 8,000.00	2,000.00		\$ -	-	2,000.00	\$ 8,000.00	-	\$ -	2,000.00	\$ 8,000.00	100%	0.000	\$ -
CONSTRUCTION ENTRANCE	1.000	LF	\$ 9,300.00	\$ 9,300.00	1.00		\$ -	-	1.00	\$ 9,300.00	-	\$ -	1.00	\$ 9,300.00	100%	0.000	\$ -
INIT PROTECTION	2.000	EA	\$ 500.00	\$ 1,000.00	1.00	1.00	\$ 500.00	-	2.00	\$ 1,000.00	-	\$ -	2.00	\$ 1,000.00	100%	0.000	\$ -
Total				\$ 18,300.00			\$ 500.00		\$ 18,300.00	\$ 0.00		\$ 18,300.00	100.00%			\$ -	

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

Period Ending: 09/25/25
 Variance Amount:
 Projected Final Amount:
 Billings To Date Amount:
 Remaining Billings: \$0.00

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

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 9/25/2025

Period Ending: 9/25/2025
 Variance: Amount
 Projected Final Amount
 Billings To Date: Amount
 Remaining Billings: \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Complete	Variance at Completion
Amenity Total				\$1,141,810.00			\$19,230.50	\$0.00		\$820,565.50		\$321,244.50		\$1,141,810.00			\$0.00

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

APF 2 Change Orders w/ Materials	\$0.00
----------------------------------	--------

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Complete	Variance at Completion
APF 3																	
MOBILIZATION AND SITE PREPARATION																	
Mobilization	1.00	LS	15,000.00	\$ 15,000.00		0.50	\$ 7,500.00		0.50	\$ 7,500.00	0.50	\$ 7,500.00	1.00	\$ 15,000.00	50%	0.000	\$ -
Survey	1.00	LS	15,000.00	\$ 15,000.00		0.25	\$ 3,750.00		0.25	\$ 3,750.00	0.75	\$ 11,250.00	1.00	\$ 15,000.00	25%	0.000	\$ -
Maint. of Traffic	1.00	LS	500.00	\$ 500.00		1.00	\$ 500.00		1.00	\$ 500.00	-	\$ -	1.00	\$ 500.00	100%	0.000	\$ -
Testing	1.00	LS	8,000.00	\$ 8,000.00		0.25	\$ 2,000.00		0.25	\$ 2,000.00	0.75	\$ 6,000.00	1.00	\$ 8,000.00	25%	0.000	\$ -
Total				\$ 38,500.00			\$ 13,750.00			\$ 13,750.00		\$ 24,750.00		\$ 38,500.00	85.71%		\$ -
CLEARING AND GRUBBING																	
Clearing	1.00	AC	10,000.00	\$ 10,000.00		1.00	\$ 10,000.00		1.00	\$ 10,000.00	-	\$ -	1.00	\$ 10,000.00	100%	0.000	\$ -
Stripping	1.00	AC	2,500.00	\$ 2,500.00		1.00	\$ 2,500.00		1.00	\$ 2,500.00	-	\$ -	1.00	\$ 2,500.00	100%	0.000	\$ -
Total				\$ 12,500.00			\$ 12,500.00			\$ 12,500.00		\$ 0.00		\$ 12,500.00	100.00%		\$ -
UNSUITABLE MATERIAL																	
Remove & Replace Unsuitable	-	CN	0.00	\$ -		-	\$ -		-	\$ -	-	\$ -	-	\$ -		RDI/DI	0.000
Total				\$ -			\$ -			\$ -		\$ 0.00		\$ 0.00		RDI/DI	\$ -
STORMWATER MNGT. POND CONSTRUCTION																	
Pond Excavation -	8,500.00	CY	5.00	\$ 42,500.00		-	\$ -		-	\$ -	8,500.00	\$ 42,500.00	8,500.00	\$ 42,500.00	0%	0.000	\$ -
Dewatering	8,500.00	LS	6.70	\$ 5,695.00		-	\$ -		-	\$ -	8,500.00	\$ 5,695.00	8,500.00	\$ 5,695.00	0%	0.000	\$ -
Total				\$ 48,450.00			\$ -			\$ -		\$ 48,450.00		\$ 48,450.00			\$ -
EARTHWORK																	
Roadway Grading	1.00	LS	7,000.00	\$ 7,000.00		-	\$ -		-	\$ -	1.00	\$ 7,000.00	1.00	\$ 7,000.00	0%	0.000	\$ -
R/W Dress Up	700.00	LS	2.00	\$ 1,400.00		-	\$ -		-	\$ -	700.00	\$ 1,400.00	700.00	\$ 1,400.00	0%	0.000	\$ -
Total				\$ 8,400.00			\$ -			\$ -		\$ 8,400.00		\$ 8,400.00	0.00%		\$ -
ROADWAY CONSTRUCTION																	
Standard Curb	700.000	LF	\$ 23.00	\$ 16,100.00		-	\$ -		-	\$ -	700.00	\$ 16,100.00	700.00	\$ 16,100.00	0%	0.000	\$ -
8" Base	2,050.000	SY	\$ 19.00	\$ 38,950.00		-	\$ -		-	\$ -	2,050.00	\$ 38,950.00	2,050.00	\$ 38,950.00	0%	0.000	\$ -
12" Stabilized Subgrade	2,200.000	SY	\$ 7.20	\$ 15,840.00		-	\$ -		-	\$ -	2,200.00	\$ 15,840.00	2,200.00	\$ 15,840.00	0%	0.000	\$ -
Asphalt 1.5" SP 12.5 - FIRST LIFT	2,050.000	LS	\$ 18.50	\$ 37,925.00		-	\$ -		-	\$ -	2,050.00	\$ 37,925.00	2,050.00	\$ 37,925.00	0%	0.000	\$ -
Asphalt 1" SP 9.5 - SECOND LIFT	2,050.000	SY	\$ 17.50	\$ 35,875.00		-	\$ -		-	\$ -	2,050.00	\$ 35,875.00	2,050.00	\$ 35,875.00	0%	0.000	\$ -
Prime	2,050.000	SY	\$ 4.00	\$ 8,200.00		-	\$ -		-	\$ -	2,050.00	\$ 8,200.00	2,050.00	\$ 8,200.00	0%	0.000	\$ -
Striping	1.000	LS	\$ 8,500.00	\$ 8,500.00		-	\$ -		-	\$ -	1.00	\$ 8,500.00	1.00	\$ 8,500.00	0%	0.000	\$ -
Sidewalk	120.000	SY	\$ 58.50	\$ 7,020.00		-	\$ -		-	\$ -	120.00	\$ 7,020.00	120.00	\$ 7,020.00	0%	0.000	\$ -
Handicap Ramps	4.000	EA	\$ 2,000.00	\$ 8,000.00		-	\$ -		-	\$ -	4.00	\$ 8,000.00	4.00	\$ 8,000.00	0%	0.000	\$ -
Total				\$ 176,410.00			\$ -			\$ -		\$ 176,410.00		\$ 176,410.00	0.00%		\$ -
STORM DRAINAGE SYSTEM																	
Restrain Joints at Water, Reuse & FM Crossings	1.000	LS	\$ 25,000.00	\$ 25,000.00		-	\$ -		-	\$ -	1.00	\$ 25,000.00	1.00	\$ 25,000.00	0%	0.000	\$ -
18" RCP	441.000	LF	\$ 87.00	\$ 38,367.00		-	\$ -		-	\$ -	441.00	\$ 38,367.00	441.00	\$ 38,367.00	0%	0.000	\$ -
16" RCP	190.000	LF	\$ 255.00	\$ 48,450.00		-	\$ -		-	\$ -	190.00	\$ 48,450.00	190.00	\$ 48,450.00	0%	0.000	\$ -
12"/15"/18" MFS	3.000	EA	\$ 3,300.00	\$ 9,900.00		-	\$ -		-	\$ -	3.00	\$ 9,900.00	3.00	\$ 9,900.00	0%	0.000	\$ -
30" MES	3.000	EA	\$ 2,400.00	\$ 7,200.00		-	\$ -		-	\$ -	3.00	\$ 7,200.00	3.00	\$ 7,200.00	0%	0.000	\$ -
Adjustments	6.000	EA	\$ 750.00	\$ 4,500.00		-	\$ -		-	\$ -	6.00	\$ 4,500.00	6.00	\$ 4,500.00	0%	0.000	\$ -
Curb Inlets	5.000	EA	\$ 9,300.00	\$ 46,500.00		-	\$ -		-	\$ -	5.00	\$ 46,500.00	5.00	\$ 46,500.00	0%	0.000	\$ -
TV Storm Drain	631.000	LF	\$ 12.00	\$ 7,572.00		-	\$ -		-	\$ -	631.00	\$ 7,572.00	631.00	\$ 7,572.00	0%	0.000	\$ -
Type E Inlet	1.000	EA	\$ 7,000.00	\$ 7,000.00		-	\$ -		-	\$ -	1.00	\$ 7,000.00	1.00	\$ 7,000.00	0%	0.000	\$ -

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: FT&M
 Contract Number:
 For Month Ending: 9/25/2025

Period ending: 09/25/25
 Variance Amount
 Projected Final Amount
 Billings To Date Amount
 Remaining Billings \$3.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount	% Complete	Variance at Completion
Drop Structures at Revised Pipe Crossings	1.000	EA	\$ 54,764.00	\$ 54,764.00			\$ -		-	\$ -	1.00	\$ 54,764.00	1.00	\$ 54,764.00	2%	0.000 \$ -
Total	0.000			\$ 242,653.00			\$ -	\$ -	\$ -	\$ -		\$ 242,653.00		\$ 242,653.00	0.00%	\$ -
ROADWAY UNDERDRAIN																
Roadway Underdrain - PER PLAN	490.000	LF	\$ 36.00	\$ 17,640.00			\$ -		-	\$ -	490.00	\$ 17,640.00	490.00	\$ 17,640.00	0%	\$ -
Total				\$ 17,640.00			\$ -	\$ -	\$ -	\$ -		\$ 17,640.00		\$ 17,640.00	\$ -	\$ -
PAVING & DRAINAGE AS-BUILTS																
Paving & Drainage As built	1.000	LS	\$ 15,000.00	\$ 15,000.00			\$ -		-	\$ -	1.00	\$ 15,000.00	1.00	\$ 15,000.00	0%	\$ -
Total				\$ 15,000.00			\$ -	\$ -	\$ -	\$ -		\$ 15,000.00		\$ 15,000.00	0.00%	\$ -
WATER DISTRIBUTION SYSTEM																
12" Watermain (incl fittings, T's, bends)	200.000	LF	\$ 144.00	\$ 28,800.00			\$ -		-	\$ -	200.00	\$ 28,800.00	200.00	\$ 28,800.00	0%	0.000 \$ -
Tie Ins	1.000	EA	\$ 18,000.00	\$ 18,000.00			\$ -		-	\$ -	1.00	\$ 18,000.00	1.00	\$ 18,000.00	0%	0.000 \$ -
Flushing Hydrants	1.000	EA	\$ 2,000.00	\$ 2,000.00			\$ -		-	\$ -	1.00	\$ 2,000.00	1.00	\$ 2,000.00	0%	0.000 \$ -
Test and Chlorinate	200.000	LF	\$ 10.00	\$ 2,000.00			\$ -		-	\$ -	200.00	\$ 2,000.00	200.00	\$ 2,000.00	0%	0.000 \$ -
Total				\$ 50,800.00			\$ -	\$ -	\$ -	\$ -		\$ 50,800.00		\$ 50,800.00	0.00%	\$ -
REUSE WATER DISTRIBUTION SYSTEM																
12" Main & Fittings	180.000	LF	\$ 155.00	\$ 27,900.00			\$ -		-	\$ -	180.00	\$ 27,900.00	180.00	\$ 27,900.00	0%	0.000 \$ -
Tie in	1.000	EA	\$ 18,000.00	\$ 18,000.00			\$ -		-	\$ -	1.00	\$ 18,000.00	1.00	\$ 18,000.00	0%	0.000 \$ -
Flush Hydrant	1.000	EA	\$ 2,000.00	\$ 2,000.00			\$ -		-	\$ -	1.00	\$ 2,000.00	1.00	\$ 2,000.00	0%	0.000 \$ -
Testing	180.000	LF	\$ 10.00	\$ 1,800.00			\$ -		-	\$ -	180.00	\$ 1,800.00	180.00	\$ 1,800.00	0%	0.000 \$ -
Total				\$ 49,700.00			\$ -	\$ -	\$ -	\$ -		\$ 49,700.00		\$ 49,700.00	0.00%	\$ -
SANITARY SEWER SYSTEM																
12" Force Main	180.000	LF	\$ 148.00	\$ 26,640.00			\$ -		-	\$ -	180.00	\$ 26,640.00	180.00	\$ 26,640.00	0%	0.000 \$ -
6" Force Main	40.000	EA	\$ 83.00	\$ 3,320.00			\$ -		-	\$ -	40.00	\$ 3,320.00	40.00	\$ 3,320.00	0%	0.000 \$ -
ARV Valve & Vault	3.000	LS	\$ 7,000.00	\$ 21,000.00			\$ -		-	\$ -	3.00	\$ 21,000.00	3.00	\$ 21,000.00	0%	0.000 \$ -
Tie In	1.000	EA	\$ 12,000.00	\$ 12,000.00			\$ -		-	\$ -	1.00	\$ 12,000.00	1.00	\$ 12,000.00	0%	0.000 \$ -
Testing	220.000	LF	\$ 10.00	\$ 2,200.00			\$ -		-	\$ -	220.00	\$ 2,200.00	220.00	\$ 2,200.00	0%	0.000 \$ -
Type B crossing	1.000	EA	\$ 3,000.00	\$ 3,000.00			\$ -		-	\$ -	1.00	\$ 3,000.00	1.00	\$ 3,000.00	0%	0.000 \$ -
Total				\$ 66,160.00			\$ -	\$ -	\$ -	\$ -		\$ 66,160.00		\$ 66,160.00	0.00%	\$ -
WATER & SEWER AS-BUILTS																
Water & Sewer As-Built	1.000	LS	\$ 18,000.00	\$ 18,000.00			\$ -		-	\$ -	1.00	\$ 18,000.00	1.00	\$ 18,000.00	0%	0.000 \$ -
Total				\$ 18,000.00			\$ -	\$ -	\$ -	\$ -		\$ 18,000.00		\$ 18,000.00	0.00%	\$ -
SLEEVES - IRRIG. - ELEC. - TELE - CATV																
2.5" PER BID DOCS	1,500.000	LF	\$ 12.00	\$ 18,000.00			\$ -		-	\$ -	1,500.00	\$ 18,000.00	1,500.00	\$ 18,000.00	0%	0.000 \$ -
3"	2,000.000	LF	\$ 14.00	\$ 28,000.00			\$ -		-	\$ -	2,000.00	\$ 28,000.00	2,000.00	\$ 28,000.00	0%	0.000 \$ -
4"	2,000.000	LF	\$ 16.00	\$ 32,000.00			\$ -		-	\$ -	2,000.00	\$ 32,000.00	2,000.00	\$ 32,000.00	0%	0.000 \$ -
6"	1,500.000	LF	\$ 18.00	\$ 27,000.00			\$ -		-	\$ -	1,500.00	\$ 27,000.00	1,500.00	\$ 27,000.00	0%	0.000 \$ -
Total				\$ 105,000.00			\$ -	\$ -	\$ -	\$ -		\$ 105,000.00		\$ 105,000.00	0.00%	\$ -
ELECTRIC ALLOWANCE																
PER BID DOCS	1.000	LS	\$ 100,000.00	\$ 100,000.00			\$ -		-	\$ -	1.00	\$ 100,000.00	1.00	\$ 100,000.00	0%	0.000 \$ -
Total				\$ 100,000.00			\$ -	\$ -	\$ -	\$ -		\$ 100,000.00		\$ 100,000.00	0.00%	\$ -
SEEDING & SOD																
Grassing - R/W	1,500.000	SY	\$ 0.80	\$ 1,200.00			\$ -		-	\$ -	1,500.00	\$ 1,200.00	1,500.00	\$ 1,200.00	0%	0.000 \$ -
Sod - Ponds	3,000.000	SY	\$ 4.75	\$ 14,250.00			\$ -		-	\$ -	3,000.00	\$ 14,250.00	3,000.00	\$ 14,250.00	0%	0.000 \$ -
Sod - R/W Slope	2,000.000	SY	\$ 4.75	\$ 9,500.00			\$ -		-	\$ -	2,000.00	\$ 9,500.00	2,000.00	\$ 9,500.00	0%	0.000 \$ -
Sod - BOC	300.000	SY	\$ 4.75	\$ 1,425.00			\$ -		-	\$ -	300.00	\$ 1,425.00	300.00	\$ 1,425.00	0%	0.000 \$ -
Sod at settlement Ponds	2,200.000	SY	\$ 4.75	\$ 10,450.00			\$ -		-	\$ -	2,200.00	\$ 10,450.00	2,200.00	\$ 10,450.00	0%	0.000 \$ -
Total				\$ 36,825.00			\$ -	\$ -	\$ -	\$ -		\$ 36,825.00		\$ 36,825.00	0.00%	\$ -
EROSION CONTROL																
Erosion Control NPDES	1.000	LS	\$ 5,000.00	\$ 5,000.00			\$ -		0.20	\$ 1,000.00	0.80	\$ 4,000.00	1.00	\$ 5,000.00	20%	0.000 \$ -
Slit fence	4,000.000	LF	\$ 5.00	\$ 20,000.00			\$ -		4,000.00	\$ 20,000.00	-	\$ -	4,000.00	\$ 20,000.00	100%	0.000 \$ -
Construction Entrance	1.000	LS	\$ 9,900.00	\$ 9,900.00			\$ -		1.00	\$ 9,900.00	-	\$ -	1.00	\$ 9,900.00	100%	0.000 \$ -
Inlet Protection	5.000	EA	\$ 700.00	\$ 3,500.00			\$ -		-	\$ -	5.00	\$ 3,500.00	5.00	\$ 3,500.00	0%	0.000 \$ -
Turbidity Control	1.000	LS	\$ 3,000.00	\$ 3,000.00			\$ -		-	\$ -	1.00	\$ 3,000.00	1.00	\$ 3,000.00	0%	0.000 \$ -

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 9/25/2025

Period Ending: 09/25/25

Variance Amount

Projected Final Amount

Billings To Date Amount

Remaining Billings \$0.00

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

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

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

APF 3				\$1,051,438.00	\$0.00	\$0.00	\$57,150.00	\$0.00	\$0.00	\$57,150.00	\$0.00	\$994,288.00	\$0.00	\$1,051,438.00	\$2.10	\$0.00	\$0.00
--------------	--	--	--	----------------	--------	--------	-------------	--------	--------	-------------	--------	--------------	--------	----------------	--------	--------	--------

APF 3 Contract w/ Materials	\$1,051,438.00
-----------------------------	----------------

APF 3 Change Orders w/ Materials	\$0.00
----------------------------------	--------

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Variance at Completion	Quantity Amount
APF 4																	
MOBILIZATION AND SITE PREPARATION																	
Mobilization	1.00	LS	\$ 15,000.00	\$ 15,000.00	0.50		\$ -		0.50	\$ 7,500.00	0.50	\$ 7,500.00	1.00	\$ 15,000.00	50%	0.000	\$ -
Survey	1.00	LS	\$ 24,000.00	\$ 24,000.00	0.25		\$ -		0.25	\$ 6,000.00	0.75	\$ 18,000.00	1.00	\$ 24,000.00	25%	0.000	\$ -
Maint. of Traffic	1.00	LS	\$ 500.00	\$ 500.00	1.00		\$ -		1.00	\$ 500.00	-	\$ -	1.00	\$ 500.00	100%	0.000	\$ -
Testing	1.00	LS	\$ 12,000.00	\$ 12,000.00	0.25		\$ -		0.25	\$ 3,000.00	0.75	\$ 9,000.00	1.00	\$ 12,000.00	25%	0.000	\$ -
Total				\$ 51,500.00			\$ -			\$ 17,000.00		\$34,500.00		\$51,500.00	33.02%	\$ -	

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

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

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

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

ROADWAY CONSTRUCTION																	
Type C Curb	1,650.000	LF	\$ 24.50	\$ 40,425.00			\$ -		-	\$ -	1,650.00	\$ 40,425.00	1,650.00	\$ 40,425.00	0%	0.000	\$ -
Standard Curb	3,000.000	SY	\$ 23.00	\$ 69,000.00			\$ -		-	\$ -	3,000.00	\$ 69,000.00	3,000.00	\$ 69,000.00	0%	0.000	\$ -
8" Base	7,700.000	SY	\$ 19.00	\$ 146,300.00			\$ -		-	\$ -	7,700.00	\$ 146,300.00	7,700.00	\$ 146,300.00	0%	0.000	\$ -
12" Stabilized Subgrade	8,700.000	SY	\$ 7.20	\$ 62,640.00			\$ -		-	\$ -	8,700.00	\$ 62,640.00	8,700.00	\$ 62,640.00	0%	0.000	\$ -
Asphalt 1.5" SP 12.5 - FIRST LIFT	7,700.000	LS	\$ 19.50	\$ 150,150.00			\$ -		-	\$ -	7,700.00	\$ 150,150.00	7,700.00	\$ 150,150.00	0%	0.000	\$ -
Asphalt 1.5" SP 9.5 - SECOND LIFT	7,700.000	SY	\$ 17.50	\$ 134,750.00			\$ -		-	\$ -	7,700.00	\$ 134,750.00	7,700.00	\$ 134,750.00	0%	0.000	\$ -
Prime	7,700.000	SY	\$ 4.00	\$ 30,800.00			\$ -		-	\$ -	7,700.00	\$ 30,800.00	7,700.00	\$ 30,800.00	0%	0.000	\$ -
Striping	1,000	LS	\$ 46,500.00	\$ 46,500.00			\$ -		-	\$ -	1.00	\$ 46,500.00	1.00	\$ 46,500.00	0%	0.000	\$ -
Shoulders	1,580.000	SY	\$ 58.50	\$ 92,430.00			\$ -		-	\$ -	1,580.00	\$ 92,430.00	1,580.00	\$ 92,430.00	0%	0.000	\$ -
Handicap Ramps	4.000	EA	\$ 2,000.00	\$ 8,000.00			\$ -		-	\$ -	4.00	\$ 8,000.00	4.00	\$ 8,000.00	0%	0.000	\$ -

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ETRM
 Contract Number:
 For Month Ending: 9/25/2025

Period Ending: 09/25/25
 Variance Amount
 Projected Final Amount
 Billings To Date Amount

Remaining Billings \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Variance at Completion	Amount
Total				\$ 773,295.00			\$ -			\$ -		\$773,295.00		\$773,295.00	0.00%		\$ -
STORM DRAINAGE SYSTEM																	
18" RCP	811.000	LF	\$ 87.00	\$ 70,557.00	85.00	220.00	\$ 19,140.00		377.00	\$ 32,655.00	506.00	\$ 44,022.00	811.00	\$ 70,557.00	38%	0.000	\$ -
24" RCP	420.000	LF	\$ 122.00	\$ 51,240.00	126.00	40.00	\$ 4,880.00		165.00	\$ 20,130.00	254.00	\$ 30,988.00	420.00	\$ 51,240.00	40%	0.000	\$ -
30" RCP	557.000	LF	\$ 182.00	\$ 101,374.00	250.00	225.00	\$ 40,875.00		375.00	\$ 68,250.00	182.00	\$ 33,124.00	557.00	\$ 101,374.00	67%	0.000	\$ -
12"/15"/18" MES	1.000	EA	\$ 1,100.00	\$ 1,100.00		1.00	\$ 1,100.00		1.00	\$ 1,100.00		\$ -	1.00	\$ 1,100.00	100%	0.000	\$ -
30" MES	1.000	EA	\$ 2,400.00	\$ 2,400.00	1.00		\$ -		1.00	\$ 2,400.00		\$ -	1.00	\$ 2,400.00	100%	0.000	\$ -
Adjustments	16.000	EA	\$ 750.00	\$ 12,000.00			\$ -			\$ -	16.00	\$ 12,000.00		\$ -	0%	0.000	\$ -
Curb Inlets	11.000	EA	\$ 9,300.00	\$ 102,300.00	1.50	3.00	\$ 27,900.00		4.50	\$ 41,850.00	6.50	\$ 60,450.00	11.00	\$ 102,300.00	41%	0.000	\$ -
IV Storm Drain	1,881.000	LF	\$ 12.00	\$ 22,572.00			\$ -			\$ -	1,881.00	\$ 22,572.00	1,881.00	\$ 22,572.00	0%	0.000	\$ -
Type I Inlet	1.000	EA	\$ 7,000.00	\$ 7,000.00			\$ -			\$ -	1.00	\$ 7,000.00		\$ -	0%	0.000	\$ -
Type H Inlet	1.000	EA	\$ 11,000.00	\$ 11,000.00			\$ -			\$ -	1.00	\$ 11,000.00		\$ -	0%	0.000	\$ -
Manholes	3.000	EA	\$ 12,500.00	\$ 37,500.00	0.50	1.50	\$ 18,750.00		2.00	\$ 25,000.00	3.00	\$ 37,500.00		\$ -	67%	0.000	\$ -
Outfall Weirs SMF-C-01	1.000	EA	\$ 74,600.00	\$ 74,600.00			\$ -			\$ -	1.00	\$ 74,600.00		\$ -	0%	0.000	\$ -
Retaining Wall	240.000	LF	\$ 309.00	\$ 74,160.00			\$ -			\$ -	240.00	\$ 74,160.00	240.00	\$ 74,160.00	0%	0.000	\$ -
Total	0.000			\$ 567,803.00			\$ 94,520.00	\$ -		\$ 185,387.00		\$382,416.00		\$567,803.00	32.60%		\$ -
ROADWAY UNDER DRAIN																	
Roadway Underdrain - PER PLAN	1,650.000	LF	\$ 36.00	\$ 59,400.00			\$ -			\$ -	1,650.00	\$ 59,400.00	1,650.00	\$ 59,400.00	0%		\$ -
Total				\$ 59,400.00			\$ -			\$ -		\$ 59,400.00		\$ 59,400.00		\$ -	\$ -
PAVING & DRAINAGE AS-BUILTS																	
Paving & Drainage As-builts	1.000	LS	\$ 16,000.00	\$ 16,000.00			\$ -			\$ -	1.00	\$ 16,000.00	1.00	\$ 16,000.00	0%		\$ -
Total				\$ 16,000.00			\$ -			\$ -		\$16,000.00		\$16,000.00	0.00%		\$ -
WATER DISTRIBUTION SYSTEM																	
12" Watermain (w/ fittings, 1's, bends)	1,702.000	LF	\$ 143.00	\$ 243,386.00	255.00	128.00	\$ 18,275.00		383.00	\$ 54,340.00	1,322.00	\$ 189,046.00	1,702.00	\$ 243,386.00	22%	0.000	\$ -
Tie Ins	1.000	EA	\$ 12,500.00	\$ 12,500.00			\$ -			\$ -	1.00	\$ 12,500.00	1.00	\$ 12,500.00	0%	0.000	\$ -
Fire Hydrants w/ Gate Valve	2.000	EA	\$ 5,500.00	\$ 11,000.00			\$ -			\$ -	2.00	\$ 11,000.00	2.00	\$ 11,000.00	0%	0.000	\$ -
Flushing Hydrants	3.000	EA	\$ 2,000.00	\$ 6,000.00			\$ -			\$ -	3.00	\$ 6,000.00	3.00	\$ 6,000.00	0%	0.000	\$ -
Test and Chlorinate	1,702.000	LF	\$ 2.50	\$ 4,255.00			\$ -			\$ -	1,702.00	\$ 4,255.00	1,702.00	\$ 4,255.00	0%	0.000	\$ -
Case B Crossings	2.000	EA	\$ 3,000.00	\$ 6,000.00		2.00	\$ 6,000.00		2.00	\$ 6,000.00		\$ -	2.00	\$ 6,000.00	100%	0.000	\$ -
Total				\$ 283,341.00			\$ 23,875.00	\$ -		\$ 60,340.00		\$222,801.00		\$283,341.00	21.51%		\$ -
REUSE WATER DISTRIBUTION SYSTEM																	
12" Main & Fittings	1,650.000	LF	\$ 121.00	\$ 199,650.00		150.00	\$ 18,150.00		150.00	\$ 18,150.00	1,500.00	\$ 181,500.00	1,650.00	\$ 199,650.00	9%	0.000	\$ -
Tie In	1.000	EA	\$ 7,500.00	\$ 7,500.00			\$ -			\$ -	1.00	\$ 7,500.00	1.00	\$ 7,500.00	0%	0.000	\$ -
Flush Hydrant	3.000	EA	\$ 2,000.00	\$ 6,000.00			\$ -			\$ -	3.00	\$ 6,000.00	3.00	\$ 6,000.00	0%	0.000	\$ -
Testing	1,650.000	LF	\$ 2.00	\$ 3,300.00			\$ -			\$ -	1,650.00	\$ 3,300.00	1,650.00	\$ 3,300.00	0%	0.000	\$ -
Type B Crossings	2.000	EA	\$ 8,000.00	\$ 16,000.00		2.00	\$ 16,000.00		2.00	\$ 16,000.00		\$ -	2.00	\$ 16,000.00	100%	0.000	\$ -
Total				\$ 232,450.00			\$ 34,150.00	\$ -		\$ 34,150.00		\$198,300.00		\$232,450.00	14.69%		\$ -
SANITARY SEWER SYSTEM																	
8" Sewer Main 16'-18'	165.000	LF	\$ 108.00	\$ 17,820.00		85.00	\$ 9,180.00		85.00	\$ 9,180.00	80.00	\$ 8,640.00	165.00	\$ 17,820.00	52%	0.000	\$ -
Manholes	2.000	EA	\$ 16,300.00	\$ 32,600.00		1.00	\$ 16,300.00		1.00	\$ 16,300.00	1.00	\$ 16,300.00	2.00	\$ 32,600.00	50%	0.000	\$ -
De-water	1.000	LF	\$ 18,000.00	\$ 18,000.00		1.00	\$ 18,000.00		1.00	\$ 18,000.00		\$ -	1.00	\$ 18,000.00	100%	0.000	\$ -
Adjustments	2.000	EA	\$ 1,500.00	\$ 3,000.00			\$ -			\$ -	2.00	\$ 3,000.00	2.00	\$ 3,000.00	0%	0.000	\$ -
IV Testing	165.000	LF	\$ 19.00	\$ 3,135.00			\$ -			\$ -	165.00	\$ 3,135.00	165.00	\$ 3,135.00	0%	0.000	\$ -
Manhole & Backfill	1.000	LS	\$ 19,000.00	\$ 19,000.00			\$ -			\$ -	1.00	\$ 19,000.00	1.00	\$ 19,000.00	0%	0.000	\$ -
Total				\$ 38,555.00			\$ 43,480.00	\$ -		\$ 43,480.00		\$50,073.00		\$38,555.00	46.40%		\$ -
CCUA FORCEMAIN SYSTEM																	
12" Forcemain	1,560.000	LF	\$ 129.00	\$ 201,240.00	234.00		\$ -		234.00	\$ 30,186.00	1,326.00	\$ 171,054.00	1,560.00	\$ 201,240.00	15%	0.000	\$ -
6" Force Main	122.000	EA	\$ 83.00	\$ 10,126.00			\$ -			\$ -	122.00	\$ 10,126.00	122.00	\$ 10,126.00	0%	0.000	\$ -
AHV Valve & Vault	2.000	LS	\$ 8,000.00	\$ 16,000.00			\$ -			\$ -	2.00	\$ 16,000.00	2.00	\$ 16,000.00	0%	0.000	\$ -
Tie In	1.000	EA	\$ 12,500.00	\$ 12,500.00			\$ -			\$ -	1.00	\$ 12,500.00	1.00	\$ 12,500.00	0%	0.000	\$ -
Testing	1,560.000	LF	\$ 2.00	\$ 3,120.00			\$ -			\$ -	1,560.00	\$ 3,120.00	1,560.00	\$ 3,120.00	0%	0.000	\$ -
Type B Crossings	2.000	EA	\$ 6,000.00	\$ 12,000.00		3.00	\$ 6,000.00		1.00	\$ 6,000.00	1.00	\$ 6,000.00	2.00	\$ 12,000.00	50%	0.000	\$ -
Total				\$ 234,086.00			\$ 6,000.00	\$ -		\$ 36,186.00		\$218,800.00		\$234,086.00	14.39%		\$ -
IRRIGATION & ELEC/TELECATV SLEEVES																	
2.5" UNIT COST ONLY	1,500.000	LF	\$ 12.00	\$ 18,000.00			\$ -			\$ -	1,500.00	\$ 18,000.00	1,500.00	\$ 18,000.00	0%	0.000	\$ -

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 9/25/2025

Period Ending: 09/25/25
 Variance Amount
 Projected Final Amount
 Billings To Date Amount
 Remaining Billings: \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
3"	2,000.000	LF	\$ 14.00	\$ 28,000.00			\$ -		-	\$ -	2,000.00	\$ 28,000.00	2,000.00	\$ 28,000.00	0%	0.000	\$ -
4"	2,000.000	LF	\$ 16.00	\$ 32,000.00			\$ -		-	\$ -	2,000.00	\$ 32,000.00	2,000.00	\$ 32,000.00	0%	0.000	\$ -
5"	1,500.000	LF	\$ 18.00	\$ 27,000.00			\$ -		-	\$ -	1,500.00	\$ 27,000.00	1,500.00	\$ 27,000.00	0%	0.000	\$ -
Total				\$ 87,000.00			\$ -		\$ -	\$ -	\$ 87,000.00	\$ 87,000.00	\$ 87,000.00	\$ 87,000.00	0.00%	\$ -	\$ -
WATER AND SEWER AS BUILTS																	
Water & Sewer As-Builts	1.000	LS	\$ 25,000.00	\$ 25,000.00			\$ -		-	\$ -	1.00	\$ 25,000.00	1.00	\$ 25,000.00	0%	0.000	\$ -
Total				\$ 25,000.00			\$ -		\$ -	\$ -	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	0.00%	\$ -	\$ -
ELECTRIC ALLOWANCE																	
PER BID DOCS	1.000	LS	\$ 100,000.00	\$ 100,000.00			\$ -		-	\$ -	1.00	\$ 100,000.00	1.00	\$ 100,000.00	0%	0.000	\$ -
Total				\$ 100,000.00			\$ -		\$ -	\$ -	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	0.00%	\$ -	\$ -
SEEDING & SOD																	
Grassing R/W	6,500.000	SV	\$ 0.80	\$ 5,200.00			\$ -		-	\$ -	6,500.00	\$ 5,200.00	6,500.00	\$ 5,200.00	0%	0.000	\$ -
Sod Ponds	2,700.000	SV	\$ 4.75	\$ 12,825.00			\$ -		-	\$ -	2,700.00	\$ 12,825.00	2,700.00	\$ 12,825.00	0%	0.000	\$ -
Sod - R/W Slope	4,900.000	SV	\$ 4.75	\$ 23,275.00			\$ -		-	\$ -	4,900.00	\$ 23,275.00	4,900.00	\$ 23,275.00	0%	0.000	\$ -
Sod - BOC	1,700.000	SV	\$ 4.75	\$ 8,075.00			\$ -		-	\$ -	1,700.00	\$ 8,075.00	1,700.00	\$ 8,075.00	0%	0.000	\$ -
Total				\$ 49,375.00			\$ -		\$ -	\$ -	\$ 49,375.00	\$ 49,375.00	\$ 49,375.00	\$ 49,375.00	0.00%	\$ -	\$ -
EROSION CONTROL																	
Erosion Control NPDES	1.000	LS	\$ 6,000.00	\$ 6,000.00	0.20	0.10	\$ 600.00		0.30	\$ 1,800.00	0.70	\$ 4,200.00	1.00	\$ 6,000.00	30%	0.000	\$ -
Silt Fence	7,500.000	LF	\$ 5.00	\$ 37,500.00	7,500.00		\$ -		7,500.00	\$ 37,500.00		\$ -	7,500.00	\$ 37,500.00	100%	0.000	\$ -
Construction Entrance	1.000	LS	\$ 9,900.00	\$ 9,900.00	1.00		\$ -		1.00	\$ 9,900.00		\$ -	1.00	\$ 9,900.00	100%	0.000	\$ -
Inlet Protection	12.000	EA	\$ 700.00	\$ 8,400.00			\$ -		-	\$ -	12.00	\$ 8,400.00	12.00	\$ 8,400.00	0%	0.000	\$ -
Turbidity Control	1.000	LS	\$ 3,000.00	\$ 3,000.00			\$ -		-	\$ -	1.00	\$ 3,000.00	1.00	\$ 3,000.00	0%	0.000	\$ -
Total				\$ 64,800.00			\$ 600.00		\$ 49,200.00	\$ 49,200.00	\$ 15,600.00	\$ 64,800.00	\$ 64,800.00	\$ 64,800.00	75.51%	\$ -	\$ -
STORMWATER POLLUTION PLAN																	
SWPPP	1.000	LS	\$ 2,000.00	\$ 2,000.00			\$ -		-	\$ -	1.00	\$ 2,000.00	1.00	\$ 2,000.00	0%	0.000	\$ -
Total				\$ 2,000.00			\$ -		\$ -	\$ -	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	0.00%	\$ -	\$ -
BOND																	
Payment Bond	1.000	LS	\$ 29,000.00	\$ 29,000.00			\$ -		-	\$ -	1.00	\$ 29,000.00	1.00	\$ 29,000.00	0%	0.000	\$ -
Contractor Warranty	1.000	LS	\$ 8,000.00	\$ 8,000.00			\$ -		-	\$ -	1.00	\$ 8,000.00	1.00	\$ 8,000.00	0%	0.000	\$ -
Total				\$ 37,000.00			\$ -		\$ -	\$ -	\$ 37,000.00	\$ 37,000.00	\$ 37,000.00	\$ 37,000.00	0.00%	\$ -	\$ -

APF 4				\$2,781,215.00	\$0.00	\$0.00	\$702,625.00	\$0.00	\$0.00	\$425,743.00	\$1.00	\$2,355,472.00	\$1.00	\$2,781,215.00	#DIV/0!	\$0.00	\$0.00
--------------	--	--	--	----------------	--------	--------	--------------	--------	--------	--------------	--------	----------------	--------	----------------	---------	--------	--------

APF 4 Contract w/ Materials \$2,781,215.00

APF 4 Change Orders w/ Materials \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original	
	Qty	UM	Unit Price	UM Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
APF 5																	
MOBILIZATION AND SITE PREPARATION																	
Mobilization	1.00	LS	15,000.00	\$ 15,000.00	0.50		\$ -		0.50	\$ 7,500.00	0.50	\$ 7,500.00	1.00	\$ 15,000.00	50%	0.000	\$ -
Survey	1.00	LS	15,000.00	\$ 15,000.00	0.20		\$ -		0.20	\$ 3,000.00	0.80	\$ 12,000.00	1.00	\$ 15,000.00	20%	0.000	\$ -
Maint. of Traffic	1.00	LS	283.00	\$ 283.00	1.00		\$ -		1.00	\$ 283.00	-	\$ -	1.00	\$ 283.00	100%	0.000	\$ -
Testing	1.00	LS	14,000.00	\$ 14,000.00			\$ -		-	\$ -	1.00	\$ 14,000.00	1.00	\$ 14,000.00	0%	0.000	\$ -
Total				\$ 44,283.00			\$ -		\$ 10,783.00		\$ 13,500.00	\$ 44,283.00	\$ 44,283.00	24.35%		\$ -	
CLEARING AND GRUBBING																	
Clearing	-	AC	6,200.00	\$ -			\$ -		-	\$ -	-	\$ -	-	\$ -	#DIV/0!	0.000	\$ -
Stripping	-	AC	3,570.00	\$ -			\$ -		-	\$ -	-	\$ -	-	\$ -	#DIV/0!	0.000	\$ -
Total				\$ -			\$ -		\$ -		\$ 0.00	\$ 0.00	\$ 0.00	#DIV/0!		\$ -	

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 9/25/2025

Period Ending: 09/25/25
 Variance Amount
 Projected Final Amount
 Billings To Date Amount
 Remaining Billings \$0.00

Bid Items	Original Contract Amt				Prev Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
UNSUITABLE MATERIAL																	
Remove & Replace Unsuitable		CY	0.00	\$			\$			\$		\$		\$	NDIV/01	0.000	\$
Total				\$			\$			\$		\$0.00		\$0.00	NDIV/01		\$
STORMWATER MNGT. POND CONSTRUCTION																	
Pond Excavation -	66,930.00	CY	5.00	\$			\$			\$		66,930.00	\$	334,650.00	0%	0.000	\$
DEWATERING	66,930.00	CY	0.70	\$			\$			\$		66,930.00	\$	46,851.00	0%	0.000	\$
Total				\$			\$			\$		\$381,501.00		\$381,501.00			\$
EARTHWORK																	
Roadway Grading	1.00	LS	18,000.00	\$			\$			\$		1.00	\$	18,000.00	0%	0.000	\$
R/W Dress Up	7,100.00	LF	2.00	\$			\$			\$		7,100.00	\$	14,200.00	0%	0.000	\$
Total				\$			\$			\$		\$32,200.00		\$32,200.00	0.00%		\$
ROADWAY CONSTRUCTION																	
Type C Curb	3,500.000	LF	\$	24.50	\$		\$			\$		3,500.00	\$	85,750.00	0%	0.000	\$
Standard Curb	3,600.000	SY	\$	23.00	\$		\$			\$		3,600.00	\$	82,800.00	0%	0.000	\$
8" Base	8,500.000	SY	\$	19.00	\$		\$			\$		8,500.00	\$	161,500.00	0%	0.000	\$
12" Stabilized Subgrade	10,100.000	SY	\$	7.20	\$		\$			\$		10,100.00	\$	72,720.00	0%	0.000	\$
Asphalt 1.5" SP 12.5 - FIRST LIFT	8,500.000	LS	\$	18.50	\$		\$			\$		8,500.00	\$	157,250.00	0%	0.000	\$
Asphalt 1.5" SP 9.5 - SECOND LIFT	8,500.000	SY	\$	17.50	\$		\$			\$		8,500.00	\$	148,750.00	0%	0.000	\$
Prime	8,500.000	SY	\$	4.00	\$		\$			\$		8,500.00	\$	34,000.00	0%	0.000	\$
Striping	1.000	LS	\$	36,300.00	\$		\$			\$		1.00	\$	36,300.00	0%	0.000	\$
Sidewalk	2,250.000	SY	\$	58.50	\$		\$			\$		2,250.00	\$	131,625.00	0%	0.000	\$
Handicap Ramps	2.000	EA	\$	2,000.00	\$		\$			\$		2.00	\$	4,000.00	0%	0.000	\$
Total				\$			\$			\$		\$914,695.00		\$914,695.00	0.00%		\$
STORM DRAINAGE SYSTEM																	
18" RCP	939.000	LF	\$	87.00	\$		\$			\$		939.00	\$	81,693.00	59%	0.000	\$
30" RCP	161.000	LF	\$	182.00	\$		\$			\$		161.00	\$	29,302.00	0%	0.000	\$
48" RCP	374.000	LF	\$	383.00	\$		\$			\$		374.00	\$	143,242.00	100%	0.000	\$
12"/15"/18" MES	2.000	EA	\$	1,100.00	\$		\$			\$		2.00	\$	2,200.00	50%	0.000	\$
48" MES	2.000	EA	\$	24,900.00	\$		\$			\$		2.00	\$	49,800.00	50%	0.000	\$
Adjustments	13.000	EA	\$	750.00	\$		\$			\$		13.00	\$	9,750.00	0%	0.000	\$
Curb Inlets	10.000	EA	\$	9,300.00	\$		\$			\$		10.00	\$	93,000.00	40%	0.000	\$
TV Storm Drain	787.000	LF	\$	12.00	\$		\$			\$		787.00	\$	9,444.00	0%	0.000	\$
Type E Inlet	1.000	EA	\$	7,000.00	\$		\$			\$		1.00	\$	7,000.00	0%	0.000	\$
Manholes	2.000	EA	\$	12,500.00	\$		\$			\$		2.00	\$	25,000.00	0%	0.000	\$
Total	0.000			\$			\$			\$		\$254,414.00		\$195,817.00	86.57%		\$
ROADWAY UNDERDRAIN																	
Roadway Underdrain - PER PLAN	3,340.000	LF	\$	36.30	\$		\$			\$		3,340.00	\$	120,240.00	0%		\$
Total				\$			\$			\$		\$		\$120,240.00		\$	\$
PAVING & DRAINAGE AS-BUILTS																	
Paving & Drainage As-builts	1.000	LS	\$	17,000.00	\$		\$			\$		1.00	\$	17,000.00	0%		\$
Total				\$			\$			\$		\$17,000.00		\$17,000.00	0.00%		\$
WATER DISTRIBUTION SYSTEM																	
12" Watermain (incl fittings, T's, bends)	2,200.000	LF	\$	140.00	\$		\$			\$		2,200.00	\$	308,000.00	0%	0.000	\$
Tie Ins	2.000	EA	\$	12,500.00	\$		\$			\$		2.00	\$	25,000.00	0%	0.000	\$
Fire Hydrants w/ Gate Valve	2.000	EA	\$	5,500.00	\$		\$			\$		2.00	\$	11,000.00	0%	0.000	\$
Flushing Hydrants	2.000	EA	\$	2,000.00	\$		\$			\$		2.00	\$	4,000.00	0%	0.000	\$
Test and Chlorinate	2,200.000	LF	\$	2.50	\$		\$			\$		2,200.00	\$	5,500.00	0%	0.000	\$
Total				\$			\$			\$		\$353,500.00		\$353,500.00	0.00%		\$
REUSE WATER DISTRIBUTION SYSTEM																	
12" Main & Fittings	2,155.000	LF	\$	121.00	\$		\$			\$		2,155.00	\$	260,755.00	0%	0.000	\$
Tie In	2.000	EA	\$	7,500.00	\$		\$			\$		2.00	\$	15,000.00	0%	0.000	\$
Flush Hydrant	2.000	EA	\$	2,000.00	\$		\$			\$		2.00	\$	4,000.00	0%	0.000	\$
Testing	2,155.000	LF	\$	2.00	\$		\$			\$		2,155.00	\$	4,310.00	0%	0.000	\$
Total				\$			\$			\$		\$284,065.00		\$284,065.00	0.00%		\$

Project Number: 2519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: FT&M
 Contract Number:
 For Month Ending: 9/25/2025

Period Ending: 09/25/25
 Variance Amount
 Projected Final Amount
 Billings To Date Amount

Bid Items	Original Contract Amt				Prev Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Variance at Completion	Quantity
SANITARY SEWER SYSTEM																	
8" Sewer Main	304.000	LF	\$ 78.00	\$ 23,712.00		304.00	\$ 23,712.00		304.00	\$ 23,712.00		\$ -	304.00	\$ 23,712.00	100%	0.000	\$ -
Manholes	2.000	EA	\$ 14,300.00	\$ 28,600.00		2.00	\$ 28,600.00		2.00	\$ 28,600.00		\$ -	2.00	\$ 28,600.00	100%	0.000	\$ -
Deewater	1.000	LF	\$ 9,000.00	\$ 9,000.00			\$ -		\$ -	\$ -	1.00	\$ 9,000.00	1.00	\$ 9,000.00	0%	0.000	\$ -
Adjustments	1.000	EA	\$ 16,000.00	\$ 16,000.00			\$ -		\$ -	\$ -	1.00	\$ 16,000.00	1.00	\$ 16,000.00	0%	0.000	\$ -
TV Testing	304.000	LF	\$ 19.00	\$ 5,776.00			\$ -		\$ -	\$ -	304.00	\$ 5,776.00	304.00	\$ 5,776.00	0%	0.000	\$ -
Benchdown & Backfill	1.000	LS	\$ 6,000.00	\$ 6,000.00			\$ -		\$ -	\$ -	1.00	\$ 6,000.00	1.00	\$ 6,000.00	0%	0.000	\$ -
Total				\$ 89,088.00			\$ 52,312.00	\$ -		\$ 52,312.00		\$ 36,776.00		\$ 89,088.00	58.72%		\$ -
FORCEMAIN																	
12" Forcemain	1,080.000	LF	\$ 129.00	\$ 139,320.00		770.00	\$ 34,830.00		270.00	\$ 34,830.00	810.00	\$ 104,490.00	1,080.00	\$ 139,320.00	25%	0.000	\$ -
6" Force Main	105.000	EA	\$ 83.00	\$ 8,715.00			\$ -		\$ -	\$ -	105.00	\$ 8,715.00	105.00	\$ 8,715.00	0%	0.000	\$ -
Tie In	1.000	EA	\$ 6,500.00	\$ 6,500.00			\$ -		\$ -	\$ -	1.00	\$ 6,500.00	1.00	\$ 6,500.00	0%	0.000	\$ -
Testing	1,195.000	LF	\$ 2.00	\$ 2,390.00			\$ -		\$ -	\$ -	1,195.00	\$ 2,390.00	1,195.00	\$ 2,390.00	0%	0.000	\$ -
Total				\$ 156,925.00			\$ 34,830.00	\$ -		\$ 34,830.00		\$ 132,095.00		\$ 156,925.00	22.20%		\$ -
WATER & SEWER AS-BUILTS																	
Water & Sewer As-Built	1.000	LS	\$ 24,913.00	\$ 24,913.00			\$ -		\$ -	\$ -	1.00	\$ 24,913.00	1.00	\$ 24,913.00	0%	0.000	\$ -
Total				\$ 24,913.00			\$ -	\$ -		\$ -		\$ 24,913.00		\$ 24,913.00	0.00%		\$ -
SLEEVES - IRRIG. - ELEC. - TELE - CATV																	
2.5" Per Bid Docs	1,500.000	LF	\$ 12.00	\$ 18,000.00			\$ -		\$ -	\$ -	1,500.00	\$ 18,000.00	1,500.00	\$ 18,000.00	0%	0.000	\$ -
3"	2,000.000	LF	\$ 14.00	\$ 28,000.00			\$ -		\$ -	\$ -	2,000.00	\$ 28,000.00	2,000.00	\$ 28,000.00	0%	0.000	\$ -
4"	2,000.000	LF	\$ 16.00	\$ 32,000.00			\$ -		\$ -	\$ -	2,000.00	\$ 32,000.00	2,000.00	\$ 32,000.00	0%	0.000	\$ -
6"	1,500.000	LF	\$ 18.00	\$ 27,000.00			\$ -		\$ -	\$ -	1,500.00	\$ 27,000.00	1,500.00	\$ 27,000.00	0%	0.000	\$ -
Total				\$ 105,000.00			\$ -	\$ -		\$ -		\$ 105,000.00		\$ 105,000.00	0.00%		\$ -
ELECTRIC ALLOWANCE																	
PER BID DOCS	1.000	LS	\$ 100,000.00	\$ 100,000.00			\$ -		\$ -	\$ -	1.00	\$ 100,000.00	1.00	\$ 100,000.00	0%	0.000	\$ -
Total				\$ 100,000.00			\$ -	\$ -		\$ -		\$ 100,000.00		\$ 100,000.00	0.00%		\$ -
SEEDING & SOD																	
Grassing - R/W	9,800.000	SY	\$ 0.80	\$ 7,840.00			\$ -		\$ -	\$ -	9,800.00	\$ 7,840.00	9,800.00	\$ 7,840.00	0%	0.000	\$ -
Sod - Ponds	6,800.000	SY	\$ 4.75	\$ 32,300.00			\$ -		\$ -	\$ -	6,800.00	\$ 32,300.00	6,800.00	\$ 32,300.00	0%	0.000	\$ -
Sod R/W Slope	11,400.000	SY	\$ 4.75	\$ 54,150.00			\$ -		\$ -	\$ -	11,400.00	\$ 54,150.00	11,400.00	\$ 54,150.00	0%	0.000	\$ -
Sod - BOC	2,800.000	SY	\$ 4.75	\$ 13,300.00			\$ -		\$ -	\$ -	2,800.00	\$ 13,300.00	2,800.00	\$ 13,300.00	0%	0.000	\$ -
Total				\$ 107,590.00			\$ -	\$ -		\$ -		\$ 107,590.00		\$ 107,590.00	0.00%		\$ -
EROSION CONTROL																	
Erosion Control NPDES	1.000	LS	\$ 8,000.00	\$ 8,000.00		0.20	\$ 1,600.00		0.20	\$ 1,600.00	0.80	\$ 6,400.00	1.00	\$ 8,000.00	20%	0.000	\$ -
Silt fence	7,900.000	LF	\$ 5.00	\$ 39,500.00		7,900.00	\$ 39,500.00		7,900.00	\$ 39,500.00		\$ -	7,900.00	\$ 39,500.00	100%	0.000	\$ -
Construction Entrance	1.000	LS	\$ 9,900.00	\$ 9,900.00		1.00	\$ 9,900.00		1.00	\$ 9,900.00		\$ -	1.00	\$ 9,900.00	100%	0.000	\$ -
Inlet Protection	21.000	EA	\$ 700.00	\$ 14,700.00			\$ -		\$ -	\$ -	21.00	\$ 14,700.00	21.00	\$ 14,700.00	0%	0.000	\$ -
Turbidity Control	1.000	LS	\$ 2,000.00	\$ 2,000.00			\$ -		\$ -	\$ -	1.00	\$ 2,000.00	1.00	\$ 2,000.00	0%	0.000	\$ -
Total				\$ 74,100.00			\$ 51,000.00	\$ -		\$ 51,000.00		\$ 23,100.00		\$ 74,100.00	68.83%		\$ -
STORMWATER POLLUTION PLAN																	
SWPPP	1.000	LS	\$ 2,000.00	\$ 2,000.00			\$ -		\$ -	\$ -	1.00	\$ 2,000.00	1.00	\$ 2,000.00	0%	0.000	\$ -
Total				\$ 2,000.00			\$ -	\$ -		\$ -		\$ 2,000.00		\$ 2,000.00	0.00%		\$ -
BOND																	
Payment Bond	1.000	LS	\$ 59,000.00	\$ 59,000.00			\$ -		\$ -	\$ -	1.00	\$ 59,000.00	1.00	\$ 59,000.00	0%	0.000	\$ -
Contractor Warranty	1.000	LS	\$ 31,000.00	\$ 31,000.00			\$ -		\$ -	\$ -	1.00	\$ 31,000.00	1.00	\$ 31,000.00	0%	0.000	\$ -
Total				\$ 90,000.00			\$ -	\$ -		\$ -		\$ 90,000.00		\$ 90,000.00	0.00%		\$ -
APF 5																	
				\$ 3,347,531.00			\$ 392,956.00	\$ 0.00		\$ 409,739.00		\$ 2,943,792.00		\$ 3,347,531.00		\$ 0.00	\$ 0.00
APF 5 Contract w/ Materials				\$ 3,347,531.00													
APF 5 Change Orders w/ Materials																	

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number: _____
 For Month Ending: 9/25/2025

Period Ending: 09/25/25
 Variance Amount
 Projected Final Amount
 Billings To Date Amount
 Remaining Billings \$0.00

Bid Items	Original Contract Amt				Prev Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		Variance at Completion
	Qty	UM	Unit Price	L&T Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount	
				\$0.00											
APF 3, 4, 5 & Amenity				\$8,321,994.00			\$671,961.50			\$1,707,197.50		\$6,614,796.50		\$8,321,994.00	

PARTIAL RELEASE OF CLAIM OF LIEN

The undersigned lienor, in consideration of payment in the amount of \$638,363.43 . hereby partially releases its claim of lien for labor, services, or materials furnished to Creekview GP, LLC. on the job of APF 3, 4, 5 & Amenity , for the following described property:

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

The undersigned lienor acknowledges previous receipt of \$983,474.20 and is executing this waiver and release in exchange for a check or checks in the additional amount of \$638,363.43 . 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 \$638,363.43 .

There remains unpaid \$7,338,519.80

Dated: September 25 , 2025

Signed and sealed in the presence of:



Witness

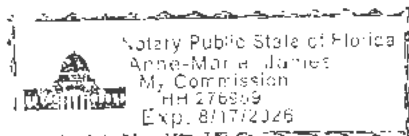


Lienor

STATE OF FLORIDA
COUNTY OF Duval

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

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



Notary Public



Creekview CDD Requisition 124 - JUM

Final Audit Report

2025-10-14

Created:	2025-10-13
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAANETA41BORr3wpaK-jsOoHGm-iU-4CFyv

"Creekview CDD Requisition 124 - JUM" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-13 - 12:13:05 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-10-13 - 12:13:12 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-10-14 - 3:53:27 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-10-14 - 3:53:48 PM GMT - Time Source: server
-  Agreement completed.
2025-10-14 - 3:53:48 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BVI

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

- (A) Requisition Number: **125**

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

- (C) Amount Payable: **\$ 227,887.42**

- (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 6 Earthwork - Application for Payment No. 3 (September 2025)**

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

The undersigned hereby certifies that:

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

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


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

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By:  _____
Responsible Officer

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



District Engineer

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702



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

CONTRACT FOR:
 Clearing & Earthwork

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

APPLICATION NO: 3
 PERIOD TO: September 25, 2025
 PROJECT: **Creekview 6 Earthwork**

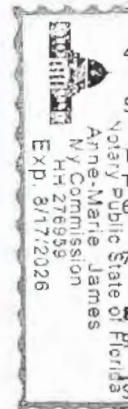
Application is made for payment, as shown below, in connection with the Contract. Continuation sheet, AIA Document G703, is attached.

CONTRACTORS APPLICATION FOR PAYMENT

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

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

1. ORIGINAL CONTRACT SUM	\$6,398,020.00
2. Net Change by Change Orders	\$0.00
3. CONTRACT SUM TO DATE (LINE 1 +, - 2)	\$6,398,020.00
4. TOTAL COMPLETED AND STORED TO DATE	\$3,635,794.60
5. RETAINAGE	
a. 5% % (Column D+E on G703)	
Total retainage (Line 5a, or Total in Column J of G703)	\$181,789.73
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$3,454,004.87
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$3,226,117.45
8. CURRENT PAYMENT DUE	\$227,887.42
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$2,944,015.13



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

AMOUNT CERTIFIED **\$227,887.42**

ENGINEER England-Thims & Miller, Inc.

BY: [Signature] DATE: 10/10/2025

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

Jason Ellins

Digitally signed by Jason Ellins
 Date: 2025.10.09 15:09:36 -0400

CONTRACTOR: Jax Utilities Management, Inc

By: [Signature] Date: 9/25/2025

ENGINEERS CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the 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.

Project Number: 20251106
 Project Name: Greenview Area 6
 Owner Name: L&M
 Contract Number:
 For Month Ending: 9/25/2025

Period Ending: 09/25/25
 Variance
 Projected Final
 Billings to Date \$3,635,794.60
 Remaining Billings \$2,762,225.40

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
CV 6 - Earthwork																	
MOBILIZATION AND SITE PREPARATION																	
Mobilizations	1.00	LS	5,000.00	\$ 5,000.00	1.00		\$ -		1.00	\$ 5,000.00	-	\$ -	1.00	\$ 5,000.00	100%	0.000	\$ -
Survey	1.00	LS	25,000.00	\$ 25,000.00	0.70		\$ -		0.70	\$ 17,500.00	0.30	\$ 7,500.00	1.00	\$ 25,000.00	70%	0.000	\$ -
Testing	1.00	LS	25,000.00	\$ 25,000.00	0.60		\$ -		0.60	\$ 15,000.00	0.40	\$ 10,000.00	1.00	\$ 25,000.00	60%	0.000	\$ -
Total			\$55,000.00	\$ 55,000.00			\$ -		\$ 37,500.00		\$ 17,500.00		\$ 55,000.00	68.18%		\$ -	
CLEARING AND GRUBBING																	
Clearing & Stripping	63.00	AC	9,800.00	\$ 617,400.00	63.00		\$ -		63.00	\$ 617,400.00	-	\$ -	63.00	\$ 617,400.00	100%	0.000	\$ -
Total				\$ 617,400.00			\$ -		\$ 617,400.00		\$ 0.00		\$ 617,400.00	100.00%		\$ -	
UNSUITABLE MATERIAL																	
Pipe Trench Unsuitables	47,000.00	CY	13.00	\$ 611,000.00	13,445.00		\$ -		13,445.00	\$ 174,785.00	33,555.00	\$ 436,215.00	47,000.00	\$ 611,000.00	29%	0.000	\$ -
Total				\$ 611,000.00			\$ -		\$ 174,785.00		\$ 436,215.00		\$ 611,000.00	28.61%		\$ -	
STORMWATER MNGT.																	
Pond Excavation	65,600.00	CY	8.00	\$ 524,800.00	39,360.00	14,000.00	\$ 112,000.00		53,360.00	\$ 426,880.00	12,240.00	\$ 97,920.00	65,600.00	\$ 524,800.00	81%	0.000	\$ -
Pond Dewatering	1.00	LS	215,000.00	\$ 215,000.00	0.35	0.20	\$ 43,000.00		0.65	\$ 139,750.00	0.35	\$ 75,250.00	1.00	\$ 215,000.00	65%	0.000	\$ -
Total				\$ 739,800.00			\$ 155,000.00		\$ 566,630.00		\$ 173,170.00		\$ 739,800.00			\$ -	
EARTHWORK																	
Site & Lot Fill Phase I	239,000.00	CY	10.30	\$ 2,461,700.00	192,252.00		\$ -		192,252.00	\$ 1,980,195.60	46,748.00	\$ 481,504.40	239,000.00	\$ 2,461,700.00	80%	0.000	\$ -
Site & Lot Fill Phase II	82,000.00	CY	10.30	\$ 844,600.00		5,000.00	\$ 55,620.00		5,400.00	\$ 55,620.00	76,600.00	\$ 786,380.00	82,000.00	\$ 844,600.00	79%	0.000	\$ -
Site Grading	1.00	LS	30,000.00	\$ 30,000.00	0.25		\$ -		0.25	\$ 7,500.00	0.75	\$ 22,500.00	1.00	\$ 30,000.00	25%	0.000	\$ -
Total				\$ 3,336,300.00			\$ 55,620.00		\$ 2,043,315.60		\$ 51,026,384.40		\$ 3,336,300.00	61.24%		\$ -	
Earthwork As Builts																	
Pond & Lot As Builts	1.000	LS	\$ 20,000.00	\$ 20,000.00	-		\$ -		-	\$ -	1.00	\$ 20,000.00	1.00	\$ 20,000.00	0%	0.000	\$ -
Total				\$ 20,000.00			\$ -		\$ -		\$ 20,000.00		\$ 20,000.00	0.00%		\$ -	
SEEDING & SOO																	
Grassing	265,000.000	SY	\$ 0.75	\$ 198,750.00	-		\$ -		-	\$ -	265,000.00	\$ 198,750.00	265,000.00	\$ 198,750.00	0%	0.000	\$ -
Sod - Ponds & Lot Slopes	118,100.000	SY	\$ 5.20	\$ 614,120.00	-	5,000.00	\$ 26,000.00		5,000.00	\$ 26,000.00	113,100.00	\$ 588,120.00	118,100.00	\$ 614,120.00	4%	0.000	\$ -
Total				\$ 812,870.00			\$ 26,000.00		\$ 26,000.00		\$ 588,870.00		\$ 812,870.00	3.20%		\$ -	
EROSION CONTROL																	
Erosion Control NPDES	1.000	LS	\$ 12,000.00	\$ 12,000.00	1.00		\$ -		1.00	\$ 12,000.00	-	\$ -	1.00	\$ 12,000.00	100%	0.000	\$ -
Silt Fence	30,300.000	LF	\$ 5.50	\$ 166,650.00	23,255.00	5,000.00	\$ 27,500.00		23,848.00	\$ 131,164.00	6,452.00	\$ 35,486.00	30,300.00	\$ 166,650.00	79%	0.000	\$ -
Construction Entrance	1.000	LS	\$ 18,000.00	\$ 18,000.00	1.00		\$ -		1.00	\$ 18,000.00	-	\$ -	1.00	\$ 18,000.00	100%	0.000	\$ -
Total				\$ 196,650.00			\$ 27,500.00		\$ 161,164.00		\$ 35,486.00		\$ 196,650.00	61.95%		\$ -	
STORMWATER POLLUTION PLAN																	
SWPPP	1.000	LS	\$ 9,000.00	\$ 9,000.00	1.00		\$ -		1.00	\$ 9,000.00	-	\$ -	1.00	\$ 9,000.00	100%	0.000	\$ -
Total				\$ 9,000.00			\$ -		\$ 9,000.00		\$ 0.00		\$ 9,000.00	100.00%		\$ -	

Project Number: 202,513.00
 Project Name: Creekview Area 6
 Owner Name: ET&M
 Contract Number: _____
 For Month Ending: 9/25/2025

Period Ending: 09/25/25
 Variance: _____
 Projected Final: _____
 Billings To Date: \$1,635,794.60
 Remaining Billings: \$2,762,225.40

Bid Items	Original Contract Amt				Prev.	Current		Material:	To Date		Remaining		Projected Final		%	Projection vs. Original			
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Amount	Quantity	Amount	Quantity	Amount	Quantity		Amount	Complete	Quantity	Amount
CV Area 6 Earthwork				\$5,398,020.00			\$239,881.50	\$0.00		\$3,635,794.60		\$2,762,225.40		\$6,398,020.00			\$6.06		

PARTIAL RELEASE OF CLAIM OF LIEN

The undersigned lienor, in consideration of payment in the amount of \$227,887.42 , hereby partially releases its claim of lien for labor, services, or materials furnished to Creekview GP, LLC, on the job of Creekview 6 Earthwork , for the following described property:

Creekview 6 Earthwork

The undersigned lienor acknowledges previous receipt of \$ 2,379,056.60 and is executing this waiver and release in exchange for a check or checks in the additional amount of \$ 227,887.42 , 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 \$ 1,074,948.27 .

There remains unpaid \$ 4,018,963.41

Dated: September 25 , 20 25

Signed and sealed in the presence of:

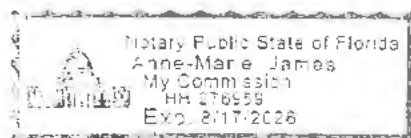
Witness

Lienor

STATE OF FLORIDA
COUNTY OF Duval

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

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



Notary Public


Creekview CDD Requisition 125 - JUM

Final Audit Report

2025-10-14

Created:	2025-10-13
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAKVnvJj3T0I7qj91OKhg6rHBektrPslg5

"Creekview CDD Requisition 125 - JUM" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-13 - 12:12:22 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-10-13 - 12:12:30 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-10-14 - 3:53:55 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-10-14 - 3:54:12 PM GMT - Time Source: server
-  Agreement completed.
2025-10-14 - 3:54:12 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3B VII

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

- (A) Requisition Number: **126**

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

- (C) Amount Payable: **\$ 786,159.29**

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Creekview Trail Area 4A and APF Road Phase 2 - Application for Payment No. 14 (September 2025)**

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

The undersigned hereby certifies that:

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

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


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

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By:  _____
Responsible Officer

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



District Engineer

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702



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

CONTRACT FOR:
 Underground Infrastructure

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

APPLICATION NO: 14
 PERIOD TO: September 25, 2025
 PROJECT: CV4A & APF2

CONTRACTORS APPLICATION FOR PAYMENT

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

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

CONTRACTOR: Jax Utilities Management, Inc.

By:  Date: 9/25/2025

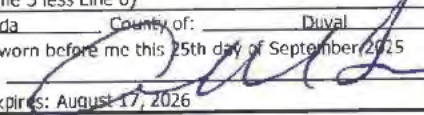
ENGINEERS CERTIFICATE FOR PAYMENT

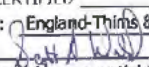
In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Engineers knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance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

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

1. ORIGINAL CONTRACT SUM	\$15,286,792.50
2. Net Change by Change Orders	\$8,057,487.60
3. CONTRACT SUM TO DATE (LINE 1 +, - 2)	\$23,344,280.10
4. TOTAL COMPLETED AND STORED TO DATE	\$22,419,999.32
5. RETAINAGE	
a. 5% % (Column D + E on G703)	
Total retainage (Line 5a, or Total in Column J of G703)	\$1,120,999.97
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$21,298,999.35
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$20,512,840.06
8. CURRENT PAYMENT DUE	\$786,159.29
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$2,045,280.75

Notary Public State of Florida
 Anne-Marie James
 My Commission
 Exp. 8/17/2026

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

AMOUNT CERTIFIED \$786,159.29
 ENGINEER: England-Thims & Miller, Inc.
 BY:  DATE: 10/10/2025

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

Jason Ellins

Date: 2025.10.09 15:50:42 -0400

Project Number:
Project Name: CV4A & APF2
Owner Name: ET&M
Contract Number:
For Month Ending: 9/25/2025

39.67

Period Ending: 09/25/25
Variance: \$0.00
Projected Final: \$26,729,556.84
Billings to Date: \$22,419,999.32
Remaining Billings: \$4,309,557.52

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
APF Road 2																	
MOBILIZATION AND SITE PREPARATION																	
Mobilizations	1.00	LS	23,100.00	\$ 23,100.00	0.90		\$ -		0.90	\$ 20,790.00	0.10	\$ 2,310.00	1.00	\$ 23,100.00	99%	0.000	\$ -
Survey	1.00	LS	40,400.00	\$ 40,400.00	0.90		\$ -		0.90	\$ 36,360.00	0.10	\$ 4,040.00	1.00	\$ 40,400.00	99%	0.000	\$ -
MOT	1.00	LS	500.00	\$ 500.00	1.00		\$ -		1.00	\$ 500.00	-	\$ -	1.00	\$ 500.00	100%	0.000	\$ -
Testing	1.00	LS	28,000.00	\$ 28,000.00	0.50	0.35	\$ 4,200.00		0.65	\$ 18,200.00	0.15	\$ 9,800.00	1.00	\$ 28,000.00	65%	0.000	\$ -
Total			\$92,000.00	\$ 92,000.00			\$ 4,200.00			\$ 75,850.00		\$ 16,150.00		\$92,000.00	81.45%		\$ -
CLEARING AND GRUBBING																	
Clearing	18.00	AC	6,400.00	\$ 115,200.00	18.00		\$ -		18.00	\$ 115,200.00	-	\$ -	18.00	\$ 115,200.00	100%	0.000	\$ -
Stripping	18.00	AL	3,500.00	\$ 63,000.00	18.00		\$ -		18.00	\$ 63,000.00	-	\$ -	18.00	\$ 63,260.00	100%	0.000	\$ -
Total				\$ 178,200.00			\$ -			\$ 178,560.00		\$ 30.00		\$ 179,450.00	100.00%		\$ -
STORMWATER MNGT.																	
Pond Excavation - TO APF PHASE TWO	39,100.00	CY	3.65	\$ 142,715.00	39,100.00		\$ -		39,100.00	\$ 142,715.00	-	\$ -	39,100.00	\$ 142,715.00	100%	0.000	\$ -
TO APF 3 & SPREAD	31,400.00	CY	6.40	\$ 213,760.00	23,400.00		\$ -		23,400.00	\$ 149,760.00	10,000.00	\$ 64,000.00	33,400.00	\$ 213,760.00	70%	0.000	\$ -
CLEAR STOCKPILE SITE	3.50	AC	9,770.00	\$ 34,195.00	3.50		\$ -		3.50	\$ 34,155.00	-	\$ -	3.50	\$ 34,155.00	100%	0.000	\$ -
EXCAVATE HAUL & PUSH STOCKPILE	102,400.00	CY	5.10	\$ 522,240.00	102,400.00		\$ -		102,400.00	\$ 522,240.00	-	\$ -	102,400.00	\$ 522,240.00	100%	0.000	\$ -
WATERING	174,900.00	CY	0.25	\$ 43,725.00	154,331.00	20,569.00	\$ 14,198.10		174,900.00	\$ 122,430.00	-	\$ -	174,900.00	\$ 122,430.00	100%	0.000	\$ -
Total				\$ 1,095,340.00			\$ 14,198.10			\$ 671,340.00		\$ 56,000.00		\$ 1,095,340.00			\$ -
EARTHWORK																	
Roadway Excavation - Spread Fill from Pond Ex	39,100.00	CY	1.10	\$ 43,010.00	37,304.00	1,796.00	\$ 1,975.60		39,100.00	\$ 43,010.00	-	\$ -	39,100.00	\$ 43,010.00	100%	0.000	\$ -
Roadway Grading	1.00	LS	26,400.00	\$ 26,400.00	0.90	0.10	\$ 2,640.00		1.00	\$ 26,400.00	-	\$ -	1.00	\$ 26,400.00	100%	0.000	\$ -
R/W Dress Up	7,240.00	LF	2.00	\$ 14,480.00	-		\$ -		-	\$ -	7,240.00	\$ 14,480.00	7,240.00	\$ 14,480.00	0%	0.000	\$ -
Total				\$ 83,890.00			\$ 4,615.60			\$ 69,410.00		\$ 14,480.00		\$ 83,890.00	82.74%		\$ -
ROADWAY CONSTRUCTION																	
Type C Curb	3,120.00	LF	\$ 25.50	\$ 79,560.00	3,120.00		\$ -		3,120.00	\$ 79,560.00	-	\$ -	3,120.00	\$ 79,560.00	100%	0.000	\$ -
Standard Curb	4,120.00	SY	\$ 24.00	\$ 98,880.00	4,120.00		\$ -		4,120.00	\$ 98,880.00	-	\$ -	4,120.00	\$ 98,880.00	100%	0.000	\$ -
Valley Gutter	50.00	SY	\$ 65.00	\$ 3,250.00	50.00		\$ -		50.00	\$ 3,250.00	-	\$ -	50.00	\$ 3,250.00	100%	0.000	\$ -
8" Base	9,700.00	SY	\$ 19.50	\$ 189,150.00	9,700.00		\$ -		9,700.00	\$ 189,150.00	-	\$ -	9,700.00	\$ 189,150.00	100%	0.000	\$ -
12" Stabilized Subgrade	11,300.00	SY	\$ 7.60	\$ 85,880.00	11,300.00		\$ -		11,300.00	\$ 85,880.00	-	\$ -	11,300.00	\$ 85,880.00	100%	0.000	\$ -
Asphalt 1.5" SP 12.5 - FIRST LIFT	9,700.00	LS	\$ 15.60	\$ 151,320.00	-	9,700.00	\$ 151,300.00		9,700.00	\$ 145,500.00	-	\$ -	9,700.00	\$ 145,500.00	100%	0.000	\$ -
Prime	9,700.00	SY	\$ 4.00	\$ 38,800.00	-	9,700.00	\$ 38,800.00		9,700.00	\$ 38,800.00	-	\$ -	9,700.00	\$ 38,800.00	100%	0.000	\$ -
Striping	1.00	LS	\$ 36,300.00	\$ 36,300.00	-		\$ -		-	\$ -	1.00	\$ 36,300.00	1.00	\$ 36,300.00	0%	0.000	\$ -
Sidewalk	2,260.00	SY	\$ 62.00	\$ 140,120.00	-		\$ -		-	\$ -	2,260.00	\$ 140,120.00	2,260.00	\$ 140,120.00	0%	0.000	\$ -
Handicap Ramps	4.00	EA	\$ 2,300.00	\$ 9,200.00	-		\$ -		-	\$ -	4.00	\$ 9,200.00	4.00	\$ 9,200.00	0%	0.000	\$ -
Total				\$ 826,840.00			\$ 184,300.00			\$ 641,020.00		\$ 185,620.00		\$ 826,840.00	77.55%		\$ -
STORM DRAINAGE SYSTEM																	
18" RCP	497.00	LF	\$ 62.00	\$ 30,832.00	497.00		\$ -		497.00	\$ 37,275.00	-	\$ -	497.00	\$ 37,275.00	100%	0.000	\$ -
24" RCP	62.00	LF	\$ 57.23	\$ 3,548.16	62.00		\$ -		62.00	\$ 6,758.00	-	\$ -	62.00	\$ 6,758.00	100%	0.000	\$ -
30" RCP	525.00	LF	\$ 107.23	\$ 56,296.40	525.00		\$ -		525.00	\$ 90,330.00	-	\$ -	525.00	\$ 90,330.00	100%	0.000	\$ -
36" RCP	114.00	LF	\$ 168.00	\$ 19,152.00	114.00		\$ -		114.00	\$ 27,732.00	-	\$ -	114.00	\$ 27,702.00	100%	0.000	\$ -
42" RCP	363.00	LF	\$ 302.00	\$ 109,526.00	363.00		\$ -		363.00	\$ 143,244.00	-	\$ -	363.00	\$ 143,244.00	100%	0.000	\$ -
48" RCP	99.00	LF	\$ 366.00	\$ 36,234.00	99.00		\$ -		99.00	\$ 36,234.00	-	\$ -	99.00	\$ 36,234.00	100%	0.000	\$ -
Segmented Retaining Wall at Sta. 79+00	241.00	LF	\$ 300.00	\$ 72,300.00	-		\$ -		-	\$ -	241.00	\$ 72,300.00	241.00	\$ 72,300.00	0%	0.000	\$ -
12"/15"/18" MES	4.00	EA	\$ 449.00	\$ 1,796.00	4.00		\$ -		4.00	\$ 4,430.00	-	\$ -	4.00	\$ 4,430.00	100%	0.000	\$ -
30" MES	1.00	EA	\$ 652.00	\$ 652.00	1.00		\$ -		1.00	\$ 2,430.00	-	\$ -	1.00	\$ 2,430.00	100%	0.000	\$ -
36" MES	1.00	EA	\$ 630.00	\$ 630.00	1.00		\$ -		1.00	\$ 3,090.00	-	\$ -	1.00	\$ 3,090.00	100%	0.000	\$ -
48" MES	1.00	EA	\$ 25,400.00	\$ 25,400.00	1.00		\$ -		1.00	\$ 25,400.00	-	\$ -	1.00	\$ 25,400.00	100%	0.000	\$ -
Adjustments	17.00	EA	\$ 750.00	\$ 12,750.00	17.00		\$ -		17.00	\$ 12,750.00	-	\$ -	17.00	\$ 12,750.00	100%	0.000	\$ -
Curb Inlets	11.00	EA	\$ 5,859.00	\$ 64,449.00	11.00		\$ -		11.00	\$ 102,390.00	-	\$ -	11.00	\$ 102,390.00	100%	0.000	\$ -
TV Storm Drain	1,660.00	LF	\$ 19.00	\$ 31,540.00	830.00	830.00	\$ 15,770.00		1,660.00	\$ 31,540.00	-	\$ -	1,660.00	\$ 31,540.00	100%	0.000	\$ -
Underdrain Stubs	440.00	LF	\$ 17.45	\$ 7,679.00	440.00		\$ -		440.00	\$ 16,280.00	-	\$ -	440.00	\$ 16,280.00	100%	0.000	\$ -
Type E Inlet	2.00	EA	\$ 3,752.00	\$ 7,504.00	2.00		\$ -		2.00	\$ 14,000.00	-	\$ -	2.00	\$ 14,000.00	100%	0.000	\$ -
Type H Inlet	2.00	EA	\$ 6,013.00	\$ 12,026.00	2.00		\$ -		2.00	\$ 22,000.00	-	\$ -	2.00	\$ 22,000.00	100%	0.000	\$ -
Manholes	2.00	EA	\$ 5,318.50	\$ 10,637.00	2.00		\$ -		2.00	\$ 18,830.00	-	\$ -	2.00	\$ 18,800.00	100%	0.000	\$ -
12' x 6' Box Culvert	200.00	LF	\$ 2,018.00	\$ 403,600.00	200.00		\$ -		200.00	\$ 719,069.00	-	\$ -	200.00	\$ 719,069.00	100%	0.000	\$ -
Retaining Wall with Box Culvert Headwalls				\$ -			\$ -		-	\$ -	-	\$ -	-	\$ -	0.00%	0.000	\$ -

Project Number: _____
 Project Name: CV4A & APF2
 Owner Name: ET&M
 Contract Number: _____
 For Month Ending: 9/25/2025

39.67

Period Ending 09/25/25
 Variance \$0.00
 Projected Final \$26,729,556.84
 Billings To Date \$22,419,999.32
 Remaining Billings \$4,109,557.52

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount	Complete	Variance at Completion
Excavation & Backfill	1.000	LS	\$ 273,000.00	\$ 273,000.00	1.00		\$ -		1.00	\$ 273,000.00	-	\$ -	1.00	\$ 273,000.00	100%	0.000 \$ -
Wall Construction	1.000	LS	\$ 880,000.00	\$ 880,000.00	0.90		\$ -		0.90	\$ 792,000.00	0.10	\$ 88,000.00	1.00	\$ 880,000.00	90%	0.000 \$ -
Total	0.000			\$ 1,059,852.00			\$ 15,770.00	\$ 479,100.00		\$ 2,378,432.00		\$180,360.00		\$2,536,752.00	93.69%	\$ -
PAVING & DRAINAGE AS-BUILTS																
Paving & Drainage As-Built	1.000	LS	\$ 25,000.00	\$ 25,000.00			\$ -			\$ -	1.00	\$ 25,000.00	1.00	\$ 25,000.00	0%	\$ -
Total				\$ 25,000.00			\$ -	\$ -		\$ -		\$25,000.00		\$25,000.00	0.00%	\$ -
WATER DISTRIBUTION SYSTEM																
12" Watermain (incl fittings, Ts, bends)	2,330.000	LF	\$ 85.80	\$ 199,968.80	2,330.00		\$ -	156,581.20	2,330.00	\$ 356,490.00	-	\$ -	2,330.00	\$ 356,490.00	100%	0.000 \$ -
Elbows	1.000	EA	\$ 5,500.00	\$ 5,500.00			\$ -			\$ -	1.00	\$ 5,500.00	1.00	\$ 5,500.00	0%	0.000 \$ -
Fire Hydrants w/ Gate Valve	2.000	EA	\$ 5,500.00	\$ 11,000.00	2.00		\$ -		2.00	\$ 11,000.00	-	\$ -	2.00	\$ 11,000.00	100%	0.000 \$ -
Flushing Hydrants	2.000	EA	\$ 2,000.00	\$ 4,000.00		2.00	\$ 4,000.00		2.00	\$ 4,000.00	-	\$ -	2.00	\$ 4,000.00	100%	0.000 \$ -
Services - 2" Service to Lift Station	1.000	EA	\$ 2,400.00	\$ 2,400.00	1.00		\$ -		1.00	\$ 2,400.00	-	\$ -	1.00	\$ 2,400.00	100%	0.000 \$ -
Test and Calibrate	2,330.000	LF	\$ 1.50	\$ 3,495.00		0.50	\$ 0.75		0.50	\$ 0.75	2,329.50	\$ 3,494.25	2,330.00	\$ 3,495.00	0%	0.000 \$ -
Total				\$ 226,968.80			\$ 4,000.75	\$ 156,581.20		\$ 373,990.75		\$4,994.25		\$382,685.00	97.65%	\$ -
SANITARY SEWER SYSTEM																
8" Sewer Main	1,568.000	LF	\$ 64.87	\$ 101,716.16	1,568.00		\$ -	20,587.84	1,568.00	\$ 122,304.00	-	\$ -	1,568.00	\$ 122,304.00	100%	0.000 \$ -
Manholes	9.000	EA	\$ 8,105.11	\$ 72,946.00	9.00		\$ -	60,467.00	9.00	\$ 133,413.50	-	\$ -	9.00	\$ 133,413.50	100%	0.000 \$ -
Bewater	1.000	LF	\$ 82,000.00	\$ 82,000.00	1.00		\$ -		1.00	\$ 82,000.00	-	\$ -	1.00	\$ 82,000.00	100%	0.000 \$ -
Adjustments	1.000	EA	\$ 12,000.00	\$ 12,000.00		1.00	\$ 12,000.00		1.00	\$ 12,000.00	-	\$ -	1.00	\$ 12,000.00	100%	0.000 \$ -
TV Testing	1,568.000	LF	\$ 18.00	\$ 28,224.00		1,568.00	\$ 28,224.00		1,568.00	\$ 28,224.00	-	\$ -	1,568.00	\$ 28,224.00	100%	0.000 \$ -
Benchdown & Backfill	1.000	LS	\$ 27,000.00	\$ 27,000.00	1.00		\$ -		1.00	\$ 27,000.00	-	\$ -	1.00	\$ 27,000.00	100%	0.000 \$ -
Total				\$ 323,886.16			\$ 40,224.00	\$ 81,054.84		\$ 404,941.50		\$0.00		\$404,941.50	100.00%	\$ -
LIFT STATION & FORCEMAIN																
Wetwell	1.000	LS	\$ 229,309.00	\$ 229,309.00	1.00		\$ -	62,691.00	1.00	\$ 292,000.00	(0.00)	\$ (0.00)	1.00	\$ 292,000.00	100%	0.000 \$ -
Pumps & Panel	1.000	LS	\$ 174,000.00	\$ 174,000.00	1.00		\$ -		1.00	\$ 174,000.00	-	\$ -	1.00	\$ 174,000.00	100%	0.000 \$ -
Fence	1.000	LS	\$ 19,300.00	\$ 19,300.00		1.00	\$ 19,300.00		1.00	\$ 19,300.00	-	\$ -	1.00	\$ 19,300.00	100%	0.000 \$ -
Concrete Paving, Stone, & Sitework	1.000	LS	\$ 54,000.00	\$ 54,000.00		1.00	\$ 54,000.00		1.00	\$ 54,000.00	-	\$ -	1.00	\$ 54,000.00	100%	0.000 \$ -
Electric	1.000	LS	\$ 54,000.00	\$ 54,000.00	1.00		\$ -		1.00	\$ 54,000.00	-	\$ -	1.00	\$ 54,000.00	100%	0.000 \$ -
Start-Up & Test	1.000	LS	\$ 8,500.00	\$ 8,500.00			\$ -			\$ -	1.00	\$ 8,500.00	1.00	\$ 8,500.00	0%	0.000 \$ -
6" Forcemain	1,443.000	LF	\$ 43.36	\$ 62,567.60	1,443.00		\$ -	28,341.40	1,443.00	\$ 90,909.00	-	\$ -	1,443.00	\$ 90,909.00	100%	0.000 \$ -
ARV Valve & Vault	1.000	LS	\$ 1,642.00	\$ 1,642.00			\$ -	6,758.40		\$ 6,758.40	1.00	\$ 1,642.00	1.00	\$ 8,400.60	80%	0.000 \$ -
Testing	1.000	LS	\$ 1,800.00	\$ 1,800.00			\$ -			\$ -	1.00	\$ 1,800.00	1.00	\$ 1,800.00	0%	0.000 \$ -
Total				\$ 605,118.60			\$ 73,300.00	\$ 97,790.80		\$ 480,967.40		\$11,942.00		\$702,909.40	98.30%	\$ -
WATER & SEWER AS-BUILTS																
Water & Sewer As-Built	1.000	LS	\$ 32,000.00	\$ 32,000.00		0.50	\$ 16,000.00		0.50	\$ 16,000.00	0.50	\$ 16,000.00	1.00	\$ 32,000.00	50%	0.000 \$ -
Total				\$ 32,000.00			\$ 16,000.00	\$ -		\$ 16,000.00		\$16,000.00		\$32,000.00	50.00%	\$ -
ELECTRIC ALLOWANCE																
Clay Electric Allowance per Bid Docs	1.000	LS	\$ 150,000.00	\$ 150,000.00	1.00		\$ -		1.00	\$ 149,778.00	0.00	\$ 222.00	1.00	\$ 150,000.00	100%	0.000 \$ -
Total				\$ 150,000.00			\$ -	\$ -		\$ 149,778.00		\$222.00		\$150,000.00	99.85%	\$ -
SEEDING & SOD																
Grassing - R/W	16,500.000	SY	\$ 9.20	\$ 151,800.00			\$ -			\$ -	16,500.00	\$ 151,800.00	16,500.00	\$ 151,800.00	0%	0.000 \$ -
Sod - Ponds	28,700.000	SY	\$ 4.75	\$ 136,325.00			\$ -			\$ -	28,700.00	\$ 136,325.00	28,700.00	\$ 136,325.00	0%	0.000 \$ -
Sod - R/W Slope	12,800.000	SY	\$ 4.75	\$ 60,800.00			\$ -			\$ -	12,800.00	\$ 60,800.00	12,800.00	\$ 60,800.00	0%	0.000 \$ -
Sod - BCU	1,500.000	SY	\$ 4.75	\$ 7,125.00			\$ -			\$ -	1,500.00	\$ 7,125.00	1,500.00	\$ 7,125.00	0%	0.000 \$ -
Total				\$ 217,450.00			\$ -	\$ -		\$ -		\$217,450.00		\$217,450.00	0.00%	\$ -
EROSION CONTROL																
Erosion Control NOTES	1.000	LS	\$ 19,500.00	\$ 19,500.00	0.90		\$ -		0.90	\$ 17,550.00	0.10	\$ 1,950.00	1.00	\$ 19,500.00	90%	0.000 \$ -
Silt Fence	8,000.000	LF	\$ 5.00	\$ 40,000.00	8,000.00		\$ -		8,000.00	\$ 40,000.00	-	\$ -	8,000.00	\$ 40,000.00	100%	0.000 \$ -
Construction Entrance	1.000	LS	\$ 9,900.00	\$ 9,900.00	1.00		\$ -		1.00	\$ 9,900.00	-	\$ -	1.00	\$ 9,900.00	100%	0.000 \$ -
Inlet Protection	17.000	EA	\$ 700.00	\$ 11,900.00		17.00	\$ 11,900.00		17.00	\$ 11,900.00	-	\$ -	17.00	\$ 11,900.00	100%	0.000 \$ -
Turbidity Control	1.000	LS	\$ 32,000.00	\$ 32,000.00	1.00		\$ -		1.00	\$ 32,000.00	-	\$ -	1.00	\$ 32,000.00	100%	0.000 \$ -
Total				\$ 113,300.00			\$ 11,900.00	\$ 111,350.00		\$ 111,350.00		\$1,950.00		\$113,300.00	98.28%	\$ -
STORMWATER POLLUTION PLAN																
SWPPP	1.000	LS	\$ 5,000.00	\$ 5,000.00	1.00		\$ -		1.00	\$ 5,000.00	-	\$ -	1.00	\$ 5,000.00	100%	0.000 \$ -

Project Number: _____
 Project Name: CV4A & APF2
 Owner Name: ET&M
 Contract Number: _____
 For Month Ending: 9/25/2025

39.67

Period Ending: 09/25/25
 Variance: \$0.00
 Projected Final: \$26,729,556.84
 Billings To Date: \$22,419,999.32
 Remaining Billings: \$4,309,557.52

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
Total				\$ 5,000.00			\$ -			\$ 5,000.00		\$0.00		\$5,000.00	100.00%		\$ -

BOND																	
Payment & Performance Bonds	1.000	LS	\$ 98,500.00	\$ 98,500.00	1.00		\$ -		1.00	\$ 98,500.00		\$ -	1.00	\$ 98,500.00	100%	0.000	\$ -
Contractor Warranty	1.000	LS	\$ 48,700.00	\$ 48,700.00			\$ -			\$ -	1.00	\$ 48,700.00	1.00	\$ 48,700.00	0%	0.000	\$ -
Total				\$ 147,200.00			\$ -			\$ 98,500.00		\$48,700.00		\$147,200.00	46.92%		\$ -

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

CHANGE ORDERS	Original Contract Amt				To Date Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
Change Order 1																	
GDP American Precast	1.000	LS	\$ (523,192.00)	\$ (523,192.00)	1.00		\$ -		1.00	\$ (523,192.00)		\$ -	1.00	\$ (523,192.00)	100%	0.000	\$ -
GDP Ferguson	1.000	LS	\$ (205,510.84)	\$ (205,510.84)	1.00		\$ -		1.00	\$ (205,510.84)		\$ -	1.00	\$ (205,510.84)	100%	0.000	\$ -
County Materials	1.000	LS	\$ (85,824.00)	\$ (85,824.00)	1.00		\$ -		1.00	\$ (85,824.00)		\$ -	1.00	\$ (85,824.00)	100%	0.000	\$ -
Sheet Pile Walls (above contract value)	1.000	LS	\$ 826,967.14	\$ 826,967.14	1.00		\$ -		1.00	\$ 826,967.14		\$ -	1.00	\$ 826,967.14	100%	0.000	\$ -
Sleeves & Electric True-Up	1.000	LS	\$ (118,598.52)	\$ (118,598.52)	1.00		\$ -		1.00	\$ (118,598.52)		\$ -	1.00	\$ (118,598.52)	100%	0.000	\$ -
Area 6 Credit	1.000	LS	\$ (1,296,515.00)	\$ (1,296,515.00)	1.00		\$ -		1.00	\$ (1,296,515.00)		\$ -	1.00	\$ (1,296,515.00)	100%	0.000	\$ -
60" Headwall	1.000	LS	\$ 53,000.00	\$ 53,000.00			\$ -			\$ -		\$ 53,000.00	1.00	\$ 53,000.00		0.000	\$ -
Creek Crossing	1.000	LS	\$ 1,191,923.00	\$ 1,191,923.00	1.00		\$ -		1.00	\$ 1,191,923.00		\$ -	1.00	\$ 1,191,923.00	100%	0.000	\$ -
Change Order Totals				\$ (157,750.22)			\$ -	0.000		\$-210,750.22		\$ -		\$ (157,750.22)			\$ -

APF Road 2				\$6,106,766.56			\$368,708.65	\$814,570.84		\$5,941,734.93		\$770,808.25		\$6,706,543.18			\$0.00
-------------------	--	--	--	----------------	--	--	--------------	--------------	--	----------------	--	--------------	--	----------------	--	--	--------

Phase 1a Contract w/ Materials \$6,923,193.40

18,435.433
\$350,173.22

APF 2 Change Orders w/ Materials
\$157,750.22

Bid Items	Original Contract Amt				To Date Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
Creekview 4A																	
MOBILIZATION AND SITE PREPARATION																	
Mobilizations	1.00	LS	\$ 19,500.00	\$ 19,500.00	1.00		\$ -		1.00	\$ 19,500.00		\$ -	1.00	\$ 19,500.00	100%	0.000	\$ -
Survey	1.00	LS	\$ 42,000.00	\$ 42,000.00	1.00		\$ -		1.00	\$ 42,000.00		\$ -	1.00	\$ 42,000.00	100%	0.000	\$ -
MGI	1.00	LS	\$ 4,700.00	\$ 4,700.00	1.00		\$ -		1.00	\$ 4,700.00		\$ -	1.00	\$ 4,700.00	100%	0.000	\$ -
Testing	1.00	LS	\$ 30,500.00	\$ 30,500.00	1.00		\$ -		1.00	\$ 30,500.00		\$ -	1.00	\$ 30,500.00	100%	0.000	\$ -
Total				\$ 96,700.00			\$ -			\$ 96,700.00		\$0.00		\$96,700.00	100.00%		\$ -

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

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

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

Project Number:
Project Name: CV4A & APF2
Owner Name: ET&M
Contract Number:
For Month Ending: 9/25/2025

39.67

Period Ending: 09/25/25
Variance: \$0.00
Projected Final: \$26,729,556.84
Billings To Date: \$22,419,959.37
Remaining Billings: \$4,309,597.52

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Complete	Quantity
Grading - Fine	1,600	LS	\$ 17,900.00	\$ 17,900.00	1.00		\$ -		1.00	\$ 17,900.00		\$ -	1.00	\$ 17,900.00	100%	0.000	\$ -
Dress Up	1,600	LS	\$ 27,700.00	\$ 27,700.00	0.95		\$ -		0.90	\$ 24,930.00	0.10	\$ 2,770.00	1.00	\$ 27,700.00	90%	0.000	\$ -
Miami Curb (incl backfill)	13,100.000	LF	\$ 15.00	\$ 196,500.00	13,100.00		\$ -		13,100.00	\$ 196,500.00		\$ -	13,100.00	\$ 196,500.00	100%	0.000	\$ -
Standard Curb (incl backfill)	340.000	LF	\$ 35.00	\$ 11,900.00	340.00		\$ -		340.00	\$ 11,900.00		\$ -	340.00	\$ 11,900.00	100%	0.000	\$ -
6" Roadway Base (Crusherate)	18,500.000	SY	\$ 15.70	\$ 290,450.00	18,500.00		\$ -		18,500.00	\$ 290,450.00		\$ -	18,500.00	\$ 290,450.00	100%	0.000	\$ -
12" Stabilized Subgrade	21,450.000	SY	\$ 7.60	\$ 163,020.00	21,450.00		\$ -		21,450.00	\$ 163,020.00		\$ -	21,450.00	\$ 163,020.00	100%	0.000	\$ -
Asphalt 1 1/2" (Est LIFT) ONLY	18,500.000	SY	\$ 14.65	\$ 271,025.00	18,500.00		\$ -		18,500.00	\$ 271,025.00		\$ -	18,500.00	\$ 271,025.00	100%	0.000	\$ -
Prime	18,500.000	SY	\$ 2.50	\$ 46,250.00	18,500.00		\$ -		18,500.00	\$ 46,250.00		\$ -	18,500.00	\$ 46,250.00	100%	0.000	\$ -
Stripes & Signs	1,000	LS	\$ 15,000.00	\$ 15,000.00	0.50		\$ -		0.50	\$ 7,500.00	0.50	\$ 7,500.00	1.00	\$ 15,000.00	50%	0.000	\$ -
Sidewalks	189.000	SY	\$ 77.00	\$ 14,553.00	189.00		\$ -		189.00	\$ 14,553.00		\$ -	189.00	\$ 14,553.00	100%	0.000	\$ -
HT Ramps	14.000	EA	\$ 2,300.00	\$ 32,200.00	14.00		\$ -		14.00	\$ 32,200.00		\$ -	14.00	\$ 32,200.00	100%	0.000	\$ -
Total				\$ 1,108,398.00			\$ -		\$ 1,098,128.00		\$ 10,270.00		\$ 1,108,398.00	99.07%	\$ -		
STORM DRAINAGE SYSTEM																	
Entrance	29.000	EA	\$ 4,139.21	\$ 120,037.00	29.00		\$ -	\$ 94,563.00	29.00	\$ 214,600.00		\$ -	29.00	\$ 214,600.00	100%	0.000	\$ -
Manholes	9.000	EA	\$ 3,292.11	\$ 29,629.00	9.00		\$ -	\$ 20,771.00	9.00	\$ 50,400.00		\$ -	9.00	\$ 50,400.00	100%	0.000	\$ -
15" RCP	48.000	LF	\$ 32.90	\$ 1,579.20	48.00		\$ -	\$ 1,296.00	48.00	\$ 2,875.20		\$ -	48.00	\$ 2,875.20	100%	0.000	\$ -
RCP 18"	1,095.000	LF	\$ 68.22	\$ 74,702.00	1,095.00		\$ -	\$ 38,926.40	1,095.00	\$ 113,628.40		\$ -	1,095.00	\$ 113,628.40	100%	0.000	\$ -
RCP 24"	2,148.000	LF	\$ 84.81	\$ 182,164.00	2,148.00		\$ -	\$ 119,858.40	2,148.00	\$ 302,022.40		\$ -	2,148.00	\$ 302,022.40	100%	0.000	\$ -
RCP 30"	1,589.000	LF	\$ 112.43	\$ 178,656.00	1,589.00		\$ -	\$ 135,859.50	1,589.00	\$ 314,515.50		\$ -	1,589.00	\$ 314,515.50	100%	0.000	\$ -
RCP 36"	173.000	LF	\$ 170.67	\$ 29,525.80	173.00		\$ -	\$ 20,241.00	173.00	\$ 49,766.80		\$ -	173.00	\$ 49,766.80	100%	0.000	\$ -
RCP 42"	611.000	LF	\$ 193.00	\$ 117,923.00	611.00		\$ -	\$ 96,232.50	611.00	\$ 214,155.50		\$ -	611.00	\$ 214,155.50	100%	0.000	\$ -
12" x 18" Manhole	6.000	EA	\$ 4,222.00	\$ 25,332.00	6.00		\$ -	\$ 16,668.00	6.00	\$ 42,000.00		\$ -	6.00	\$ 42,000.00	100%	0.000	\$ -
24" x 36" Manhole	3.000	EA	\$ 6,521.00	\$ 19,563.00	3.00		\$ -	\$ 23,331.00	3.00	\$ 42,900.00		\$ -	3.00	\$ 42,900.00	100%	0.000	\$ -
12" x 15" x 18" MFS	4.000	EA	\$ 599.00	\$ 2,396.00	4.00		\$ -	\$ 3,604.00	4.00	\$ 6,000.00		\$ -	4.00	\$ 6,000.00	100%	0.000	\$ -
24" MES	6.000	EA	\$ 837.00	\$ 5,022.00	6.00		\$ -	\$ 8,178.00	6.00	\$ 13,200.00		\$ -	6.00	\$ 13,200.00	100%	0.000	\$ -
30" MES	4.000	EA	\$ 1,152.00	\$ 4,608.00	4.00		\$ -	\$ 6,992.00	4.00	\$ 11,600.00		\$ -	4.00	\$ 11,600.00	100%	0.000	\$ -
15" HDPE	125.000	LF	\$ 31.61	\$ 3,951.80	125.00		\$ -	\$ 2,923.20	125.00	\$ 6,875.00		\$ -	125.00	\$ 6,875.00	100%	0.000	\$ -
24" HDPE	180.000	LF	\$ 66.78	\$ 12,020.40	180.00		\$ -	\$ 7,239.60	180.00	\$ 19,260.00		\$ -	180.00	\$ 19,260.00	100%	0.000	\$ -
30" HDPE	185.000	LF	\$ 58.45	\$ 10,813.60	185.00		\$ -	\$ 17,676.40	185.00	\$ 28,490.00		\$ -	185.00	\$ 28,490.00	100%	0.000	\$ -
Drivewalling	1.000	LS	\$ 77,000.00	\$ 77,000.00	1.00		\$ -	\$ 77,000.00	1.00	\$ 77,000.00		\$ -	1.00	\$ 77,000.00	100%	0.000	\$ -
Reinforced Concrete	11.000	EA	\$ 1,198.82	\$ 13,187.00	11.00		\$ -	\$ 73,713.00	11.00	\$ 86,900.00		\$ -	11.00	\$ 86,900.00	100%	0.000	\$ -
Top Adjustments	63.000	EA	\$ 450.00	\$ 28,350.00	63.00		\$ -	\$ 28,350.00	63.00	\$ 28,350.00		\$ -	63.00	\$ 28,350.00	100%	0.000	\$ -
42" MES	3.000	EA	\$ 18,900.00	\$ 56,700.00	3.00		\$ -	\$ 56,700.00	3.00	\$ 56,700.00		\$ -	3.00	\$ 56,700.00	100%	0.000	\$ -
12" PVC	66.000	LF	\$ 7.00	\$ 462.22	66.00		\$ -	\$ 2,573.78	66.00	\$ 3,036.00		\$ -	66.00	\$ 3,036.00	100%	0.000	\$ -
Reinforced Concrete	5.000	EA	\$ 3,073.60	\$ 15,368.00	5.00		\$ -	\$ 14,132.00	5.00	\$ 29,500.00		\$ -	5.00	\$ 29,500.00	100%	0.000	\$ -
24" x 30" Box Culvert	122.000	LF	\$ 2,272.00	\$ 277,184.00	122.00		\$ -	\$ 227,506.02	122.00	\$ 504,690.02		\$ -	122.00	\$ 504,690.02	100%	0.000	\$ -
Box Culvert Wingwalls	2.000	EA	\$ 218,000.00	\$ 436,000.00	2.00		\$ -	\$ 436,000.00	2.00	\$ 436,000.00		\$ -	2.00	\$ 436,000.00	100%	0.000	\$ -
24" Headwall	1.000	EA	\$ 2,814.00	\$ 2,814.00	1.00		\$ -	\$ 2,186.00	1.00	\$ 5,000.00		\$ -	1.00	\$ 5,000.00	100%	0.000	\$ -
TV Inspection	6,225.000	LF	\$ 19.00	\$ 118,275.00	6,225.00		\$ -	\$ 118,275.00	6,225.00	\$ 118,275.00		\$ -	6,225.00	\$ 118,275.00	100%	0.000	\$ -
Total	0.000			\$ 1,843,269.02			\$ -	\$ 934,070.80	\$ 2,777,738.42		\$ 0.00		\$ 2,777,738.42	100.00%	\$ -		
ROADWAY UNDERDRAIN																	
Roadway Underdrain	1,600.000	LF	\$ 30.78	\$ 49,248.00	1,600.00		\$ -	\$ 9,956.20	1,600.00	\$ 59,200.00		\$ -	1,600.00	\$ 59,200.00	100%	\$ 9,956.20	
Clean Outs	80.000	EA	\$ 380.00	\$ 30,400.00			\$ -	\$ -		\$ -	80.00	\$ 30,400.00	80.00	\$ 30,400.00	0%	\$ -	
Total				\$ 79,648.00			\$ -	\$ 9,956.20		\$ 59,200.00		\$ 30,400.00		\$ 89,600.00	66.07%	\$ -	
PAVING & DRAINAGE AS-BUILTS																	
Paving & Drainage As-Built	1.000	LS	\$ 22,000.00	\$ 22,000.00	0.50		\$ -		0.50	\$ 11,000.00	0.50	\$ 11,000.00	1.00	\$ 22,000.00	50%	\$ -	
Total				\$ 22,000.00			\$ -		\$ 11,000.00		\$ 11,000.00		\$ 22,000.00	50.00%	\$ -		
WATER DISTRIBUTION SYSTEM																	
8" Watermain (incl fittings, T's, bends)	6,567.000	LF	\$ 43.56	\$ 286,063.00	6,567.00		\$ -	\$ 141,667.00	6,567.00	\$ 427,730.60		\$ -	6,567.00	\$ 427,730.60	100%	0.000	\$ -
6" Watermain (incl fittings, T's, bends)	110.000	LF	\$ 12.72	\$ 1,399.00	110.00		\$ -	\$ 2,781.00	110.00	\$ 4,180.00		\$ -	110.00	\$ 4,180.00	100%	0.000	\$ -
8" Gate Valve	16.000	EA	\$ 368.94	\$ 5,903.00	16.00		\$ -	\$ 21,860.00	16.00	\$ 27,763.00		\$ -	16.00	\$ 27,763.00	100%	0.000	\$ -
6" Gate Valve	11.000	EA	\$ 710.55	\$ 7,816.00	11.00		\$ -	\$ 10,884.00	11.00	\$ 18,700.00		\$ -	11.00	\$ 18,700.00	100%	0.000	\$ -
Tie Ins	4.000	EA	\$ 2,700.00	\$ 10,800.00			\$ -	\$ -		\$ -	4.00	\$ 10,800.00	4.00	\$ 10,800.00	0%	0.000	\$ -
Fire Hydrant	11.000	EA	\$ 2,249.82	\$ 24,748.00	11.00		\$ -	\$ 33,552.00	11.00	\$ 58,300.00		\$ -	11.00	\$ 58,300.00	100%	0.000	\$ -
Flushline Hydrants	2.000	EA	\$ 2,117.50	\$ 4,235.00	2.00		\$ -	\$ 1,165.00	2.00	\$ 5,400.00		\$ -	2.00	\$ 5,400.00	100%	0.000	\$ -
Services	153.000	EA	\$ 568.49	\$ 90,039.00	153.00		\$ -	\$ 47,691.00	153.00	\$ 137,700.00		\$ -	153.00	\$ 137,700.00	100%	0.000	\$ -
Test and Chlorinate	6,677.000	LF	\$ 3.00	\$ 20,031.00	3,338.50		\$ -	\$ 3,338.50	3,338.50	\$ 10,015.50	3,338.50	\$ 10,015.50	6,677.00	\$ 20,031.00	50%	0.000	\$ -
Adjustments	1.000	LS	\$ 17,500.00	\$ 17,500.00		1.00	\$ 17,500.00		1.00	\$ 17,500.00		\$ -	1.00	\$ 17,500.00	100%	0.000	\$ -
Total				\$ 448,534.80			\$ 17,500.00	\$ 298,570.00		\$ 707,288.10		\$ 620,815.50		\$ 728,104.60	97.14%	\$ -	

Project Number: _____
 Project Name: CVA & APF2
 Owner Name: ET&M
 Contract Number: _____
 For Month Ending: 9/25/2025

39.67

Period Ending: 09/25/25
 Variance: \$0.00
 Projected Final: \$26,729,556.84
 Billings to Date: \$22,419,999.92
 Remaining Billings: \$4,309,556.92

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original	
	Qty	UM	Unit Price	LSE Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Variance at Completion	Quantity
HOUSE WATER DISTRIBUTION SYSTEM																	
8" Main & Fittings	6,998.000	LF	\$ 43.81	\$ 306,560.80	6,998.00		\$ -	154,049.20	6,998.00	\$ 460,610.00	-	\$ -	6,998.00	\$ 460,610.00	100%	0.000 \$ -	
8" Gate Valve	16.000	EA	\$ 1,344.14	\$ 21,506.24	16.00		\$ -	20,174.00	16.00	\$ 21,506.00	-	\$ -	16.00	\$ 21,506.00	100%	0.000 \$ -	
Flush Hydrant	2.000	EA	\$ 1,382.00	\$ 2,764.00	2.00		\$ -	2,330.00	2.00	\$ 5,100.00	-	\$ -	2.00	\$ 5,100.00	100%	0.000 \$ -	
Testing	6,998.000	LF	\$ 2.00	\$ 13,996.00	6,998.00		\$ -		6,998.00	\$ 13,996.00	-	\$ -	6,998.00	\$ 13,996.00	100%	0.000 \$ -	
Adjustments	1.000	LS	\$ 15,000.00	\$ 15,000.00	1.00		\$ -		1.00	\$ 15,000.00	-	\$ -	1.00	\$ 15,000.00	100%	0.000 \$ -	
Services	156.000	EA	\$ 525.34	\$ 82,052.00	156.00		\$ -	84,140.00	156.00	\$ 166,343.00	-	\$ -	156.00	\$ 166,343.00	100%	0.000 \$ -	
Total				\$ 428,913.00			\$ -	\$ 260,693.20		\$ 689,609.00		\$ 0.00		\$ 689,609.00	100.00%	\$ -	
SANITARY SEWER SYSTEM																	
8" Sewer Main	5,496.000	LF	\$ 41.07	\$ 225,747.48	5,496.00		\$ -	118,015.52	5,496.00	\$ 344,763.00	-	\$ -	5,496.00	\$ 344,763.00	100%	0.000 \$ -	
Sewer Services	151.000	EA	\$ 876.00	\$ 132,276.00	151.00		\$ -		151.00	\$ 122,400.00	-	\$ -	151.00	\$ 122,400.00	100%	0.000 \$ -	
Manholes	31.000	EA	\$ 8,773.52	\$ 2,719,791.20	31.00		\$ -	32,713.00	31.00	\$ 304,692.00	-	\$ -	31.00	\$ 304,692.00	100%	0.000 \$ -	
Urethane	1.000	LS	\$ 98,500.00	\$ 98,500.00	1.00		\$ -		1.00	\$ 98,500.00	-	\$ -	1.00	\$ 98,500.00	100%	0.000 \$ -	
Benchedown & Backfill	1,500.000	LF	\$ 30.00	\$ 45,000.00	1,500.00		\$ -		1,500.00	\$ 45,000.00	-	\$ -	1,500.00	\$ 45,000.00	100%	0.000 \$ -	
Adjustments	1.000	LS	\$ 14,500.00	\$ 14,500.00	1.00		\$ -		1.00	\$ 14,500.00	-	\$ -	1.00	\$ 14,500.00	100%	0.000 \$ -	
Force Main 8"	2,714.000	LF	\$ 54.19	\$ 147,059.60	2,714.00		\$ -	67,382.40	2,714.00	\$ 214,442.00	-	\$ -	2,714.00	\$ 214,442.00	100%	0.000 \$ -	
Adjustments	1.000	LS	\$ 4,500.00	\$ 4,500.00	1.00		\$ -		1.00	\$ 4,500.00	-	\$ -	1.00	\$ 4,500.00	100%	0.000 \$ -	
TV Inspection	5,496.000	LF	\$ 18.00	\$ 98,928.00	5,496.00		\$ -		5,496.00	\$ 98,928.00	-	\$ -	5,496.00	\$ 98,928.00	100%	0.000 \$ -	
Testing	2,714.000	LF	\$ 2.00	\$ 5,428.00	2,714.00		\$ -		2,714.00	\$ 5,428.00	-	\$ -	2,714.00	\$ 5,428.00	100%	0.000 \$ -	
Total				\$ 1,094,042.08			\$ -	\$ 218,110.92		\$ 1,252,153.00		\$ 0.00		\$ 1,252,153.00	100.00%	\$ -	
WATER & SEWER AS-BUILTS																	
Water & Sewer As-Built	1.000	LS	\$ 29,500.00	\$ 29,500.00		0.50	\$ 14,750.00		0.50	\$ 14,750.00	0.50	\$ 14,750.00	1.00	\$ 29,500.00	50%	0.000 \$ -	
Total				\$ 29,500.00			\$ 14,750.00		\$ 14,750.00		\$ 14,750.00		\$ 14,750.00	\$ 29,500.00	50.00%	\$ -	
ELECTRIC ALLOWANCE																	
Clay Electric Allowance per Bid Docs	1.000	LS	\$ 150,000.00	\$ 150,000.00	1.00		\$ -		1.00	\$ 150,000.00	-	\$ -	1.00	\$ 150,000.00	100%	0.000 \$ -	
Total				\$ 150,000.00			\$ -		\$ 150,000.00		\$ 0.00		\$ 150,000.00	\$ 150,000.00	100.00%	\$ -	
SEEDING & SOD																	
Site Grassing	163,000.000	SF	\$ 0.75	\$ 122,250.00	65,200.00	82,498.00	\$ 24,147.00		97,656.00	\$ 73,242.00	65,344.00	\$ 49,008.00	163,000.00	\$ 122,250.00	69%	0.000 \$ -	
Site Sod	40,990.000	SF	\$ 4.50	\$ 184,500.00	34,085.00	8,740.00	\$ 16,830.00		37,825.00	\$ 170,217.50	3,075.00	\$ 13,837.50	40,990.00	\$ 184,500.00	97%	0.000 \$ -	
Total				\$ 306,750.00			\$ 41,177.00		\$ 243,454.50		\$ 62,845.50		\$ 306,750.00	\$ 306,750.00	79.48%	\$ -	
EROSION CONTROL																	
Erosion Control NPDES	1.000	LS	\$ 35,000.00	\$ 35,000.00	1.00		\$ -		1.00	\$ 35,000.00	-	\$ -	1.00	\$ 35,000.00	100%	0.000 \$ -	
Silt Fence	9,000.000	LF	\$ 3.50	\$ 31,500.00	9,000.00		\$ -		9,000.00	\$ 31,500.00	-	\$ -	9,000.00	\$ 31,500.00	100%	0.000 \$ -	
Construction Entrance	1.000	EA	\$ 7,000.00	\$ 7,000.00	1.00		\$ -		1.00	\$ 7,000.00	-	\$ -	1.00	\$ 7,000.00	100%	0.000 \$ -	
Inlet Protection	63.000	EA	\$ 400.00	\$ 25,200.00	63.00		\$ -		63.00	\$ 25,200.00	-	\$ -	63.00	\$ 25,200.00	100%	0.000 \$ -	
Total				\$ 98,700.00			\$ -		\$ 98,700.00		\$ 0.00		\$ 98,700.00	\$ 98,700.00	100.00%	\$ -	
STORMWATER POLLUTION PLAN																	
SWPPP	1.000	LS	\$ 4,000.00	\$ 4,000.00	1.00		\$ -		1.00	\$ 4,000.00	-	\$ -	1.00	\$ 4,000.00	100%	0.000 \$ -	
Total				\$ 4,000.00			\$ -		\$ 4,000.00		\$ 0.00		\$ 4,000.00	\$ 4,000.00	100.00%	\$ -	
BOND																	
Payment Bond	1.000	LS	\$ 135,000.00	\$ 135,000.00	1.00		\$ -		1.00	\$ 135,000.00	-	\$ -	1.00	\$ 135,000.00	100%	0.000 \$ -	
Performance Bond	1.000	LS	\$ 69,000.00	\$ 69,000.00			\$ -			\$ -	1.00	\$ 69,000.00	1.00	\$ 69,000.00	0%	0.000 \$ -	
Total				\$ 204,000.00			\$ -		\$ 135,000.00		\$ 69,000.00		\$ 204,000.00	\$ 204,000.00	66.18%	\$ -	
Bid Alternates																	
HP for RCP	1.000	LS	\$ (112,559.00)	\$ (112,559.00)	1.00		\$ -		1.00	\$ (112,559.00)	-	\$ -	1.00	\$ (112,559.00)	100%	0.000 \$ -	
Joint Construction	1.000	LS	\$ (65,920.00)	\$ (65,920.00)	1.00		\$ -		1.00	\$ (65,920.00)	-	\$ -	1.00	\$ (65,920.00)	100%	0.000 \$ -	
Total				\$ (198,479.00)			\$ -		\$ (198,479.00)		\$ 0.00		\$ (198,479.00)	\$ (198,479.00)	100.00%	\$ -	
CHANGE ORDERS																	
Change Order #	Qty	UM	Unit Price	Total Amount	To Date Quantity	Amount		To Date		Remaining		Projected Final		% Complete	Projection vs. Original		
Change Order #								Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount	
ODP American Precast	1.000	LS	\$ (554,770.00)	\$ (554,770.00)	1.00		\$ -	1.00	\$ (554,770.00)	-	\$ -	1.00	\$ (554,770.00)	100%	0.000 \$ -		
ODP Ferguson	1.000	LS	\$ (705,661.12)	\$ (705,661.12)	1.00		\$ -	1.00	\$ (705,661.12)	-	\$ -	1.00	\$ (705,661.12)	100%	0.000 \$ -		

Project Number: _____
 Project Name: CV4A & APF2
 Owner Name: CT&M
 Contract Number: _____
 For Month Ending: 9/25/2025

39.67

Period Ending: 9/25/25
 Variance: \$0.00
 Projected Final: \$26,729,556.84
 Billings To Date: \$22,419,999.32
 Remaining Billings: \$4,309,557.52

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
ODP County Materials	1.000	LS	\$ (422,370.00)	\$ (422,370.00)	1.00		-		1.00	\$ (422,370.00)	-	\$ -	1.00	\$ (422,370.00)	100%	0.000	\$ -
Lot Walls	1.000	LS	\$ 437,835.00	\$ 437,835.00	1.00		-		1.00	\$ 437,835.00	-	\$ -	1.00	\$ 437,835.00	100%	0.000	\$ -
Sleeves & Electrical True-Up	1.000	LS	\$ 108,859.92	\$ 108,859.92	1.00		-		1.00	\$ 108,859.92	-	\$ -	1.00	\$ 108,859.92	100%	0.000	\$ -
Fence for Lot Walls	1.000	LS	\$ 86,963.00	\$ 86,963.00	0.60	0.40	\$ 34,785.20		1.00	\$ 86,963.00	-	\$ -	1.00	\$ 86,963.00	100%	0.000	\$ -
Import from Granary	1.000	LS	\$ 43,549.78	\$ 43,549.78	1.00		-		1.00	\$ 43,549.78	-	\$ -	1.00	\$ 43,549.78	100%	0.000	\$ -
Change Order Totals				\$ (1,005,593.42)			\$14,785.20	0.000		-\$1,005,593.42	\$ -	\$ (1,005,593.42)		\$ -			\$ -

Creekview 4A				57,104,594.30				\$108,207.20	\$1,682,801.12	\$7,561,721.00	\$219,081.00	\$8,787,395.42		\$0.00
---------------------	--	--	--	---------------	--	--	--	--------------	----------------	----------------	--------------	----------------	--	--------

Creekview 4A Contract w/ Materials	\$8,787,395.42
------------------------------------	----------------

Creekview 4A Change Orders w/ Materials	-\$1,005,593.42
---	-----------------

APF 2 & CV 4A Combined				\$13,213,360.86				\$476,915.85	\$2,497,327.96	\$13,504,455.93	\$989,889.25	\$15,552,938.60		\$0.00
-----------------------------------	--	--	--	-----------------	--	--	--	--------------	----------------	-----------------	--------------	-----------------	--	--------

Total Contract w/ Materials	\$15,710,688.82
-----------------------------	-----------------

23,845.79%
\$453,070.06

All Change Orders w/ Materials	-\$1,163,343.64
--------------------------------	-----------------

Bid Items	Original Contract Amt				To Date Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
Creekview 4B																	
MOBILIZATION AND SITE PREPARATION																	
Mobilizations	1.00	LS	\$ 67,000.00	\$ 67,000.00	0.90		-		0.90	\$ 60,300.00	0.10	\$ 6,700.00	1.00	\$ 67,000.00	90%	0.000	\$ -
Survey	1.00	LS	\$ 19,500.00	\$ 19,500.00	0.90		-		0.90	\$ 17,550.00	0.10	\$ 1,950.00	1.00	\$ 19,500.00	90%	0.000	\$ -
WOT	1.00	LS	\$ 4,700.00	\$ 4,700.00	1.00		-		1.00	\$ 4,700.00	-	\$ -	1.00	\$ 4,700.00	100%	0.000	\$ -
Testing	1.00	LS	\$ 46,000.00	\$ 46,000.00	0.80		-		0.80	\$ 36,800.00	0.20	\$ 9,200.00	1.00	\$ 46,000.00	80%	0.000	\$ -
Total				\$ 337,200.00			\$ -			\$ 119,250.00		\$17,850.00		\$137,200.00	86.99%		\$ -

CUTTING AND GRUBBING																	
Clearing	71.00	AC	\$ 6,400.00	\$ 454,400.00	71.00		-		71.00	\$ 454,400.00	-	\$ -	71.00	\$ 454,400.00	100%	0.000	\$ -
Stripping	57,600.00	CY	\$ 1.80	\$ 218,880.00	57,600.00		-		57,600.00	\$ 218,880.00	-	\$ -	57,600.00	\$ 218,880.00	100%	0.000	\$ -
Total				\$ 673,280.00			\$ -			\$ 673,280.00		\$0.00		\$673,280.00	100.00%		\$ -

EARTHWORK																	
Pond Excavation to CV4B	123,800.00	CY	\$ 4.50	\$ 557,100.00	123,800.00		-		123,800.00	\$ 557,100.00	-	\$ -	123,800.00	\$ 557,100.00	100%	0.000	\$ -
Top Fill	123,800.00	CY	\$ 1.10	\$ 136,180.00	123,800.00		-		123,800.00	\$ 136,180.00	-	\$ -	123,800.00	\$ 136,180.00	100%	0.000	\$ -
Lot Parks	229.00	EA	\$ 330.00	\$ 75,570.00	229.00		-		229.00	\$ 75,570.00	-	\$ -	229.00	\$ 75,570.00	100%	0.000	\$ -
As Built	1.00	LS	\$ 18,000.00	\$ 18,000.00	-		-		-	\$ -	1.00	\$ 18,000.00	1.00	\$ 18,000.00	0%	0.000	\$ -
POND TO STOCKPILE AREA																	
Clear Stockpile	5.00	AC	\$ 6,800.00	\$ 34,000.00	5.00		-		5.00	\$ 34,000.00	-	\$ -	5.00	\$ 34,000.00	100%	0.000	\$ -
Pond Excavation to Stockpile	104,000.00	CY	\$ 5.00	\$ 520,000.00	104,000.00		-		104,000.00	\$ 520,000.00	-	\$ -	104,000.00	\$ 520,000.00	100%	0.000	\$ -
Push Stockpile	104,000.00	CY	\$ 1.20	\$ 124,800.00	104,000.00		-		104,000.00	\$ 124,800.00	-	\$ -	104,000.00	\$ 124,800.00	100%	0.000	\$ -
As Built	1.00	LS	\$ 7,000.00	\$ 7,000.00	-		-		-	\$ -	1.00	\$ 7,000.00	1.00	\$ 7,000.00	0%	0.000	\$ -
Total				\$ 1,462,280.00			\$ -			\$ 1,437,250.00		\$25,030.00		\$1,462,280.00	98.29%		\$ -

ROADWAY CONSTRUCTION																	
Roadway Excavation - Cut	35,000.000	CY	\$ 4.75	\$ 166,250.00	26,380.00	8,619.00	\$ 31,326.75		32,979.00	\$ 156,611.25	2,021.00	\$ 9,618.75	35,000.00	\$ 166,250.00	94%	0.000	\$ -
Spread & Stockpile	35,000.000	CY	\$ 1.10	\$ 38,500.00	26,380.00		-		26,380.00	\$ 29,018.00	8,620.00	\$ 9,482.00	35,000.00	\$ 38,500.00	75%	0.000	\$ -
Grading - Rough	1.000	LS	\$ 29,500.00	\$ 29,500.00	1.00		-		1.00	\$ 29,500.00	-	\$ -	1.00	\$ 29,500.00	100%	0.000	\$ -
Grading - Fine	1.000	LS	\$ 24,000.00	\$ 24,000.00	-		-		-	\$ -	1.00	\$ 24,000.00	1.00	\$ 24,000.00	0%	0.000	\$ -
Dress Up	1.000	LS	\$ 36,700.00	\$ 36,700.00	-		-		-	\$ -	1.00	\$ 36,700.00	1.00	\$ 36,700.00	0%	0.000	\$ -
Miami Curb (incl backfill)	17,360.000	LF	\$ 15.50	\$ 269,080.00	-		-		5,708.00	\$ 88,724.00	12,152.00	\$ 188,356.00	17,360.00	\$ 269,080.00	30%	0.000	\$ -
Standard Curb (incl backfill)	300.000	LF	\$ 39.67	\$ 11,900.00	-		-		90.00	\$ 3,570.00	210.00	\$ 8,330.00	300.00	\$ 11,900.00	30%	0.000	\$ -

Project Number:
 Project Name: CV4A & APF2
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 9/25/2025

39.51

Period Ending: 09/25/25
 Variance: \$0.00
 Projected Final: \$26,729,556.84
 Billings to Date: \$22,419,999.37
 Remaining Billings: \$4,309,557.57

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		Complete %	Projection vs. Original Variance at Completion	
	Qty	U/M	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
Sidewalks	225,000	SY	\$ 77.00	\$ 17,325.00	-	-	-	-	-	-	225,000	\$ 17,325.00	225,000	\$ 17,325.00	0%	0.000	\$ -
HC Ramps	14,000	EA	\$ 2,100.00	\$ 29,400.00	-	-	-	-	-	-	14,000	\$ 29,400.00	14,000	\$ 29,400.00	0%	0.000	\$ -
6" Roadway Base (Crushcrete)	24,950,000	SY	\$ 16.00	\$ 399,200.00	-	-	-	-	-	-	24,950,000	\$ 399,200.00	24,950,000	\$ 399,200.00	0%	0.000	\$ -
12" Stabilized Subgrade	28,900,000	SY	\$ 8.00	\$ 231,200.00	-	-	-	-	-	-	28,900,000	\$ 231,200.00	28,900,000	\$ 231,200.00	100%	0.000	\$ -
Asphalt 1" (1st lift ONLY)	24,950,000	SY	\$ 15.00	\$ 374,250.00	-	-	-	-	-	-	24,950,000	\$ 374,250.00	24,950,000	\$ 374,250.00	0%	0.000	\$ -
Prime	24,950,000	SY	\$ 2.50	\$ 62,375.00	-	-	-	-	-	-	24,950,000	\$ 62,375.00	24,950,000	\$ 62,375.00	0%	0.000	\$ -
Stripe & Signs	1,000	LS	\$ 8,800.00	\$ 8,800.00	-	-	-	-	-	-	1,000	\$ 8,800.00	1,000	\$ 8,800.00	0%	0.000	\$ -
Total				\$ 1,701,280.00			\$ 346,820.25			\$ 346,820.25		\$ 346,820.25		\$ 346,820.25	11.10%		\$ -

STORM DRAINAGE SYSTEM																								
Curb Inlets	39,000	EA	\$	7,400.00	\$	288,600.00	39,000	\$	-	\$	112,241.00	39,000	\$	400,841.00	-	\$	-	39,000	\$	400,841.00	100%	0.000	\$	-
Manholes	11,000	EA	\$	5,600.00	\$	61,600.00	11,000	\$	-	\$	34,134.00	11,000	\$	95,734.00	-	\$	-	11,000	\$	95,734.00	100%	0.000	\$	-
15" RCP	618,000	LF	\$	59.00	\$	36,462.00	618,000	\$	-	\$	16,686.00	618,000	\$	53,148.00	-	\$	-	618,000	\$	53,148.00	100%	0.000	\$	-
RCP 18"	2,574,000	LF	\$	95.00	\$	244,530.00	2,574,000	\$	-	\$	92,664.00	2,574,000	\$	337,194.00	-	\$	-	2,574,000	\$	337,194.00	100%	0.000	\$	-
RCP 24"	2,780,000	LF	\$	126.00	\$	350,280.00	2,780,000	\$	-	\$	155,124.00	2,780,000	\$	505,404.00	-	\$	-	2,780,000	\$	505,404.00	100%	0.000	\$	-
RCP 30"	931,000	LF	\$	176.00	\$	163,856.00	931,000	\$	-	\$	79,600.50	931,000	\$	243,456.50	-	\$	-	931,000	\$	243,456.50	100%	0.000	\$	-
RCP 36"	747,000	LF	\$	245.00	\$	183,015.00	747,000	\$	-	\$	87,399.00	747,000	\$	270,414.00	-	\$	-	747,000	\$	270,414.00	100%	0.000	\$	-
RCP 42"	345,000	LF	\$	193.00	\$	66,585.00	345,000	\$	-	\$	54,337.50	345,000	\$	120,922.50	-	\$	-	345,000	\$	120,922.50	100%	0.000	\$	-
Type E Inlets	8,000	EA	\$	7,000.00	\$	56,000.00	8,000	\$	-	\$	21,122.00	8,000	\$	77,122.00	-	\$	-	8,000	\$	77,122.00	100%	0.000	\$	-
Type H Inlets	5,000	EA	\$	14,300.00	\$	71,500.00	5,000	\$	-	\$	30,304.00	5,000	\$	101,804.00	-	\$	-	5,000	\$	101,804.00	100%	0.000	\$	-
12", 15" & 18" MES	12,000	EA	\$	1,500.00	\$	18,000.00	12,000	\$	-	\$	7,812.00	12,000	\$	25,812.00	-	\$	-	12,000	\$	25,812.00	100%	0.000	\$	-
24" MES	8,000	EA	\$	2,200.00	\$	17,600.00	8,000	\$	-	\$	10,934.00	8,000	\$	28,504.00	-	\$	-	8,000	\$	28,504.00	100%	0.000	\$	-
30" MES	2,000	EA	\$	2,900.00	\$	5,800.00	2,000	\$	-	\$	3,436.00	2,000	\$	5,296.00	-	\$	-	2,000	\$	5,296.00	100%	0.000	\$	-
36" MES	1,000	EA	\$	7,500.00	\$	7,500.00	1,000	\$	-	\$	2,570.00	1,000	\$	9,870.00	-	\$	-	1,000	\$	9,870.00	100%	0.000	\$	-
29" X 45" ERCP	121,000	LF	\$	320.00	\$	38,720.00	121,000	\$	-	\$	21,780.00	121,000	\$	60,500.00	-	\$	-	121,000	\$	60,500.00	100%	0.000	\$	-
12" PVC & HP	239,000	LF	\$	46.00	\$	10,994.00	239,000	\$	-	\$	-	239,000	\$	10,994.00	-	\$	-	239,000	\$	10,994.00	100%	0.000	\$	-
18" HDPE	386,000	LF	\$	64.00	\$	24,704.00	386,000	\$	-	\$	-	386,000	\$	24,704.00	-	\$	-	386,000	\$	24,704.00	100%	0.000	\$	-
Dewatering	1,000	LS	\$	88,000.00	\$	88,000.00	1,000	\$	-	\$	-	1,000	\$	88,000.00	-	\$	-	1,000	\$	88,000.00	100%	0.000	\$	-
Double Curb Inlets	14,000	EA	\$	7,900.00	\$	110,600.00	14,000	\$	-	\$	88,910.00	14,000	\$	199,510.00	-	\$	-	14,000	\$	199,510.00	100%	0.000	\$	-
Top Adjustments	88,000	EA	\$	450.00	\$	39,600.00	88,000	\$	-	\$	-	88,000	\$	39,600.00	-	\$	-	88,000	\$	39,600.00	100%	0.000	\$	-
48" RCP	184,000	LF	\$	384.00	\$	70,656.00	184,000	\$	-	\$	-	184,000	\$	70,656.00	-	\$	-	184,000	\$	70,656.00	100%	0.000	\$	-
42" MES	1,000	EA	\$	18,900.00	\$	18,900.00	1,000	\$	-	\$	-	1,000	\$	18,900.00	-	\$	-	1,000	\$	18,900.00	100%	0.000	\$	-
48" MES	1,000	EA	\$	24,000.00	\$	24,000.00	1,000	\$	-	\$	-	1,000	\$	24,000.00	-	\$	-	1,000	\$	24,000.00	100%	0.000	\$	-
Type C Inlets	11,000	EA	\$	5,900.00	\$	64,900.00	11,000	\$	-	\$	22,354.00	11,000	\$	87,254.00	-	\$	-	11,000	\$	87,254.00	100%	0.000	\$	-
24" Headwall	1,000	EA	\$	5,000.00	\$	5,000.00	1,000	\$	-	\$	2,128.00	1,000	\$	7,128.00	-	\$	-	1,000	\$	7,128.00	100%	0.000	\$	-
IV Inspection	1,000	LS	\$	133,375.00	\$	133,375.00	0.50	\$	-	\$	-	0.50	\$	66,687.50	0.50	\$	66,687.50	1,000	\$	133,375.00	50%	0.000	\$	-
Total	0.000				\$	2,200,777.00		\$	-	\$	843,366.00		\$	2,377,455.50		\$	666,687.50		\$	3,044,143.00	97.61%		\$	-

ROADWAY UNDERDRAIN															
Roadway Underdrain	2,120.000	LF	\$ 37.00	\$ 78,440.00	2,120.00	\$ -	-	2,120.00	\$ 78,440.00	-	\$ -	2,120.00	\$ 78,440.00	100%	\$ -
Clean Cuts	106.000	EA	\$ 380.00	\$ 40,280.00	-	\$ -	-	-	\$ -	106.000	\$ 40,280.00	106.000	\$ 40,280.00	0%	\$ -
Total				\$ 118,720.00		\$ -	-		\$ 78,440.00		\$ 40,280.00		\$ 118,720.00	66.07%	\$ -

PAVING & DRAINAGE AS-BUILTS														
Paving & Drainage As-Built	1,000	LS	\$ 19,000.00	\$ 19,000.00	-	\$ -	\$ -	1.00	\$ 19,000.00	1.00	\$ 19,000.00	0%	\$ -	
Total			\$ 19,000.00	\$ 19,000.00		\$ -	\$ -		\$ 19,000.00		\$ 19,000.00	0.00%	\$ -	

WATER DISTRIBUTION SYSTEM																								
8" Watermain (incl fittings, T's, bends)	8,503,000	LF	\$	73.50	\$	624,970.50	8,503,000	\$	-	190,863.00	8,503,000	\$	815,833.50	-	\$	-	8,503,000	\$	815,833.50	100%	0.000	\$	-	
6" Watermain (incl fittings, T's, bends)	180,000	LF	\$	38.00	\$	6,840.00	180,000	\$	-	-	180,000	\$	6,840.00	-	\$	-	180,000	\$	6,840.00	100%	0.000	\$	-	
4" Watermain (incl fittings, T's, bends)	107,000	LF	\$	29.00	\$	3,103.00	-	\$	-	-	-	\$	107.00	\$	3,103.00	-	107,000	\$	3,103.00	0%	0.000	\$	-	
2" Watermain (incl fittings, T's, bends)	116,000	LF	\$	19.00	\$	2,204.00	-	\$	-	-	-	\$	116.00	\$	2,204.00	-	116,000	\$	2,204.00	0%	0.000	\$	-	
8" Gate Valve	20,000	LF	\$	1,900.00	\$	38,000.00	20,000	\$	-	24,497.00	20,000	\$	62,497.00	-	\$	-	20,000	\$	62,497.00	100%	0.000	\$	-	
6" Gate Valve	18,000	EA	\$	1,700.00	\$	30,600.00	15,000	\$	-	10,884.00	15,000	\$	36,384.00	3,000	\$	5,100.00	18,000	\$	41,484.00	88%	0.000	\$	-	
Tie Ins	3,000	EA	\$	2,700.00	\$	8,100.00	1,000	\$	-	-	1,000	\$	2,700.00	2,000	\$	5,400.00	3,000	\$	8,100.00	33%	0.000	\$	-	
Fire Hydrant	18,000	EA	\$	5,300.00	\$	95,400.00	18,000	\$	-	33,552.00	18,000	\$	128,952.00	-	\$	-	18,000	\$	128,952.00	100%	0.000	\$	-	
Flushing Hydrants	1,000	EA	\$	2,700.00	\$	2,700.00	-	\$	-	1,165.00	-	\$	1,165.00	1,000	\$	2,700.00	1,000	\$	2,700.00	100%	0.000	\$	-	
Services	229,000	EA	\$	900.00	\$	206,100.00	186,000	\$	-	162,793.00	186,000	\$	330,193.00	43,000	\$	39,700.00	229,000	\$	368,893.00	90%	0.000	\$	-	
Test and Chlorinate	8,906,000	LF	\$	3.00	\$	26,718.00	-	\$	-	-	-	\$	-	8,906,000	\$	26,718.00	8,906,000	\$	26,718.00	0%	0.000	\$	-	
20" Steel Casing with Spacers and Caps	28,000	LF	\$	465.00	\$	13,020.00	28,000	\$	-	-	28,000	\$	13,020.00	-	\$	-	28,000	\$	13,020.00	100%	0.000	\$	-	
Adjustments	1,000	LS	\$	15,500.00	\$	15,500.00	-	\$	-	-	-	\$	-	1,000	\$	15,500.00	1,000	\$	15,500.00	0%	0.000	\$	-	
Total					\$	1,073,255.50		\$	-	\$	423,754.00		\$	1,397,504.50		\$	595,425.00		\$	1,497,009.50	93.36%		\$	-

REUSE WATER DISTRIBUTION SYSTEM

Project Number: _____
 Project Name: CV4A & APF2
 Owner Name: ET&M
 Contract Number: _____
 For Month Ending: 9/25/2025

39.67

Period Ending: 09/25/25
 Variance: \$0.00
 Projected Final: \$26,729,556.84
 Billings To Date: \$22,419,999.32
 Remaining Billings: \$4,309,557.52

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Variance at Completion	Quantity
8" Main & Fittings	8,919.000	LF	\$ 73.50	\$ 655,546.50	8,919.00		\$ -	198,562.00	8,919.00	\$ 854,108.50		\$ -	8,919.00	\$ 854,108.50	100%	0.000	\$ -
6" Main & Fittings	145.000	LF	\$ 29.50	\$ 4,277.50			\$ -			\$ -	145.00	\$ 4,277.50	145.00	\$ 4,277.50	0%	0.000	\$ -
2" Main & Fittings	73.000	LF	\$ 19.50	\$ 1,423.50			\$ -			\$ -	73.00	\$ 1,423.50	73.00	\$ 1,423.50	0%	0.000	\$ -
8" Gate Valve	19.000	EA	\$ 1,900.00	\$ 36,100.00	19.00		\$ -	20,174.00	19.00	\$ 56,274.00		\$ -	19.00	\$ 56,274.00	100%	0.000	\$ -
Flush Hydrant	1.000	EA	\$ 2,550.00	\$ 2,550.00			\$ -	2,330.00		\$ 2,330.00	1.00	\$ 2,550.00	1.00	\$ 4,880.00	48%	0.000	\$ -
Testing	9,137.000	LF	\$ 2.00	\$ 18,274.00			\$ -			\$ -	9,137.00	\$ 18,274.00	9,137.00	\$ 18,274.00	0%	0.000	\$ -
Adjustments	1.000	LS	\$ 22,000.00	\$ 22,000.00			\$ -			\$ -	1.00	\$ 22,000.00	1.00	\$ 22,000.00	0%	0.000	\$ -
Services	233.000	EA	\$ 850.00	\$ 198,050.00	191.00		\$ -	152,666.00	191.00	\$ 315,016.00	42.00	\$ 35,700.00	233.00	\$ 350,716.00	90%	0.000	\$ -
20" Steel casing with Spacers and Caps	28.000	LF	\$ 390.00	\$ 10,920.00	28.00		\$ -		28.00	\$ 10,920.00		\$ -	28.00	\$ 10,920.00	100%	0.000	\$ -
Total				\$ 949,141.50			\$ -	\$ 773,712.00		\$ 1,238,648.50		\$ 84,225.00		\$ 1,322,873.50	89.63%		\$ -
SANITARY SEWER SYSTEM																	
8" Sewer Main	8,254.000	LF	\$ 68.50	\$ 565,399.00	8,254.00		\$ -	173,892.00	8,254.00	\$ 739,291.00		\$ -	8,254.00	\$ 739,291.00	100%	0.000	\$ -
Sewer Services	229.000	EA	\$ 800.00	\$ 183,200.00	229.00		\$ -		229.00	\$ 183,200.00		\$ -	229.00	\$ 183,200.00	100%	0.000	\$ -
Manholes	39.000	EA	\$ 11,900.00	\$ 464,100.00	39.00		\$ -	141,042.00	39.00	\$ 605,142.00		\$ -	39.00	\$ 605,142.00	100%	0.000	\$ -
Dewater	1.000	LS	\$ 89,500.00	\$ 89,500.00	1.00		\$ -		1.00	\$ 89,500.00		\$ -	1.00	\$ 89,500.00	100%	0.000	\$ -
Benchdown & Backfill	3,100.000	LF	\$ 30.00	\$ 93,000.00	3,100.00		\$ -		3,100.00	\$ 93,000.00		\$ -	3,100.00	\$ 93,000.00	100%	0.000	\$ -
Adjustments	1.000	LS	\$ 21,500.00	\$ 21,500.00			\$ -			\$ -	1.00	\$ 21,500.00	1.00	\$ 21,500.00	0%	0.000	\$ -
TV Inspection	8,254.000	LF	\$ 18.00	\$ 148,572.00			\$ -			\$ -	8,254.00	\$ 148,572.00	8,254.00	\$ 148,572.00	0%	0.000	\$ -
Total				\$ 1,565,271.00			\$ -	\$ 314,934.00		\$ 1,710,139.00		\$ 170,072.00		\$ 1,880,205.00	80.95%		\$ -
WATER & SEWER AS-BUILTS																	
Water & Sewer As-Built	1.000	LS	\$ 29,500.00	\$ 29,500.00			\$ -			\$ -	1.00	\$ 29,500.00	1.00	\$ 29,500.00	0%	0.000	\$ -
Total				\$ 29,500.00			\$ -	\$ -		\$ -		\$ 29,500.00		\$ 29,500.00	0.00%		\$ -
SEEDING & SOB																	
Site Grassing	233,500.000	SY	\$ 0.75	\$ 175,125.00			\$ -			\$ -	233,500.00	\$ 175,125.00	233,500.00	\$ 175,125.00	0%	0.000	\$ -
Site Sod	49,300.000	SY	\$ 4.80	\$ 236,640.00	25,813.00		\$ -		25,813.00	\$ 123,902.40	23,487.00	\$ 112,737.60	49,300.00	\$ 236,640.00	52%	0.000	\$ -
Total				\$ 411,765.00			\$ -	\$ -		\$ 123,902.40		\$ 287,862.40		\$ 411,765.00	30.09%		\$ -
EROSION CONTROL																	
Erosion Control NPDES	1.000	LS	\$ 38,000.00	\$ 38,000.00	0.80	0.10	\$ 3,800.00		0.90	\$ 34,200.00	0.10	\$ 3,800.00	1.00	\$ 38,000.00	90%	0.000	\$ -
Silt Fence	10,000.000	LF	\$ 3.50	\$ 35,000.00	9,970.00		\$ -		9,970.00	\$ 34,895.00	10.00	\$ 35.00	10,000.00	\$ 35,000.00	100%	0.000	\$ -
Construction Entrance	1.000	EA	\$ 7,000.00	\$ 7,000.00	1.00		\$ -		1.00	\$ 7,000.00		\$ -	1.00	\$ 7,000.00	100%	0.000	\$ -
Total				\$ 80,000.00			\$ 3,800.00			\$ 76,095.00		\$ 3,905.00		\$ 80,000.00	95.12%		\$ -
STORMWATER POLLUTION PLAN																	
SWPPP	1.000	LS	\$ 5,000.00	\$ 5,000.00	1.00		\$ -		1.00	\$ 5,000.00		\$ -	1.00	\$ 5,000.00	100%	0.000	\$ -
Total				\$ 5,000.00			\$ -	\$ -		\$ 5,000.00		\$ 0.00		\$ 5,000.00	100.00%		\$ -
BOND																	
Payment Bond	1.000	LS	\$ 165,000.00	\$ 165,000.00	1.00		\$ -		1.00	\$ 165,000.00		\$ -	1.00	\$ 165,000.00	100%	0.000	\$ -
Performance Bond	1.000	LS	\$ 85,000.00	\$ 85,000.00			\$ -			\$ -	1.00	\$ 85,000.00	1.00	\$ 85,000.00	0%	0.000	\$ -
Total				\$ 250,000.00			\$ -	\$ 165,000.00		\$ 165,000.00		\$ 85,000.00		\$ 250,000.00	66.00%		\$ -
CHANGE ORDERS																	
Change Order	Original				To Date	Remaining		Projected Final		% Complete	Projection vs. Original						
	Qty	UM	Unit Price	Total Amount		Quantity	Amount	Quantity	Amount		Variance at Completion	Quantity	Amount				
Change Order 1																	
ODP American Precast	1.000	LS	\$ (498,597.00)	\$ (498,597.00)	1.00		\$ -	1.00	\$ (498,597.00)	100%	0.000	\$ -					
ODP Ferguson	1.000	LS	\$ (971,378.00)	\$ (971,378.00)	1.00		\$ -	1.00	\$ (971,378.00)	100%	0.000	\$ -					
County Materials	1.000	LS	\$ (485,811.00)	\$ (485,811.00)	1.00		\$ -	1.00	\$ (485,811.00)	100%	0.000	\$ -					
Sluiceway & Electric True-Up	1.000	LS	\$ 338,547.24	\$ 338,547.24	1.00		\$ -	1.00	\$ 338,547.24	100%	0.000	\$ -					
Multi Use Path	1.000	LS	\$ 161,631.00	\$ 161,631.00			\$ -	1.00	\$ 161,631.00	0%	0.000	\$ -					
Change Order Totals				\$ (1,455,807.76)			\$ 0.00	0.000	\$ -1,617,238.76			\$ 161,631.00		\$ (1,455,607.76)			\$ -

Creekview 4B	\$10,676,440.00			\$350,620.25	\$1,955,786.00	\$8,915,543.39	\$2,261,074.85	\$11,176,618.24	\$0.00
--------------	-----------------	--	--	--------------	----------------	----------------	----------------	-----------------	--------

Creekview 4A Contract w/ Materials	\$12,632,226.00
------------------------------------	-----------------

Creekview 4A Change Orders w/ Materials	
---	--

Project Number: _____
 Project Name: CV4A & APF2
 Owner Name: FT&M
 Contract Number: _____
 For Month Ending: 9/25/2025

39.67

Period Ending: 09/25/25
 Variance: \$0.00
 Projected Final: \$26,729,556.84
 Billings To Date: \$27,419,999.37
 Remaining Billings: \$4,309,557.52

Bid Items	Original Contract Amt.				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original	
	Qty	UM	Unit Price	Unit Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Variance at Completion	Amount
				\$1,453,607.76													

APF 2 & CV 4A & B Combined				\$23,889,800.86	\$0.00	\$0.00	\$827,536.10	\$4,453,113.96	\$0.00	\$22,419,999.32	\$0.00	\$3,251,964.10	\$0.00	\$26,729,556.84	\$0.00	\$0.00	\$0.00
----------------------------	--	--	--	-----------------	--------	--------	--------------	----------------	--------	-----------------	--------	----------------	--------	-----------------	--------	--------	--------

Total Contract w/ Materials	\$28,342,914.82
-----------------------------	-----------------

All Change Orders w/ Materials	
	-\$2,618,951.40

543,176.81
 \$ 1,120,999.47
 \$786,159.31
 \$21,798,999.35

PARTIAL RELEASE OF CLAIM OF LIEN

The undersigned lienor, in consideration of payment in the amount of \$786,159.29, hereby partially releases its claim of lien for labor, services, or materials furnished to Creekview, CDD, on the job of Creekview Trail APF2 / Area 4, for the following described property:

Creekview Trail APF Road PH 2 & Area 4

The undersigned lienor acknowledges previous receipt of \$20,512,840.06 and is executing this waiver and release in exchange for a check or checks in the additional amount of \$786,159.29, 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 \$786,159.29.

There remains unpaid \$ 2,831,440.04

Dated: September 25, 2025

Signed and sealed in the presence of:

AMJ

Witness

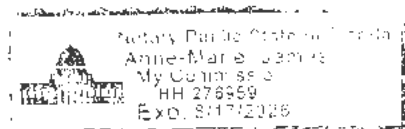


Lienor

STATE OF FLORIDA
COUNTY OF Duval

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

He She is personally known to me ☒ produced NA as identification ☐



RMF

Notary Public

Creekview CDD Requisition 126 - JUM

Final Audit Report

2025-10-14

Created:	2025-10-13
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAud9PkrvmM9ujF3NrpaF-fJywmEldPKx

"Creekview CDD Requisition 126 - JUM" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-13 - 12:10:26 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-10-13 - 12:10:34 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-10-14 - 3:54:27 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-10-14 - 4:03:22 PM GMT - Time Source: server
-  Agreement completed.
2025-10-14 - 4:03:22 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3B VIII

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

(A) Requisition Number: **127**

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

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

(C) Amount Payable: **\$ 44,753.00**

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

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

The undersigned hereby certifies that:

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

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

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

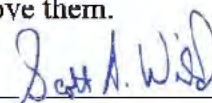
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer

FERG		
INVOICE NUMBER	AMOUNT	INVOICE DATE
2140311	\$44,753.00	10/08/25
TOTAL	\$44,753.00	



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

Please contact with Questions: 904-268-2551

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

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2140311	\$44,753.00	69548	1 of 1

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

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

MASTER ACCOUNT NUMBER: 1042440

SHIP TO:

CREEKVIEW COMMUNITY DEVELOPMEN
2731 BERRYHILL ROAD
GREEN COVE SPRINGS, FL 32043

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
149	149	FLE	SOURCE	219	CREEKVIEW 4B	10/08/25	IO 117313
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
			Source Order#: 2123939				
37	37	I461SW	2PC SC CI VLV BX 19-22 WTR	90.000	EA	3330.00	
1	1	GWBS111812100	11X18X12 MTR BX STRT WALL *Z	180.000	EA	180.00	
1	1	SLC1118D	11X18 DI SOLID MTR BX LID	169.000	EA	169.00	
107	107	RC282TRW	*ROME CI MTR BX W/T/READ WTR	85.000	EA	9095.00	
122	122	RC282TRW	*ROME CI MTR BX W/T/READ WTR	85.000	EA	10370.00	
19	19	I461SR	2PC SC CI VLV BX 19-22 REUSE	90.000	EA	1710.00	
1	1	GWBS111812100	11X18X12 MTR BX STRT WALL *Z	180.000	EA	180.00	
1	1	SLC1118D	11X18 DI SOLID MTR BX LID	169.000	EA	169.00	
123	123	RC282TRR	*ROME CI MTR BX W/T/READ RECL	85.000	EA	10455.00	
107	107	RC282TRR	*ROME CI MTR BX W/T/READ RECL	85.000	EA	9095.00	
INVOICE SUB-TOTAL						44753.00	

LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH
US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION.
PRODUCTS WITH *NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN
NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.

Looking for a more convenient way to pay your bill?

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



TERMS:	NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$44,753.00
--------	---------------	------------------	-----------	-------------

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

Creekview CDD 2024 Bonds Requisition 127 - Ferguson (002)

Final Audit Report

2025-10-14

Created:	2025-10-13
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJLn6tnr0vQCimjXmJFK2mxvCO4ZEI-HN

"Creekview CDD 2024 Bonds Requisition 127 - Ferguson (002)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-13 - 3:17:56 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-10-13 - 3:18:01 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-10-14 - 3:48:40 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-10-14 - 3:48:52 PM GMT - Time Source: server
-  Agreement completed.
2025-10-14 - 3:48:52 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BIX

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

(A) Requisition Number: **128**

(B) Name of Payee:

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

(C) Amount Payable: **\$2,143.50**

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

Professional Services related to 2024 Project Construction - Invoice 13247

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

The undersigned hereby certifies that:

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

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

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

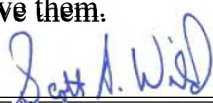
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 13247
Date: 10/06/2025
Due On: 11/05/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$5,453.00	+ \$2,143.50) - (\$0.00) = \$7,596.50

CRKVIEW-105

Creekview CDD - 2024 Construction

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	AH	09/09/2025	Review and assemble exhibit to executed construction funding agreement; prepare updates to district file regarding same; confer with district staff regarding same.	0.60	\$190.00	-	\$114.00
Service	JK	09/16/2025	Begin review of three mitigation/credit agreements; review and analyze legal correspondence on same	0.30	\$345.00	-	\$103.50
Service	PC	09/17/2025	Analyze and draft revisions to reservation and sale agreement for mitigation bank credits; Draft addendum to reservation and sale agreement for mitigation bank credits.	1.90	\$290.00	-	\$551.00

Service	RVW	09/18/2025	Review and edit mitigation purchase agreement and addendum. Confer with staff regarding same.	0.60	\$345.00	-	\$207.00
Service	PC	09/19/2025	Draft revisions to agreement for reservation and purchase of mitigation credits and addendum thereto.	1.20	\$290.00	-	\$348.00
Service	JK	09/20/2025	Review multiple credit agreements and provide significant substantive comments to same	0.70	\$345.00	-	\$241.50
Service	JK	09/22/2025	Update mitigation credit agreement	0.20	\$345.00	-	\$69.00
Service	PC	09/23/2025	Draft revisions to agreement for reservation and purchase of mitigation credits and addendum to the same.	1.00	\$290.00	50.0%	\$145.00
Service	JK	09/23/2025	Finalize mitigation credit agreement	0.10	\$345.00	-	\$34.50
Service	CL	09/29/2025	Draft amendment for sign work; Confer with N. McKenna re: the same.	0.50	\$300.00	-	\$150.00
Service	CL	09/30/2025	Confer with N. McKenna re: change order; Revise addendum for Creative Sign Solutions.	0.60	\$300.00	-	\$180.00
Line Item Discount Subtotal							-\$145.00
Total							\$2,143.50

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

Please pay within 30 days.






Creekview CDD 2024 Bonds Requisition 128-Kilinski Van Wyk

Final Audit Report

2025-10-14

Created:	2025-10-13
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAKJvH-htQ8ZQ2EM87qFIC7fwpKaqZAwH

"Creekview CDD 2024 Bonds Requisition 128-Kilinski Van Wyk" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-13 - 8:04:23 PM GMT
-  Document emailed to Carolina Aristimuno (gkem@greenpointellc.com) for signature
2025-10-13 - 8:04:28 PM GMT
-  Email viewed by Carolina Aristimuno (gkem@greenpointellc.com)
2025-10-14 - 3:24:29 PM GMT
-  Document e-signed by Carolina Aristimuno (gkem@greenpointellc.com)
Signature Date: 2025-10-14 - 3:26:58 PM GMT - Time Source: server
-  Agreement completed.
2025-10-14 - 3:26:58 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BX

REQUISITION 129

2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

(A) Requisition Number: **129**

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

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

(C) Amount Payable: **\$ 30,445.08**

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

Invoice 222070 (Sept 2025) APF Road Phase 2 CEI Services (WA#24)	\$ 9,858.83
Invoice 221996 (Sept 2025) Area 4A CEI Services (WA#23)	\$ 17,781.25
Invoice 221997 (Sept 2025) Lee Parcel Preliminary Engineering (WA#27)	<u>\$ 2,805.00</u>
TOTAL REQUISITION	\$ 30,445.08

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

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in “E” above;

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

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

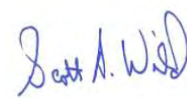
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer

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

October 03, 2025

Invoice No: 222070

Total This Invoice \$9,858.83

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

Professional Services rendered through September 27, 2025

Phase 01. CEI Services

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Wild, Scott	9/6/2025		1.00	255.00	255.00
Wild, Scott	9/20/2025		1.00	255.00	255.00
Project Manager/Construction Project Man					
Blalock, Clinton	9/6/2025		1.00	225.00	225.00
Blalock, Clinton	9/20/2025		.50	225.00	112.50
Ellins, Jason	8/30/2025		2.50	225.00	562.50
Ellins, Jason	9/6/2025		2.00	225.00	450.00
Ellins, Jason	9/13/2025		1.50	225.00	337.50
Ellins, Jason	9/20/2025		.50	225.00	112.50
Ellins, Jason	9/27/2025		.50	225.00	112.50
Sr. Landscape Architect					
Clark, Ryan	9/6/2025		1.00	215.00	215.00
Engineering/Landscape Designer					
George, Brooke	9/6/2025		.50	155.00	77.50
Jeter, Matthew	8/30/2025		1.00	155.00	155.00
Jeter, Matthew	9/13/2025		1.00	155.00	155.00
Jeter, Matthew	9/20/2025		2.00	155.00	310.00
Jeter, Matthew	9/27/2025		7.00	155.00	1,085.00
Senior Construction Representative					
Villarruel Lopez, Jose	8/2/2025		1.00	205.00	205.00
Villarruel Lopez, Jose	8/9/2025		.50	205.00	102.50
Villarruel Lopez, Jose	8/16/2025		5.50	205.00	1,127.50
Villarruel Lopez, Jose	9/6/2025		1.00	205.00	205.00
Villarruel Lopez, Jose	9/20/2025		.50	205.00	102.50
Villarruel Lopez, Jose	9/27/2025		1.50	205.00	307.50
Construction Representative					
Goodman, John	9/13/2025		3.75	180.00	675.00
Totals			36.75		7,145.00
Total Labor					7,145.00

Billing Limits	Current	Prior	To-Date
Labor	7,145.00	54,288.00	61,433.00
Limit			65,000.00
Remaining			3,567.00
Total this Phase			\$7,145.00

Phase 02. Progress Meetings

Labor		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Wild, Scott	8/30/2025	1.00	255.00	255.00
Wild, Scott	9/13/2025	1.00	255.00	255.00
Totals		2.00		510.00
Total Labor				510.00

Billing Limits	Current	Prior	To-Date
Labor	510.00	4,887.75	5,397.75
Limit			19,530.00
Remaining			14,132.25
Total this Phase			\$510.00

Phase 03. CDD Tax Exempt Purchase Requisitions

Labor		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Wild, Scott	8/30/2025	1.00	255.00	255.00
Wild, Scott	9/6/2025	1.00	255.00	255.00
Wild, Scott	9/13/2025	1.00	255.00	255.00
Wild, Scott	9/20/2025	1.00	255.00	255.00
Wild, Scott	9/27/2025	1.00	255.00	255.00
Adminstrative Support				
Blair, Shelley	9/6/2025	2.00	110.00	220.00
Blair, Shelley	9/13/2025	2.00	110.00	220.00
Blair, Shelley	9/20/2025	2.00	110.00	220.00
Blair, Shelley	9/27/2025	2.00	110.00	220.00
Totals		13.00		2,155.00
Total Labor				2,155.00

Billing Limits	Current	Prior	To-Date
Total Billings	2,155.00	12,351.50	14,506.50
Limit			15,000.00
Remaining			493.50
Total this Phase			\$2,155.00

Phase 04. Owner Requested Plan Revisions

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

PhaseXP.Expenses

Expenses				
Delivery / Messenger Svc				42.46
Total Expenses			1.15 times	42.46
				48.83

Billing Limits		Current	Prior	To-Date
Expense		48.83	1,500.00	1,548.83
Limit				2,500.00
Remaining				951.17
Total this Phase				\$48.83
Total This Invoice				\$9,858.83

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

October 02, 2025

Invoice No: 221996

Total This Invoice \$17,781.25

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

Professional Services rendered through September 27, 2025

Phase 01. CEI Services

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Wild, Scott	9/6/2025		1.00	255.00	255.00
Wild, Scott	9/20/2025		4.00	255.00	1,020.00
Wild, Scott	9/27/2025		7.50	255.00	1,912.50
Project Manager/Construction Project Man					
Blalock, Clinton	9/6/2025		.25	225.00	56.25
Blalock, Clinton	9/13/2025		11.25	225.00	2,531.25
Blalock, Clinton	9/20/2025		11.25	225.00	2,531.25
Ellins, Jason	8/30/2025		2.50	225.00	562.50
Ellins, Jason	9/6/2025		5.00	225.00	1,125.00
Ellins, Jason	9/13/2025		1.50	225.00	337.50
Ellins, Jason	9/20/2025		.50	225.00	112.50
Ellins, Jason	9/27/2025		.50	225.00	112.50
Engineer					
Schneider, Brennan	8/30/2025		1.00	190.00	190.00
Sr. Landscape Architect					
Clark, Ryan	9/20/2025		.50	215.00	107.50
Engineering/Landscape Designer					
Jeter, Matthew	9/20/2025		16.00	155.00	2,480.00
Jeter, Matthew	9/27/2025		7.00	155.00	1,085.00
Senior Construction Representative					
Villarruel Lopez, Jose	9/20/2025		6.00	205.00	1,230.00
Villarruel Lopez, Jose	9/27/2025		.50	205.00	102.50
Totals			76.25		15,751.25

Total Labor

15,751.25

Billing Limits

	Current	Prior	To-Date
Labor	15,751.25	60,979.50	76,730.75
Limit			108,576.00
Remaining			31,845.25

			Total this Phase	\$15,751.25
--	--	--	------------------	-------------

Phase	02.	Progress Meetings
-------	-----	-------------------

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Wild, Scott	9/13/2025		2.00	255.00	510.00
Engineering Intern					
Hebb, Cara	9/6/2025		.50	150.00	75.00
Hebb, Cara	9/13/2025		.50	150.00	75.00
Hebb, Cara	9/20/2025		.50	150.00	75.00
Adminstrative Support					
Blair, Shelley	9/20/2025		2.50	110.00	275.00
Totals			6.00		1,010.00

Total Labor	1,010.00
-------------	----------

Billing Limits	Current	Prior	To-Date
Labor	1,010.00	10,018.00	11,028.00
Limit			39,060.00
Remaining			28,032.00

Total this Phase	\$1,010.00
------------------	------------

Phase	03.	CDD Tax Exempt Purchase Requisitions
-------	-----	--------------------------------------

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Wild, Scott	9/6/2025		1.00	255.00	255.00
Wild, Scott	9/13/2025		1.00	255.00	255.00
Wild, Scott	9/20/2025		1.00	255.00	255.00
Wild, Scott	9/27/2025		1.00	255.00	255.00
Totals			4.00		1,020.00

Total Labor	1,020.00
-------------	----------

Billing Limits	Current	Prior	To-Date
Labor	1,020.00	8,067.00	9,087.00
Limit			15,000.00
Remaining			5,913.00

Total this Phase	\$1,020.00
------------------	------------

Phase	04.	Owner Requested Plan Revisions
-------	-----	--------------------------------

Billing Limits	Current	Prior	To-Date
Labor	0.00	36,295.50	36,295.50
Limit			40,000.00
Remaining			3,704.50

Total this Phase	0.00
------------------	------

Phase	XP.	Expenses
-------	-----	----------

Billing Limits		Current	Prior	To-Date
Expense		0.00	1,332.86	1,332.86
Limit				1,500.00
Remaining				167.14
			Total this Phase	0.00
			Total This Invoice	<u><u>\$17,781.25</u></u>

Outstanding Invoices				
	Number	Date	Balance	
	221630	9/2/2025	11,098.98	
	Total		11,098.98	
			Total Now Due	\$28,880.23

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

October 02, 2025

Invoice No: 221997

Total This Invoice \$2,805.00

Project 17115.21000 Lee Parcel Preliminary Engineering WA27

Professional Services rendered through September 27, 2025

Phase 1. Preliminary Engineering

Labor

			Hours	Rate	Amount	
Senior Engineer/Senior Project Manager						
Wild, Scott	9/6/2025		1.00	255.00	255.00	
Wild, Scott	9/13/2025		3.00	255.00	765.00	
Totals			4.00		1,020.00	
Total Labor						1,020.00

Billing Limits	Current	Prior	To-Date
Labor	1,020.00	20,583.75	21,603.75
Limit			75,000.00
Remaining			53,396.25

Total this Phase \$1,020.00

Phase 2. Project Management

Labor

			Hours	Rate	Amount	
Senior Engineer/Senior Project Manager						
Wild, Scott	8/30/2025		1.00	255.00	255.00	
Wild, Scott	9/6/2025		.50	255.00	127.50	
Wild, Scott	9/13/2025		2.00	255.00	510.00	
Wild, Scott	9/20/2025		3.50	255.00	892.50	
Totals			7.00		1,785.00	
Total Labor						1,785.00

Billing Limits	Current	Prior	To-Date
Labor	1,785.00	8,090.00	9,875.00
Limit			10,000.00
Remaining			125.00

Total this Phase \$1,785.00

Phase XP. Expenses

Total this Phase	0.00
------------------	------

Total This Invoice	<u>\$2,805.00</u>
--------------------	-------------------

Outstanding Invoices

Number	Date	Balance
221513	8/29/2025	1,912.50
Total		1,912.50

Total Now Due	\$4,717.50
---------------	------------

Creekview CDD 2024 Bonds Requisition 129 ETM (Sept 2025)

Final Audit Report

2025-10-16

Created:	2025-10-16
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAANDv5tKX5Gs-7BdouKoMwJFga4zLthiZU

"Creekview CDD 2024 Bonds Requisition 129 ETM (Sept 2025)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-16 - 12:08:16 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-10-16 - 12:08:20 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-10-16 - 2:29:21 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-10-16 - 2:29:34 PM GMT - Time Source: server
-  Agreement completed.
2025-10-16 - 2:29:34 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BXI

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

- (A) Requisition Number: **130**
- (B) Name of Payee: **Clary & Associates, Inc.
3830 Crown Point Rd,
Suite A
Jacksonville, FL 32257S**
- (C) Amount Payable: **\$ 2,175.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Creekview APF Road Staking Services - Invoice 2025-478
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

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

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


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

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer

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



INVOICE

BILL TO
2025-478-Creekview Trail
APF Road 2
GREENPOINTE
DEVELOPERS LLC
7807 BAYMEADOWS
ROAD E, #205
Jacksonville, FL 32256

INVOICE # 2025-478
DATE 09/30/2025

TERMS Due on receipt

PROJECT NAME	PROJECT LOCATION	CLIENT CONTACT
Creekview Trail APF Road 2	HENLEY RD	Joe Cornelson

DATE		QTY	RATE	AMOUNT
	Surveying Services CA-Calculation	1	125.00	125.00
	Surveying Services Field Crew	10	205.00	2,050.00

Stake Easterly Right of Way line of Verbena Parkway
adjacent to Phases 4A and 4B at 50' intervals for
electrical installation see sketch provided

BALANCE DUE **\$2,175.00**






Creekview CDD 2024 Bonds Requisition 130 - Clary (2025-478)

Final Audit Report

2025-10-17

Created:	2025-10-17
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAda8tLJIJKrFG4T5JeQbqVSBZDc3dDQf7

"Creekview CDD 2024 Bonds Requisition 130 - Clary (2025-478)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-17 - 3:30:39 PM GMT
-  Document emailed to Carolina Aristimuno (gkem@greenpointellc.com) for signature
2025-10-17 - 3:30:44 PM GMT
-  Email viewed by Carolina Aristimuno (gkem@greenpointellc.com)
2025-10-17 - 4:54:53 PM GMT
-  Document e-signed by Carolina Aristimuno (gkem@greenpointellc.com)
Signature Date: 2025-10-17 - 4:55:09 PM GMT - Time Source: server
-  Agreement completed.
2025-10-17 - 4:55:09 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BXII

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

- (A) Requisition Number: **131**
- (B) Name of Payee: **Clary & Associates, Inc.
3830 Crown Point Rd,
Suite A
Jacksonville, FL 32257S**
- (C) Amount Payable: **\$ 750.00**
- (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):
Area 6 Map and Legal Description - Invoice 2025-460
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

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

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

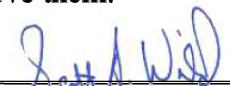
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer

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



INVOICE

BILL TO
GREENPOINTE
DEVELOPERS LLC
7807 BAYMEADOWS
ROAD E, #205
Jacksonville, FL 32256

INVOICE # 2025-460
DATE 09/30/2025

PROJECT NAME	PROJECT LOCATION	CLIENT CONTACT
Creekview Trail Area 6	Henley Rd.	Joe Corneilson

DATE		QTY	RATE	AMOUNT
	Surveying Services Map and Description	1	750.00	750.00

Map and Description of Area 6, Phs 2 See file from
Clint @ ETM

BALANCE DUE **\$750.00**






Creekview CDD 2024 Bonds Requisition 131 - Clary (2025-460)

Final Audit Report

2025-10-17

Created:	2025-10-17
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA35MwFN3t2u1yY-J5dMWbYzwdas8DbyV5

"Creekview CDD 2024 Bonds Requisition 131 - Clary (2025-460)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-17 - 3:32:22 PM GMT
-  Document emailed to Carolina Aristimuno (gkem@greenpointellc.com) for signature
2025-10-17 - 3:32:31 PM GMT
-  Email viewed by Carolina Aristimuno (gkem@greenpointellc.com)
2025-10-17 - 4:54:32 PM GMT
-  Document e-signed by Carolina Aristimuno (gkem@greenpointellc.com)
Signature Date: 2025-10-17 - 4:54:44 PM GMT - Time Source: server
-  Agreement completed.
2025-10-17 - 4:54:44 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BXIII

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

- (A) Requisition Number: **132**
- (B) Name of Payee: **Clary & Associates, Inc.
3830 Crown Point Rd,
Suite A
Jacksonville, FL 32257S**
- (C) Amount Payable: **\$ 2,850.00**
- (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):
Area 4 Plat Services - Invoice 2025-242
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

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

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


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

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer

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



INVOICE

BILL TO
GREENPOINTE
DEVELOPERS LLC
7807 BAYMEADOWS
ROAD E, #205
Jacksonville, FL 32256

INVOICE # 2025-242
DATE 09/30/2025

PROJECT NAME	PROJECT LOCATION	CLIENT CONTACT
Creekview Trail Area 4C	Henley Rd.	Gregg Kern

DATE		QTY	RATE	AMOUNT
	Surveying Services Plat Preparation	1	2,850.00	2,850.00

Area 4C: Plat Preparation	BALANCE DUE	\$2,850.00
---------------------------	--------------------	-------------------






Creekview CDD 2024 Bonds Requisition 132 - Clary (2025-242)

Final Audit Report

2025-10-17

Created:	2025-10-17
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAArwEHE8cPxRRZE8yjGJZSel6ZcydYANAa

"Creekview CDD 2024 Bonds Requisition 132 - Clary (2025-242)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-17 - 3:34:16 PM GMT
-  Document emailed to Carolina Aristimuno (gkem@greenpointellc.com) for signature
2025-10-17 - 3:34:20 PM GMT
-  Email viewed by Carolina Aristimuno (gkem@greenpointellc.com)
2025-10-17 - 4:54:07 PM GMT
-  Document e-signed by Carolina Aristimuno (gkem@greenpointellc.com)
Signature Date: 2025-10-17 - 4:54:28 PM GMT - Time Source: server
-  Agreement completed.
2025-10-17 - 4:54:28 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BXIV

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

- (A) Requisition Number: **133**
- (B) Name of Payee: **Clary & Associates, Inc.
3830 Crown Point Rd,
Suite A
Jacksonville, FL 32257S**
- (C) Amount Payable: **\$ 650.00**
- (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):
APF Road Easement Services - Invoice 2025-499
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

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

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


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

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer

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



INVOICE

BILL TO
GREENPOINTE
DEVELOPERS LLC
7807 BAYMEADOWS
ROAD E, #205
Jacksonville, FL 32256

INVOICE # 2025-499
DATE 09/30/2025

PROJECT NAME	PROJECT LOCATION	CLIENT CONTACT
Creekview Trail APF Rd	Henley Rd.	Joe Corneilson

DATE		QTY	RATE	AMOUNT
	Surveying Services Map and Description	1	650.00	650.00

Map and Description of 2 Temporary Construction
Easements at west end of APF Road See file from
Scott Wild

BALANCE DUE

\$650.00






Creekview CDD 2024 Bonds Requisition 133 - Clary (2025-499)

Final Audit Report

2025-10-17

Created:	2025-10-17
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWssczS8fGGKI6RP_vLIhnK-oMwzAntl

"Creekview CDD 2024 Bonds Requisition 133 - Clary (2025-499)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-17 - 3:35:00 PM GMT
-  Document emailed to Carolina Aristimuno (gkem@greenpointellc.com) for signature
2025-10-17 - 3:35:04 PM GMT
-  Email viewed by Carolina Aristimuno (gkem@greenpointellc.com)
2025-10-17 - 4:15:29 PM GMT
-  Document e-signed by Carolina Aristimuno (gkem@greenpointellc.com)
Signature Date: 2025-10-17 - 4:18:17 PM GMT - Time Source: server
-  Agreement completed.
2025-10-17 - 4:18:17 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BXV

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

- (A) Requisition Number: **134**
- (B) Name of Payee: **Clary & Associates, Inc.
3830 Crown Point Rd,
Suite A
Jacksonville, FL 32257S**
- (C) Amount Payable: **\$ 1,250.00**
- (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):
APF Road Plat Services - Invoice 2025-483
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

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

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

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


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

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer

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



INVOICE

BILL TO
GREENPOINTE
DEVELOPERS LLC
7807 BAYMEADOWS
ROAD E, #205
Jacksonville, FL 32256

INVOICE # 2025-483
DATE 09/30/2025

PROJECT NAME
Creekview Trail APF Rd

PROJECT LOCATION
Henley Rd.

CLIENT CONTACT
Joe Corneilson

DATE		QTY	RATE	AMOUNT
	Surveying Services Plat Revisions	1	1,250.00	1,250.00

Revise Plat of remaining parcels and APF Road per
plans of Amenity Center as provided (add easements,
lift station, etc)

BALANCE DUE

\$1,250.00






Creekview CDD 2024 Bonds Requisition 134 - Clary (2025-483)

Final Audit Report

2025-10-17

Created:	2025-10-17
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8GDADuqefmbxjGeseeg5ggcQAEhWz0xs

"Creekview CDD 2024 Bonds Requisition 134 - Clary (2025-483)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-17 - 3:35:35 PM GMT
-  Document emailed to Carolina Aristimuno (gkem@greenpointellc.com) for signature
2025-10-17 - 3:35:39 PM GMT
-  Email viewed by Carolina Aristimuno (gkem@greenpointellc.com)
2025-10-17 - 4:14:55 PM GMT
-  Document e-signed by Carolina Aristimuno (gkem@greenpointellc.com)
Signature Date: 2025-10-17 - 4:15:22 PM GMT - Time Source: server
-  Agreement completed.
2025-10-17 - 4:15:22 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BXVI

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

(A) Requisition Number: **135**

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

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

(C) Amount Payable: **\$ 806.00**

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

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

The undersigned hereby certifies that:

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

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

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

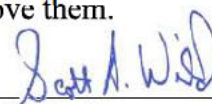
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer

FERG		
INVOICE NUMBER	AMOUNT	INVOICE DATE
2191655	\$806.00	10/08/25
TOTAL	\$806.00	

APF Ph 4



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

Please contact with Questions: 904-268-2551

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

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2191655	\$806.00	69547	1 of 1

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

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

MASTER ACCOUNT NUMBER: 1042440

SHIP TO:

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

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
149	149	FLE	APF RD PH4	219	APF RD PH4	10/08/25	IO 117313

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
2500 8	2500 8	P744130232 PSLUBXL1G	Source Order#: 2181393 10GA SLD HFCCS PE30 WIRE BLUE 500 1 GAL 8 LB PIPE JT LUB NSF NEW FORM	220.000 32.000	M EA	550.00 256.00
INVOICE SUB-TOTAL						806.00

LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH
US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION.
PRODUCTS WITH *NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN
NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.

Looking for a more convenient way to pay your bill?

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



TERMS:	NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$806.00
--------	---------------	------------------	-----------	----------

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

Creekview CDD 2024 Bonds Requisition 135 - Ferguson

Final Audit Report

2025-10-27

Created:	2025-10-27
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAKOYha9E9dfurMbyy0W_tEEqxl5LcjJX

"Creekview CDD 2024 Bonds Requisition 135 - Ferguson" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-27 - 12:24:34 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-10-27 - 12:24:37 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-10-27 - 1:33:33 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-10-27 - 1:33:55 PM GMT - Time Source: server
-  Agreement completed.
2025-10-27 - 1:33:55 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BXVII

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

(A) Requisition Number: **136**

(B) Name of Payee:

**Creative Mailbox Designs
6422 Harney Road, Suite F
Tampa, FL 33610**

(C) Amount Payable: **\$ 6,452.36**

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

Design and Installation of Area 4A Street Signs - Invoice 4207

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

The undersigned hereby certifies that:

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

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

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

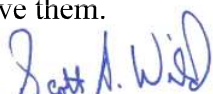
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer

INVOICE

Invoice Date: 10/28/2025
Invoice #: 4207
Customer #: 13697
Page: 1 of 1

BILL TO:	JOB LOCATION:
Creekview Community Development District 2300 Glades Rd, Suite 410W Boca Raton, FL 33431	Hyland Trail and Creekview Phase 4 Near Sandridge Rd & Ns 3 Rd Multiple Locations Asbury Lake, FL 32043

SALES ORDER	PURCHASE ORDER	SALESPERSON	ORDERED DATE	PAYMENT TERMS	DUE DATE
25004457	Quote - 37140	Corey Tappan	8/20/2025	Net 30 Days	11/27/2025

LINE	DESCRIPTION	QUANTITY	UNIT PRICE	EXT PRICE
------	-------------	----------	------------	-----------

1	Street Signs	1.00	\$12,904.73	\$12,904.73
---	--------------	------	-------------	-------------

NOTAX-TAX EXEMPT ONLY	0.0000%	.00
-----------------------	---------	-----

Subtotal	\$12,904.73
Additional Charges	
Taxes	0.00
Less Deposit	6,452.3700
PLEASE PAY THIS AMOUNT	\$6,452.36






Creekview CDD 2024 Bonds Requisition 136-Creative Mailbox Designs

Final Audit Report

2025-10-31

Created:	2025-10-31
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAi3SivkKCNst-Mukf-TLYXtetffBAm8Nz

"Creekview CDD 2024 Bonds Requisition 136-Creative Mailbox Designs" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-10-31 - 1:45:02 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-10-31 - 1:45:05 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-10-31 - 2:07:35 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-10-31 - 2:07:51 PM GMT - Time Source: server
-  Agreement completed.
2025-10-31 - 2:07:51 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BXVIII

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

(A) Requisition Number: **137**

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

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

(C) Amount Payable: **\$ 149,212.00**

(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): **APF Road Phases 3-5 Direct Owner Purchase (water, sewer, storm and underdrain)**

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

The undersigned hereby certifies that:

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

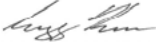
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Phase 2 Project;
4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid;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

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

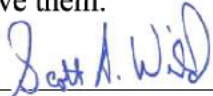
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer

FERG		
<i>INVOICE NUMBER</i>	<i>AMOUNT</i>	<i>INVOICE DATE</i>
2194241	\$129,790.00	10/24/25
2194625	\$19,422.00	10/28/25
TOTAL	\$149,212.00	

**WATERWORKS**

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

Please contact with Questions: 904-268-2551

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2194241	\$129,790.00	69547	1 of 2

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

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

MASTER ACCOUNT NUMBER: 1042440

SHIP TO:

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

CREEKVIEW COMMUNITY DEVELOPMEN
AMERICANA DR
GREEN COVE SPRINGS, FL 32043

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
149	149	FLE	SOURCE	219	APF RD PH5	10/24/25	IO 117427
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
			FORCE MAIN				
120	120	DR18GPU	6 C900 DR18 PVC GJ GREE PIPE	11.100	FT	1332.00	
1500	1500	P744130532	10GA SLD HFCCS PE30 WIRE GREE 500	220.000	M	330.00	
26	26	SPWPC12	12 SIGMA BELL REST F/ C900 *PVLOK	257.000	EA	6682.00	
6	6	SPWPC6	6 SIGMA BELL REST F/ C900 *PVLOK	81.000	EA	486.00	
2	2	AFC2612DLAFMM	12 DI MJ RW OL SS STEM VLV L/A	2965.000	EA	5930.00	
1	1	AFC2606DLAFMM	6 DI MJ RW OL SS STEM VLV L/A	952.000	EA	952.00	
3	3	I461SS	2PC SC CI VLV BX 19-22 SWR	110.000	EA	330.00	
3	2	RBGVTMUFM	3 BRS GATE VLV ID FORCE MAIN 6	18.000	EA	36.00	
3	3	LCCCU	6 CNCRT CO COLL	18.000	EA	54.00	
			ARV ASSY				
2	2	FFS3131320IP7	12X2 IP SS 1B SDL F/ C900	209.000	EA	418.00	
2	2	FFB17007NL	LF 2 MIP X FIP BALL CORP	305.000	EA	610.00	
2	2	DS46NKP	2X4 S40 316L WLD NIP TBE	17.000	EA	34.00	
2	0	G942KG	2X1 SGL BDY SEW SERV COMB AIR VLV		EA	0.00	
			MEGS AND KITS				
29	29	SSLCE12	12 PVC WDG REST GLND *ONELOK	150.000	EA	4350.00	
29	29	SMGP12	12 MJ GSKT & BLT PK L/ GLAND	33.000	EA	957.00	
11	11	SSLCE6	6 PVC WDG REST GLND *ONELOK	51.000	EA	561.00	
11	11	SMGP6	6 MJ GSKT & BLT PK L/ GLAND	22.000	EA	242.00	
			WATER				
20	20	AFT350PU	6 CL350 CL DI FASTITE PIPE	30.000	FT	600.00	
2500	2500	P744130232	10GA SLD HFCCS PE30 WIRE BLUE 500	220.000	M	550.00	
42	42	SPWPC12	12 SIGMA BELL REST F/ C900 *PVLOK	257.000	EA	10794.00	
4	4	AFC2612DLAFMM	12 DI MJ RW OL SS STEM VLV L/A	2965.000	EA	11860.00	
2	2	AFC2606DLAFMM	6 DI MJ RW OL SS STEM VLV L/A	952.000	EA	1904.00	
6	6	I461SW	2PC SC CI VLV BX 19-22 WTR	110.000	EA	660.00	
4	4	RBGVTM12	3 BRS GATE VLV ID - 12	18.000	EA	72.00	
2	2	RBGVTMU	3 BRS GATE VLV ID - 6	18.000	EA	36.00	
6	6	LCCCU	6 CNCRT CO COLL	18.000	EA	108.00	
2	2	WWB67LAOLPCLAY	5-1/4 VO WB67 HYD 4'0 OL L/A CLAY	3251.000	EA	6502.00	
2	2	RRSPLUSB2BP	RS-PLUS 2BLUE LENSES W/PAD	5.000	EA	10.00	
			FLUSH HYD				
2	2	FC8477NL	LF 2 MIP X CTS PJ COUP	85.000	EA	170.00	
2	2	FB4177WNL	LF 2 CTS COMP X FIP BALL CURB LW	327.000	EA	654.00	
4	4	FL4477NL	LF 2 CTS PJ 90 ELL	236.000	EA	944.00	
12	12	PSISCK	2 CTS OR 1-1/2 IPS SS INS STFNR PE	4.000	EA	48.00	
2	2	GBRNKP	LF 2X4 BRS NIP GBL	21.000	EA	42.00	
2	2	IBRLF9K	LF 2 BRS 90 ELL	24.000	EA	48.00	
2	2	IBRLFCPLUGK	LF 2 BRS SQ HD CORED PLUG	11.000	EA	22.00	
2	2	RC282TRW	*ROME CI MTR BX W/T/READ WTR	101.000	EA	202.00	
100	100	AX42250100	2X100 CTS 250 PSI NSF BLUE	2.000	FT	200.00	
			SAMPLE POINT				
2	2	FFC2021320IP4	12X1 IP DBL SS EPOX SDL PVC DI	128.000	EA	256.00	
2	2	FC8444NL	LF 1 MIP X 1 CTS PJ COUP	22.000	EA	44.00	

TERMS: NET 10TH PROX

ORIGINAL INVOICE

TOTAL DUE

CONTINUED

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



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

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2194241	\$129,790.00	69547	2 of 2

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
2	2	FB41444WNL	LF 1 CTS COMP X FIP BALL CURB LW	110.000	EA	220.00
4	4	PSISCG	1 SS INS STFNR CTS PE	2.500	EA	10.00
100	100	AX41250100	1X100 CTS 250 PSI NSF BLUE	0.600	FT	60.00
1	1	MJLSLA12	12X12 MJ C153 LONG SLV L/A	394.000	EA	394.00
14	14	MJ4LA12	12 MJ C153 45 BEND L/A	426.000	EA	5964.00
2	2	MJ1LA12	12 MJ C153 11-1/4 BEND L/A	351.000	EA	702.00
1	1	MJTLA12	12 MJ C153 TEE L/A	712.000	EA	712.00
2	2	MJTLA12U	12X6 MJ C153 TEE L/A	485.000	EA	970.00
2	2	MJTCAPLA12K	12X2 MJ C153 TAP CAP L/A	249.000	EA	498.00
			MEGS AND KITS			
51	51	SSLCE12	12 PVC WDG REST GLND *ONELOK	150.000	EA	7650.00
51	51	SMGP12	12 MJ GSKT & BLT PK L/ GLAND	33.000	EA	1683.00
8	8	SSLDE6	6 DI MJ WDG REST GLND *ONELOK	51.000	EA	408.00
8	8	SMGP6	6 MJ GSKT & BLT PK L/ GLAND	22.000	EA	176.00
			REUSE			
2500	2500	P744130832	10GA SLD HFCCS PE30 WIRE PURP 500	220.000	M	550.00
46	46	SPWPC12	12 SIGMA BELL REST F/ C900 *PVLOK	257.000	EA	11822.00
5	5	AFC2612DLAFMM	12 DI MJ RW OL SS STEM VLV L/A	2965.000	EA	14825.00
5	5	I461SR	2PC SC CI VLV BX 19-22 REUSE	110.000	EA	550.00
5	5	RBGVMT12RC	3 BRS GATE VLV ID RECL WTR 12	18.000	EA	90.00
5	5	LCCCU	6 CNCRT CO COLL	18.000	EA	90.00
2	2	FC8477NL	LF 2 MIP X CTS PJ COUP	85.000	EA	170.00
4	4	FL4477NL	LF 2 CTS PJ 90 ELL	236.000	EA	944.00
2	2	FB41777WNL	LF 2 CTS COMP X FIP BALL CURB LW	327.000	EA	654.00
12	12	PSISCK	2 CTS OR 1-1/2 IPS SS INS STFNR PE	4.000	EA	48.00
2	2	GBRNKP	LF 2X4 BRS NIP GBL	21.000	EA	42.00
2	2	IBRLF9K	LF 2 BRS 90 ELL	24.000	EA	48.00
2	2	IBRLFCPLUGK	LF 2 BRS SQ HD CORED PLUG	11.000	EA	22.00
2	2	RC282TRR	*ROME CI MTR BX W/T/READ RECL	101.000	EA	202.00
100	100	AX62250100	2X100 CTS DR9 250 PSI REC PURP	2.000	FT	200.00
20	20	MJ4LA12	12 MJ C153 45 BEND L/A	426.000	EA	8520.00
2	2	MJTLA12	12 MJ C153 TEE L/A	712.000	EA	1424.00
2	2	MJTCAPLA12K	12X2 MJ C153 TAP CAP L/A	249.000	EA	498.00
			MEGS AND KITS			
58	58	SSLCE12	12 PVC WDG REST GLND *ONELOK	150.000	EA	8700.00
58	58	SMGP12	12 MJ GSKT & BLT PK L/ GLAND	33.000	EA	1914.00
INVOICE SUB-TOTAL						129790.00

LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH
US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION.
PRODUCTS WITH *NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN
NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.

Looking for a more convenient way to pay your bill?

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



TERMS:	NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$129,790.00
--------	---------------	------------------	-----------	--------------

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



WATERWORKS

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

Please contact with Questions: 904-268-2551

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2194625	\$19,422.00	69547	1 of 1

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

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

MASTER ACCOUNT NUMBER: 1042440

SHIP TO:

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

CREEKVIEW COMMUNITY DEVELOPMEN
AMERICANA DR
GREEN COVE SPRINGS, FL 32043

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH ID
149	149	FLE	P-401 FITTINGS	219	APF RD PH5	10/28/25	117441D
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
12	12	MJ4P4LA12	Source Order#: 2194241 12 MJ C153 P-401 45 BEND L/A	1304.000	EA	15648.00	
1	1	MJTCAPP4LA12K	12X2 MJ C153 P-401 TAP CAP L/A	1227.000	EA	1227.00	
4	4	MJ4P4LAU	6 MJ C153 P-401 45 BEND L/A	519.000	EA	2076.00	
1	1	MJTCAPP4LAUK	6X2 MJ C153 P-401 TAP CAP L/A	471.000	EA	471.00	
INVOICE SUB-TOTAL						19422.00	
***** LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH *NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.							
Due to the Thanksgiving holiday on Thursday, November 27th, please ensure all payments are submitted by Monday, November 24 th .							

TERMS:	NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$19,422.00
--------	---------------	------------------	-----------	-------------

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





Creekview CDD 2024 Bonds Requisition 137 - Ferguson

Final Audit Report

2025-11-03

Created:	2025-11-03
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUdThCRQxX-KCdb_InPOzGLFhttjGqmRI

"Creekview CDD 2024 Bonds Requisition 137 - Ferguson" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-11-03 - 6:28:22 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-11-03 - 6:28:26 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-11-03 - 6:35:16 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-11-03 - 6:36:59 PM GMT - Time Source: server
-  Agreement completed.
2025-11-03 - 6:36:59 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BXIX

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

(A) Requisition Number: **138**

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

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

(C) Amount Payable: **\$ 7,452.00**

(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): **APF Road Phases 3-5 Direct Owner Purchase (water, sewer, storm and underdrain)**

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

The undersigned hereby certifies that:

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


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

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

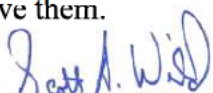
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer

COUNTY MATERIALS			
INVOICE NUMBER	AMOUNT	INVOICE DATE	AREA
202382-01	\$7,452.00	11/05/25	APF-5
	\$7,452.00		TOTAL COLUMN



(866) 343-8488
ASTATULA, FL 34705

INVOICE

Shipped		Invoice Date	Invoice #
11/05/2025		11/05/2025	202382-01
Warehouse	Taken By	PO #	Page #
44	ct	CVDD004	1 of 1
Invoice Due Date:		12/31/2025	

Cust: 149

Ship To APF Road Ph 3 - 5
APF Road Ph 3 - 5
Henley & Sandridge Rd.
Green Cove Springs, FL 32043 US

REMIT TO:
COUNTY MATERIALS FL
PO BOX 88938
MILWAUKEE, WI 53288-8938

Bill To: CREEKVIEW COMMUNITY
C/O JAX UTILITIES MGMT
5465 VERA BLVD
JACKSONVILLE, FL

UPDATED INFORMATION:

Please send all LIEN WAIVERS to: LIENWAIVERS@COUNTYMATERIALS.COM
All other inquiries email: ACCOUNTSRECEIVABLE@COUNTYMATERIALS.COM

Ln #	Product And Description	Quantity Shipped	Qty UM	Unit Price	Amount (Net)
7	260380 60" RCP CL3	24.00	LFT	310.500	7,452.00
8	260 60" RCCP GASKET HK #839457	3.00	EA	.000	.00

2.00 Lines Total

Quantity Shipped Total 27.00

Sub Total 7,452.00
Invoice Total 7,452.00






Creekview CDD 2024 Bonds Requisition 138 - Ferguson

Final Audit Report

2025-11-10

Created:	2025-11-10
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoUTHGC44D0tDTM_vLRtXwpbWVHRDKNI7

"Creekview CDD 2024 Bonds Requisition 138 - Ferguson" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-11-10 - 6:16:21 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-11-10 - 6:16:34 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-11-10 - 6:19:56 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-11-10 - 6:20:15 PM GMT - Time Source: server
-  Agreement completed.
2025-11-10 - 6:20:15 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BXX

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

- (A) Requisition Number: **139**

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

- (C) Amount Payable: **\$ 888,845.17**

- (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): **APF Road Phases 3, 4, 5 and Amenity - Application for Payment No. 3 (Oct 2025)**

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

The undersigned hereby certifies that:

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

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


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

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702



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

 CONTRACT FOR:
 Underground Infrastructure

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

APPLICATION NO: 3
 PERIOD TO: October 25, 2025
 PROJECT: **APF 3, 4, 5 & Amenity**

CONTRACTORS 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	0.00	0.00
Approved this Month		
Number Date Approved		
1		
2		
3		
4		
5		
6		
7		
8		
9		
TOTALS	0.00	0.00
Net change by Change Orders	0.00	

1. ORIGINAL CONTRACT SUM	\$8,321,994.00
2. Net Change by Change Orders	\$0.00
3. CONTRACT SUM TO DATE (LINE 1 +,- 2)	\$8,321,994.00
4. TOTAL COMPLETED AND STORED TO DATE	\$2,642,824.00
5. RETAINAGE	
a. 5% (Column D+E on G703)	
Total retainage (Line 5a, or Total in Column J of G703)	\$132,141.20
TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$2,510,682.80
LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$1,621,837.63
CURRENT PAYMENT DUE	\$888,845.17
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$5,811,311.20

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: [Signature] Date: 10/25/2025

State of: Florida County of: Duval
 Subscribed and sworn before me this 25th day of October 2025
 Notary Public: [Signature]
 My Commission expires: August 17, 2026
 AMOUNT CERTIFIED \$888,845.17
 ENGINEER: England-Thims & Miller, Inc.
 BY: [Signature] DATE: 11/10/2025
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payments are without prejudice to any rights of the Owner or Contractor under this Contract

ENGINEERS CERTIFICATE FOR PAYMENT

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

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 10/25/2025

Period Ending: 10/15/25
 Variance Amount
 Projected Final Amount
 Billings To Date Amount
 Remaining Billings \$0.00

Bld Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		Complete %	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Variance at Completion	Quantity
Amenity - Mass Grade & Sewer																	
MOBILIZATION AND SITE PREPARATION																	
Survey	1.00	LS	6,000.00	\$ 6,000.00	0.50	0.20	\$ 1,200.00	-	0.70	\$ 4,200.00	0.30	\$ 1,800.00	1.00	\$ 6,000.00	70%	0.000	\$ -
Testing	1.00	LS	3,500.00	\$ 3,500.00	0.50	0.20	\$ 700.00	-	0.70	\$ 2,450.00	0.30	\$ 1,050.00	1.00	\$ 3,500.00	70%	0.000	\$ -
Total			\$4,500.00	\$ 9,500.00			\$ 1,900.00			\$ 6,650.00		\$2,850.00		\$4,500.00	70.00%		\$ -
CLEARING AND GRUBBING																	
Clearing	4.00	AC	9,800.00	\$ 39,200.00	4.00		\$ -	-	4.00	\$ 39,200.00	-	\$ -	4.00	\$ 39,200.00	100%	0.000	\$ -
Total				\$ 39,200.00			\$ -			\$ 39,200.00		\$0.00		\$39,200.00	100.00%		\$ -
EARTHWORK																	
Fill from Area 4	36,200.00	CY	9.00	\$ 325,800.00	36,200.00		\$ -	-	36,200.00	\$ 325,800.00	-	\$ -	36,200.00	\$ 325,800.00	100%	0.000	\$ -
Rough Grade	1.00	LS	2,000.00	\$ 2,000.00	1.00		\$ -	-	1.00	\$ 2,000.00	-	\$ -	1.00	\$ 2,000.00	100%	0.000	\$ -
Total				\$ 327,800.00			\$ -			\$ 327,800.00		\$0.00		\$327,800.00	100.00%		\$ -
EARTHWORK ASBUILTS																	
Asbults	1.000	LS	\$ 1,500.00	\$ 1,500.00	1.00		\$ -	-	1.00	\$ 1,500.00	-	\$ -	1.00	\$ 1,500.00	100%	0.000	\$ -
Total				\$ 1,500.00			\$ -			\$ 1,500.00		\$0.00		\$1,500.00	100.00%		\$ -
ROADWAY UNDERDRAIN																	
Roadway Underdrain	0.000	LF	\$ 36.67	\$ -	-		\$ -	-	-	\$ -	-	\$ -	-	\$ -	#DIV/0!		\$ -
Total				\$ -			\$ -			\$ -		\$0.00		\$0.00	#DIV/0!		\$ -
SANITARY SEWER SYSTEM																	
8" Sewer Main	470.000	LF	\$ 78.00	\$ 36,660.00	470.00		\$ -	-	470.00	\$ 36,660.00	-	\$ -	470.00	\$ 36,660.00	100%	0.000	\$ -
Manholes	6.000	EA	\$ 13,200.00	\$ 79,200.00	6.00		\$ -	-	6.00	\$ 79,200.00	-	\$ -	6.00	\$ 79,200.00	100%	0.000	\$ -
Services	1.000	EA	\$ 6,500.00	\$ 6,500.00	1.00		\$ -	-	1.00	\$ 6,500.00	-	\$ -	1.00	\$ 6,500.00	100%	0.000	\$ -
Dewater	1.000	LF	\$ 23,000.00	\$ 23,000.00	1.00		\$ -	-	1.00	\$ 23,000.00	-	\$ -	1.00	\$ 23,000.00	100%	0.000	\$ -
Adjustments	1.000	EA	\$ 5,000.00	\$ 5,000.00	1.00		\$ -	-	1.00	\$ 5,000.00	-	\$ -	1.00	\$ 5,000.00	100%	0.000	\$ -
TV Testing	470.000	LF	\$ 25.00	\$ 11,750.00	-		\$ -	-	-	\$ -	470.00	\$ 11,750.00	470.00	\$ 11,750.00	0%	0.000	\$ -
Benchdown & Backfill	1.000	LS	\$ 6,500.00	\$ 6,500.00	1.00		\$ -	-	1.00	\$ 6,500.00	-	\$ -	1.00	\$ 6,500.00	100%	0.000	\$ -
Tile In	1.000	LS	\$ 2,500.00	\$ 2,500.00	1.00		\$ -	-	1.00	\$ 2,500.00	-	\$ -	1.00	\$ 2,500.00	100%	0.000	\$ -
Total				\$ 171,110.00			\$ -	\$ -		\$ 159,360.00		\$11,750.00		\$171,110.00	99.19%		\$ -
LIFT STATION & FORCEMAIN																	
Wetwell	1.000	LS	\$ 252,800.00	\$ 252,800.00	1.00		\$ -	-	1.00	\$ 252,800.00	-	\$ -	1.00	\$ 252,800.00	100%	0.000	\$ -
Pumps & Panel	1.000	LS	\$ 141,500.00	\$ 141,500.00	-		\$ -	-	-	\$ -	1.00	\$ 141,500.00	1.00	\$ 141,500.00	0%	0.000	\$ -
Fence	1.000	LS	\$ 17,700.00	\$ 17,700.00	-		\$ -	-	-	\$ -	1.00	\$ 17,700.00	1.00	\$ 17,700.00	0%	0.000	\$ -
Concrete Paving, Stone, & Sitework	1.000	LS	\$ 48,000.00	\$ 48,000.00	-		\$ -	-	-	\$ -	1.00	\$ 48,000.00	1.00	\$ 48,000.00	0%	0.000	\$ -
Electric	1.000	LS	\$ 44,100.00	\$ 44,100.00	-		\$ -	-	-	\$ -	1.00	\$ 44,100.00	1.00	\$ 44,100.00	0%	0.000	\$ -
Start-Up & Test	1.000	LS	\$ 7,400.00	\$ 7,400.00	-		\$ -	-	-	\$ -	1.00	\$ 7,400.00	1.00	\$ 7,400.00	0%	0.000	\$ -
Force Main - 4"	65.000	LF	\$ 83.00	\$ 5,395.00	58.50	6.50	\$ 539.50	-	65.00	\$ 5,395.00	-	\$ -	65.00	\$ 5,395.00	100%	0.000	\$ -
Tile In	1.000	LS	\$ 10,455.00	\$ 10,455.00	-		\$ -	-	-	\$ -	1.00	\$ 10,455.00	1.00	\$ 10,455.00	0%	0.000	\$ -
Total				\$ 487,850.00			\$ 539.50	\$ -		\$ 260,165.00		\$260,155.00		\$487,350.00	48.06%		\$ -
WATER & SEWER AS-BUILTS																	
Water & Sewer As-Built	1.000	LS	\$ 5,000.00	\$ 5,000.00	-		\$ -	-	-	\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00	0%	0.000	\$ -
Total				\$ 5,000.00			\$ -			\$ -		\$5,000.00		\$5,000.00	0.00%		\$ -
SEEDING & SOD																	
Grassing - R/W	15,000.000	SY	\$ 0.80	\$ 12,000.00	-		\$ -	-	-	\$ -	15,000.00	\$ 12,000.00	15,000.00	\$ 12,000.00	0%	0.000	\$ -
Sod - Slope	3,800.000	SY	\$ 4.75	\$ 18,050.00	-		\$ -	-	-	\$ -	3,800.00	\$ 18,050.00	3,800.00	\$ 18,050.00	0%	0.000	\$ -
Total				\$ 30,050.00			\$ -			\$ -		\$30,050.00		\$30,050.00	0.00%		\$ -
EROSION CONTROL																	
SILT FENCE	2,000.000	LF	\$ 4.00	\$ 8,000.00	2,000.00		\$ -	-	2,000.00	\$ 8,000.00	-	\$ -	2,000.00	\$ 8,000.00	100%	0.000	\$ -
CONSTRUCTION ENTRANCE	1.000	LF	\$ 9,300.00	\$ 9,300.00	1.00		\$ -	-	1.00	\$ 9,300.00	-	\$ -	1.00	\$ 9,300.00	100%	0.000	\$ -
INLET PROTECTION	2.000	EA	\$ 500.00	\$ 1,000.00	2.00		\$ -	-	2.00	\$ 1,000.00	-	\$ -	2.00	\$ 1,000.00	100%	0.000	\$ -
Total				\$ 18,300.00			\$ -			\$ 18,300.00		\$0.00		\$18,300.00	100.00%		\$ -

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number: _____
 For Month Ending: 10/25/2025

Period Ending: 10/25/25
 Variance Amount
 Projected Final Amount
 Billings To Date Amount
 Remaining Billings \$0.00

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

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 10/25/2025

Period Ending: 10/25/25
 Variance Amount
 Projected Final Amount
 Billings To Date Amount
 Remaining Billings \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
Amenity Total				\$1,141,810.00	\$0.00		\$2,439.50	\$0.00		\$823,005.00		\$318,805.00		\$1,141,810.00	Complete		\$0.00

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

APF 2 Change Orders w/ Materials \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
APF 3																	
MOBILIZATION AND SITE PREPARATION																	
Mobilization	1.00	LS	15,000.00	\$ 15,000.00	0.50	0.10	\$ 1,500.00		0.60	\$ 9,000.00	0.40	\$ 6,000.00	1.00	\$ 15,000.00	60%	0.000	\$ -
Survey	1.00	LS	15,000.00	\$ 15,000.00	0.25	0.10	\$ 1,500.00		0.35	\$ 5,250.00	0.65	\$ 9,750.00	1.00	\$ 15,000.00	35%	0.000	\$ -
Maint. of Traffic	1.00	LS	500.00	\$ 500.00	1.00		\$ -		1.00	\$ 500.00	-	\$ -	1.00	\$ 500.00	100%	0.000	\$ -
Testing	1.00	LS	8,000.00	\$ 8,000.00	0.25		\$ -		0.25	\$ 2,000.00	0.75	\$ 6,000.00	1.00	\$ 8,000.00	25%	0.000	\$ -
Total				\$ 38,500.00			\$ 3,000.00			\$ 16,750.00		\$ 21,750.00		\$ 38,500.00	43.51%		\$ -

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

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

STORMWATER MNGT. POND CONSTRUCTION																	
Pond Excavation	8,500.00	CY	5.00	\$ 42,500.00	-		\$ -		-	\$ -	8,500.00	\$ 42,500.00	8,500.00	\$ 42,500.00	0%	0.000	\$ -
Dewatering	8,500.00	LS	0.70	\$ 5,950.00	-		\$ -		-	\$ -	8,500.00	\$ 5,950.00	8,500.00	\$ 5,950.00	0%	0.000	\$ -
Total				\$ 48,450.00			\$ -			\$ -		\$ 48,450.00		\$ 48,450.00	0.00%		\$ -

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

ROADWAY CONSTRUCTION																	
Standard Curb	700.000	SY	\$ 23.00	\$ 16,100.00	-		\$ -		-	\$ -	700.00	\$ 16,100.00	700.00	\$ 16,100.00	0%	0.000	\$ -
8" Base	2,050.000	SY	\$ 19.00	\$ 38,950.00	-		\$ -		-	\$ -	2,050.00	\$ 38,950.00	2,050.00	\$ 38,950.00	0%	0.000	\$ -
12" Stabilized Subgrade	2,200.000	SY	\$ 7.20	\$ 15,840.00	-		\$ -		-	\$ -	2,200.00	\$ 15,840.00	2,200.00	\$ 15,840.00	0%	0.000	\$ -
Asphalt 1.5" SP 12.5 - FIRST LIFT	2,050.000	LS	\$ 18.50	\$ 37,925.00	-		\$ -		-	\$ -	2,050.00	\$ 37,925.00	2,050.00	\$ 37,925.00	0%	0.000	\$ -
Asphalt 1" SP 9.5 - SECOND LIFT	2,050.000	SY	\$ 17.50	\$ 35,875.00	-		\$ -		-	\$ -	2,050.00	\$ 35,875.00	2,050.00	\$ 35,875.00	0%	0.000	\$ -
Prime	2,050.000	SY	\$ 4.00	\$ 8,200.00	-		\$ -		-	\$ -	2,050.00	\$ 8,200.00	2,050.00	\$ 8,200.00	0%	0.000	\$ -
Striping	1.000	LS	\$ 8,500.00	\$ 8,500.00	-		\$ -		-	\$ -	1.00	\$ 8,500.00	1.00	\$ 8,500.00	0%	0.000	\$ -
Sidewalks	120.000	SY	\$ 58.50	\$ 7,020.00	-		\$ -		-	\$ -	120.00	\$ 7,020.00	120.00	\$ 7,020.00	0%	0.000	\$ -
Handicap Ramps	4.000	EA	\$ 2,000.00	\$ 8,000.00	-		\$ -		-	\$ -	4.00	\$ 8,000.00	4.00	\$ 8,000.00	0%	0.000	\$ -
Total				\$ 178,430.00			\$ -			\$ -		\$ 178,430.00		\$ 178,430.00	0.00%		\$ -

STORM DRAINAGE SYSTEM																	
Restrain Joints at Water, Reuse & FM Crossings	1.000	LS	\$ 25,000.00	\$ 25,000.00	-	1.00	\$ 25,000.00		1.00	\$ 25,000.00	-	\$ -	1.00	\$ 25,000.00	100%	0.000	\$ -
18" RCP	441.000	LF	\$ 87.00	\$ 38,367.00	-	178.00	\$ 15,486.00		178.00	\$ 15,486.00	263.00	\$ 22,881.00	441.00	\$ 38,367.00	40%	0.000	\$ -
36" RCP	190.000	LF	\$ 255.00	\$ 48,450.00	-		\$ -		-	\$ -	190.00	\$ 48,450.00	190.00	\$ 48,450.00	0%	0.000	\$ -
12"/15"/18" MES	3.000	EA	\$ 1,100.00	\$ 3,300.00	-	1.00	\$ 1,100.00		1.00	\$ 1,100.00	2.00	\$ 2,200.00	3.00	\$ 3,300.00	33%	0.000	\$ -
30" MES	3.000	EA	\$ 2,400.00	\$ 7,200.00	-		\$ -		-	\$ -	3.00	\$ 7,200.00	3.00	\$ 7,200.00	0%	0.000	\$ -
Adjustments	6.000	EA	\$ 750.00	\$ 4,500.00	-	2.00	\$ 1,500.00		2.00	\$ 1,500.00	4.00	\$ 3,000.00	6.00	\$ 4,500.00	33%	0.000	\$ -
Curb Inlets	5.000	EA	\$ 9,300.00	\$ 46,500.00	-		\$ -		-	\$ -	5.00	\$ 46,500.00	5.00	\$ 46,500.00	0%	0.000	\$ -
TV Storm Drain	631.000	LF	\$ 12.00	\$ 7,572.00	-		\$ -		-	\$ -	631.00	\$ 7,572.00	631.00	\$ 7,572.00	0%	0.000	\$ -
Type E Inlet	1.000	EA	\$ 7,000.00	\$ 7,000.00	-		\$ -		-	\$ -	1.00	\$ 7,000.00	1.00	\$ 7,000.00	0%	0.000	\$ -

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 10/25/2025

Period Ending: 10/25/25

Variance Amount

Projected Final Amount

Billings To Date Amount

Remaining Billings \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original	
	Qty	UM	Unit Price	LAE Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
Drop Structures at Revised Pipe Crossings	1.000	EA	\$ 54,764.00	\$ 54,764.00	-	1	\$ -	-	\$ -	-	1.00	\$ 54,764.00	1.00	\$ 54,764.00	0%	0.000	\$ -
Total	9.000			\$ 343,659.00			\$ 43,086.00	\$ -		\$ 43,086.00		\$ 199,867.00		\$ 249,553.00	17.20%		\$ -
ROADWAY UNDERDRAIN																	
Roadway Underdrain - PER PLAN	490.000	LF	\$ 36.00	\$ 17,640.00	-		\$ -	-	\$ -	-	490.00	\$ 17,640.00	490.00	\$ 17,640.00	0%		\$ -
Total				\$ 17,640.00			\$ -	-		\$ -	1	\$ 17,640.00	1	\$ 17,640.00		\$ -	\$ -
PAVING & DRAINAGE AS-BUILTS																	
Paving & Drainage As built	1.000	LS	\$ 15,000.00	\$ 15,000.00	-		\$ -	-	\$ -	-	1.00	\$ 15,000.00	1.00	\$ 15,000.00	0%		\$ -
Total				\$ 15,000.00			\$ -	-		\$ -		\$ 15,000.00		\$ 15,000.00	0.00%		\$ -
WATER DISTRIBUTION SYSTEM																	
12" Watermain (Incl fittings, TS, bends)	200.000	LF	\$ 144.00	\$ 28,800.00	-	150.00	\$ 21,600.00	-	150.00	\$ 21,600.00	50.00	\$ 7,200.00	200.00	\$ 28,800.00	75%	0.000	\$ -
Tie Ins	1.000	EA	\$ 18,000.00	\$ 18,000.00	-		\$ -	-		\$ -	1.00	\$ 18,000.00	1.00	\$ 18,000.00	0%	0.000	\$ -
Flushing Hydrants	1.000	EA	\$ 2,000.00	\$ 2,000.00	-		\$ -	-		\$ -	1.00	\$ 2,000.00	1.00	\$ 2,000.00	0%	0.000	\$ -
Test and Chlorinate	200.000	LF	\$ 10.00	\$ 2,000.00	-		\$ -	-		\$ -	200.00	\$ 2,000.00	200.00	\$ 2,000.00	0%	0.000	\$ -
Total				\$ 30,800.00			\$ 21,600.00	\$ -		\$ 21,600.00		\$ 29,200.00		\$ 50,800.00	42.52%		\$ -
REUSE WATER DISTRIBUTION SYSTEM																	
12" Main & Fittings	180.000	LF	\$ 155.00	\$ 27,900.00	-		\$ -	-		\$ -	180.00	\$ 27,900.00	180.00	\$ 27,900.00	0%	0.000	\$ -
Tie In	1.000	EA	\$ 18,000.00	\$ 18,000.00	-		\$ -	-		\$ -	1.00	\$ 18,000.00	1.00	\$ 18,000.00	0%	0.000	\$ -
Flush Hydrant	1.000	EA	\$ 2,000.00	\$ 2,000.00	-		\$ -	-		\$ -	1.00	\$ 2,000.00	1.00	\$ 2,000.00	0%	0.000	\$ -
Testing	180.000	LF	\$ 10.00	\$ 1,800.00	-		\$ -	-		\$ -	180.00	\$ 1,800.00	180.00	\$ 1,800.00	0%	0.000	\$ -
Total				\$ 49,700.00			\$ -	\$ -		\$ -		\$ 49,700.00		\$ 49,700.00	0.00%		\$ -
SANITARY SEWER SYSTEM																	
12" Force Main	180.000	LF	\$ 148.00	\$ 26,640.00	-	180.00	\$ 26,640.00	-	180.00	\$ 26,640.00	-	\$ -	180.00	\$ 26,640.00	100%	0.000	\$ -
6" Force Main	40.000	EA	\$ 83.00	\$ 3,320.00	-		\$ -	-		\$ -	40.00	\$ 3,320.00	40.00	\$ 3,320.00	0%	0.000	\$ -
ARV Valve & Vault	3.000	LS	\$ 7,000.00	\$ 21,000.00	-		\$ -	-		\$ -	3.00	\$ 21,000.00	3.00	\$ 21,000.00	0%	0.000	\$ -
Tie In	1.000	EA	\$ 12,000.00	\$ 12,000.00	-		\$ -	-		\$ -	1.00	\$ 12,000.00	1.00	\$ 12,000.00	0%	0.000	\$ -
Testing	220.000	LF	\$ 10.00	\$ 2,200.00	-		\$ -	-		\$ -	220.00	\$ 2,200.00	220.00	\$ 2,200.00	0%	0.000	\$ -
Type B crossing	1.000	EA	\$ 3,000.00	\$ 3,000.00	-		\$ -	-		\$ -	1.00	\$ 3,000.00	1.00	\$ 3,000.00	0%	0.000	\$ -
Total				\$ 68,160.00			\$ 26,640.00	\$ -		\$ 26,640.00		\$ 41,520.00		\$ 68,160.00	89.08%		\$ -
WATER & SEWER AS-BUILTS																	
Water & Sewer As-Built	1.000	LS	\$ 18,000.00	\$ 18,000.00	-		\$ -	-		\$ -	1.00	\$ 18,000.00	1.00	\$ 18,000.00	0%	0.000	\$ -
Total				\$ 18,000.00			\$ -	-		\$ -		\$ 18,000.00		\$ 18,000.00	0.00%		\$ -
SLEEVES - IRRIG. - ELEC. - TELE. - CATV																	
2.5" PER BID DOCS	1,500.000	LF	\$ 12.00	\$ 18,000.00	-		\$ -	-		\$ -	1,500.00	\$ 18,000.00	1,500.00	\$ 18,000.00	0%	0.000	\$ -
3"	2,000.000	LF	\$ 14.00	\$ 28,000.00	-		\$ -	-		\$ -	2,000.00	\$ 28,000.00	2,000.00	\$ 28,000.00	0%	0.000	\$ -
4"	2,000.000	LF	\$ 16.00	\$ 32,000.00	-		\$ -	-		\$ -	2,000.00	\$ 32,000.00	2,000.00	\$ 32,000.00	0%	0.000	\$ -
6"	1,500.000	LF	\$ 18.00	\$ 27,000.00	-		\$ -	-		\$ -	1,500.00	\$ 27,000.00	1,500.00	\$ 27,000.00	0%	0.000	\$ -
Total				\$ 105,000.00			\$ -	-		\$ -		\$ 105,000.00		\$ 105,000.00	0.00%		\$ -
ELECTRIC ALLOWANCE																	
PER BID DOCS	1.000	LS	\$ 100,000.00	\$ 100,000.00	-		\$ -	-		\$ -	1.00	\$ 100,000.00	1.00	\$ 100,000.00	0%	0.000	\$ -
Total				\$ 100,000.00			\$ -	-		\$ -		\$ 100,000.00		\$ 100,000.00	0.00%		\$ -
SEEDING & SOD																	
Grassing - R/W	1,500.000	SY	\$ 0.80	\$ 1,200.00	-		\$ -	-		\$ -	1,500.00	\$ 1,200.00	1,500.00	\$ 1,200.00	0%	0.000	\$ -
Sod - Ponds	3,000.000	SY	\$ 4.75	\$ 14,250.00	-		\$ -	-		\$ -	3,000.00	\$ 14,250.00	3,000.00	\$ 14,250.00	0%	0.000	\$ -
Sod - R/W Slope	2,000.000	SY	\$ 4.75	\$ 9,500.00	-		\$ -	-		\$ -	2,000.00	\$ 9,500.00	2,000.00	\$ 9,500.00	0%	0.000	\$ -
Sod - BOC	300.000	SY	\$ 4.75	\$ 1,425.00	-		\$ -	-		\$ -	300.00	\$ 1,425.00	300.00	\$ 1,425.00	0%	0.000	\$ -
Sod at settlement Ponds	2,200.000	SY	\$ 4.75	\$ 10,450.00	-		\$ -	-		\$ -	2,200.00	\$ 10,450.00	2,200.00	\$ 10,450.00	0%	0.000	\$ -
Total				\$ 36,825.00			\$ -	-		\$ -		\$ 36,825.00		\$ 36,825.00	0.00%		\$ -
EROSION CONTROL																	
Erosion Control NPDES	1.000	LS	\$ 5,000.00	\$ 5,000.00	0.20	0.10	\$ 500.00	-	0.30	\$ 1,500.00	0.70	\$ 3,500.00	1.00	\$ 5,000.00	30%	0.000	\$ -
Silt fence	4,000.000	LF	\$ 5.00	\$ 20,000.00	4,000.00		\$ -	-	4,000.00	\$ 20,000.00	-	\$ -	4,000.00	\$ 20,000.00	100%	0.000	\$ -
Construction Entrance	1.000	LS	\$ 9,900.00	\$ 9,900.00	1.00		\$ -	-	1.00	\$ 9,900.00	-	\$ -	1.00	\$ 9,900.00	100%	0.000	\$ -
Inlet Protection	5.000	EA	\$ 700.00	\$ 3,500.00	-		\$ -	-		\$ -	5.00	\$ 3,500.00	5.00	\$ 3,500.00	0%	0.000	\$ -
Turbidity Control	1.000	LS	\$ 3,000.00	\$ 3,000.00	-		\$ 1,500.00	-	0.50	\$ 1,500.00	0.50	\$ 1,500.00	1.00	\$ 3,000.00	50%	0.000	\$ -

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenities
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 10/25/2025

Period Ending: 10/25/25
 Variance Amount
 Projected Final Amount
 Billings To Date Amount
 Remaining Billings \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
Total				\$ 41,400.00			\$ 2,000.00			\$ 32,900.00		\$ 8,500.00		\$ 43,400.00	79.47%		\$ -
STORMWATER POLLUTION PLAN																	
SWPPP	1.000	LS	\$ 4,000.00	\$ 2,000.00	-	1.00	\$ 4,000.00	-	1.00	\$ 4,000.00	-	\$ (2,000.00)	1.00	\$ 2,000.00	200%	0.000	\$ -
Total				\$ 2,000.00			\$ 4,000.00			\$ 4,000.00		\$ -		\$ 2,000.00	200.00%		\$ -
BOND																	
Payment Bond	1.000	LS	\$ 15,000.00	\$ 15,000.00	-	1.00	\$ 15,000.00	-	1.00	\$ 15,000.00	-	\$ -	1.00	\$ 15,000.00	100%	0.000	\$ -
Contractor Warranty	1.000	LS	\$ 68,000.00	\$ 5,000.00	-		\$ -	-		\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00	0%	0.000	\$ -
Total				\$ 20,000.00			\$ 15,000.00			\$ 15,000.00		\$ 5,000.00		\$ 20,000.00	75.00%		\$ -

APF 3				\$1,051,438.00	\$0.00	\$0.00	\$115,326.00	\$0.00	\$0.00	\$172,476.00	\$0.00	\$878,962.00	\$0.00	\$1,051,438.00	\$5.97	\$0.00	\$0.00
--------------	--	--	--	----------------	--------	--------	--------------	--------	--------	--------------	--------	--------------	--------	----------------	--------	--------	--------

APF 3 Contract w/ Materials	\$1,051,438.00
-----------------------------	----------------

APF 3 Change Orders w/ Materials	\$0.00
----------------------------------	--------

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
APF 4																	
MOBILIZATION AND SITE PREPARATION																	
Mobilization	1.00	LS	15,000.00	\$ 15,000.00	0.50	0.10	\$ 1,500.00		0.60	\$ 9,000.00	0.40	\$ 6,000.00	1.00	\$ 15,000.00	60%	0.000	\$ -
Survey	1.00	LS	24,000.00	\$ 24,000.00	0.25	0.10	\$ 2,400.00		0.35	\$ 8,400.00	0.65	\$ 15,600.00	1.00	\$ 24,000.00	35%	0.000	\$ -
Maint. of Traffic	1.00	LS	500.00	\$ 500.00	1.00		\$ -		1.00	\$ 500.00	-	\$ -	1.00	\$ 500.00	100%	0.000	\$ -
Testing	1.00	LS	12,000.00	\$ 12,000.00	0.25	0.25	\$ 3,000.00		0.50	\$ 6,000.00	0.50	\$ 6,000.00	1.00	\$ 12,000.00	50%	0.000	\$ -
Total				\$ 51,500.00			\$ 6,900.00			\$ 23,900.00		\$ 17,600.00		\$ 55,500.00	46.41%		\$ -
CLEARING AND GRUBBING																	
Clearing	-	AC	6,200.00	\$ -	-		\$ -		-	\$ -	-	\$ -	-	\$ -	#DIV/0!	0.000	\$ -
Stripping	-	AC	3,570.00	\$ -	-		\$ -		-	\$ -	-	\$ -	-	\$ -	#DIV/0!	0.000	\$ -
Total				\$ -			\$ -			\$ -		\$ 0.00		\$ 0.00	#DIV/0!		\$ -
UNSUITABLE MATERIAL																	
Remove & Replace Unsuitable	-	CY	0.00	\$ -	-		\$ -		-	\$ -	-	\$ -	-	\$ -	#DIV/0!	0.000	\$ -
Total				\$ -			\$ -			\$ -		\$ 0.00		\$ 0.00	#DIV/0!		\$ -
STORMWATER MNGT. POND CONSTRUCTION																	
Pond Excavation -	7,300.00	CY	5.00	\$ 36,500.00	-		\$ -		-	\$ -	7,300.00	\$ 36,500.00	7,300.00	\$ 36,500.00	0%	0.000	\$ -
DEWATERING	7,300.00	CY	0.70	\$ 5,110.00	-		\$ -		-	\$ -	7,300.00	\$ 5,110.00	7,300.00	\$ 5,110.00	0%	0.000	\$ -
Total				\$ 41,610.00			\$ -			\$ -		\$ 41,610.00		\$ 41,610.00			\$ -
EARTHWORK																	
Roadway Grading	1.00	LS	15,000.00	\$ 15,000.00	-		\$ -		-	\$ -	1.00	\$ 15,000.00	1.00	\$ 15,000.00	0%	0.000	\$ -
4"W Dress Up	4,650.00	LF	2.00	\$ 9,300.00	-		\$ -		-	\$ -	4,650.00	\$ 9,300.00	4,650.00	\$ 9,300.00	0%	0.000	\$ -
Total				\$ 24,300.00			\$ -			\$ -		\$ 24,300.00		\$ 24,300.00	0.00%		\$ -
ROADWAY CONSTRUCTION																	
Type C Curb	1,650.000	LF	\$ 24.50	\$ 40,425.00	-		\$ -		-	\$ -	1,650.00	\$ 40,425.00	1,650.00	\$ 40,425.00	0%	0.000	\$ -
Standard Curb	3,000.000	SY	\$ 23.00	\$ 69,000.00	-		\$ -		-	\$ -	3,000.00	\$ 69,000.00	3,000.00	\$ 69,000.00	0%	0.000	\$ -
8" Base	7,700.000	SY	\$ 19.00	\$ 146,300.00	-		\$ -		-	\$ -	7,700.00	\$ 146,300.00	7,700.00	\$ 146,300.00	0%	0.000	\$ -
12" Stabilized Subgrade	8,700.000	SY	\$ 7.20	\$ 62,640.00	-		\$ -		-	\$ -	8,700.00	\$ 62,640.00	8,700.00	\$ 62,640.00	0%	0.000	\$ -
Asphalt 1.5" SP 12.5 - FIRST LIFT	7,700.000	LS	\$ 18.50	\$ 142,450.00	-		\$ -		-	\$ -	7,700.00	\$ 142,450.00	7,700.00	\$ 142,450.00	0%	0.000	\$ -
Asphalt 1" SP 9.5 - SECOND LIFT	7,700.000	SY	\$ 17.50	\$ 134,750.00	-		\$ -		-	\$ -	7,700.00	\$ 134,750.00	7,700.00	\$ 134,750.00	0%	0.000	\$ -
Prime	7,700.000	SY	\$ 4.00	\$ 30,800.00	-		\$ -		-	\$ -	7,700.00	\$ 30,800.00	7,700.00	\$ 30,800.00	0%	0.000	\$ -
Striping	1.000	LS	\$ 46,500.00	\$ 46,500.00	-		\$ -		-	\$ -	1.00	\$ 46,500.00	1.00	\$ 46,500.00	0%	0.000	\$ -
Sidewalk	1,580.000	SY	\$ 58.50	\$ 92,430.00	-		\$ -		-	\$ -	1,580.00	\$ 92,430.00	1,580.00	\$ 92,430.00	0%	0.000	\$ -
Handicap Ramps	4.000	EA	\$ 2,000.00	\$ 8,000.00	-		\$ -		-	\$ -	4.00	\$ 8,000.00	4.00	\$ 8,000.00	0%	0.000	\$ -

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 10/25/2025

Period Ending: 10/25/25

Variance Amount

Projected Final Amount

Billings To Date Amount

Remaining Billings \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
Total				\$ 773,295.00			\$ -			\$ -		\$ 773,295.00		\$ 773,295.00	0.00%		\$ -
STORM DRAINAGE SYSTEM																	
18" RCP	811.000	LF	\$ 87.00	\$ 70,557.00	305.00	506.00	\$ 44,022.00		811.00	\$ 70,557.00	-	\$ -	811.00	\$ 70,557.00	100%	0.000	\$ -
24" RCP	420.000	LF	\$ 122.00	\$ 51,240.00	166.00	254.00	\$ 30,988.00		420.00	\$ 51,240.00	-	\$ -	420.00	\$ 51,240.00	100%	0.000	\$ -
30" RCP	557.000	LF	\$ 182.00	\$ 101,374.00	375.00	182.00	\$ 33,124.00		557.00	\$ 101,374.00	-	\$ -	557.00	\$ 101,374.00	100%	0.000	\$ -
12"/15"/18" MES	1.000	EA	\$ 1,100.00	\$ 1,100.00	1.00	-	\$ -		1.00	\$ 1,100.00	-	\$ -	1.00	\$ 1,100.00	100%	0.000	\$ -
30" MES	1.000	EA	\$ 2,400.00	\$ 2,400.00	1.00	-	\$ -		1.00	\$ 2,400.00	-	\$ -	1.00	\$ 2,400.00	100%	0.000	\$ -
Adjustments	16.000	EA	\$ 750.00	\$ 12,000.00	-	-	\$ -		-	\$ -	16.00	\$ 12,000.00	16.00	\$ 12,000.00	0%	0.000	\$ -
Curb Inlets	11.000	EA	\$ 9,300.00	\$ 102,300.00	4.50	6.50	\$ 60,450.00		11.00	\$ 102,300.00	-	\$ -	11.00	\$ 102,300.00	100%	0.000	\$ -
1V Storm Drain	1.881.000	LF	\$ 12.00	\$ 22,572.00	-	-	\$ -		-	\$ -	1.881.00	\$ 22,572.00	1.881.00	\$ 22,572.00	0%	0.000	\$ -
Type E Inlet	1.000	EA	\$ 7,000.00	\$ 7,000.00	-	-	\$ -		-	\$ -	1.00	\$ 7,000.00	1.00	\$ 7,000.00	0%	0.000	\$ -
Type H Inlet	1.000	EA	\$ 11,000.00	\$ 11,000.00	-	-	\$ -		-	\$ -	1.00	\$ 11,000.00	1.00	\$ 11,000.00	0%	0.000	\$ -
Manholes	3.000	EA	\$ 12,500.00	\$ 37,500.00	2.00	1.00	\$ 12,500.00		3.00	\$ 37,500.00	-	\$ -	3.00	\$ 37,500.00	100%	0.000	\$ -
Outfall Weirs SMF-C-01	1.000	EA	\$ 74,600.00	\$ 74,600.00	-	-	\$ -		-	\$ -	1.00	\$ 74,600.00	1.00	\$ 74,600.00	0%	0.000	\$ -
Retaining Wall	240.000	LF	\$ 309.00	\$ 74,160.00	-	-	\$ -		-	\$ -	240.00	\$ 74,160.00	240.00	\$ 74,160.00	0%	0.000	\$ -
Total	0.000			\$ 567,803.00			\$ 181,084.00			\$ 366,472.00		\$ 201,832.00		\$ 567,803.00	64.54%		\$ -
ROADWAY UNDERDRAIN																	
Roadway Underdrain - PER PLAN	1.650.000	LF	\$ 26.00	\$ 48,400.00	-	-	\$ -		-	\$ -	1.650.00	\$ 59,400.00	1.650.00	\$ 59,400.00	0%		\$ -
Total				\$ 59,400.00			\$ -			\$ -		\$ 59,400.00		\$ 59,400.00	0%		\$ -
PAVING & DRAINAGE AS-BUILTS																	
Paving & Drainage As built	1.000	LS	\$ 16,000.00	\$ 16,000.00	-	-	\$ -		-	\$ -	1.00	\$ 16,000.00	1.00	\$ 16,000.00	0%		\$ -
Total				\$ 16,000.00			\$ -			\$ -		\$ 16,000.00		\$ 16,000.00	0.00%		\$ -
WATER DISTRIBUTION SYSTEM																	
12" Watermain (incl fittings, T's, bends)	1,702.000	LF	\$ 143.00	\$ 243,386.00	380.00	-	\$ -		380.00	\$ 54,340.00	1,322.00	\$ 189,046.00	1,702.00	\$ 243,386.00	22%	0.000	\$ -
Tie Ins	1.000	EA	\$ 12,500.00	\$ 12,500.00	-	-	\$ -		-	\$ -	1.00	\$ 12,500.00	1.00	\$ 12,500.00	0%	0.000	\$ -
Fire Hydrants w/ Gate Valve	2.000	EA	\$ 5,500.00	\$ 11,000.00	1.00	5,500.00	\$ 5,500.00		1.00	\$ 5,500.00	1.00	\$ 5,500.00	2.00	\$ 11,000.00	50%	0.000	\$ -
Flushing Hydrants	3.000	EA	\$ 2,000.00	\$ 6,000.00	-	-	\$ -		-	\$ -	3.00	\$ 6,000.00	3.00	\$ 6,000.00	0%	0.000	\$ -
Test and Chlorinate	1.702.000	LF	\$ 2.50	\$ 4,255.00	-	-	\$ -		-	\$ -	1,702.00	\$ 4,255.00	1,702.00	\$ 4,255.00	0%	0.000	\$ -
Case B Crossings	2.000	EA	\$ 3,000.00	\$ 6,000.00	2.00	-	\$ -		2.00	\$ 6,000.00	-	\$ -	2.00	\$ 6,000.00	100%	0.000	\$ -
Total				\$ 283,141.00			\$ 5,500.00			\$ 65,840.00		\$ 217,301.00		\$ 283,141.00	23.15%		\$ -
REUSE WATER DISTRIBUTION SYSTEM																	
12" Main & Fittings	1,650.000	LF	\$ 121.00	\$ 199,650.00	150.00	-	\$ -		150.00	\$ 18,150.00	1,500.00	\$ 181,500.00	1,650.00	\$ 199,650.00	9%	0.000	\$ -
Tie In	1.000	EA	\$ 7,500.00	\$ 7,500.00	-	-	\$ -		-	\$ -	1.00	\$ 7,500.00	1.00	\$ 7,500.00	0%	0.000	\$ -
Flush Hydrant	3.000	EA	\$ 2,000.00	\$ 6,000.00	-	-	\$ -		-	\$ -	3.00	\$ 6,000.00	3.00	\$ 6,000.00	0%	0.000	\$ -
Testing	1,650.000	LF	\$ 2.00	\$ 3,300.00	-	-	\$ -		-	\$ -	1,650.00	\$ 3,300.00	1,650.00	\$ 3,300.00	0%	0.000	\$ -
Type B Crossings	2.000	EA	\$ 8,000.00	\$ 16,000.00	2.00	-	\$ -		2.00	\$ 16,000.00	-	\$ -	2.00	\$ 16,000.00	100%	0.000	\$ -
Total				\$ 232,450.00			\$ -			\$ 18,150.00		\$ 198,300.00		\$ 232,450.00	14.88%		\$ -
SANITARY SEWER SYSTEM																	
8" Sewer Main 16'x18'	165.000	LF	\$ 108.00	\$ 17,820.00	85.00	80.00	\$ 8,640.00		165.00	\$ 17,820.00	-	\$ -	165.00	\$ 17,820.00	100%	0.000	\$ -
Manholes	2.000	EA	\$ 16,300.00	\$ 32,600.00	1.00	1.00	\$ 16,300.00		2.00	\$ 32,600.00	-	\$ -	2.00	\$ 32,600.00	100%	0.000	\$ -
Dewater	1.000	LF	\$ 18,000.00	\$ 18,000.00	1.00	-	\$ -		1.00	\$ 18,000.00	-	\$ -	1.00	\$ 18,000.00	100%	0.000	\$ -
Adjustments	2.000	EA	\$ 1,500.00	\$ 3,000.00	-	-	\$ -		-	\$ -	2.00	\$ 3,000.00	2.00	\$ 3,000.00	0%	0.000	\$ -
TV Testing	165.000	LF	\$ 19.00	\$ 3,135.00	-	-	\$ -		-	\$ -	165.00	\$ 3,135.00	165.00	\$ 3,135.00	0%	0.000	\$ -
Benchdown & Backfill	1.000	LS	\$ 19,000.00	\$ 19,000.00	-	-	\$ -		-	\$ -	1.00	\$ 19,000.00	1.00	\$ 19,000.00	0%	0.000	\$ -
Total				\$ 98,555.00			\$ 24,940.00			\$ 64,420.00		\$ 25,135.00		\$ 98,535.00	73.13%		\$ -
CLUA FORCEMAIN SYSTEM																	
12" Forcemain	1,560.000	LF	\$ 129.00	\$ 201,240.00	234.00	186.00	\$ 21,414.00		400.00	\$ 51,600.00	1,160.00	\$ 149,640.00	1,560.00	\$ 201,240.00	26%	0.000	\$ -
6" Force Main	122.000	EA	\$ 83.00	\$ 10,126.00	-	-	\$ -		-	\$ -	122.00	\$ 10,126.00	122.00	\$ 10,126.00	0%	0.000	\$ -
ARV Valve & Vault	2.000	LS	\$ 8,000.00	\$ 16,000.00	-	-	\$ -		-	\$ -	2.00	\$ 16,000.00	2.00	\$ 16,000.00	0%	0.000	\$ -
Tie In	1.000	EA	\$ 12,500.00	\$ 12,500.00	-	-	\$ -		-	\$ -	1.00	\$ 12,500.00	1.00	\$ 12,500.00	0%	0.000	\$ -
Testing	1,560.000	LF	\$ 2.00	\$ 3,120.00	-	-	\$ -		-	\$ -	1,560.00	\$ 3,120.00	1,560.00	\$ 3,120.00	0%	0.000	\$ -
Type B Crossings	2.000	EA	\$ 6,000.00	\$ 12,000.00	1.00	-	\$ -		1.00	\$ 6,000.00	1.00	\$ 6,000.00	2.00	\$ 12,000.00	50%	0.000	\$ -
Total				\$ 254,986.00			\$ 21,414.00			\$ 57,600.00		\$ 197,386.00		\$ 254,986.00	22.59%		\$ -
IRRIGATION & ELEC/TELE/CATV SLEEVES																	
2.5" UNIT COST ONLY	1,500.000	LF	\$ 12.00	\$ 18,000.00	-	-	\$ -		-	\$ -	1,500.00	\$ 18,000.00	1,500.00	\$ 18,000.00	0%	0.000	\$ -

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 10/25/2025

Period Ending: 10/25/25
 Variance Amount
 Projected Final Amount
 Billings To Date Amount

Remaining Billings \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original Variance at Completion	
	Qty	U/M	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
3"	2,000.000	LF	\$ 14.00	\$ 28,000.00	-		\$ -		-	\$ -	2,000.00	\$ 28,000.00	2,000.00	\$ 28,000.00	0%	0.000	\$ -
4"	2,000.000	LF	\$ 16.00	\$ 32,000.00	-		\$ -		-	\$ -	2,000.00	\$ 32,000.00	2,000.00	\$ 32,000.00	0%	0.000	\$ -
6"	1,500.000	LF	\$ 18.00	\$ 27,000.00	-		\$ -		-	\$ -	1,500.00	\$ 27,000.00	1,500.00	\$ 27,000.00	0%	0.000	\$ -
Total				\$ 105,000.00			\$ -			\$ -	\$ 105,000.00	\$ 105,000.00	\$ 105,000.00	\$ 105,000.00	0.00%		\$ -
WATER AND SEWER AS-BUILTS																	
Water & Sewer As-Builts	1.000	LS	\$ 25,000.00	\$ 25,000.00	-		\$ -		-	\$ -	1.00	\$ 25,000.00	1.00	\$ 25,000.00	0%	0.000	\$ -
Total				\$ 25,000.00			\$ -			\$ -	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	0.00%		\$ -
ELECTRIC ALLOWANCE																	
PER BID DOCS	1.000	LS	\$ 100,000.00	\$ 100,000.00	-		\$ -		-	\$ -	1.00	\$ 100,000.00	1.00	\$ 100,000.00	0%	0.000	\$ -
Total				\$ 100,000.00			\$ -			\$ -	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	0.00%		\$ -
SEEDING & SOD																	
Grassing - R/W	6,500.000	SY	\$ 0.80	\$ 5,200.00	-		\$ -		-	\$ -	6,500.00	\$ 5,200.00	6,500.00	\$ 5,200.00	0%	0.000	\$ -
Sod - Ponds	2,700.000	SY	\$ 4.75	\$ 12,825.00	-		\$ -		-	\$ -	2,700.00	\$ 12,825.00	2,700.00	\$ 12,825.00	0%	0.000	\$ -
Sod - R/W Slope	4,900.000	SY	\$ 4.75	\$ 23,275.00	-		\$ -		-	\$ -	4,900.00	\$ 23,275.00	4,900.00	\$ 23,275.00	0%	0.000	\$ -
Sod - BOC	1,700.000	SY	\$ 4.75	\$ 8,075.00	-		\$ -		-	\$ -	1,700.00	\$ 8,075.00	1,700.00	\$ 8,075.00	0%	0.000	\$ -
Total				\$ 49,375.00			\$ -			\$ -	\$ 49,375.00	\$ 49,375.00	\$ 49,375.00	\$ 49,375.00	0.00%		\$ -
EROSION CONTROL																	
Erosion Control NPDES	1.000	LS	\$ 6,000.00	\$ 6,000.00	0.30	0.30	\$ 1,200.00	-	0.50	\$ 3,000.00	0.50	\$ 3,000.00	1.00	\$ 6,000.00	50%	0.000	\$ -
Silt fence	7,500.000	LF	\$ 5.00	\$ 37,500.00	7,500.00		\$ -		7,500.00	\$ 37,500.00	-	\$ -	7,500.00	\$ 37,500.00	100%	0.000	\$ -
Construction Entrance	1.000	LS	\$ 9,900.00	\$ 9,900.00	1.00		\$ -		1.00	\$ 9,900.00	-	\$ -	1.00	\$ 9,900.00	100%	0.000	\$ -
Inlet Protection	12.000	EA	\$ 700.00	\$ 8,400.00	-		\$ -		-	\$ -	12.00	\$ 8,400.00	12.00	\$ 8,400.00	0%	0.000	\$ -
Turbidity Control	1.000	LS	\$ 3,000.00	\$ 3,000.00	-	0.50	\$ 1,500.00	-	0.50	\$ 1,500.00	0.50	\$ 1,500.00	1.00	\$ 3,000.00	50%	0.000	\$ -
Total				\$ 64,800.00			\$ 2,700.00			\$ 11,400.00	\$ 33,400.00	\$ 33,400.00	\$ 64,800.00	\$ 64,800.00	80.00%		\$ -
STORMWATER POLLUTION PLAN																	
SWPPP	1.000	LS	\$ 2,000.00	\$ 2,000.00	-	1.00	\$ 2,000.00	-	1.00	\$ 2,000.00	-	\$ -	1.00	\$ 2,000.00	100%	0.000	\$ -
Total				\$ 2,000.00			\$ 2,000.00			\$ 2,000.00	\$ 0.00	\$ 0.00	\$ 2,000.00	\$ 2,000.00	100.00%		\$ -
#OND																	
Payment Bond	1.000	LS	\$ 29,000.00	\$ 29,000.00	-	1.00	\$ 29,000.00	-	1.00	\$ 29,000.00	-	\$ -	1.00	\$ 29,000.00	100%	0.000	\$ -
Contractor Warranty	1.000	LS	\$ 8,000.00	\$ 8,000.00	-		\$ -		-	\$ -	1.00	\$ 8,000.00	1.00	\$ 8,000.00	0%	0.000	\$ -
Total				\$ 37,000.00			\$ 29,000.00			\$ 29,000.00	\$ 8,000.00	\$ 8,000.00	\$ 37,000.00	\$ 37,000.00	78.36%		\$ -

APF 4				\$2,781,215.00	\$0.00	\$0.00	\$273,538.00	\$0.00	\$0.00	\$699,281.00	\$1.00	\$2,081,934.00	\$1.00	\$2,781,215.00	#DN/DI	\$0.00	\$0.00
--------------	--	--	--	----------------	--------	--------	--------------	--------	--------	--------------	--------	----------------	--------	----------------	--------	--------	--------

APF 4 Contract w/ Materials \$2,781,215.00

APF 4 Change Orders w/ Materials \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original Variance at Completion	
	Qty	U/M	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
APF 5																	
MOBILIZATION AND SITE PREPARATION																	
Mobilization	1.00	LS	\$ 15,000.00	\$ 15,000.00	0.50	0.25	\$ 3,750.00	-	0.75	\$ 11,250.00	0.25	\$ 3,750.00	1.00	\$ 15,000.00	75%	0.000	\$ -
Survey	1.00	LS	\$ 15,000.00	\$ 15,000.00	0.20	0.10	\$ 1,500.00	-	0.30	\$ 4,500.00	0.70	\$ 10,500.00	1.00	\$ 15,000.00	30%	0.000	\$ -
Maint. of Traffic	1.00	LS	\$ 283.00	\$ 283.00	1.00		\$ -		1.00	\$ 283.00	-	\$ -	1.00	\$ 283.00	100%	0.000	\$ -
Testing	1.00	LS	\$ 14,000.00	\$ 14,000.00	-		\$ -		-	\$ -	1.00	\$ 14,000.00	1.00	\$ 14,000.00	0%	0.000	\$ -
Total				\$ 44,283.00			\$ 5,250.00			\$ 16,033.00	\$ 28,243.00	\$ 28,243.00	\$ 44,283.00	\$ 44,283.00	36.21%		\$ -
CLEARING AND GRUBBING																	
Clearing	-	AC	\$ 6,200.00	\$ -	-		\$ -		-	\$ -	-	\$ -	-	\$ -	#DN/DI	0.000	\$ -
Stripping	-	AC	\$ 3,570.00	\$ -	-		\$ -		-	\$ -	-	\$ -	-	\$ -	#DN/DI	0.000	\$ -
Total				\$ -			\$ -			\$ -	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	#DN/DI		\$ -

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 10/25/2025

Period Ending: 10/25/25

Variance Amount

Projected Final Amount

Billings To Date Amount

Remaining Billings \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
UNSATURABLE MATERIAL																	
Remove & Replace Unsuitable		CY	0.00	\$ -			\$ -			\$ -		\$ -		\$ -	#DIV/0!	0.000	\$ -
Total				\$ -			\$ -			\$ -		\$0.00		\$0.00	#DIV/0!		\$ -
STORMWATER MNGT. POND CONSTRUCTION																	
Pond Excavation -	66,930.00	CY	5.00	\$ 334,650.00			\$ -			\$ -	66,930.00	\$ 334,650.00	66,930.00	\$ 334,650.00	0%	0.000	\$ -
DEWATERING	66,930.00	CY	0.70	\$ 46,851.00			\$ -			\$ -	66,930.00	\$ 46,851.00	66,930.00	\$ 46,851.00	0%	0.000	\$ -
Total				\$ 381,501.00			\$ -			\$ -		\$ 381,501.00		\$ 381,501.00			\$ -
EARTHWORK																	
Roadway Grading	1.00	LS	18,000.00	\$ 18,000.00			\$ -			\$ -	1.00	\$ 18,000.00	1.00	\$ 18,000.00	0%	0.000	\$ -
R/W Dress Up	7,100.00	LF	2.00	\$ 14,200.00			\$ -			\$ -	7,100.00	\$ 14,200.00	7,100.00	\$ 14,200.00	0%	0.000	\$ -
Total				\$ 32,200.00			\$ -			\$ -		\$ 32,200.00		\$ 32,200.00	0.00%		\$ -
ROADWAY CONSTRUCTION																	
Type C Curb	3,500.000	LF	\$ 24.50	\$ 85,750.00			\$ -			\$ -	3,500.00	\$ 85,750.00	3,500.00	\$ 85,750.00	0%	0.000	\$ -
Standard Curb	3,600.000	SY	\$ 23.00	\$ 82,800.00			\$ -			\$ -	3,600.00	\$ 82,800.00	3,600.00	\$ 82,800.00	0%	0.000	\$ -
8" Base	8,500.000	SY	\$ 19.00	\$ 161,500.00			\$ -			\$ -	8,500.00	\$ 161,500.00	8,500.00	\$ 161,500.00	0%	0.000	\$ -
12" Stabilized Subgrade	10,100.000	SY	\$ 7.20	\$ 72,720.00			\$ -			\$ -	10,100.00	\$ 72,720.00	10,100.00	\$ 72,720.00	0%	0.000	\$ -
Asphalt 1.5" SP 12.5 - FIRST LIFT	8,500.000	LS	\$ 18.50	\$ 157,250.00			\$ -			\$ -	8,500.00	\$ 157,250.00	8,500.00	\$ 157,250.00	0%	0.000	\$ -
Asphalt 1" SP 9.5 - SECOND LIFT	8,500.000	SY	\$ 17.50	\$ 148,750.00			\$ -			\$ -	8,500.00	\$ 148,750.00	8,500.00	\$ 148,750.00	0%	0.000	\$ -
Prime	8,500.000	SY	\$ 4.00	\$ 34,000.00			\$ -			\$ -	8,500.00	\$ 34,000.00	8,500.00	\$ 34,000.00	0%	0.000	\$ -
Striping	1,000	LS	\$ 36,300.00	\$ 36,300.00			\$ -			\$ -	1,000	\$ 36,300.00	1,000	\$ 36,300.00	0%	0.000	\$ -
Sidewalk	2,250.000	SY	\$ 58.50	\$ 131,625.00			\$ -			\$ -	2,250.00	\$ 131,625.00	2,250.00	\$ 131,625.00	0%	0.000	\$ -
Handicap Ramps	2,000	EA	\$ 2,000.00	\$ 4,000.00			\$ -			\$ -	2,000	\$ 4,000.00	2,000	\$ 4,000.00	0%	0.000	\$ -
Total				\$ 914,695.00			\$ -			\$ -		\$ 914,695.00		\$ 914,695.00	0.00%		\$ -
STORM DRAINAGE SYSTEM																	
18" RCP	939.000	LF	\$ 87.00	\$ 81,693.00	556.00	383.00	\$ 33,321.00		939.00	\$ 81,693.00	-	\$ -	939.00	\$ 81,693.00	100%	0.000	\$ -
30" RCP	161.000	LF	\$ 182.00	\$ 29,302.00	-	161.00	\$ 29,302.00		161.00	\$ 29,302.00	-	\$ -	161.00	\$ 29,302.00	100%	0.000	\$ -
48" RCP	374.000	LF	\$ 383.00	\$ 143,242.00	374.00	-	\$ -		374.00	\$ 143,242.00	-	\$ -	374.00	\$ 143,242.00	100%	0.000	\$ -
12"/15"/18" MES	2,000	EA	\$ 1,100.00	\$ 2,200.00	1.00	1.00	\$ 1,100.00		2.00	\$ 2,200.00	-	\$ -	2.00	\$ 2,200.00	100%	0.000	\$ -
48" MES	2,000	EA	\$ 24,900.00	\$ 49,800.00	1.00	1.00	\$ 24,900.00		2.00	\$ 49,800.00	-	\$ -	2.00	\$ 49,800.00	100%	0.000	\$ -
Adjustments	13.000	EA	\$ 750.00	\$ 9,750.00	-	-	\$ -		-	\$ -	13.00	\$ 9,750.00	13.00	\$ 9,750.00	0%	0.000	\$ -
Curb Inlets	10.000	EA	\$ 9,300.00	\$ 93,000.00	4.00	6.00	\$ 55,800.00		10.00	\$ 93,000.00	-	\$ -	10.00	\$ 93,000.00	100%	0.000	\$ -
TV Storm Drain	787.000	LF	\$ 12.00	\$ 9,444.00	-	-	\$ -		-	\$ -	787.00	\$ 9,444.00	787.00	\$ 9,444.00	0%	0.000	\$ -
Type E Inlet	1,000	EA	\$ 7,000.00	\$ 7,000.00	-	-	\$ -		-	\$ -	1.00	\$ 7,000.00	1.00	\$ 7,000.00	0%	0.000	\$ -
Manholes	2,000	EA	\$ 12,500.00	\$ 25,000.00	-	2.00	\$ 25,000.00		2.00	\$ 25,000.00	-	\$ -	2.00	\$ 25,000.00	100%	0.000	\$ -
Total	0.000			\$ 450,431.00			\$ 168,423.00			\$ 424,237.00		\$ 26,194.00		\$ 450,431.00	94.18%		\$ -
ROADWAY UNDERDRAIN																	
Roadway Underdrain - PER PLAN	3,340.000	LF	\$ 36.00	\$ 120,240.00			\$ -			\$ -	3,340.00	\$ 120,240.00	3,340.00	\$ 120,240.00	0%		\$ -
Total				\$ 120,240.00			\$ -			\$ -		\$ 120,240.00		\$ 120,240.00			\$ -
PAVING & DRAINAGE AS-BUILTS																	
Paving & Drainage As built	1.000	LS	\$ 17,000.00	\$ 17,000.00			\$ -			\$ -	1.00	\$ 17,000.00	1.00	\$ 17,000.00	0%		\$ -
Total				\$ 17,000.00			\$ -			\$ -		\$ 17,000.00		\$ 17,000.00	0.00%		\$ -
WATER DISTRIBUTION SYSTEM																	
12" Watermain (incl fittings, T's, bends)	2,200.000	LF	\$ 140.00	\$ 308,000.00		1,540.00	\$ 215,600.00		1,540.00	\$ 215,600.00	660.00	\$ 92,400.00	2,200.00	\$ 308,000.00	70%	0.000	\$ -
Tie Ins	2,000	EA	\$ 12,500.00	\$ 25,000.00		-	\$ -		-	\$ -	2.00	\$ 25,000.00	2.00	\$ 25,000.00	0%	0.000	\$ -
Fire Hydrants w/ Gate Valve	2,000	EA	\$ 5,500.00	\$ 11,000.00		1.00	\$ 5,500.00		1.00	\$ 5,500.00	1.00	\$ 5,500.00	2.00	\$ 11,000.00	50%	0.000	\$ -
Flushing Hydrants	2,000	EA	\$ 2,000.00	\$ 4,000.00		-	\$ -		-	\$ -	2.00	\$ 4,000.00	2.00	\$ 4,000.00	0%	0.000	\$ -
Test and Chlorinate	2,200.000	LF	\$ 2.50	\$ 5,500.00		-	\$ -		-	\$ -	2,200.00	\$ 5,500.00	2,200.00	\$ 5,500.00	0%	0.000	\$ -
Total				\$ 353,500.00			\$ 231,100.00			\$ 231,100.00		\$ 122,400.00		\$ 353,500.00	62.55%		\$ -
REUSE WATER DISTRIBUTION SYSTEM																	
12" Main & Fittings	2,155.000	LF	\$ 121.00	\$ 260,755.00			\$ -			\$ -	2,155.00	\$ 260,755.00	2,155.00	\$ 260,755.00	0%	0.000	\$ -
Tie In	2,000	EA	\$ 7,500.00	\$ 15,000.00			\$ -			\$ -	2.00	\$ 15,000.00	2.00	\$ 15,000.00	0%	0.000	\$ -
Flush Hydrant	2,000	EA	\$ 2,000.00	\$ 4,000.00			\$ -			\$ -	2.00	\$ 4,000.00	2.00	\$ 4,000.00	0%	0.000	\$ -
Testing	2,155.000	LF	\$ 2.00	\$ 4,310.00			\$ -			\$ -	2,155.00	\$ 4,310.00	2,155.00	\$ 4,310.00	0%	0.000	\$ -
Total				\$ 284,065.00			\$ -			\$ -		\$ 284,065.00		\$ 284,065.00	0.00%		\$ -

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 10/25/2025

Period Ending: 10/25/25
 Variance Amount
 Projected Final Amount
 Billings To Date Amount
 Remain in Billings \$0.00

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Complete	Variance at Completion
SANITARY SEWER SYSTEM																	
8" Sewer Main	304.000	LF	\$ 78.00	\$ 23,712.00	304.00	-	\$ -		304.00	\$ 23,712.00	-	\$ -	304.00	\$ 23,712.00	100%	0.000	\$ -
Manholes	2.000	EA	\$ 14,300.00	\$ 28,600.00	2.00	-	\$ -		2.00	\$ 28,600.00	-	\$ -	2.00	\$ 28,600.00	100%	0.000	\$ -
Dewater	1.000	LF	\$ 9,000.00	\$ 9,000.00	-	1.00	\$ 9,000.00		1.00	\$ 9,000.00	-	\$ -	1.00	\$ 9,000.00	100%	0.000	\$ -
Adjustments	1.000	EA	\$ 16,000.00	\$ 16,000.00	-	-	\$ -		-	\$ -	1.00	\$ 16,000.00	1.00	\$ 16,000.00	0%	0.000	\$ -
TV Testing	304.000	LF	\$ 19.00	\$ 5,776.00	-	-	\$ -		-	\$ -	304.00	\$ 5,776.00	304.00	\$ 5,776.00	0%	0.000	\$ -
Benchdown & Backfill	1.000	LS	\$ 6,000.00	\$ 6,000.00	-	1.00	\$ 6,000.00		1.00	\$ 6,000.00	-	\$ -	1.00	\$ 6,000.00	100%	0.000	\$ -
Total				\$ 89,088.00			\$ 15,000.00	\$ -		\$ 67,312.00		\$ 21,776.00		\$ 89,088.00	75.56%		\$ -
FORCEMAIN																	
12" Forcemain	1,080.000	LF	\$ 129.00	\$ 139,320.00	270.00	530.00	\$ 70,950.00		820.00	\$ 105,780.00	260.00	\$ 33,540.00	1,080.00	\$ 139,320.00	76%	0.000	\$ -
6" Force Main	105.000	EA	\$ 83.00	\$ 8,715.00	-	-	\$ -		-	\$ -	105.00	\$ 8,715.00	105.00	\$ 8,715.00	0%	0.000	\$ -
Tie In	1.000	EA	\$ 6,500.00	\$ 6,500.00	-	-	\$ -		-	\$ -	1.00	\$ 6,500.00	1.00	\$ 6,500.00	0%	0.000	\$ -
Testing	1,195.000	LF	\$ 2.00	\$ 2,390.00	-	-	\$ -		-	\$ -	1,195.00	\$ 2,390.00	1,195.00	\$ 2,390.00	0%	0.000	\$ -
Total				\$ 156,825.00			\$ 70,950.00	\$ -		\$ 105,780.00		\$ 51,145.00		\$ 156,825.00	67.41%		\$ -
WATER & SEWER AS-BUILTS																	
Water & Sewer As-Built	1.000	LS	\$ 24,913.00	\$ 24,913.00	-	-	\$ -		-	\$ -	1.00	\$ 24,913.00	1.00	\$ 24,913.00	0%	0.000	\$ -
Total				\$ 24,913.00			\$ -	\$ -		\$ -		\$ 24,913.00		\$ 24,913.00	0.00%		\$ -
SLEEVES - IRRIG. - ELEC. - TELE - CATV																	
2.5" Per Bid Docs	1,500.000	LF	\$ 12.00	\$ 18,000.00	-	-	\$ -		-	\$ -	1,500.00	\$ 18,000.00	1,500.00	\$ 18,000.00	0%	0.000	\$ -
3"	2,000.000	LF	\$ 14.00	\$ 28,000.00	-	-	\$ -		-	\$ -	2,000.00	\$ 28,000.00	2,000.00	\$ 28,000.00	0%	0.000	\$ -
4"	2,000.000	LF	\$ 16.00	\$ 32,000.00	-	-	\$ -		-	\$ -	2,000.00	\$ 32,000.00	2,000.00	\$ 32,000.00	0%	0.000	\$ -
6"	1,500.000	LF	\$ 18.00	\$ 27,000.00	-	-	\$ -		-	\$ -	1,500.00	\$ 27,000.00	1,500.00	\$ 27,000.00	0%	0.000	\$ -
Total				\$ 105,000.00			\$ -	\$ -		\$ -		\$ 105,000.00		\$ 105,000.00	0.00%		\$ -
ELECTRICALLOWANCE																	
PER BID DOCS	1.000	LS	\$ 100,000.00	\$ 100,000.00	-	-	\$ -		-	\$ -	1.00	\$ 100,000.00	1.00	\$ 100,000.00	0%	0.000	\$ -
Total				\$ 100,000.00			\$ -	\$ -		\$ -		\$ 100,000.00		\$ 100,000.00	0.00%		\$ -
SEEDING & SOO																	
Grassing - R/W	9,800.000	SY	\$ 0.80	\$ 7,840.00	-	-	\$ -		-	\$ -	9,800.00	\$ 7,840.00	9,800.00	\$ 7,840.00	0%	0.000	\$ -
Sod - Ponds	6,800.000	SY	\$ 4.75	\$ 32,300.00	-	-	\$ -		-	\$ -	6,800.00	\$ 32,300.00	6,800.00	\$ 32,300.00	0%	0.000	\$ -
Sod - R/W Slope	11,400.000	SY	\$ 4.75	\$ 54,150.00	-	-	\$ -		-	\$ -	11,400.00	\$ 54,150.00	11,400.00	\$ 54,150.00	0%	0.000	\$ -
Sod - BOC	2,800.000	SY	\$ 4.75	\$ 13,300.00	-	-	\$ -		-	\$ -	2,800.00	\$ 13,300.00	2,800.00	\$ 13,300.00	0%	0.000	\$ -
Total				\$ 107,590.00			\$ -	\$ -		\$ -		\$ 107,590.00		\$ 107,590.00	0.00%		\$ -
EROSION CONTROL																	
Erosion Control NPDES	1.000	LS	\$ 8,000.00	\$ 8,000.00	0.20	0.20	\$ 1,600.00		0.40	\$ 3,200.00	0.60	\$ 4,800.00	1.00	\$ 8,000.00	40%	0.000	\$ -
Silt fence	7,900.000	LF	\$ 5.00	\$ 39,500.00	7,900.00	-	\$ -		7,900.00	\$ 39,500.00	-	\$ -	7,900.00	\$ 39,500.00	100%	0.000	\$ -
Construction Entrance	1.000	LS	\$ 9,900.00	\$ 9,900.00	1.00	-	\$ -		1.00	\$ 9,900.00	-	\$ -	1.00	\$ 9,900.00	100%	0.000	\$ -
Inlet Protection	21.000	EA	\$ 700.00	\$ 14,700.00	-	-	\$ -		-	\$ -	21.00	\$ 14,700.00	21.00	\$ 14,700.00	0%	0.000	\$ -
Turbidity Control	1.000	LS	\$ 2,000.00	\$ 2,000.00	-	-	\$ -		-	\$ -	1.00	\$ 2,000.00	1.00	\$ 2,000.00	0%	0.000	\$ -
Total				\$ 74,100.00			\$ 1,600.00	\$ 1,600.00		\$ 32,600.00		\$ 21,500.00		\$ 74,100.00	70.99%		\$ -
STORMWATER POLLUTION PLAN																	
SWPPP	1.000	LS	\$ 2,000.00	\$ 2,000.00	-	1.00	\$ 2,000.00		1.00	\$ 2,000.00	-	\$ -	1.00	\$ 2,000.00	100%	0.000	\$ -
Total				\$ 2,000.00			\$ 2,000.00	\$ -		\$ 2,000.00		\$ 0.00		\$ 2,000.00	100.00%		\$ -
BOND																	
Payment Bond	1.000	LS	\$ 59,000.00	\$ 59,000.00	-	1.00	\$ 59,000.00		1.00	\$ 59,000.00	-	\$ -	1.00	\$ 59,000.00	100%	0.000	\$ -
Contractor Warranty	1.000	LS	\$ 31,000.00	\$ 31,000.00	-	-	\$ -		-	\$ -	1.00	\$ 31,000.00	1.00	\$ 31,000.00	0%	0.000	\$ -
Total				\$ 90,000.00			\$ 59,000.00	\$ -		\$ 59,000.00		\$ 31,000.00		\$ 90,000.00	65.56%		\$ -
APF 5																	
				\$3,347,531.00			\$544,323.00	\$0.00		\$948,062.00		\$2,399,469.00		\$3,347,531.00		\$0.00	\$0.00
APF 5 Contract w/ Materials				\$3,347,531.00													
APF 5 Change Orders w/ Materials																	

Project Number: 2,519.00
 Project Name: APF 3, 4, 5 & Amenity
 Owner Name: ET&M
 Contract Number: _____
 For Month Ending: 10/25/2025

Period Ending: 10/25/25

Variance Amount

Projected Final Amount

Billings To Date Amount

Remain in Billings \$0.00

Bid Items	Original Contract Amt															Pro jection vs. Original	
	Qty	U/M	Unit Price	L&E Total Amount	Prev.	Current		Materials	To Date		Remaining		Projected Final		%	Variance at Completion	
					Quantity	Quantity	Amount	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Complete	Quantity	Amount
				\$0.00													

APF 3, 4, 5 & Amenity				\$8,321,994.00			\$935,626.50			\$2,642,824.00		\$5,679,170.00		\$8,321,994.00	
-----------------------	--	--	--	----------------	--	--	--------------	--	--	----------------	--	----------------	--	----------------	--

PARTIAL RELEASE OF CLAIM OF LIEN

The undersigned lienor, in consideration of payment in the amount of \$888,845.17 , hereby partially releases its claim of lien for labor, services, or materials furnished to Creekview GP, LLC, on the job of APF 3, 4, 5 & Amenity , for the following described property:

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

The undersigned lienor acknowledges previous receipt of \$ 983,474.20 and is executing this waiver and release in exchange for a check or checks in the additional amount of \$ 888,845.17 , 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 \$ 1,527,208.60 .

There remains unpaid \$ 7,338,519.80

Dated: October 25 , 20 25

Signed and sealed in the presence of:



Witness

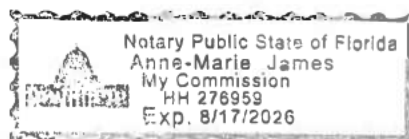


Lienor

STATE OF FLORIDA
COUNTY OF Duval

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

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



Notary Public






Creekview CDD Requisition 139 - JUM

Final Audit Report

2025-11-10

Created:	2025-11-10
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUfp-s0m0I27PEQdNL99DStOcPJW9FWTa

"Creekview CDD Requisition 139 - JUM" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-11-10 - 6:11:52 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-11-10 - 6:12:09 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-11-10 - 6:21:27 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-11-10 - 6:21:50 PM GMT - Time Source: server
-  Agreement completed.
2025-11-10 - 6:21:50 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BX XI

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

- (A) Requisition Number: **140**

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

- (C) Amount Payable: **\$ 468,350.00**

- (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 6 Earthwork - Application for Payment No. 4 (October 2025)**

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

The undersigned hereby certifies that:

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

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


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

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702



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

CONTRACT FOR:
 Clearing & Earthwork

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

APPLICATION NO: 4
 PERIOD TO: October 25, 2025
 PROJECT: **Creekview 6 Earthwork**

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

CONTRACTORS APPLICATION FOR PAYMENT

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

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

1. ORIGINAL CONTRACT SUM	\$6,398,020.00
2. Net Change by Change Orders	\$0.00
3. CONTRACT SUM TO DATE (LINE 1 +, - 2)	\$6,398,020.00
4. TOTAL COMPLETED AND STORED TO DATE	\$4,128,794.60
5. RETAINAGE	
a. 5% % (Column D+E on G703)	
Total retainage (Line 5a, or Total in Column J of G703)	\$206,439.73
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$3,922,354.87
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$3,454,004.87
8. CURRENT PAYMENT DUE	\$468,350.00
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$2,475,665.13

Notary Public State of Florida
 Anne-Marie James
 My Commission
 HH 276939
 Exp. 8/17/2026

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

CONTRACTOR: Jax Utilities Management, Inc
 By: [Signature] Date: 10/25/2025

AMOUNT CERTIFIED **\$468,350.00**
 ENGINEER: England-Thims & Miller, Inc.
 BY: [Signature] DATE: 11/10/2025
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payments are without prejudice to any rights of the Owner or Contractor under this Contract

ENGINEERS CERTIFICATE FOR PAYMENT

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

Project Number: 202,513.00
 Project Name: Creekview Area 6
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 10/25/2025

Period Ending: 10/25/25
 Variance
 Projected Final
 Billings To Date \$4,128,794.60
 Remaining Billings \$2,269,225.40

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Protection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Variance at Completion	Quantity
CV 6 - Earthwork																	
MOBILIZATION AND SITE PREPARATION																	
Mobilizations	1.00	LS	5,000.00	\$ 5,000.00	1.00		\$ -		1.00	\$ 5,000.00	-	\$ -	1.00	\$ 5,000.00	100%	0.000	\$ -
Survey	1.00	LS	25,000.00	\$ 25,000.00	0.70	0.05	\$ 1,250.00	-	0.75	\$ 18,750.00	0.25	\$ 6,250.00	1.00	\$ 25,000.00	75%	0.000	\$ -
Testing	1.00	LS	25,000.00	\$ 25,000.00	0.60	0.19	\$ 3,750.00	-	0.75	\$ 18,750.00	0.25	\$ 6,250.00	1.00	\$ 25,000.00	75%	0.000	\$ -
Total				\$ 55,000.00			\$ 5,000.00			\$ 42,500.00		\$ 12,500.00		\$ 48,000.00	77.27%		\$ -
CLEARING AND GRUBBING																	
Clearing & Stripping	63.00	AC	9,800.00	\$ 617,400.00	63.80		\$ -		63.00	\$ 617,400.00	-	\$ -	63.00	\$ 617,400.00	100%	0.000	\$ -
Total				\$ 617,400.00			\$ -			\$ 617,400.00		\$ 0.00		\$ 617,400.00	100.00%		\$ -
UNSUITABLE MATERIAL																	
Pipe Trench Unsuitables	47,000.00	CY	13.00	\$ 611,000.00	13,445.00		\$ -		13,445.00	\$ 174,785.00	33,555.00	\$ 436,215.00	47,000.00	\$ 611,000.00	29%	0.000	\$ -
Total				\$ 611,000.00			\$ -			\$ 174,785.00		\$ 436,215.00		\$ 611,000.00	28.61%		\$ -
STORMWATER MNGT.																	
Pond Excavation	65,600.00	CY	8.00	\$ 524,800.00	53,360.00		\$ -		53,360.00	\$ 426,880.00	12,240.00	\$ 97,920.00	65,600.00	\$ 524,800.00	81%	0.000	\$ -
Pond Dewatering	1.00	LS	215,000.00	\$ 215,000.00	0.65	0.35	\$ 21,500.00	-	0.75	\$ 161,250.00	0.25	\$ 53,750.00	1.00	\$ 215,000.00	75%	0.000	\$ -
Total				\$ 739,800.00			\$ 21,500.00			\$ 588,130.00		\$ 151,670.00		\$ 739,800.00			\$ -
EARTHWORK																	
Site & Lot Fill Phase I	239,000.00	CY	10.30	\$ 2,461,700.00	192,252.00		\$ -		192,252.00	\$ 1,980,195.60	46,748.00	\$ 481,504.40	239,000.00	\$ 2,461,700.00	80%	0.000	\$ -
Site & Lot Fill Phase II	82,000.00	CY	10.30	\$ 844,600.00	5,400.00	45,000.00	\$ 463,500.00	-	50,400.00	\$ 519,120.00	31,600.00	\$ 325,480.00	82,000.00	\$ 844,600.00	61%	0.000	\$ -
Site Grading	1.00	LS	30,000.00	\$ 30,000.00	0.25	0.10	\$ 3,000.00	-	0.35	\$ 10,500.00	0.65	\$ 19,500.00	1.00	\$ 30,000.00	35%	0.000	\$ -
Total				\$ 3,336,300.00			\$ 466,500.00			\$ 2,569,815.60		\$ 526,484.40		\$ 3,336,300.00	75.23%		\$ -
Earthwork As Builts																	
Pond & Lot As Builts	1.000	LS	\$ 20,000.00	\$ 20,000.00	-		\$ -		-	\$ -	1.00	\$ 20,000.00	1.00	\$ 20,000.00	0%	0.000	\$ -
Total				\$ 20,000.00			\$ -			\$ -		\$ 20,000.00		\$ 20,000.00	0.00%		\$ -
SEEDING & SOD																	
Grassing	265,000.000	SY	\$ 0.75	\$ 198,750.00	-		\$ -		-	\$ -	265,000.00	\$ 198,750.00	265,000.00	\$ 198,750.00	0%	0.000	\$ -
Sod - Ponds & Lot Slopes	118,100.000	SY	\$ 5.20	\$ 614,120.00	5,000.00		\$ -		5,000.00	\$ 26,000.00	113,100.00	\$ 588,120.00	118,100.00	\$ 614,120.00	4%	0.000	\$ -
Total				\$ 812,870.00			\$ -			\$ 26,000.00		\$ 786,870.00		\$ 812,870.00	8.30%		\$ -
EROSION CONTROL																	
Erosion Control NPDES	1.000	LS	\$ 12,000.00	\$ 12,000.00	1.00		\$ -		1.00	\$ 12,000.00	-	\$ -	1.00	\$ 12,000.00	100%	0.000	\$ -
Silt Fence	30,300.000	LF	\$ 5.50	\$ 166,650.00	23,848.00		\$ -		23,848.00	\$ 131,164.00	6,452.00	\$ 35,486.00	30,300.00	\$ 166,650.00	79%	0.000	\$ -
Construction Entrance	1.000	LS	\$ 18,000.00	\$ 18,000.00	1.00		\$ -		1.00	\$ 18,000.00	-	\$ -	1.00	\$ 18,000.00	100%	0.000	\$ -
Total				\$ 196,650.00			\$ -			\$ 161,164.00		\$ 35,486.00		\$ 196,650.00	81.55%		\$ -
STORMWATER POLLUTION PLAN																	
SWPPP	1.000	LS	\$ 9,000.00	\$ 9,000.00	1.00		\$ -		1.00	\$ 9,000.00	-	\$ -	1.00	\$ 9,000.00	100%	0.000	\$ -
Total				\$ 9,000.00			\$ -			\$ 9,000.00		\$ 0.00		\$ 9,000.00	100.00%		\$ -
CV Area 6 Earthwork				\$6,398,020.00			\$493,000.00	\$0.00		\$4,128,794.60		\$2,269,225.40		\$6,398,020.00			\$0.00

PARTIAL RELEASE OF CLAIM OF LIEN

The undersigned lienor, in consideration of payment in the amount of \$468,350.00 , hereby partially releases its claim of lien for labor, services, or materials furnished to Creekview GP, LLC , on the job of Creekview 6 Earthwork , for the following described property:

Creekview 6 Earthwork

The undersigned lienor acknowledges previous receipt of \$2,757,767.45 and is executing this waiver and release in exchange for a check or checks in the additional amount of \$468,350.00 , 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 \$696,237.42 .

There remains unpaid \$3,171,902.55

Dated: October 25 , 2025

Signed and sealed in the presence of:



Witness

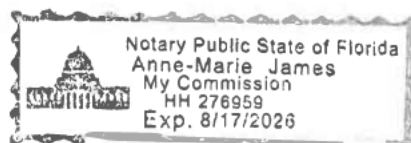


Lienor

STATE OF FLORIDA
COUNTY OF Duval

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

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





Notary Public






Creekview CDD Requisition 140 - JUM

Final Audit Report

2025-11-10

Created:	2025-11-10
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfwwyLWu2ZU8VP02ZhzbcMvOcnIO-tUjQ

"Creekview CDD Requisition 140 - JUM" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-11-10 - 6:11:11 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-11-10 - 6:11:18 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-11-10 - 6:21:56 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-11-10 - 6:22:19 PM GMT - Time Source: server
-  Agreement completed.
2025-11-10 - 6:22:19 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BXXII

REQUISITION 2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

- (A) Requisition Number: **141**

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

- (C) Amount Payable: **\$ 1,131,897.22**

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Creekview Trail Area 4A and APF Road Phase 2 - Application for Payment No. 15 (October 2025)**

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

The undersigned hereby certifies that:

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

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


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

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702



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

CONTRACT FOR:
Underground Infrastructure

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

APPLICATION NO: 15
PERIOD TO: October 25, 2025
PROJECT: CV4A & APF2

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

CONTRACTORS APPLICATION FOR PAYMENT

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

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

1. ORIGINAL CONTRACT SUM	\$15,286,792.50
2. Net Change by Change Orders	\$8,057,487.60
3. CONTRACT SUM TO DATE (LINE 1 +,- 2)	\$23,344,280.10
4. TOTAL COMPLETED AND STORED TO DATE	\$23,611,470.07
5. RETAINAGE	
a. 5% % (Column D+E on G703)	
Total retainage (Line 5a, or Total in Column J of G703)	\$1,180,573.50
TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$22,430,896.57
LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$21,298,999.35
6. CURRENT PAYMENT DUE	\$1,131,897.22
7. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$913,383.53

State of: Florida County of: Duval
Subscribed and sworn before me this 25th day of October 2025

Notary Public: *[Signature]*
My Commission expires: August 17, 2026

AMOUNT CERTIFIED \$1,131,897.22

ENGINEER: England-Thims & Miller, Inc.
BY: *[Signature]* DATE: 11/10/2025

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

CONTRACTOR: *[Signature]* Jax Utilities Management, Inc

By: *[Signature]* Date: 10/25/2025

ENGINEER 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.

Project Number: _____
Project Name: CV4A & APF2
Owner Name: ET&M
Contract Number: _____
For Month Ending: 10/25/2025

39.67

Period Ending: 10/25/25
Variance \$0.00
Projected Final \$26,729,556.84
Billings To Date \$23,611,470.07
Remaining Billings \$3,118,086.77

Bld Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
APF Road 2																	
MOBILIZATION AND SITE PREPARATION																	
Mobilizations	1.00	LS	23,100.00	\$ 23,100.00	0.90	0.10	\$ 2,310.00		1.00	\$ 23,100.00	-	\$ -	1.00	\$ 23,100.00	100%	0.000	\$ -
Survey	1.00	LS	40,400.00	\$ 40,400.00	0.90	0.10	\$ 4,040.00		1.00	\$ 40,400.00	-	\$ -	1.00	\$ 40,400.00	100%	0.000	\$ -
MOT	1.00	LS	500.00	\$ 500.00	1.00		\$ -		1.00	\$ 500.00	-	\$ -	1.00	\$ 500.00	100%	0.000	\$ -
Testing	1.00	LS	28,000.00	\$ 28,000.00	0.65	0.35	\$ 7,000.00		0.90	\$ 25,200.00	0.10	\$ 2,800.00	1.00	\$ 28,000.00	90%	0.000	\$ -
Total			\$92,000.00	\$ 92,000.00			\$ 13,350.00		\$ 89,200.00		\$2,800.00		\$92,000.00	96.96%		\$ -	
CLEARING AND GRUBBING																	
Clearing	18.00	AC	6,400.00	\$ 115,200.00	18.00		\$ -		18.00	\$ 115,200.00	-	\$ -	18.00	\$ 115,200.00	100%	0.000	\$ -
Stripping	18.00	AC	3,570.00	\$ 64,260.00	18.00		\$ -		18.00	\$ 64,260.00	-	\$ -	18.00	\$ 64,260.00	100%	0.000	\$ -
Total				\$ 179,460.00			\$ -		\$ 179,460.00		\$0.00		\$179,460.00	100.00%		\$ -	
STORMWATER MNGT.																	
Pond Excavation - TO APF PHASE TWO	39,100.00	CY	3.65	\$ 142,715.00	39,100.00		\$ -		39,100.00	\$ 142,715.00	-	\$ -	39,100.00	\$ 142,715.00	100%	0.000	\$ -
- TO APF 3 & SPREAD	33,400.00	CY	6.40	\$ 213,760.00	23,400.00	10,000.00	\$ 64,000.00		33,400.00	\$ 213,760.00	-	\$ -	33,400.00	\$ 213,760.00	100%	0.000	\$ -
CLEAR STOCKPILE SITE	3.50	AC	9,770.00	\$ 34,195.00	3.50		\$ -		3.50	\$ 34,195.00	-	\$ -	3.50	\$ 34,195.00	100%	0.000	\$ -
EXCAVATE HAUL & PUSH STOCKPILE	102,400.00	CY	5.10	\$ 522,240.00	102,400.00		\$ -		102,400.00	\$ 522,240.00	-	\$ -	102,400.00	\$ 522,240.00	100%	0.000	\$ -
DEWATERING	174,900.00	CY	0.70	\$ 122,430.00	174,900.00		\$ -		174,900.00	\$ 122,430.00	-	\$ -	174,900.00	\$ 122,430.00	100%	0.000	\$ -
Total				\$ 1,035,340.00			\$ 64,000.00		\$ 1,035,340.00		\$0.00		\$1,035,340.00			\$ -	
EARTHWORK																	
Roadway Excavation - Spread Fill from Pond Ex	39,100.00	CY	1.10	\$ 43,010.00	39,100.00		\$ -		39,100.00	\$ 43,010.00	-	\$ -	39,100.00	\$ 43,010.00	100%	0.000	\$ -
Roadway Grading	1.00	LS	26,400.00	\$ 26,400.00	1.00		\$ -		1.00	\$ 26,400.00	-	\$ -	1.00	\$ 26,400.00	100%	0.000	\$ -
R/W Dress Up	7,240.00	LF	2.00	\$ 14,480.00			\$ -		-	\$ -	7,240.00	\$ 14,480.00	7,240.00	\$ 14,480.00	0%	0.000	\$ -
Total				\$ 63,890.00			\$ -		\$ 69,410.00		\$14,480.00		\$83,890.00	82.74%		\$ -	
ROADWAY CONSTRUCTION																	
Type C Curb	3,120.00	LF	\$ 25.50	\$ 79,560.00	3,120.00		\$ -		3,120.00	\$ 79,560.00	-	\$ -	3,120.00	\$ 79,560.00	100%	0.000	\$ -
Standard Curb	4,120.00	SY	\$ 24.00	\$ 98,880.00	4,120.00		\$ -		4,120.00	\$ 98,880.00	-	\$ -	4,120.00	\$ 98,880.00	100%	0.000	\$ -
Valley Gutter	50.00	SY	\$ 65.00	\$ 3,250.00	50.00		\$ -		50.00	\$ 3,250.00	-	\$ -	50.00	\$ 3,250.00	100%	0.000	\$ -
8" Base	9,700.00	SY	\$ 19.50	\$ 189,150.00	9,700.00		\$ -		9,700.00	\$ 189,150.00	-	\$ -	9,700.00	\$ 189,150.00	100%	0.000	\$ -
12" Stabilized Subgrade	11,300.00	SY	\$ 7.60	\$ 85,880.00	11,300.00		\$ -		11,300.00	\$ 85,880.00	-	\$ -	11,300.00	\$ 85,880.00	100%	0.000	\$ -
Asphalt 1.5" SP 12.5 - FIRST LIFT	9,700.00	LS	\$ 15.00	\$ 145,500.00	9,700.00		\$ -		9,700.00	\$ 145,500.00	-	\$ -	9,700.00	\$ 145,500.00	100%	0.000	\$ -
Prime	9,700.00	SY	\$ 4.00	\$ 38,800.00	9,700.00		\$ -		9,700.00	\$ 38,800.00	-	\$ -	9,700.00	\$ 38,800.00	100%	0.000	\$ -
Stripping	1.00	LS	\$ 36,300.00	\$ 36,300.00	-	1.00	\$ 36,300.00		1.00	\$ 36,300.00	-	\$ -	1.00	\$ 36,300.00	100%	0.000	\$ -
Sidewalk	2,260.00	SY	\$ 62.00	\$ 140,120.00	-	1,808.00	\$ 112,096.00		1,808.00	\$ 112,096.00	452.00	\$ 28,024.00	2,260.00	\$ 140,120.00	80%	0.000	\$ -
Handicap Ramps	4.00	EA	\$ 2,300.00	\$ 9,200.00	-		\$ -		-	\$ -	4.00	\$ 9,200.00	4.00	\$ 9,200.00	0%	0.000	\$ -
Total				\$ 825,680.00			\$ 168,396.00		\$ 789,416.00		\$37,724.00		\$826,640.00	95.50%		\$ -	
STORM DRAINAGE SYSTEM																	
18" RCP	497.00	LF	\$ 62.04	\$ 30,832.20	497.00		\$ -	6,442.80	497.00	\$ 37,275.00	-	\$ -	497.00	\$ 37,275.00	100%	0.000	\$ -
24" RCP	62.00	LF	\$ 57.23	\$ 3,548.40	62.00		\$ -	3,209.60	62.00	\$ 6,758.00	-	\$ -	62.00	\$ 6,758.00	100%	0.000	\$ -
30" RCP	525.00	LF	\$ 107.23	\$ 56,296.40	525.00		\$ -	34,003.60	525.00	\$ 90,300.00	-	\$ -	525.00	\$ 90,300.00	100%	0.000	\$ -
36" RCP	114.00	LF	\$ 168.00	\$ 19,152.00	114.00		\$ -	8,550.00	114.00	\$ 27,702.00	-	\$ -	114.00	\$ 27,702.00	100%	0.000	\$ -
42" RCP	363.00	LF	\$ 302.00	\$ 109,626.00	363.00		\$ -	33,618.00	363.00	\$ 143,244.00	-	\$ -	363.00	\$ 143,244.00	100%	0.000	\$ -
48" RCP	99.00	LF	\$ 366.00	\$ 36,234.00	99.00		\$ -		99.00	\$ 36,234.00	-	\$ -	99.00	\$ 36,234.00	100%	0.000	\$ -
Segmented Retaining Wall at Sta. 79+00	241.00	LF	\$ 300.00	\$ 72,300.00	-		\$ -		-	\$ -	241.00	\$ 72,300.00	241.00	\$ 72,300.00	0%	0.000	\$ -
12"/15"/18" MES	4.00	EA	\$ 449.00	\$ 1,796.00	4.00		\$ -	2,604.00	4.00	\$ 4,400.00	-	\$ -	4.00	\$ 4,400.00	100%	0.000	\$ -
30" MES	1.00	EA	\$ 652.00	\$ 652.00	1.00		\$ -	1,748.00	1.00	\$ 2,400.00	-	\$ -	1.00	\$ 2,400.00	100%	0.000	\$ -
36" MES	1.00	EA	\$ 630.00	\$ 630.00	1.00		\$ -	2,370.00	1.00	\$ 3,000.00	-	\$ -	1.00	\$ 3,000.00	100%	0.000	\$ -
48" MES	1.00	EA	\$ 25,400.00	\$ 25,400.00	1.00		\$ -		1.00	\$ 25,400.00	-	\$ -	1.00	\$ 25,400.00	100%	0.000	\$ -
Adjustments	17.00	EA	\$ 750.00	\$ 12,750.00	17.00		\$ -		17.00	\$ 12,750.00	-	\$ -	17.00	\$ 12,750.00	100%	0.000	\$ -
Curb Inlets	11.00	EA	\$ 5,859.00	\$ 64,449.00	11.00		\$ -	37,851.00	11.00	\$ 102,300.00	-	\$ -	11.00	\$ 102,300.00	100%	0.000	\$ -
TV Storm Drain	1,660.00	LF	\$ 19.00	\$ 31,540.00	1,660.00		\$ -		1,660.00	\$ 31,540.00	-	\$ -	1,660.00	\$ 31,540.00	100%	0.000	\$ -
Underdrain Stubs	440.00	LF	\$ 17.45	\$ 7,679.00	440.00		\$ -	8,601.00	440.00	\$ 16,280.00	-	\$ -	440.00	\$ 16,280.00	100%	0.000	\$ -
Type E Inlet	2.00	EA	\$ 3,752.00	\$ 7,504.00	2.00		\$ -	6,496.00	2.00	\$ 14,000.00	-	\$ -	2.00	\$ 14,000.00	100%	0.000	\$ -
Type H Inlet	2.00	EA	\$ 6,013.00	\$ 12,026.00	2.00		\$ -	9,974.00	2.00	\$ 22,000.00	-	\$ -	2.00	\$ 22,000.00	100%	0.000	\$ -
Manholes	2.00	EA	\$ 5,318.50	\$ 10,637.00	2.00		\$ -	8,163.00	2.00	\$ 18,800.00	-	\$ -	2.00	\$ 18,800.00	100%	0.000	\$ -
12' x 6' Box Culvert	200.00	LF	\$ 2,018.00	\$ 403,600.00	200.00		\$ -	315,469.00	200.00	\$ 719,069.00	-	\$ -	200.00	\$ 719,069.00	100%	0.000	\$ -
Retaining Wall with Box Culvert Headwalls				\$ -			\$ -		-	\$ -		\$ -	-	\$ -		0.000	\$ -

Project Number:
 Project Name: CV4A & APF2
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 10/25/2025

39.67

Period Ending: 10/25/25
 Variance \$0.00
 Projected Final \$26,729,556.84
 Billings To Date \$23,611,470.07
 Remaining Billings \$3,118,086.77

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		Protection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount	% Complete	Variance at Completion
Excavation & Backfill	1.000	LS	\$ 273,000.00	\$ 273,000.00	1.00		\$ -		1.00	\$ 273,000.00	-	\$ -	1.00	\$ 273,000.00	100%	0.000 \$
Wall Construction	1.000	LS	\$ 880,000.00	\$ 880,000.00	0.90	0.00	\$ 70,400.00		0.98	\$ 862,400.00	0.02	\$ 17,600.00	1.00	\$ 880,000.00	98%	0.000 \$
Total	0.000			\$ 2,016,000.00			\$ 70,400.00	\$ 479,100.00		\$ 2,948,800.00		\$ 89,900.00		\$2,538,752.00	96.46%	\$
PAVING & DRAINAGE AS-BUILTS																
Paving & Drainage As-Built	1.000	LS	\$ 25,000.00	\$ 25,000.00	-		\$ -		-	\$ -	1.00	\$ 25,000.00	1.00	\$ 25,000.00	0%	\$ -
Total				\$ 25,000.00			\$ -	\$ -		\$ -		\$ 25,000.00		\$25,000.00	0.00%	\$ -
WATER DISTRIBUTION SYSTEM																
12" Watermain (incl fittings, T's, bends)	2,330.000	LF	\$ 85.80	\$ 199,908.80	2,330.00		\$ -	\$ 156,581.20	2,330.00	\$ 356,490.00	-	\$ -	2,330.00	\$ 356,490.00	100%	0.000 \$
Tie Ins	1.000	EA	\$ 5,500.00	\$ 5,500.00	-		\$ -		-	\$ -	1.00	\$ 5,500.00	1.00	\$ 5,500.00	0%	0.000 \$
Fire Hydrants w/ Gate Valve	2.000	EA	\$ 5,500.00	\$ 11,000.00	2.00		\$ -		2.00	\$ 11,000.00	-	\$ -	2.00	\$ 11,000.00	100%	0.000 \$
Flushing Hydrants	2.000	EA	\$ 2,000.00	\$ 4,000.00	2.00		\$ -		2.00	\$ 4,000.00	-	\$ -	2.00	\$ 4,000.00	100%	0.000 \$
Services - 2" Service to Lift Station	1.000	EA	\$ 2,400.00	\$ 2,400.00	1.00		\$ -		1.00	\$ 2,400.00	-	\$ -	1.00	\$ 2,400.00	100%	0.000 \$
Test and Chlorinate	2,330.000	LF	\$ 1.50	\$ 3,495.00	0.50		\$ -		0.50	\$ 0.75	2,329.50	\$ 3,494.25	2,330.00	\$ 3,495.00	0%	0.000 \$
Total				\$ 226,303.80			\$ -	\$ 156,581.20		\$ 373,890.75		\$ 89,904.25		\$362,885.00	97.63%	\$ -
SANITARY SEWER SYSTEM																
8" Sewer Main	1,568.000	LF	\$ 64.87	\$ 101,736.16	1,568.00		\$ -	\$ 20,587.84	1,568.00	\$ 122,304.00	-	\$ -	1,568.00	\$ 122,304.00	100%	0.000 \$
Manholes	9.000	EA	\$ 8,105.11	\$ 72,946.00	9.00		\$ -	\$ 60,467.00	9.00	\$ 133,413.00	-	\$ -	9.00	\$ 133,413.00	100%	0.000 \$
Dewater	1.000	LF	\$ 82,000.00	\$ 82,000.00	1.00		\$ -		1.00	\$ 82,000.00	-	\$ -	1.00	\$ 82,000.00	100%	0.000 \$
Adjustments	1.000	EA	\$ 12,000.00	\$ 12,000.00	1.00		\$ -		1.00	\$ 12,000.00	-	\$ -	1.00	\$ 12,000.00	100%	0.000 \$
TV Testing	1,568.000	LF	\$ 18.00	\$ 28,224.00	1,568.00		\$ -		1,568.00	\$ 28,224.00	-	\$ -	1,568.00	\$ 28,224.00	100%	0.000 \$
Benchdown & Backfill	1.000	LS	\$ 27,000.00	\$ 27,000.00	1.00		\$ -		1.00	\$ 27,000.00	-	\$ -	1.00	\$ 27,000.00	100%	0.000 \$
Total				\$ 223,886.16			\$ -	\$ 81,054.84		\$ 404,541.00		\$ 0.00		\$404,541.00	100.00%	\$ -
LIFT STATION & FORCEMAIN																
Wetwell	1.000	LS	\$ 229,309.00	\$ 229,309.00	1.00		\$ -	\$ 62,691.00	1.00	\$ 292,000.00	(0.00)	\$ (0.00)	1.00	\$ 292,000.00	100%	0.000 \$
Pumps & Panel	1.000	LS	\$ 174,000.00	\$ 174,000.00	1.00		\$ -		1.00	\$ 174,000.00	-	\$ -	1.00	\$ 174,000.00	100%	0.000 \$
Fence	1.000	LS	\$ 19,300.00	\$ 19,300.00	1.00		\$ -		1.00	\$ 19,300.00	-	\$ -	1.00	\$ 19,300.00	100%	0.000 \$
Concrete Paving, Stone, & Sitework	1.000	LS	\$ 54,000.00	\$ 54,000.00	1.00		\$ -		1.00	\$ 54,000.00	-	\$ -	1.00	\$ 54,000.00	100%	0.000 \$
Electric	1.000	LS	\$ 54,000.00	\$ 54,000.00	1.00		\$ -		1.00	\$ 54,000.00	-	\$ -	1.00	\$ 54,000.00	100%	0.000 \$
Start-Up & Test	1.000	LS	\$ 8,500.00	\$ 8,500.00	-		\$ -		-	\$ -	1.00	\$ 8,500.00	1.00	\$ 8,500.00	0%	0.000 \$
6" Forcemain	1,443.000	LF	\$ 43.36	\$ 62,567.60	1,443.00		\$ -	\$ 28,341.40	1,443.00	\$ 90,909.00	-	\$ -	1,443.00	\$ 90,909.00	100%	0.000 \$
ARV Valve & Vault	1.000	LS	\$ 1,642.00	\$ 1,642.00	-	1.00	\$ 1,642.00	\$ 6,758.40	1.00	\$ 8,400.40	-	\$ -	1.00	\$ 8,400.40	100%	0.000 \$
Testlin	1.000	LS	\$ 1,800.00	\$ 1,800.00	-		\$ -		-	\$ -	1.00	\$ 1,800.00	1.00	\$ 1,800.00	0%	0.000 \$
Total				\$ 605,118.60			\$ 1,642.00	\$ 97,790.80		\$ 682,609.40		\$10,300.00		\$702,999.40	98.53%	\$ -
WATER & SEWER AS-BUILTS																
Water & Sewer As-Built	1.000	LS	\$ 32,000.00	\$ 32,000.00	0.50	0.20	\$ 6,400.00		0.70	\$ 22,400.00	0.30	\$ 9,600.00	1.00	\$ 32,000.00	70%	0.000 \$
Total				\$ 32,000.00			\$ 6,400.00	\$ -		\$ 22,400.00		\$ 9,600.00		\$32,000.00	70.00%	\$ -
ELECTRIC ALLOWANCE																
Clay Electric Allowance per Bid Docs	1.000	LS	\$ 150,000.00	\$ 150,000.00	1.00		\$ -		1.00	\$ 149,778.00	0.00	\$ 222.00	1.00	\$ 150,000.00	100%	0.000 \$
Total				\$ 150,000.00			\$ -	\$ -		\$ 149,778.00		\$ 222.00		\$150,000.00	99.85%	\$ -
SEEDING & SOD																
Grassing - R/W	16,500.000	SY	\$ 0.80	\$ 13,200.00	-	8,250.00	\$ 6,600.00		8,250.00	\$ 6,600.00	8,250.00	\$ 6,600.00	16,500.00	\$ 13,200.00	50%	0.000 \$
Sod - Ponds	28,700.000	SY	\$ 4.75	\$ 136,325.00	-	28,700.00	\$ 136,325.00		28,700.00	\$ 136,325.00	-	\$ -	28,700.00	\$ 136,325.00	100%	0.000 \$
Sod - R/W Slope	12,800.000	SY	\$ 4.75	\$ 60,800.00	-	6,400.00	\$ 30,400.00		6,400.00	\$ 30,400.00	6,400.00	\$ 30,400.00	12,800.00	\$ 60,800.00	50%	0.000 \$
Sod - BOC	1,500.000	SY	\$ 4.75	\$ 7,125.00	-		\$ -		-	\$ -	1,500.00	\$ 7,125.00	1,500.00	\$ 7,125.00	0%	0.000 \$
Total				\$ 227,450.00			\$ 173,325.00	\$ 173,325.00		\$ 173,325.00		\$44,125.00		\$217,450.00	79.71%	\$ -
EROSION CONTROL																
Erosion Control NPDES	1.000	LS	\$ 19,500.00	\$ 19,500.00	0.90	0.05	\$ 975.00		0.95	\$ 18,525.00	0.05	\$ 975.00	1.00	\$ 19,500.00	95%	0.000 \$
Silt Fence	8,000.000	LF	\$ 5.00	\$ 40,000.00	8,000.00		\$ -		8,000.00	\$ 40,000.00	-	\$ -	8,000.00	\$ 40,000.00	100%	0.000 \$
Construction Entrance	1.000	LS	\$ 9,900.00	\$ 9,900.00	1.00		\$ -		1.00	\$ 9,900.00	-	\$ -	1.00	\$ 9,900.00	100%	0.000 \$
Inlet Protection	17.000	EA	\$ 700.00	\$ 11,900.00	17.00		\$ -		17.00	\$ 11,900.00	-	\$ -	17.00	\$ 11,900.00	100%	0.000 \$
Turbidity Control	1.000	LS	\$ 32,000.00	\$ 32,000.00	1.00		\$ -		1.00	\$ 32,000.00	-	\$ -	1.00	\$ 32,000.00	100%	0.000 \$
Total				\$ 113,300.00			\$ 975.00	\$ 113,325.00		\$ 975.00		\$ -		\$113,300.00	99.14%	\$ -
STORMWATER POLLUTION PLAN																
SWPPP	1.000	LS	\$ 5,000.00	\$ 5,000.00	1.00		\$ -		1.00	\$ 5,000.00	-	\$ -	1.00	\$ 5,000.00	100%	0.000 \$

Project Number:
 Project Name: CV4A & APF2
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 10/25/2025

39.67

Period Ending: 10/25/25
 Variance \$0.00
 Projected Final \$26,729,556.84
 Billings To Date \$23,611,470.07
 Remaining Billings \$3,118,086.77

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original Variance at Completion	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
Total				\$ 5,000.00			\$ -			\$ 5,000.00		\$0.00		\$5,000.00	100.00%		\$ -

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

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

CHANGE ORDERS	Original				To Date			To Date	Remaining		Projected Final		%	Projection vs. Original		
	Qty	UM	Unit Price	Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount		Complete	Quantity	Amount
Change Order 1																
ODP American Precast	1.000	LS	\$ (523,192.00)	\$ (523,192.00)	1.00		\$ -	1.00	\$ (523,192.00)	-	\$ -	1.00	\$ (523,192.00)	100%	0.000	\$ -
ODP Ferguson	1.000	LS	\$ (205,510.84)	\$ (205,510.84)	1.00		\$ -	1.00	\$ (205,510.84)	-	\$ -	1.00	\$ (205,510.84)	100%	0.000	\$ -
County Materials	1.000	LS	\$ (85,824.00)	\$ (85,824.00)	1.00		\$ -	1.00	\$ (85,824.00)	-	\$ -	1.00	\$ (85,824.00)	100%	0.000	\$ -
Sheet Pile Walls (above contract value)	1.000	LS	\$ 826,967.14	\$ 826,967.14	1.00		\$ -	1.00	\$ 826,967.14	-	\$ -	1.00	\$ 826,967.14	100%	0.000	\$ -
Sleeves & Electric True-Up	1.000	LS	\$ (118,598.52)	\$ (118,598.52)	1.00		\$ -	1.00	\$ (118,598.52)	-	\$ -	1.00	\$ (118,598.52)	100%	0.000	\$ -
Area 6 Credit	1.000	LS	\$ (1,296,515.00)	\$ (1,296,515.00)	1.00		\$ -	1.00	\$ (1,296,515.00)	-	\$ -	1.00	\$ (1,296,515.00)	100%	0.000	\$ -
60" Headwall	1.000	LS	\$ 53,000.00	\$ 53,000.00			\$ -		\$ -		\$ -	1.00	\$ 53,000.00		0.000	\$ -
Creek Crossing	1.000	LS	\$ 1,191,923.00	\$ 1,191,923.00	1.00		\$ -	1.00	\$ 1,191,923.00	-	\$ -	1.00	\$ 1,191,923.00	100%	0.000	\$ -
Change Order Totals			\$ (157,750.22)	\$ (157,750.22)			\$ -	0.000	\$-210,750.22		\$ -	\$ (157,750.22)			\$ -	

APF Road 2				\$6,108,766.56			\$478,488.00	\$814,526.84	\$6,420,222.93	\$292,320.25	\$6,765,543.18		\$0.00
-------------------	--	--	--	----------------	--	--	--------------	--------------	----------------	--------------	----------------	--	--------

Phase 1a Contract w/ Materials	\$6,923,293.40
--------------------------------	----------------

23,924,400
 \$454,563.60

APF 2 ChangeOrders w/ Materials	\$-217,750.22
---------------------------------	---------------

Bid Items	Original Contract Amt				To Date Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		%	Projection vs. Original Variance at Completion		
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Complete	Quantity	Amount
Creekview 4A																		
MOBILIZATION AND SITE PREPARATION																		
Mobilizations	1.00	LS	19,500.00	\$ 19,500.00	1.00	\$ -			1.00	\$ 19,500.00	- \$ -		1.00	\$ 19,500.00	100%	0.000	\$ -	
Survey	1.00	LS	42,000.00	\$ 42,000.00	1.00	\$ -			1.00	\$ 42,000.00	- \$ -		1.00	\$ 42,000.00	100%	0.000	\$ -	
MOT	1.00	LS	4,700.00	\$ 4,700.00	1.00	\$ -			1.00	\$ 4,700.00	- \$ -		1.00	\$ 4,700.00	100%	0.000	\$ -	
Testing	1.00	LS	30,500.00	\$ 30,500.00	1.00	\$ -			1.00	\$ 30,500.00	- \$ -		1.00	\$ 30,500.00	100%	0.000	\$ -	
Total				\$ 96,700.00		\$ -				\$ 96,700.00		\$0.00		\$96,700.00	100.00%		\$ -	

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

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

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

Project Number:
 Project Name: CV4A & APF2
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 10/25/2025

39.67

Period Ending: 10/25/25
 Variance \$0.00
 Projected Final \$26,729,556.84
 Billings To Date \$23,611,470.07
 Remaining Billings \$3,118,086.77

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original	
	Qty	U/M	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Variance at Completion	Amount
Grading - Fine	1,000	LS	\$ 17,900.00	\$ 17,900.00	1.00		\$ -		1.00	\$ 17,900.00	-	\$ -	1.00	\$ 17,900.00	100%	0.000	\$ -
Dress Up	1,000	LS	\$ 27,700.00	\$ 27,700.00	0.90		\$ -		0.90	\$ 24,930.00	0.10	\$ 2,770.00	1.00	\$ 27,700.00	90%	0.000	\$ -
Miami Curb (incl backfill)	13,100.000	LF	\$ 15.00	\$ 196,500.00	13,100.00		\$ -		13,100.00	\$ 196,500.00	-	\$ -	13,100.00	\$ 196,500.00	100%	0.000	\$ -
Standard Curb (incl backfill)	340.000	LF	\$ 35.00	\$ 11,900.00	340.00		\$ -		340.00	\$ 11,900.00	-	\$ -	340.00	\$ 11,900.00	100%	0.000	\$ -
6" Roadway Base (Crushcrete)	18,500.000	SY	\$ 15.70	\$ 290,450.00	18,500.00		\$ -		18,500.00	\$ 290,450.00	-	\$ -	18,500.00	\$ 290,450.00	100%	0.000	\$ -
12" Stabilized Subgrade	21,450.000	SY	\$ 7.60	\$ 163,020.00	21,450.00		\$ -		21,450.00	\$ 163,020.00	-	\$ -	21,450.00	\$ 163,020.00	100%	0.000	\$ -
Asphalt 1" (1st Lift) ONLY	18,500.000	SY	\$ 14.65	\$ 271,025.00	18,500.00		\$ -		18,500.00	\$ 271,025.00	-	\$ -	18,500.00	\$ 271,025.00	100%	0.000	\$ -
Prime	18,500.000	SY	\$ 2.50	\$ 46,250.00	18,500.00		\$ -		18,500.00	\$ 46,250.00	-	\$ -	18,500.00	\$ 46,250.00	100%	0.000	\$ -
Stripes & Signs	1,000	LS	\$ 15,000.00	\$ 15,000.00	0.50		\$ -		0.50	\$ 7,500.00	0.50	\$ 7,500.00	1.00	\$ 15,000.00	50%	0.000	\$ -
Sidewalks	189,000	SY	\$ 77.00	\$ 14,553.00	189.00		\$ -		189.00	\$ 14,553.00	-	\$ -	189.00	\$ 14,553.00	100%	0.000	\$ -
HC Ramps	14.000	EA	\$ 2,300.00	\$ 32,200.00	14.00		\$ -		14.00	\$ 32,200.00	-	\$ -	14.00	\$ 32,200.00	100%	0.000	\$ -
Total				\$ 1,108,998.00			\$ -		\$ 1,098,128.00		\$ 10,870.00		\$ 1,108,998.00	99.07%		\$ -	
STORM DRAINAGE SYSTEM																	
Curb Inlets	29.000	EA	\$ 4,139.21	\$ 120,037.00	29.00		\$ -	94,563.00	29.00	\$ 214,600.00	-	\$ -	29.00	\$ 214,600.00	100%	0.000	\$ -
Manholes	9.000	EA	\$ 3,292.11	\$ 29,629.00	9.00		\$ -	20,771.00	9.00	\$ 50,400.00	-	\$ -	9.00	\$ 50,400.00	100%	0.000	\$ -
15" RCP	48.000	LF	\$ 32.90	\$ 1,579.20	48.00		\$ -	1,296.00	48.00	\$ 2,875.20	-	\$ -	48.00	\$ 2,875.20	100%	0.000	\$ -
RCP 18"	1,095.000	LF	\$ 68.22	\$ 74,702.00	1,095.00		\$ -	38,926.40	1,095.00	\$ 113,628.40	-	\$ -	1,095.00	\$ 113,628.40	100%	0.000	\$ -
RCP 24"	2,148.000	LF	\$ 84.81	\$ 182,164.00	2,148.00		\$ -	119,858.40	2,148.00	\$ 302,022.40	-	\$ -	2,148.00	\$ 302,022.40	100%	0.000	\$ -
RCP 30"	1,589.000	LF	\$ 112.43	\$ 178,656.00	1,589.00		\$ -	135,859.50	1,589.00	\$ 314,515.50	-	\$ -	1,589.00	\$ 314,515.50	100%	0.000	\$ -
RCP 36"	173.000	LF	\$ 170.67	\$ 29,525.80	173.00		\$ -	20,241.00	173.00	\$ 49,766.80	-	\$ -	173.00	\$ 49,766.80	100%	0.000	\$ -
RCP42"	611.000	LF	\$ 193.00	\$ 117,923.00	611.00		\$ -	96,232.50	611.00	\$ 214,155.50	-	\$ -	611.00	\$ 214,155.50	100%	0.000	\$ -
Type E Inlets	6.000	EA	\$ 4,222.00	\$ 25,332.00	6.00		\$ -	16,668.00	6.00	\$ 42,000.00	-	\$ -	6.00	\$ 42,000.00	100%	0.000	\$ -
Type H Inlets	3.000	EA	\$ 6,523.00	\$ 19,569.00	3.00		\$ -	23,331.00	3.00	\$ 42,900.00	-	\$ -	3.00	\$ 42,900.00	100%	0.000	\$ -
12", 15" & 18" MES	4.000	EA	\$ 599.00	\$ 2,396.00	4.00		\$ -	3,604.00	4.00	\$ 6,000.00	-	\$ -	4.00	\$ 6,000.00	100%	0.000	\$ -
24" MES	6.000	EA	\$ 837.00	\$ 5,022.00	6.00		\$ -	8,178.00	6.00	\$ 13,200.00	-	\$ -	6.00	\$ 13,200.00	100%	0.000	\$ -
30" MES	4.000	EA	\$ 1,152.00	\$ 4,608.00	4.00		\$ -	6,992.00	4.00	\$ 11,600.00	-	\$ -	4.00	\$ 11,600.00	100%	0.000	\$ -
15" HDPE	125.000	LF	\$ 31.61	\$ 3,951.80	125.00		\$ -	2,923.20	125.00	\$ 6,875.00	-	\$ -	125.00	\$ 6,875.00	100%	0.000	\$ -
24" HDPE	180.000	LF	\$ 66.78	\$ 12,020.40	180.00		\$ -	7,239.60	180.00	\$ 19,260.00	-	\$ -	180.00	\$ 19,260.00	100%	0.000	\$ -
30" HDPE	185.000	LF	\$ 58.45	\$ 10,813.60	185.00		\$ -	17,676.40	185.00	\$ 28,490.00	-	\$ -	185.00	\$ 28,490.00	100%	0.000	\$ -
Dewatering	1.000	LS	\$ 77,000.00	\$ 77,000.00	1.00		\$ -		1.00	\$ 77,000.00	-	\$ -	1.00	\$ 77,000.00	100%	0.000	\$ -
Double Curb Inlets	11.000	EA	\$ 1,198.82	\$ 13,187.00	11.00		\$ -	73,713.00	11.00	\$ 86,900.00	-	\$ -	11.00	\$ 86,900.00	100%	0.000	\$ -
Top Adjustments	63.000	EA	\$ 450.00	\$ 28,350.00	63.00		\$ -		63.00	\$ 28,350.00	-	\$ -	63.00	\$ 28,350.00	100%	0.000	\$ -
42" MES	3.000	EA	\$ 18,900.00	\$ 56,700.00	3.00		\$ -		3.00	\$ 56,700.00	-	\$ -	3.00	\$ 56,700.00	100%	0.000	\$ -
12" PVC	66.000	LF	\$ 7.00	\$ 462.22	66.00		\$ -	2,573.78	66.00	\$ 3,036.00	-	\$ -	66.00	\$ 3,036.00	100%	0.000	\$ -
Type C Inlets	5.000	EA	\$ 3,073.60	\$ 15,368.00	5.00		\$ -	14,132.00	5.00	\$ 29,500.00	-	\$ -	5.00	\$ 29,500.00	100%	0.000	\$ -
12' x 5' Box Culvert	122.000	LF	\$ 2,272.00	\$ 277,184.00	122.00		\$ -	227,506.02	122.00	\$ 504,690.02	-	\$ -	122.00	\$ 504,690.02	100%	0.000	\$ -
Box Culvert Wingwalls	2.000	EA	\$ 218,000.00	\$ 436,000.00	2.00		\$ -		2.00	\$ 436,000.00	-	\$ -	2.00	\$ 436,000.00	100%	0.000	\$ -
24" Headwall	1.000	EA	\$ 2,814.00	\$ 2,814.00	1.00		\$ -	2,186.00	1.00	\$ 5,000.00	-	\$ -	1.00	\$ 5,000.00	100%	0.000	\$ -
TV Inspection	6,225.000	LF	\$ 19.00	\$ 118,275.00	6,225.00		\$ -		6,225.00	\$ 118,275.00	-	\$ -	6,225.00	\$ 118,275.00	100%	0.000	\$ -
Total				\$ 1,848,268.02			\$ -	\$ 934,470.80	\$ 2,777,739.82		\$ 0.00		\$ 2,777,739.82	100.00%		\$ -	
ROADWAY UNDERDRAIN																	
Roadway Underdrain	1,600.000	LF	\$ 30.78	\$ 49,248.00	1,600.00		\$ -	9,956.20	1,600.00	\$ 59,200.00	-	\$ -	1,600.00	\$ 59,200.00	100%		\$ 9,956.20
Clean Outs	80.000	EA	\$ 380.00	\$ 30,400.00			\$ -		-	\$ -	80.00	\$ 30,400.00	80.00	\$ 30,400.00	0%		\$ -
Total				\$ 79,648.00			\$ -	\$ 9,956.20	\$ 59,200.00		\$ 30,400.00		\$ 89,600.00	66.07%		\$ -	
PAVING & DRAINAGE AS-BUILTS																	
Paving & Drainage As-Built	1.000	LS	\$ 22,000.00	\$ 22,000.00	0.50		\$ -		0.50	\$ 11,000.00	0.50	\$ 11,000.00	1.00	\$ 22,000.00	50%		\$ -
Total				\$ 22,000.00			\$ -		\$ 11,000.00		\$ 11,000.00		\$ 22,000.00	50.00%		\$ -	
WATER DISTRIBUTION SYSTEM																	
8" Watermain (incl fittings, T's, bends)	6,567.000	LF	\$ 43.56	\$ 286,063.60	6,567.00		\$ -	141,667.00	6,567.00	\$ 427,730.60	-	\$ -	6,567.00	\$ 427,730.60	100%	0.000	\$ -
10" Watermain (incl fittings, T's, bends)	110.000	LF	\$ 12.72	\$ 1,399.00	110.00		\$ -	2,781.00	110.00	\$ 4,180.00	-	\$ -	110.00	\$ 4,180.00	100%	0.000	\$ -
8" Gate Valve	16.000	EA	\$ 368.94	\$ 5,903.00	16.00		\$ -	21,860.00	16.00	\$ 27,763.00	-	\$ -	16.00	\$ 27,763.00	100%	0.000	\$ -
10" Gate Valve	11.000	EA	\$ 710.55	\$ 7,816.00	11.00		\$ -	10,884.00	11.00	\$ 18,700.00	-	\$ -	11.00	\$ 18,700.00	100%	0.000	\$ -
Tie Ins	4.000	EA	\$ 2,700.00	\$ 10,800.00			\$ -		-	\$ -	4.00	\$ 10,800.00	4.00	\$ 10,800.00	0%	0.000	\$ -
Fire Hydrant	11.000	EA	\$ 2,249.82	\$ 24,748.00	11.00		\$ -	33,552.00	11.00	\$ 58,300.00	-	\$ -	11.00	\$ 58,300.00	100%	0.000	\$ -
Flushing Hydrants	2.000	EA	\$ 2,117.50	\$ 4,235.00	2.00		\$ -	1,165.00	2.00	\$ 5,400.00	-	\$ -	2.00	\$ 5,400.00	100%	0.000	\$ -
Services	153.000	EA	\$ 588.49	\$ 90,039.00	153.00		\$ -	47,661.00	153.00	\$ 137,700.00	-	\$ -	153.00	\$ 137,700.00	100%	0.000	\$ -
Test and Chlorinate	6,677.000	LF	\$ 3.00	\$ 20,031.00	3,338.50		\$ -		3,338.50	\$ 10,015.50	3,338.50	\$ 10,015.50	6,677.00	\$ 20,031.00	50%	0.000	\$ -
Adjustments	1.000	LS	\$ 17,500.00	\$ 17,500.00	1.00		\$ -		1.00	\$ 17,500.00	-	\$ -	1.00	\$ 17,500.00	100%	0.000	\$ -
Total				\$ 488,594.60			\$ -	\$ 258,570.00	\$ 707,289.10		\$ 20,815.50		\$ 728,104.60	87.14%		\$ -	

Project Number:
 Project Name: CV4A & APF2
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 10/25/2025

39.67

Period Ending: 10/25/25
 Variance \$0.00
 Projected Final \$26,729,556.84
 Billings To Date \$23,611,470.07
 Remaining Billings \$3,118,086.77

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Variance at Completion	Quantity
REUSE WATER DISTRIBUTION SYSTEM																	
8" Main & Fittings	6,998.000	LF	\$ 43.81	\$ 306,560.80	6,998.00		\$ -	154,049.20	6,998.00	\$ 460,610.00	-	\$ -	6,998.00	\$ 460,610.00	100%	0.000 \$	-
8" Gate Valve	16.000	EA	\$ 524.13	\$ 8,386.00	16.00		\$ -	20,174.00	16.00	\$ 28,560.00	-	\$ -	16.00	\$ 28,560.00	100%	0.000 \$	-
Flush Hydrant	2.000	EA	\$ 1,385.00	\$ 2,770.00	2.00		\$ -	2,330.00	2.00	\$ 5,100.00	-	\$ -	2.00	\$ 5,100.00	100%	0.000 \$	-
Testing	6,998.000	LF	\$ 2.00	\$ 13,996.00	6,998.00		\$ -		6,998.00	\$ 13,996.00	-	\$ -	6,998.00	\$ 13,996.00	100%	0.000 \$	-
Adjustments	1.000	LS	\$ 15,000.00	\$ 15,000.00	1.00		\$ -		1.00	\$ 15,000.00	-	\$ -	1.00	\$ 15,000.00	100%	0.000 \$	-
Services	156.000	EA	\$ 526.94	\$ 82,203.00	156.00		\$ -	84,140.00	156.00	\$ 166,343.00	-	\$ -	156.00	\$ 166,343.00	100%	0.000 \$	-
Total				\$ 489,915.80			\$ -	\$ 280,693.20		\$ 689,609.00	\$ 0.00	\$ 0.00	\$ 689,609.00	\$ 0.00	100.00%	\$ 0.00	-
SANITARY SEWER SYSTEM																	
8" Sewer Main	5,496.000	LF	\$ 41.07	\$ 225,747.48	5,496.00		\$ -	118,015.52	5,496.00	\$ 343,763.00	-	\$ -	5,496.00	\$ 343,763.00	100%	0.000 \$	-
Sewer Services	153.000	EA	\$ 800.00	\$ 122,400.00	153.00		\$ -		153.00	\$ 122,400.00	-	\$ -	153.00	\$ 122,400.00	100%	0.000 \$	-
Manholes	31.000	EA	\$ 8,773.52	\$ 271,979.00	31.00		\$ -	32,713.00	31.00	\$ 304,692.00	-	\$ -	31.00	\$ 304,692.00	100%	0.000 \$	-
Dewater	1.000	LS	\$ 98,500.00	\$ 98,500.00	1.00		\$ -		1.00	\$ 98,500.00	-	\$ -	1.00	\$ 98,500.00	100%	0.000 \$	-
Backflow & Backfill	1,500.000	LF	\$ 30.00	\$ 45,000.00	1,500.00		\$ -		1,500.00	\$ 45,000.00	-	\$ -	1,500.00	\$ 45,000.00	100%	0.000 \$	-
Adjustments	1.000	LS	\$ 14,500.00	\$ 14,500.00	1.00		\$ -		1.00	\$ 14,500.00	-	\$ -	1.00	\$ 14,500.00	100%	0.000 \$	-
Force Main - 8"	2,714.000	LF	\$ 54.19	\$ 147,059.60	2,714.00		\$ -	67,382.40	2,714.00	\$ 214,442.00	-	\$ -	2,714.00	\$ 214,442.00	100%	0.000 \$	-
Adjustments	1.000	LS	\$ 4,500.00	\$ 4,500.00	1.00		\$ -		1.00	\$ 4,500.00	-	\$ -	1.00	\$ 4,500.00	100%	0.000 \$	-
TV Inspection	5,496.000	LF	\$ 18.00	\$ 98,928.00	5,496.00		\$ -		5,496.00	\$ 98,928.00	-	\$ -	5,496.00	\$ 98,928.00	100%	0.000 \$	-
Testline	2,714.000	LF	\$ 2.00	\$ 5,428.00	2,714.00		\$ -		2,714.00	\$ 5,428.00	-	\$ -	2,714.00	\$ 5,428.00	100%	0.000 \$	-
Total				\$ 1,014,042.08			\$ -	\$ 218,110.92		\$ 1,252,153.00	\$ 0.00	\$ 0.00	\$ 1,252,153.00	\$ 0.00	100.00%	\$ 0.00	-
WATER & SEWER AS-BUILTS																	
Water & Sewer As-Built	1.000	LS	\$ 29,500.00	\$ 29,500.00	0.50		\$ -		0.50	\$ 14,750.00	0.50	\$ 14,750.00	1.00	\$ 29,500.00	50%	0.000 \$	-
Total				\$ 29,500.00			\$ -			\$ 14,750.00		\$ 14,750.00		\$ 29,500.00	50.00%	\$ 0.00	-
ELECTRIC ALLOWANCE																	
Clay Electric Allowance per Bid Docs	1.000	LS	\$ 150,000.00	\$ 150,000.00	1.00		\$ -		1.00	\$ 150,000.00	-	\$ -	1.00	\$ 150,000.00	100%	0.000 \$	-
Total				\$ 150,000.00			\$ -			\$ 150,000.00	\$ 0.00	\$ 0.00	\$ 150,000.00	\$ 0.00	100.00%	\$ 0.00	-
SEEDING & SOD																	
Site Grassing	163,000.000	SY	\$ 0.75	\$ 122,250.00	97,656.00	32,800.00	\$ 24,450.00		130,256.00	\$ 97,692.00	32,744.00	\$ 24,558.00	163,000.00	\$ 122,250.00	80%	0.000 \$	-
Site Sod	40,900.000	SY	\$ 4.50	\$ 184,050.00	37,825.00	3,075.00	\$ 13,837.50		40,900.00	\$ 184,050.00	-	\$ -	40,900.00	\$ 184,050.00	100%	0.000 \$	-
Total				\$ 306,300.00			\$ 38,287.50			\$ 281,742.00		\$ 24,558.00		\$ 306,300.00	91.98%	\$ 0.00	-
EROSION CONTROL																	
Erosion Control NPDES	1.000	LS	\$ 35,000.00	\$ 35,000.00	1.00		\$ -		1.00	\$ 35,000.00	-	\$ -	1.00	\$ 35,000.00	100%	0.000 \$	-
Silt Fence	9,000.000	LF	\$ 3.50	\$ 31,500.00	9,000.00		\$ -		9,000.00	\$ 31,500.00	-	\$ -	9,000.00	\$ 31,500.00	100%	0.000 \$	-
Construction Entrance	1.000	EA	\$ 7,000.00	\$ 7,000.00	1.00		\$ -		1.00	\$ 7,000.00	-	\$ -	1.00	\$ 7,000.00	100%	0.000 \$	-
Inlet Protection	63.000	EA	\$ 400.00	\$ 25,200.00	63.00		\$ -		63.00	\$ 25,200.00	-	\$ -	63.00	\$ 25,200.00	100%	0.000 \$	-
Total				\$ 98,700.00			\$ -			\$ 98,700.00	\$ 0.00	\$ 0.00		\$ 98,700.00	100.00%	\$ 0.00	-
STORMWATER POLLUTION PLAN																	
SWPPP	1.000	LS	\$ 4,000.00	\$ 4,000.00	1.00		\$ -		1.00	\$ 4,000.00	-	\$ -	1.00	\$ 4,000.00	100%	0.000 \$	-
Total				\$ 4,000.00			\$ -			\$ 4,000.00	\$ 0.00	\$ 0.00		\$ 4,000.00	100.00%	\$ 0.00	-
BOND																	
Payment Bond	1.000	LS	\$ 135,000.00	\$ 135,000.00	1.00		\$ -		1.00	\$ 135,000.00	-	\$ -	1.00	\$ 135,000.00	100%	0.000 \$	-
Performance Bond	1.000	LS	\$ 69,000.00	\$ 69,000.00	-		\$ -		-	\$ -	1.00	\$ 69,000.00	1.00	\$ 69,000.00	0%	0.000 \$	-
Total				\$ 204,000.00			\$ -			\$ 135,000.00		\$ 69,000.00		\$ 204,000.00	66.18%	\$ 0.00	-
Bid Alternates																	
HP for RCP	1.000	LS	\$ (132,559.00)	\$ (132,559.00)	1.00		\$ -		1.00	\$ (132,559.00)	-	\$ -	1.00	\$ (132,559.00)	100%	0.000 \$	-
Joint Construction	1.000	LS	\$ (65,920.00)	\$ (65,920.00)	1.00		\$ -		1.00	\$ (65,920.00)	-	\$ -	1.00	\$ (65,920.00)	100%	0.000 \$	-
Total				\$ (198,479.00)			\$ -			\$ (198,479.00)	\$ 0.00	\$ 0.00		\$ (198,479.00)	100.00%	\$ 0.00	-
CHANGE ORDERS																	
Change Order 1																	
ODP American Precast	1.000	LS	\$ (554,770.00)	\$ (554,770.00)	1.00		\$ -		1.00	\$ (554,770.00)	-	\$ -	1.00	\$ (554,770.00)	100%	0.000 \$	-
ODP Ferguson	1.000	LS	\$ (705,661.12)	\$ (705,661.12)	1.00		\$ -		1.00	\$ (705,661.12)	-	\$ -	1.00	\$ (705,661.12)	100%	0.000 \$	-

Project Number:
 Project Name: CV4A & APF2
 Owner Name: ET&...M
 Contract Number:
 For Month Ending: 10/25/2025

39.67

Period Ending: 10/25/25
 Variance \$0.00
 Projected Final \$26,729,556.84
 Billings To Date \$23,611,470.07
 Remaining Billings \$3,118,086.77

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

Creekview 4A				\$7,104,594.30				\$38,287.50	\$1,682,801.12		\$7,601,008.50		\$180,793.50		\$8,787,395.42		\$0.00
--------------	--	--	--	----------------	--	--	--	-------------	----------------	--	----------------	--	--------------	--	----------------	--	--------

Creekview 4A Contract w/ Materials	\$8,787,395.42
------------------------------------	----------------

Creekview 4A Change Orders w/ Materials	-\$1,005,593.42
---	-----------------

APF 2 & CV 4A Combined				\$13,213,360.86				\$516,775.50	\$2,497,327.96		\$14,021,231.43		\$473,113.75		\$15,552,938.60		\$0.00
------------------------	--	--	--	-----------------	--	--	--	--------------	----------------	--	-----------------	--	--------------	--	-----------------	--	--------

Total Contract w/ Materials	\$15,710,688.82
-----------------------------	-----------------

25,838.775
\$490,936.73

All Change Orders w/ Materials	-\$1,163,343.64
--------------------------------	-----------------

Bid Items	Original Contract Amt				To Date			Materials	To Date		Remaining		Projected Final		%	Protection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Amount	Quantity	Amount	Quantity	Amount	Quantity		Amount	Complete
Creekview 4B																	
MOBILIZATION AND SITE PREPARATION																	
Mobilizations	1.00	LS	67,000.00	\$ 67,000.00	0.90	0.00	\$ 3,484.00		0.95	\$ 63,784.00	0.05	\$ 3,216.00	1.00	\$ 67,000.00	95%	0.000	\$ -
Survey	1.00	LS	19,500.00	\$ 19,500.00	0.90	0.00	\$ 975.00		0.95	\$ 18,525.00	0.05	\$ 975.00	1.00	\$ 19,500.00	95%	0.000	\$ -
MOT	1.00	LS	4,700.00	\$ 4,700.00	1.00		\$ -		1.00	\$ 4,700.00	-	\$ -	1.00	\$ 4,700.00	100%	0.000	\$ -
Testing	1.00	LS	46,000.00	\$ 46,000.00	0.80		\$ -		0.80	\$ 36,800.00	0.20	\$ 9,200.00	1.00	\$ 46,000.00	80%	0.000	\$ -
Total				\$ 137,200.00			\$ 4,459.00			\$ 123,809.00		\$13,341.00		\$137,200.00	80.24%		\$ -

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

EARTHWORK																	
Pond Excavation to CV4B	123,800.00	CY	4.50	\$ 557,100.00	123,800.00		\$ -		123,800.00	\$ 557,100.00	-	\$ -	123,800.00	\$ 557,100.00	100%	0.000	\$ -
Lot Fill	123,800.00	CY	1.10	\$ 136,180.00	123,800.00		\$ -		123,800.00	\$ 136,180.00	-	\$ -	123,800.00	\$ 136,180.00	100%	0.000	\$ -
Lot Pads	229.00	EA	330.00	\$ 75,570.00	229.00		\$ -		229.00	\$ 75,570.00	-	\$ -	229.00	\$ 75,570.00	100%	0.000	\$ -
As Built	1.00	LS	18,000.00	\$ 18,000.00	-	0.80	\$ 10,800.00		0.60	\$ 10,800.00	0.40	\$ 7,200.00	1.00	\$ 18,000.00	60%	0.000	\$ -
POND TO STOCKPILE AREA	-	LS	0.00	\$ -	-		\$ -		-	\$ -	-	\$ -	-	\$ -	#DIV/0!	0.000	\$ -
Clear Stockpile	5.00	AC	6,800.00	\$ 34,000.00	5.00		\$ -		5.00	\$ 34,000.00	-	\$ -	5.00	\$ 34,000.00	100%	0.000	\$ -
Pond Excavation to Stockpile	104,000.00	CY	5.00	\$ 520,000.00	104,000.00		\$ -		104,000.00	\$ 520,000.00	-	\$ -	104,000.00	\$ 520,000.00	100%	0.000	\$ -
Push Stockpile	104,000.00	CY	1.10	\$ 114,400.00	104,000.00		\$ -		104,000.00	\$ 114,400.00	-	\$ -	104,000.00	\$ 114,400.00	100%	0.000	\$ -
As Built	1.00	LS	7,000.00	\$ 7,000.00	-		\$ -		-	\$ -	1.00	\$ 7,000.00	1.00	\$ 7,000.00	0%	0.000	\$ -
Total				\$ 1,463,250.00			\$ 10,800.00			\$ 1,440,050.00		\$14,800.00		\$1,461,250.00	89.03%		\$ -

ROADWAY CONSTRUCTION																	
Roadway Excavation - Cut	35,000.000	CY	4.75	\$ 166,250.00	32,975.00	2,025.00	\$ 9,618.75		35,000.00	\$ 166,250.00	-	\$ -	35,000.00	\$ 166,250.00	100%	0.000	\$ -
Spread & Stockpile	35,000.000	CY	1.10	\$ 38,500.00	26,380.00	8,620.00	\$ 9,482.00		35,000.00	\$ 38,500.00	-	\$ -	35,000.00	\$ 38,500.00	100%	0.000	\$ -
Grading - Rough	1,000	LS	29,500.00	\$ 29,500.00	1.00		\$ -		1.00	\$ 29,500.00	-	\$ -	1.00	\$ 29,500.00	100%	0.000	\$ -
Grading - Fine	1,000	LS	24,000.00	\$ 24,000.00	-	0.30	\$ 12,000.00		0.50	\$ 12,000.00	0.50	\$ 12,000.00	1.00	\$ 24,000.00	50%	0.000	\$ -
Dress Up	1,000	LS	36,700.00	\$ 36,700.00	-		\$ -		-	\$ -	1.00	\$ 36,700.00	1.00	\$ 36,700.00	0%	0.000	\$ -
Miami Curb (incl backfill)	17,360.000	LF	15.50	\$ 269,080.00	-	12,152.00	\$ 188,356.00		17,360.00	\$ 269,080.00	-	\$ -	17,360.00	\$ 269,080.00	100%	0.000	\$ -
Standard Curb (incl backfill)	300.000	LF	39.67	\$ 11,900.00	-	210.00	\$ 8,330.00		300.00	\$ 11,900.00	-	\$ -	300.00	\$ 11,900.00	100%	0.000	\$ -

Project Number: _____
 Project Name: CV4A & APF2
 Owner Name: ET&M
 Contract Number: _____
 For Month Ending: 10/25/2025

39.67

Period Ending: 10/25/25
 Variance \$0.00
 Projected Final \$26,729,556.84
 Billings To Date \$23,611,470.07
 Remaining Billings \$3,118,086.77

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		% Complete	Protection vs. Original Variance at Completion	
	Qty	U/M	Unit Price	L&ETotal Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
Sidewalks	225,000	SY	\$ 77.00	\$ 17,325.00	-	225.00	\$ 17,325.00	-	225.00	\$ 17,325.00	-	\$ -	225.00	\$ 17,325.00	100%	0.000	\$ -
HC Ramps	14,000	EA	\$ 2,300.00	\$ 32,200.00	-	-	\$ -	-	3.50	\$ 8,050.00	-	\$ -	14.00	\$ 32,200.00	25%	0.000	\$ -
6" Roadway Base (Crushcrete)	24,950,000	SY	\$ 16.00	\$ 399,200.00	-	22,455.00	\$ 359,280.00	-	22,455.00	\$ 359,280.00	2,495.00	\$ 39,920.00	24,950.00	\$ 399,200.00	90%	0.000	\$ -
12" Stabilized Subgrade	28,900,000	SY	\$ 8.00	\$ 231,200.00	28,900.00	-	\$ -	-	28,900.00	\$ 231,200.00	-	\$ -	28,900.00	\$ 231,200.00	100%	0.000	\$ -
Asphalt 1" (1st Lift) ONLY	24,950,000	SY	\$ 15.00	\$ 374,250.00	-	-	\$ -	-	-	\$ -	24,950.00	\$ 374,250.00	24,950.00	\$ 374,250.00	0%	0.000	\$ -
Prime	24,950,000	SY	\$ 2.50	\$ 62,375.00	-	12,475.00	\$ 31,187.50	-	12,475.00	\$ 31,187.50	12,475.00	\$ 31,187.50	24,950.00	\$ 62,375.00	50%	0.000	\$ -
Stripe & Signs	1,000	LS	\$ 8,800.00	\$ 8,800.00	-	-	\$ -	-	-	\$ -	1.00	\$ 8,800.00	1.00	\$ 8,800.00	0%	0.000	\$ -
Total				\$ 1,701,280.00			\$ 643,629.35			\$ 1,174,278.50		\$ 627,007.50		\$ 1,701,280.00	69.07%		\$ -
STORM DRAINAGE SYSTEM																	
Curb Inlets	39,000	EA	\$ 7,400.00	\$ 288,600.00	39.00	-	\$ -	112,241.00	39.00	\$ 400,841.00	-	\$ -	39.00	\$ 400,841.00	100%	0.000	\$ -
Manholes	11,000	EA	\$ 5,600.00	\$ 61,600.00	11.00	-	\$ -	34,134.00	11.00	\$ 95,734.00	-	\$ -	11.00	\$ 95,734.00	100%	0.000	\$ -
15" RCP	618,000	LF	\$ 59.00	\$ 36,462.00	618.00	-	\$ -	16,686.00	618.00	\$ 53,148.00	-	\$ -	618.00	\$ 53,148.00	100%	0.000	\$ -
RCP 18"	2,574,000	LF	\$ 95.00	\$ 244,530.00	2,574.00	-	\$ -	92,664.00	2,574.00	\$ 337,194.00	-	\$ -	2,574.00	\$ 337,194.00	100%	0.000	\$ -
RCP 24"	2,780,000	LF	\$ 126.00	\$ 350,280.00	2,780.00	-	\$ -	155,124.00	2,780.00	\$ 505,404.00	-	\$ -	2,780.00	\$ 505,404.00	100%	0.000	\$ -
RCP 30"	931,000	LF	\$ 176.00	\$ 163,856.00	931.00	-	\$ -	79,600.50	931.00	\$ 243,456.50	-	\$ -	931.00	\$ 243,456.50	100%	0.000	\$ -
RCP 36"	747,000	LF	\$ 245.00	\$ 183,015.00	747.00	-	\$ -	87,399.00	747.00	\$ 270,414.00	-	\$ -	747.00	\$ 270,414.00	100%	0.000	\$ -
RCP 42"	345,000	LF	\$ 193.00	\$ 66,585.00	345.00	-	\$ -	54,337.50	345.00	\$ 120,922.50	-	\$ -	345.00	\$ 120,922.50	100%	0.000	\$ -
Type E Inlets	8,000	EA	\$ 7,000.00	\$ 56,000.00	8.00	-	\$ -	21,122.00	8.00	\$ 77,122.00	-	\$ -	8.00	\$ 77,122.00	100%	0.000	\$ -
Type H Inlets	5,000	EA	\$ 14,300.00	\$ 71,500.00	5.00	-	\$ -	30,304.00	5.00	\$ 101,804.00	-	\$ -	5.00	\$ 101,804.00	100%	0.000	\$ -
12", 15" & 18" MES	12,000	EA	\$ 1,500.00	\$ 18,000.00	12.00	-	\$ -	7,812.00	12.00	\$ 25,812.00	-	\$ -	12.00	\$ 25,812.00	100%	0.000	\$ -
24" MES	8,000	EA	\$ 2,200.00	\$ 17,600.00	8.00	-	\$ -	10,904.00	8.00	\$ 28,504.00	-	\$ -	8.00	\$ 28,504.00	100%	0.000	\$ -
30" MES	2,000	EA	\$ 2,900.00	\$ 5,800.00	2.00	-	\$ -	3,496.00	2.00	\$ 9,296.00	-	\$ -	2.00	\$ 9,296.00	100%	0.000	\$ -
36" MES	1,000	EA	\$ 7,500.00	\$ 7,500.00	1.00	-	\$ -	2,370.00	1.00	\$ 9,870.00	-	\$ -	1.00	\$ 9,870.00	100%	0.000	\$ -
29" X 45" ERCP	121,000	LF	\$ 320.00	\$ 38,720.00	121.00	-	\$ -	21,780.00	121.00	\$ 60,500.00	-	\$ -	121.00	\$ 60,500.00	100%	0.000	\$ -
12" PVC & HP	239,000	LF	\$ 46.00	\$ 10,994.00	239.00	-	\$ -	-	239.00	\$ 10,994.00	-	\$ -	239.00	\$ 10,994.00	100%	0.000	\$ -
18" HDPE	386,000	LF	\$ 64.00	\$ 24,704.00	386.00	-	\$ -	-	386.00	\$ 24,704.00	-	\$ -	386.00	\$ 24,704.00	100%	0.000	\$ -
Dewatering	1,000	LS	\$ 88,000.00	\$ 88,000.00	1.00	-	\$ -	-	1.00	\$ 88,000.00	-	\$ -	1.00	\$ 88,000.00	100%	0.000	\$ -
Double Curb Inlets	14,000	EA	\$ 7,900.00	\$ 110,600.00	14.00	-	\$ -	88,910.00	14.00	\$ 199,510.00	-	\$ -	14.00	\$ 199,510.00	100%	0.000	\$ -
Top Adjustments	88,000	EA	\$ 450.00	\$ 39,600.00	88.00	-	\$ -	-	88.00	\$ 39,600.00	-	\$ -	88.00	\$ 39,600.00	100%	0.000	\$ -
48" RCP	184,000	LF	\$ 384.00	\$ 70,656.00	184.00	-	\$ -	-	184.00	\$ 70,656.00	-	\$ -	184.00	\$ 70,656.00	100%	0.000	\$ -
42" MES	1,000	EA	\$ 18,900.00	\$ 18,900.00	1.00	-	\$ -	-	1.00	\$ 18,900.00	-	\$ -	1.00	\$ 18,900.00	100%	0.000	\$ -
48" MES	1,000	EA	\$ 24,000.00	\$ 24,000.00	1.00	-	\$ -	-	1.00	\$ 24,000.00	-	\$ -	1.00	\$ 24,000.00	100%	0.000	\$ -
Type C Inlets	11,000	EA	\$ 5,900.00	\$ 64,900.00	11.00	-	\$ -	22,354.00	11.00	\$ 87,254.00	-	\$ -	11.00	\$ 87,254.00	100%	0.000	\$ -
24" Headwall	1,000	EA	\$ 5,000.00	\$ 5,000.00	1.00	-	\$ -	2,128.00	1.00	\$ 7,128.00	-	\$ -	1.00	\$ 7,128.00	100%	0.000	\$ -
1/4 Inspection	1,000	LS	\$ 133,375.00	\$ 133,375.00	0.50	-	\$ -	-	0.50	\$ 66,687.50	0.50	\$ 66,687.50	1.00	\$ 133,375.00	50%	0.000	\$ -
Total	0.000			\$ 2,800,777.00			\$ -	\$ 643,368.00		\$ 2,977,455.50		\$ 66,687.50		\$ 3,044,143.00	97.81%		\$ -
ROADWAY UNDERDRAIN																	
Roadway Underdrain	2,120,000	LF	\$ 37.00	\$ 78,440.00	2,120.00	-	\$ -	-	2,120.00	\$ 78,440.00	-	\$ -	2,120.00	\$ 78,440.00	100%	\$ -	\$ -
Clean Outs	106,000	EA	\$ 380.00	\$ 40,280.00	-	-	\$ -	-	-	\$ -	106.00	\$ 40,280.00	106.00	\$ 40,280.00	0%	\$ -	\$ -
Total				\$ 118,720.00			\$ -	\$ -		\$ 78,440.00		\$ 40,280.00		\$ 118,720.00	66.07%		\$ -
PAVING & DRAINAGE AS-BUILTS																	
Paving & Drainage As-Built	1,000	LS	\$ 19,000.00	\$ 19,000.00	-	-	\$ -	-	-	\$ -	1.00	\$ 19,000.00	1.00	\$ 19,000.00	0%	\$ -	\$ -
Total				\$ 19,000.00			\$ -	\$ -		\$ -		\$ 19,000.00		\$ 19,000.00	0.00%		\$ -
WATER DISTRIBUTION SYSTEM																	
8" Watermain (incl fittings, T's, bends)	8,503,000	LF	\$ 73.50	\$ 624,970.50	8,503.00	-	\$ -	190,863.00	8,503.00	\$ 815,833.50	-	\$ -	8,503.00	\$ 815,833.50	100%	0.000	\$ -
6" Watermain (incl fittings, T's, bends)	180,000	LF	\$ 38.00	\$ 6,840.00	180.00	-	\$ -	-	180.00	\$ 6,840.00	-	\$ -	180.00	\$ 6,840.00	100%	0.000	\$ -
4" Watermain (incl fittings, T's, bends)	107,000	LF	\$ 29.00	\$ 3,103.00	-	107.00	\$ 3,103.00	-	107.00	\$ 3,103.00	-	\$ -	107.00	\$ 3,103.00	100%	0.000	\$ -
2" Watermain (incl fittings, T's, bends)	116,000	LF	\$ 19.00	\$ 2,204.00	-	116.00	\$ 2,204.00	-	116.00	\$ 2,204.00	-	\$ -	116.00	\$ 2,204.00	100%	0.000	\$ -
8" Gate Valve	20,000	LF	\$ 1,900.00	\$ 38,000.00	20.00	-	\$ -	24,497.00	20.00	\$ 62,497.00	-	\$ -	20.00	\$ 62,497.00	100%	0.000	\$ -
6" Gate Valve	18,000	EA	\$ 1,700.00	\$ 30,600.00	15.00	3.00	\$ 5,100.00	10,884.00	18.00	\$ 41,484.00	-	\$ -	18.00	\$ 41,484.00	100%	0.000	\$ -
Tie Ins	3,000	EA	\$ 2,700.00	\$ 8,100.00	1.00	2.00	\$ 5,400.00	-	3.00	\$ 8,100.00	-	\$ -	3.00	\$ 8,100.00	100%	0.000	\$ -
Fire Hydrant	18,000	EA	\$ 5,300.00	\$ 95,400.00	18.00	-	\$ -	33,552.00	18.00	\$ 128,952.00	-	\$ -	18.00	\$ 128,952.00	100%	0.000	\$ -
Flushing Hydrants	1,000	EA	\$ 2,700.00	\$ 2,700.00	-	-	\$ -	1,165.00	-	\$ 1,165.00	1.00	\$ 2,700.00	1.00	\$ 3,865.00	30%	0.000	\$ -
Services	229,000	EA	\$ 900.00	\$ 206,100.00	186.00	-	\$ -	162,793.00	186.00	\$ 330,193.00	43.00	\$ 38,700.00	229.00	\$ 368,893.00	90%	0.000	\$ -
Test and Chlorinate	8,906,000	LF	\$ 3.00	\$ 26,718.00	-	-	\$ -	-	-	\$ -	8,906.00	\$ 26,718.00	8,906.00	\$ 26,718.00	0%	0.000	\$ -
20" Steel Casing with Spacers and Caps	28,000	LF	\$ 465.00	\$ 13,020.00	28.00	-	\$ -	-	28.00	\$ 13,020.00	-	\$ -	28.00	\$ 13,020.00	100%	0.000	\$ -
Adjustments	1,000	LS	\$ 15,500.00	\$ 15,500.00	-	-	\$ -	-	-	\$ -	1.00	\$ 15,500.00	1.00	\$ 15,500.00	0%	0.000	\$ -
Total				\$ 1,078,288.50			\$ 15,807.00	\$ 423,754.00		\$ 1,413,391.50		\$ 23,611.80		\$ 1,487,009.50	94.41%		\$ -
REUSE WATER DISTRIBUTION SYSTEM																	

Project Number:
 Project Name: CV4A & APF2
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 10/25/2025

39.67

Period Ending: 10/25/25
 Variance \$0.00
 Projected Final \$26,729,556.84
 Billings To Date \$23,611,470.07
 Remaining Billings \$3,118,086.77

Bid Items	Original Contract Amt				Prev. Quantity	Current		Materials Amount	To Date		Remaining		Projected Final		Projection vs. Original	
	Qty	UM	Unit Price	L&E Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount	% Complete	Variance at Completion
8" Main & Fittings	8,919.000	LF	\$ 73.50	\$ 655,546.50	8,919.00		\$ -	198,562.00	8,919.00	\$ 854,108.50		\$ -	8,919.00	\$ 854,108.50	100%	0.000 \$ -
4" Main & Fittings	145.000	LF	\$ 29.50	\$ 4,277.50			\$ -			\$ -	145.00	\$ 4,277.50	145.00	\$ 4,277.50	0%	0.000 \$ -
2" Main & Fittings	73.000	LF	\$ 19.50	\$ 1,423.50			\$ -			\$ -	73.00	\$ 1,423.50	73.00	\$ 1,423.50	0%	0.000 \$ -
8" Gate Valve	19.000	EA	\$ 1,900.00	\$ 36,100.00	19.00		\$ -	20,174.00	19.00	\$ 56,274.00		\$ -	19.00	\$ 56,274.00	100%	0.000 \$ -
Flush Hydrant	1.000	EA	\$ 2,550.00	\$ 2,550.00			\$ -	2,330.00		\$ 2,330.00	1.00	\$ 2,550.00	1.00	\$ 4,880.00	48%	0.000 \$ -
Testing	9,137.000	LF	\$ 2.00	\$ 18,274.00			\$ -			\$ -	9,137.00	\$ 18,274.00	9,137.00	\$ 18,274.00	0%	0.000 \$ -
Adjustments	1.000	LS	\$ 22,000.00	\$ 22,000.00			\$ -			\$ -	1.00	\$ 22,000.00	1.00	\$ 22,000.00	0%	0.000 \$ -
Services	233.000	EA	\$ 850.00	\$ 198,050.00	191.00		\$ -	152,666.00	191.00	\$ 315,016.00	42.00	\$ 35,700.00	233.00	\$ 350,716.00	90%	0.000 \$ -
20" Steel casing with Spacers and Caps	28.000	LF	\$ 390.00	\$ 10,920.00	28.00		\$ -		28.00	\$ 10,920.00		\$ -	28.00	\$ 10,920.00	100%	0.000 \$ -
Total				\$ 949,141.50			\$ -	\$ 373,732.00		\$ 1,238,048.50		\$ 84,125.80	\$ 1,322,873.50	\$ 1,322,873.50	93.63%	\$ -
SANITARY SEWER SYSTEM																
8" Sewer Main	8,254.000	LF	\$ 68.50	\$ 565,399.00	8,254.00		\$ -	173,892.00	8,254.00	\$ 739,291.00		\$ -	8,254.00	\$ 739,291.00	100%	0.000 \$ -
Sewer Services	229.000	EA	\$ 800.00	\$ 183,200.00	229.00		\$ -		229.00	\$ 183,200.00		\$ -	229.00	\$ 183,200.00	100%	0.000 \$ -
Manholes	39.000	EA	\$ 11,900.00	\$ 464,100.00	39.00		\$ -	141,042.00	39.00	\$ 605,142.00		\$ -	39.00	\$ 605,142.00	100%	0.000 \$ -
Dewater	1.000	LS	\$ 89,500.00	\$ 89,500.00	1.00		\$ -		1.00	\$ 89,500.00		\$ -	1.00	\$ 89,500.00	100%	0.000 \$ -
Benchdown & Backfill	3,100.000	LF	\$ 30.00	\$ 93,000.00	3,100.00		\$ -		3,100.00	\$ 93,000.00		\$ -	3,100.00	\$ 93,000.00	100%	0.000 \$ -
Adjustments	1.000	LS	\$ 21,500.00	\$ 21,500.00			\$ -			\$ -	1.00	\$ 21,500.00	1.00	\$ 21,500.00	0%	0.000 \$ -
TV Inspection	8,254.000	LF	\$ 18.00	\$ 148,572.00			\$ -			\$ -	8,254.00	\$ 148,572.00	8,254.00	\$ 148,572.00	0%	0.000 \$ -
Total				\$ 1,485,271.00			\$ -	\$ 314,934.00		\$ 1,710,133.00		\$ 170,072.00	\$ 1,880,205.00	\$ 1,880,205.00	90.95%	\$ -
WATER & SEWER AS-BUILTS																
Water & Sewer As-Built	1.000	LS	\$ 29,500.00	\$ 29,500.00			\$ -			\$ -	1.00	\$ 29,500.00	1.00	\$ 29,500.00	0%	0.000 \$ -
Total				\$ 29,500.00			\$ -	\$ -		\$ -		\$ 29,500.00	\$ 29,500.00	\$ 29,500.00	0.00%	\$ -
SEEDING & SOD																
Site Grassing	233,500.000	SY	\$ 0.75	\$ 175,125.00			\$ -			\$ -	233,500.00	\$ 175,125.00	233,500.00	\$ 175,125.00	0%	0.000 \$ -
Site Sod	49,300.000	SY	\$ 4.80	\$ 236,640.00	25,813.00		\$ -		25,813.00	\$ 123,902.40	23,487.00	\$ 112,737.60	49,300.00	\$ 236,640.00	32%	0.000 \$ -
Total				\$ 411,765.00			\$ -	\$ -		\$ 123,902.40		\$ 287,862.40	\$ 411,765.00	\$ 411,765.00	30.09%	\$ -
EROSION CONTROL																
Erosion Control NPDES	1.000	LS	\$ 38,000.00	\$ 38,000.00	0.90		\$ -		0.90	\$ 34,200.00	0.10	\$ 3,800.00	1.00	\$ 38,000.00	90%	0.000 \$ -
Silt Fence	10,000.000	LF	\$ 3.50	\$ 35,000.00	9,970.00		\$ -		9,970.00	\$ 34,895.00	30.00	\$ 105.00	10,000.00	\$ 35,000.00	100%	0.000 \$ -
Construction Entrance	1.000	EA	\$ 7,000.00	\$ 7,000.00	1.00		\$ -		1.00	\$ 7,000.00		\$ -	1.00	\$ 7,000.00	100%	0.000 \$ -
Total				\$ 80,000.00			\$ -	\$ -		\$ 76,095.00		\$ 3,895.00	\$ 80,000.00	\$ 80,000.00	95.12%	\$ -
STORMWATER POLLUTION PLAN																
SWPPP	1.000	LS	\$ 5,000.00	\$ 5,000.00	1.00		\$ -		1.00	\$ 5,000.00		\$ -	1.00	\$ 5,000.00	100%	0.000 \$ -
Total				\$ 5,000.00			\$ -	\$ -		\$ 5,000.00		\$ 0.00	\$ 5,000.00	\$ 5,000.00	100.00%	\$ -
BOND																
Payment Bond	1.000	LS	\$ 165,000.00	\$ 165,000.00	1.00		\$ -		1.00	\$ 165,000.00		\$ -	1.00	\$ 165,000.00	100%	0.000 \$ -
Performance Bond	1.000	LS	\$ 85,000.00	\$ 85,000.00			\$ -			\$ -	1.00	\$ 85,000.00	1.00	\$ 85,000.00	0%	0.000 \$ -
Total				\$ 250,000.00			\$ -	\$ -		\$ 165,000.00		\$ 85,000.00	\$ 250,000.00	\$ 250,000.00	66.00%	\$ -
CHANGE ORDERS																
Change Order	Original				To Date	Current		Materials Amount	To Date		Remaining		Projected Final		Projection vs. Original	
	Qty	UM	Unit Price	Total Amount		Quantity	Amount		Quantity	Amount	Quantity	Amount	Quantity	Amount	% Complete	Variance at Completion
Change Order 1																
ODP American Precast	1.000	LS	\$ (498,597.00)	\$ (498,597.00)	1.00		\$ -		1.00	\$ (498,597.00)		\$ -	1.00	\$ (498,597.00)	100%	0.000 \$ -
ODP Ferguson	1.000	LS	\$ (971,378.00)	\$ (971,378.00)	1.00		\$ -		1.00	\$ (971,378.00)		\$ -	1.00	\$ (971,378.00)	100%	0.000 \$ -
County Materials	1.000	LS	\$ (485,811.00)	\$ (485,811.00)	1.00		\$ -		1.00	\$ (485,811.00)		\$ -	1.00	\$ (485,811.00)	100%	0.000 \$ -
Sleeves & Electric True-Up	1.000	LS	\$ 338,547.24	\$ 338,547.24	1.00		\$ -		1.00	\$ 338,547.24		\$ -	1.00	\$ 338,547.24	100%	0.000 \$ -
Multi Use Path	1.000	LS	\$ 161,631.00	\$ 161,631.00			\$ -			\$ -	1.00	\$ 161,631.00	1.00	\$ 161,631.00	0%	0.000 \$ -
Change Order Totals				\$ (1,455,807.76)			\$ 0.00	0.000		\$ -1,617,288.76		\$ 161,631.00	\$ (1,455,807.76)	\$ (1,455,807.76)		\$ -

Creekview 4B		\$10,676,440.00		\$674,695.25	\$1,955,786.00	\$9,590,238.64	\$1,586,379.60	\$11,176,618.24	\$0.00
---------------------	--	-----------------	--	--------------	----------------	----------------	----------------	-----------------	--------

Creekview 4A Contract w/ Materials	\$12,632,226.00
------------------------------------	-----------------

Creekview 4A Change Orders w/ Materials	
---	--

Project Number:
 Project Name: CV4A & APF2
 Owner Name: ET&M
 Contract Number:
 For Month Ending: 10/25/2025

39.67

Period Ending: 10/25/25
 Variance \$0.00
 Projected Final \$26,729,556.84
 Billings To Date \$23,611,470.07
 Remaining Billings \$3,118,086.77

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

- \$1,455,607.76

APF 2 & CV 4A & B Combined				\$23,889,800.86		\$0.00	\$0.00	\$1,191,470.75	\$4,453,113.96	\$0.00	\$23,611,470.07	\$0.00	\$2,059,493.35	\$0.00	\$26,729,556.84	\$0.00	\$0.00	\$0.00
----------------------------	--	--	--	-----------------	--	--------	--------	----------------	----------------	--------	-----------------	--------	----------------	--------	-----------------	--------	--------	--------

Total Contract w/ Materials	\$28,342,914.82
-----------------------------	-----------------

All Change Orders w/ Materials	
	- \$2,618,951.40

\$59,573.54 \$ 1,180,573.50
 \$1,131,897.21 \$22,430,896.57

PARTIAL RELEASE OF CLAIM OF LIEN

The undersigned lienor, in consideration of payment in the amount of \$1,131,897.22, hereby partially releases its claim of lien for labor, services, or materials furnished to Creekview, CDD, on the job of Creekview Trail APF2 / Area 4, for the following described property:

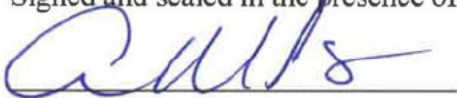
Creekview Trail APF Road PH 2 & Area 4

The undersigned lienor acknowledges previous receipt of \$20,512,840.06 and is executing this waiver and release in exchange for a check or checks in the additional amount of \$1,131,897.22, 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 \$1,218,056.51.

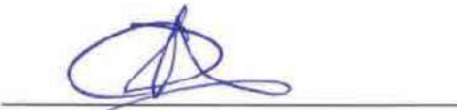
There remains unpaid \$2,131,440.04

Dated: October 25, 2025

Signed and sealed in the presence of:



Witness



Lienor

STATE OF FLORIDA
COUNTY OF Duval

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

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



Notary Public






Creekview CDD Requisition 141 - JUM

Final Audit Report

2025-11-10

Created:	2025-11-10
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAy1H7K3FOmtDcKJrCIEIysfWHvUJJoy8nn

"Creekview CDD Requisition 141 - JUM" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-11-10 - 6:15:29 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-11-10 - 6:15:47 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-11-10 - 6:20:26 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-11-10 - 6:20:58 PM GMT - Time Source: server
-  Agreement completed.
2025-11-10 - 6:20:58 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3BXIII

REQUISITION 142

2024 ACQUISITION AND CONSTRUCTION ACCOUNT

Creekview Community Development District
Clay County, Florida

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

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

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

(A) Requisition Number: **142**

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

[REDACTED]
[REDACTED]
[REDACTED]

(C) Amount Payable: **\$ 17,293.75**

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

Invoice 222536 (Oct 2025) APF Road Phase 2 CEI Services (WA#24)	\$ 7,342.50
Invoice 222535 (Oct 2025) Area 4A CEI Services (WA#23)	\$ 8,676.25
Invoice 222537 (Oct 2025) Lee Parcel Preliminary Engineering (WA#27)	<u>\$ 1,275.00</u>
TOTAL REQUISITION	\$ 17,293.75

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

The undersigned hereby certifies that:

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

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

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


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

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

**CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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


District Engineer

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

October 30, 2025

Invoice No: 222536

Total This Invoice \$7,342.50

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

Professional Services rendered through October 25, 2025

Phase 01. CEI Services

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Wild, Scott	10/11/2025		1.00	255.00	255.00
Wild, Scott	10/18/2025		4.00	255.00	1,020.00
Wild, Scott	10/25/2025		2.00	255.00	510.00
Project Manager/Construction Project Man					
Blalock, Clinton	10/11/2025		.75	225.00	168.75
Blalock, Clinton	10/18/2025		.75	225.00	168.75
Blalock, Clinton	10/25/2025		.50	225.00	112.50
Ellins, Jason	10/4/2025		1.00	225.00	225.00
Ellins, Jason	10/11/2025		2.00	225.00	450.00
Ellins, Jason	10/18/2025		1.00	225.00	225.00
Ellins, Jason	10/25/2025		1.50	225.00	337.50
Engineering/Landscape Designer					
Jeter, Matthew	10/18/2025		3.00	155.00	465.00
Jeter, Matthew	10/25/2025		4.00	155.00	620.00
Administrative Support					
Blair, Shelley	10/4/2025		2.25	110.00	247.50
Blair, Shelley	10/11/2025		.50	110.00	55.00
Blair, Shelley	10/18/2025		.50	110.00	55.00
Blair, Shelley	10/25/2025		2.00	110.00	220.00
Senior Construction Representative					
Villarruel Lopez, Jose	10/4/2025		.75	205.00	153.75
Villarruel Lopez, Jose	10/11/2025		1.00	205.00	205.00
Totals			28.50		5,493.75

Total Labor

5,493.75

Billing Limits

	Current	Prior	To-Date
Labor	5,493.75	61,433.00	66,926.75
Limit			70,000.00
Remaining			3,073.25

Total this Phase \$5,493.75

Phase 02. Progress Meetings

Labor

		Hours	Rate	Amount	
Senior Engineer/Senior Project Manager					
Wild, Scott	10/4/2025	1.00	255.00	255.00	
Wild, Scott	10/11/2025	1.00	255.00	255.00	
Totals		2.00		510.00	
Total Labor					510.00

Billing Limits	Current	Prior	To-Date	
Labor	510.00	5,397.75	5,907.75	
Limit			19,530.00	
Remaining			13,622.25	
Total this Phase				\$510.00

Phase 03. CDD Tax Exempt Purchase Requisitions

Labor

		Hours	Rate	Amount	
Senior Engineer/Senior Project Manager					
Wild, Scott	10/11/2025	1.00	255.00	255.00	
Administrative Support					
Blair, Shelley	10/4/2025	1.25	110.00	137.50	
Blair, Shelley	10/11/2025	2.25	110.00	247.50	
Blair, Shelley	10/18/2025	2.50	110.00	275.00	
Blair, Shelley	10/25/2025	3.50	110.00	385.00	
Totals		10.50		1,300.00	
Total Labor					1,300.00

Billing Limits	Current	Prior	To-Date	
Total Billings	1,300.00	14,506.50	15,806.50	
Limit			17,500.00	
Remaining			1,693.50	
Total this Phase				\$1,300.00

Phase 04. Owner Requested Plan Revisions

Labor

		Hours	Rate	Amount	
GIS Analyst					
Duggan, Hayes	10/11/2025	.25	155.00	38.75	
Totals		.25		38.75	
Total Labor					38.75

Billing Limits	Current	Prior	To-Date	
Labor	38.75	28,284.00	28,322.75	
Limit			40,000.00	
Remaining			11,677.25	

				Total this Phase		\$38.75
<hr style="border-top: 1px dashed black;"/>						
Phase	XP.	Expenses				
Billing Limits			Current	Prior	To-Date	
Expense			0.00	1,548.83	1,548.83	
Limit					2,500.00	
Remaining					951.17	
				Total this Phase		0.00
				Total This Invoice		<u>\$7,342.50</u>

Outstanding Invoices						
	Number	Date	Balance			
	222070	10/3/2025	9,858.83			
	Total		9,858.83			
				Total Now Due		\$17,201.33

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

October 30, 2025

Invoice No: 222535

Total This Invoice \$8,676.25

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

Professional Services rendered through October 25, 2025

Phase 01. CEI Services

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Wild, Scott	10/18/2025		4.00	255.00	1,020.00
Wild, Scott	10/25/2025		2.00	255.00	510.00
Project Manager/Construction Project Man					
Blalock, Clinton	10/4/2025		.75	225.00	168.75
Blalock, Clinton	10/11/2025		1.75	225.00	393.75
Blalock, Clinton	10/25/2025		.75	225.00	168.75
Ellins, Jason	10/4/2025		1.00	225.00	225.00
Ellins, Jason	10/11/2025		2.00	225.00	450.00
Ellins, Jason	10/18/2025		1.00	225.00	225.00
Ellins, Jason	10/25/2025		1.50	225.00	337.50
Engineering/Landscape Designer					
Jeter, Matthew	10/4/2025		18.00	155.00	2,790.00
Jeter, Matthew	10/11/2025		1.00	155.00	155.00
Senior Construction Representative					
Villarruel Lopez, Jose	10/4/2025		.50	205.00	102.50
Villarruel Lopez, Jose	10/11/2025		.50	205.00	102.50
Villarruel Lopez, Jose	10/18/2025		2.50	205.00	512.50
Villarruel Lopez, Jose	10/25/2025		3.00	205.00	615.00
Totals			40.25		7,776.25
Total Labor					7,776.25

Billing Limits	Current	Prior	To-Date
Labor	7,776.25	76,730.75	84,507.00
Limit			108,576.00
Remaining			24,069.00

Total this Phase \$7,776.25

Phase 02. Progress Meetings

Project	17115.18000	Area 4A CEI Services (WA#23)	Invoice	222535
---------	-------------	------------------------------	---------	--------

Labor

		Hours	Rate	Amount	
Senior Engineer/Senior Project Manager					
Wild, Scott	10/18/2025	1.00	255.00	255.00	
Engineering Intern					
Hebb, Cara	10/4/2025	.50	150.00	75.00	
Hebb, Cara	10/11/2025	.50	150.00	75.00	
Hebb, Cara	10/18/2025	.50	150.00	75.00	
Administrative Support					
Blair, Shelley	10/11/2025	.50	110.00	55.00	
Blair, Shelley	10/18/2025	1.00	110.00	110.00	
Totals		4.00		645.00	
Total Labor					645.00

Billing Limits	Current	Prior	To-Date	
Labor	645.00	11,028.00	11,673.00	
Limit			39,060.00	
Remaining			27,387.00	
Total this Phase				\$645.00

Phase 03. CDD Tax Exempt Purchase Requisitions

Labor

		Hours	Rate	Amount	
Senior Engineer/Senior Project Manager					
Wild, Scott	10/11/2025	1.00	255.00	255.00	
Totals		1.00		255.00	
Total Labor					255.00

Billing Limits	Current	Prior	To-Date	
Labor	255.00	9,087.00	9,342.00	
Limit			15,000.00	
Remaining			5,658.00	
Total this Phase				\$255.00

Phase 04. Owner Requested Plan Revisions

Billing Limits	Current	Prior	To-Date	
Labor	0.00	36,295.50	36,295.50	
Limit			40,000.00	
Remaining			3,704.50	
Total this Phase				0.00

Phase XP. Expenses

Billing Limits	Current	Prior	To-Date	
Expense	0.00	1,332.86	1,332.86	
Limit			1,500.00	
Remaining			167.14	
Total this Phase				0.00

Total This Invoice	<u>\$8,676.25</u>
--------------------	-------------------

Outstanding Invoices

Number	Date	Balance
221996	10/2/2025	17,781.25
Total		17,781.25

Total Now Due	\$26,457.50
---------------	-------------

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

October 30, 2025

Invoice No: 222537

Total This Invoice \$1,275.00

Project 17115.21000 Lee Parcel Preliminary Engineering WA27

Professional Services rendered through October 25, 2025

Phase 1. Preliminary Engineering

Billing Limits

Current

Prior

To-Date

Labor	0.00	21,603.75	21,603.75
Limit			75,000.00
Remaining			53,396.25

Total this Phase 0.00

Phase 2. Project Management

Labor

Hours

Rate

Amount

Senior Engineer/Senior Project Manager			
Wild, Scott	10/4/2025	2.00	255.00
Wild, Scott	10/11/2025	2.00	255.00
Wild, Scott	10/25/2025	1.00	255.00
Totals		5.00	1,275.00

Total Labor 1,275.00

Billing Limits

Current

Prior

To-Date

Labor	1,275.00	9,875.00	11,150.00
Limit			15,000.00
Remaining			3,850.00

Total this Phase \$1,275.00

Phase XP. Expenses

Total this Phase 0.00

Total This Invoice \$1,275.00

Outstanding Invoices

Number

Date

Balance

221997	10/2/2025	2,805.00
--------	-----------	----------

Total 2,805.00

Total Now Due \$4,080.00

Creekview CDD 2024 Bonds Requisition 142 ETM (Oct 2025)

Final Audit Report

2025-11-13

Created:	2025-11-12
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAcLcWVdkNUYNbm9SlYfEZb5nFYysbgl4lh

"Creekview CDD 2024 Bonds Requisition 142 ETM (Oct 2025)" History

-  Document created by Shelley Blair (blairs@etminc.com)
2025-11-12 - 10:42:04 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-11-12 - 10:42:08 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-11-13 - 6:12:00 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-11-13 - 6:13:01 PM GMT - Time Source: server
-  Agreement completed.
2025-11-13 - 6:13:01 PM GMT

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3C
RATIFICATION
ITEMS

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3C1



nmckenna@GreenPointLLC.com

November 12, 2025

Creekview CDD
7807 Baymeadows Road East, Suite 205
Jacksonville, FL 32256

Attn: Nick McKenna

Re: Creekview Trail Areas 1 and 2 Lift Station Site
Clay County, FL

Dear Mr. McKenna,

Pursuant to your request, we are pleased to submit to you our proposal for the surveying and mapping services on the above referenced property. The scope of our services to be provided is outlined as follows:

Provide Elevations at the locations shown on the attached sketch.

Our fees to perform the above outlined scope of services will be a lump sum of \$ 985.00 (Nine Hundred Eighty-Five Dollars).

Any additional work or additional certifications requested outside of the above outlined scope of work can be quoted at that time on a lump sum basis or will be billed to you at our current hourly rates. In addition to the lump sum fees in this contract, any out-of-pocket expenses will be billed to you at our cost.

Initial_____

November 12, 2025
Page 2
Creekview CDD

TERMS:


The CLIENT will be billed on a progress-completed basis, and the **BILL WILL BE DUE UPON RECEIPT**. Balances outstanding more than thirty (30) days from the date of billing shall bear interest at the rate of one and one-half percent (1-1/2%) per month. All collection costs, including reasonable attorney's fees, shall be paid by the CLIENT. This agreement may be terminated without cause by either party upon fifteen (15) days written notice. In the event of termination, Clary & Associates, Inc. shall be compensated, as provided herein, for services performed to termination date and for all termination expenses.

*****There will be a 4% processing fee added to your total when processing your credit card. There is no processing fee if paid with cash or check.**

We certainly appreciate the opportunity of submitting this proposal to you and if the above meets with your approval, please execute one copy of this agreement by initialing the preceding pages, signing below, and returning this to our office for our files. If you have any questions, please do not hesitate to call.

This proposal consists of 4 pages. Any additions or exclusions to this document are not considered a part hereof.

Sincerely,
Clary & Associates, Inc.
Professional Surveyors & Mappers



Jeff Steinle
President

JS/RS

***** See following page. *****

Initial _____

November 12, 2025
Page 3
Creekview CDD

The following sections must be completed and signed before work is scheduled.

INVOICE SUBMISSION INFORMATION

Send by: ☐ Mail ☐ Email: _____

Point of Contact for Invoices: _____ Phone: _____

Submit To (Company): _____

Address: _____

Documents needed for payment: ☐ W-9 ☐ COI ☐ Other: _____

Additional Instructions (if applicable): _____

CLIENT INFORMATION

Name: Joe Cornelson Creekview CDD

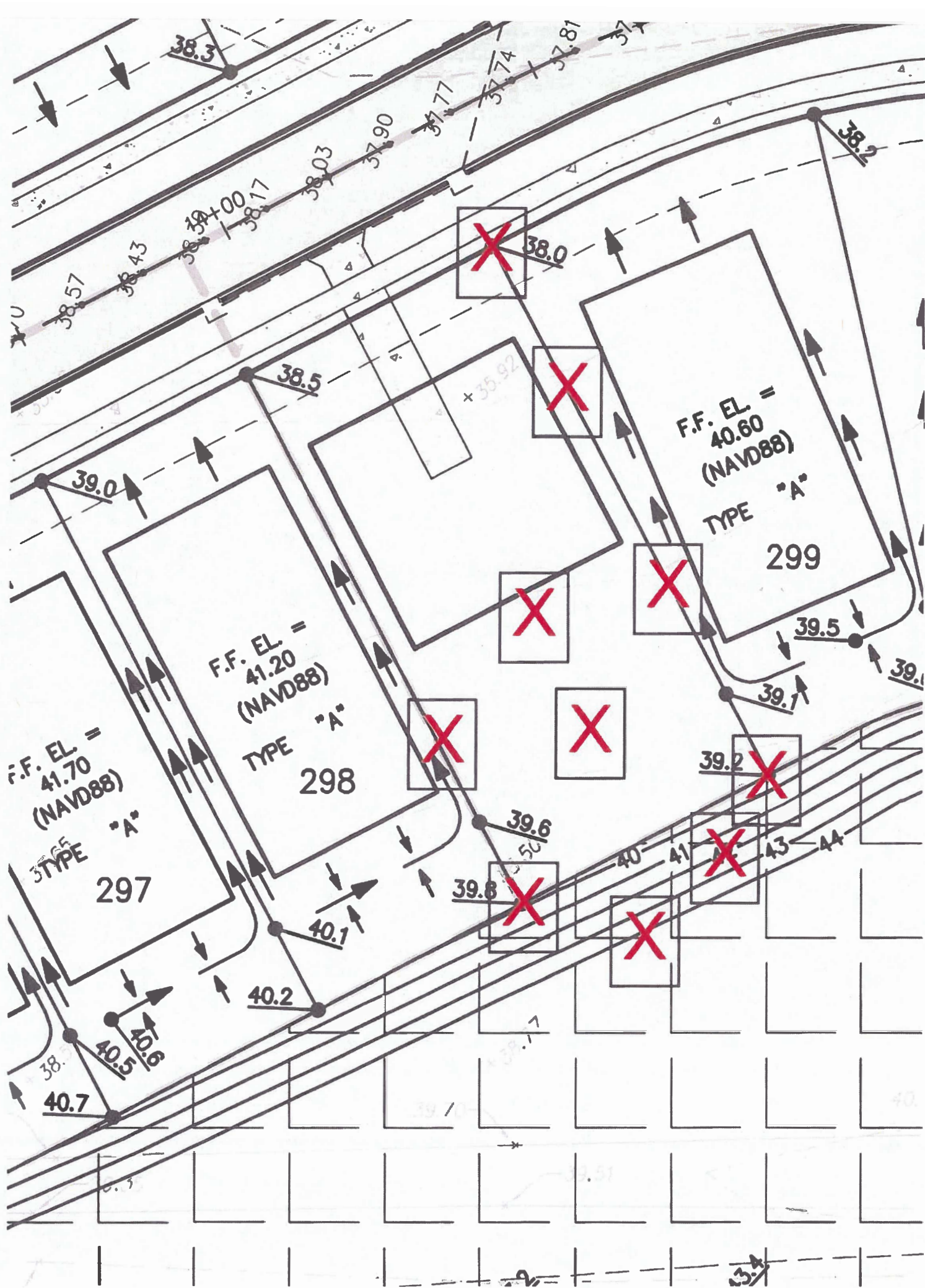
Address: _____

City: _____ State: _____ Zip: _____

Phone No: _____ E-Mail Address: _____

Name/Signature: _____

Title: Dev. Manager Date: 11/12/25



CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3CII

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3CIIa

**CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 30
APF ROAD PHASES 3-5 CEI SERVICES**

Scope of Work

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

TASK I – CEI SERVICES

ETM proposes to perform limited construction administration for APF Road Phases 3-5 throughout the construction and closeout phase of the project. This task includes the following services:

- | | |
|---|--|
| 1. Contract Document Preparation Assistance | 9. Water and Sewer Certifications to FDEP/CCUA |
| 2. Part-time Field Representation | 10. Review of Contractors Pay Requests |
| 3. Shop Drawing Review | 11. Assistance with Clay County |
| 4. Owner Authorized Site Visits | 12. CEC Design Coordination |
| 5. As-Built Review | 13. Sleeving Plan Preparation/Coordination |
| 6. Regulatory Agency Required Inspections | 14. Certifications to CCUA |
| 7. Certification to SJRWMD | 15. Weekly Progress Reports |
| 8. Certification to Clay County | |

FEE.....HOURLY

(HOURLY BUDGET ESTIMATE = \$3,265.00/MONTH)

(NOT TO EXCEED \$58,770.00 OVER A 18-MONTH PERIOD WITHOUT FURTHER AUTHORIZATION)

BASIS OF ESTIMATE

Executive Vice President	1.5 hours/month @ \$370/hour	=	\$ 555.00
Project Manager	3.0 hours/month @ \$225/hour	=	\$ 675.00
Engineer	5.0 hours/month @ \$190/hour	=	\$ 950.00
Construction Representative	2.0 hours/month @ \$180/hour	=	\$ 360.00
CEI Inspector	4.0 hours/month @ \$140/hour	=	\$ 560.00
Administrative Support	1.5 hours/month @ \$110/hour	=	\$ 165.00
TOTAL			\$3,265.00

TASK II – PROGRESS MEETINGS

ETM will coordinate and conduct progress meetings with the contractor throughout the construction and closeout of the project.

FEE.....HOURLY

(HOURLY BUDGET ESTIMATE = \$1,200.00/MONTH)

(NOT TO EXCEED \$21,600.00 OVER A 18-MONTH PERIOD WITHOUT FURTHER AUTHORIZATION)

BASIS OF ESTIMATE

Executive Vice President	1.0 hours/month @ \$370/hour	=	\$ 370.00
Project Manager	2.0 hours/month @ \$225/hour	=	\$ 450.00
Engineer	2.0 hours/month @ \$190/hour	=	\$ 380.00
TOTAL			\$1,200.00

TASK III – CDD TAX EXEMPT PURCHASE REQUISITIONS

Per Section 212.08(6), Florida Statutes, tax-exempt purchases may be made by political subdivisions of the state in accordance with state law. To preserve the tax-exempt status of the CDD, ETM will act as Purchasing Agent for Creekview Community Development District and coordinate with CDD staff, in accordance with State and CDD procedures, to administer a tax exempt "Direct Owner Purchase" (DOP) program to include evaluation of eligible purchases, documentation of Consumer's Certificate of Exemption, execute required Certificate of Entitlement, purchase order development/tracking, issuing purchase order to eligible vendors, review of the receipt of DOP materials, validate payments to vendors commensurate with materials received, and procurement of deductive reconciliation change orders to credit contract totals for DOP purchases.

FEE.....HOURLY
(HOURLY BUDGET ESTIMATE = \$20,000.00)

TASK IV - OWNER REQUESTED PLAN REVISIONS

ETM will design any requested plan revisions and process them for approval by Clay County and CUA. Because of the uncertainty of the number of revisions, we propose to perform this task hourly, with an estimated budget amount.

FEE.....HOURLY
(NOT TO EXCEED \$20,000.00 WITHOUT FURTHER AUTHORIZATION)

TASK V - REIMBURSABLE EXPENSES

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

Budget Estimate \$5,000.00

FEE SUMMARY		
TASK I	CEI SERVICES	\$ 58,770.00
TASK II	PROGRESS MEETINGS	\$ 21,600.00
TASK III	CDD TAX EXEMPT PURCHASE REQUISITIONS	\$ 20,000.00
TASK IV	OWNER REQUESTED PLAN REVISIONS	\$ 20,000.00
TASK V	REIMBURSABLE EXPENSES	<u>\$ 5,000.00</u>
TOTAL FEE SUMMARY		\$125,370.00

England-Thims & Miller, Inc. will provide additional services as requested by the owner at the following hourly rates:

**ENGLAND-THIMS & MILLER, INC.
HOURLY FEE SCHEDULE - 2025**

CEO/Chairman/Founder.....	\$475.00	/Hr.
Executive Vice President.....	\$370.00	/Hr.
Principal - Vice President	\$305.00	/Hr.
Vice President	\$295.00	/Hr.
Senior Advisor	\$325.00	/Hr.
Senior Engineer/ Senior Project Manager.....	\$255.00	/Hr.
Project Manager/Construction Project Manager.....	\$225.00	/Hr.
Director.....	\$210.00	/Hr.
Engineer.....	\$190.00	/Hr.
Assistant Project Manager	\$165.00	/Hr.
Senior Planner /Planning Manager.....	\$225.00	/Hr.
Senior Environmental Scientist.....	\$240.00	/Hr.
Planner.....	\$170.00	/Hr.
CEI Senior Project Engineer.....	\$320.00	/Hr.
Senior Construction Representative.....	\$205.00	/Hr.
Construction Representative.....	\$180.00	/Hr.
CEI Inspector	\$140.00	/Hr.
Senior Landscape Architect.....	\$215.00	/Hr.
Landscape Architect.....	\$190.00	/Hr.
GIS Director	\$205.00	/Hr.
GIS Solutions/Engineer/Manager.....	\$185.00	/Hr.
GIS Analyst	\$155.00	/Hr.
GIS Consultant.....	\$165.00	/Hr.
GIS Specialist.....	\$150.00	/Hr.
Senior Engineering Designer	\$170.00	/Hr.
Senior Landscape Designer.....	\$170.00	/Hr.
Engineering/Landscape Designer.....	\$155.00	/Hr.
Engineering Intern.....	\$150.00	/Hr.
CADD/GIS Technician.....	\$145.00	/Hr.
Project Coordinator / CSS.....	\$120.00	/Hr.
Administrative Support.....	\$110.00	/Hr.

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

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

Approval

Submitted by: 
England Thims & Miller, Inc.

Date: October 2, 2025

Approved by: 
Creekview Community Development District

Date: 11/12, 2025

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3C11b

**CREEKVIEW TRAIL COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 31
Area 3 Construction Documents**

Scope of Work

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

Task 1 - Site Plan Revisions

ETM will modify the existing site plan to incorporate Owner requested revisions into the existing master plan. ETM will also incorporate any subsequent revisions.

**FEE.....HOURLY
(NOT TO EXCEED = \$7,500.00 WITHOUT FURTHER AUTHORIZATION)**

Task 2 – Clay County DRC Approval

ETM shall prepare and file the necessary application and associated exhibits. Also includes processing of the application as necessary for approval.

LUMP SUM FEE.....\$13,250.00

Task 3 – Construction Plan Preparation

ETM will prepare construction plans for the 97 ~ 40' and 50' lots in accordance with Clay County, Clay County Utility Authority (CCUA) and St. Johns River Water Management District Regulations.

LUMP SUM FEE.....\$97,000.00

Task 4 - Landscape Design (Code Design)

ETM shall prepare a complete landscape design package for the project consistent with Clay County regulations. This task shall include the following tasks:

- Preparation of code minimum landscape plans for submittal to Clay County
- Address comments from Clay County
- Graphics necessary to depict proposed landscaping
- Preparation of calculations necessary to demonstrate code compliance
- Coordination with County staff

LUMP SUM FEE.....\$9,700.00

Task 5 – Clay County Plan Approval

ETM will process the construction plans prepared in Tasks 3 and 4 for approval by Clay County. Also includes meetings with Clay County staff.

LUMP SUM FEE.....\$8,500.00

Task 6 – Clay County Utility Authority (CCUA) Plan Approval

ETM will process the construction plans prepared in Tasks 3 and 4 for approval by CCUA. Also includes meetings with CCUA staff.

LUMP SUM FEE.....\$7,500.00

Task 7 – CCUA Water and Sewer Permits

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

LUMP SUM FEE.....\$6,500.00

Task 8 – SJRWMD Environmental Resource Permit

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

LUMP SUM FEE.....\$24,000.00

Task 9 – Electric Design Coordination

ETM will coordinate the submittal process with Clay Electric for their use in designing the electrical distribution system. Please note that a preliminary plat will be required to initiate the Clay Electric design process. This task will include coordination of the street light design.

LUMP SUM FEE ----- \$6,500.00

Task 10 – Project Management

This task includes attendance at meetings with the Client and other project team members. Also includes conference calls, schedule preparation/updates, opinions of probable construction cost, miscellaneous exhibit preparation, consultant coordination and any other requested preconstruction activities.

FEE.....HOURLY

(Budget Estimate: \$15,000.00)

EXPENSES

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

FEE SUMMARY	HOURLY FEE	LUMP SUM FEE
Task 1 – Site Plan Revisions	\$ 7,500.00	
Task 2 – Clay County DRC Approval		\$ 13,250.00
Task 3 - Construction Plan Preparation		\$ 97,000.00
Task 4 – Landscape Design (Code Design)		\$ 9,700.00
Task 5 – Clay County Plan Approval		\$ 8,500.00
Task 6 – CCUA Plan Approval		\$ 7,500.00
Task 7 – CCUA Water and Sewer Permits		\$ 6,500.00
Task 8 – SJRWMD Environmental Resource Permit		\$ 24,000.00
Task 9 – Electric Design Coordination		\$ 6,500.00
Task 10 – Project Management	\$ 15,000.00	
SUBTOTAL FEE SUMMARY	\$22,500.00	\$172,950.00
TOTAL FEE SUMMARY	\$195,450.00	

England-Thims & Miller, Inc. will provide additional services as requested by the owner at the following hourly rates:

**ENGLAND-THIMS & MILLER, INC.
HOURLY FEE SCHEDULE - 2025**

CEO/Chairman/Founder.....	\$475.00	/Hr.
Executive Vice President.....	\$370.00	/Hr.
Principal - Vice President	\$305.00	/Hr.
Vice President	\$295.00	/Hr.
Senior Advisor	\$325.00	/Hr.
Senior Engineer/ Senior Project Manager.....	\$255.00	/Hr.
Project Manager/Construction Project Manager.....	\$225.00	/Hr.
Director.....	\$210.00	/Hr.
Engineer.....	\$190.00	/Hr.
Assistant Project Manager	\$165.00	/Hr.
Senior Planner /Planning Manager.....	\$225.00	/Hr.
Senior Environmental Scientist.....	\$240.00	/Hr.
Planner.....	\$170.00	/Hr.
CEI Senior Project Engineer.....	\$320.00	/Hr.
Senior Construction Representative.....	\$205.00	/Hr.
Construction Representative.....	\$180.00	/Hr.
CEI Inspector	\$140.00	/Hr.
Senior Landscape Architect.....	\$215.00	/Hr.
Landscape Architect.....	\$190.00	/Hr.
GIS Director	\$205.00	/Hr.
GIS Solutions/Engineer/Manager.....	\$185.00	/Hr.
GIS Analyst	\$155.00	/Hr.
GIS Consultant.....	\$165.00	/Hr.
GIS Specialist.....	\$150.00	/Hr.
Senior Engineering Designer	\$170.00	/Hr.
Senior Landscape Designer.....	\$170.00	/Hr.
Engineering/Landscape Designer.....	\$155.00	/Hr.
Engineering Intern.....	\$150.00	/Hr.
CADD/GIS Technician.....	\$145.00	/Hr.
Project Coordinator / CSS.....	\$120.00	/Hr.
Administrative Support.....	\$110.00	/Hr.

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

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

Approval

Submitted by: 

England, Thims & Miller, Inc.

Date: October 2, 2025

Approved by: 

Creekview Community Development District

Date: 11/12, 2025

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3CIII

CHANGE ORDER

No. 11

DATE OF ISSUANCE: July 29, 2025

EFFECTIVE DATE: July 29, 2025

OWNER: Creekview GP, LLC

CONTRACTOR: Jax Utilities Management, Inc.

Contract: Creekview Area 4

Project: Creekview Area 4

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: Multi Use Path for Area 4A and 4B

Reason for Change: Additional Scope of Work

Attachments: (List documents supporting change) Jax Utilities Management, Inc. proposed change order dated 6/30/25

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>\$ 15,286,792.50</u>
Net Increase/Decrease from previous Change Orders No. <u>0</u> to No. <u>10</u> <u>\$ 7,895,857.60</u>
Contract Price prior to this Change Order: <u>\$ 23,182,650.10</u>
Net Increase/Decrease of this Change Order: <u>\$ 161,631.00</u>
Contract Price with all approved Change Orders: <u>\$23,344,281.10</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: <u>Creekview Area 4A</u> Substantial Completion: <u>420 days</u> Ready for final payment: <u>528 days</u>
Net change from previous Change Orders No. <u>-0-</u> to No. <u>10</u> . <u>Creekview Area 4A</u> <u>Creekview Area 4B</u> Substantial Completion: <u>210 days</u> Ready for final payment: <u>210 days</u> <u>520 days</u> (from 8/23/24)
Contract Times prior to this Change Orders: <u>Creekview Area 4A</u> <u>Creekview Area 4B</u> Substantial Completion <u>630 days</u> Ready for final payment: <u>738 days</u> <u>610 days</u> (from 8/23/24)
Net Increase this Change Order <u>Creekview Area 4A</u> <u>Creekview Area 4B</u> Substantial Completion: <u>25 days</u> Ready for final payment: <u>25 days</u> <u>0 days</u> (from 8/23/24)
Contract Times with all approved Change Orders: <u>Creekview Area 4A</u> <u>Creekview Area 4B</u> Substantial Completion: <u>655 days</u> Ready for final payment: <u>763 days</u> <u>610 days</u> (from 8/23/24)

RECOMMENDED:

By: [Signature]
ENGINEER (Authorized Signature)

APPROVED:

By: [Signature]
OWNER (Authorized Signature)

ACCEPTED:

By: [Signature]
CONTRACTOR (Authorized Signature)

Date: 7/31/2025

Date: Aug 4, 2025

Date: 8/4/2025

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: APF2 & Creekview 4
Owner: Greenpoint
Engineer: ET&M

Change Order No: 11
Date: 6/30/2025
Contract for: SITE WORK

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

SCOPE

The contract is changed as follows:

Item	Previous Change Orders	Qty	Unit	Unit Price	Total Price
01	Added Creekview 4B	1	LS	\$10,676,440.00	\$10,676,440.00
02	Site Walls	1	LS	\$437,835.00	\$437,835.00
03	OPD	1	LS	-\$4,453,113.96	-\$4,453,113.96
04	Electric & Sleeves for APF2, 4A & 4B	1	LS	\$328,808.64	\$328,808.64
05	Fencing for Walls	1	LS	\$86,963.00	\$86,963.00
06	Sheet Pile Walls	1	LS	\$826,967.14	\$826,967.14
07	Haul Dirt from Granary	1	LS	\$43,549.78	\$43,549.78
08	Area 6 Credit	1	LS	-\$1,296,515.00	-\$1,296,515.00
09	Creek Crossings	1	LS	\$1,191,923.00	\$1,191,923.00
10	60" Head Wall	1	LS	\$53,000.00	\$53,000.00
					\$7,895,857.60

SUMMARY

The original Contract Sum was:	\$ 15,286,792.50
The net change by previously authorized Change Orders:	\$ 7,895,857.60
The Contract Sum prior to this Change Order was:	\$ 23,182,650.10
The Contract Sum will be increased (decreased) by this Change Order in the amount of:	\$161,631.00
The new Contract Sum including this Change Order will be:	\$ 23,344,281.10

TIME

The original commencement date was:	7/15/2024				
Original days to Substantial Completion was:	420	days	Date:	9/8/2025	
Original days to Final Completion was:	528	days	Date:	11/7/2025	
Days added prior to this change order was:	1120	days			Days will be increased (decreased) by: 25 days

Current Substantial Completion:	1540 days	Date:	10/2/2028	New days to Substantial Completion:	1565 days	Date:	10/27/2028
Current Final Completion:	1570 days	Date:	12/1/2028	New days to Final Completion:	1595 days	Date:	12/26/2028

ET&M
ENGINEER

Jax Utilities Management Inc
CONTRACTOR

Greenpoint
OWNER

(Signature)

(Signature)

(Signature)

DATE

DATE

DATE



Serving NE Florida Since 1974

Mike James - Chairman | Charlie Freshwater - President | Rick Johns - Vice President

6/30/2025

Change Order Proposal & Scope of Work

Project: APF2 & Creekveiw 4

Owner: Greenpoint

Engineer: ET&M

Geotech: Testing Company

Surveyor: Surveyor

Item Description	Quantity	Units	Unit Price	Total Price
Multi Use Path 4A				
1 Grade	1,505	sy	\$ 3.00	\$ 4,515.00
2 Stabilization, Base & 1-1/2" Paving	1,505	sy	\$ 54.00	\$ 81,270.00
3 Survey and As Builts	1	ls	\$ 1,500.00	\$ 1,500.00
4			\$ -	\$ -
Multi Use Path 4B				
5 Grade	1,278	sy	\$ 3.00	\$ 3,834.00
6 Stabilization, Base & 1-1/2" Paving	1,278	sy	\$ 54.00	\$ 69,012.00
7 Survey and As Builts	1	ls	\$ 1,500.00	\$ 1,500.00
8			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -

Total \$ 161,631.00







Creekview Area 4 Change Order 11

Final Audit Report

2025-08-04

Created:	2025-08-04
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAb0ODi8hqCwWmOKeykl_o0mYibz6o7pK3

"Creekview Area 4 Change Order 11" History

-  Document digitally presigned by Christopher Hodge (chodge@jaxum.com)
2025-08-04 - 1:35:54 PM GMT
-  Document created by Shelley Blair (blairs@etminc.com)
2025-08-04 - 6:55:11 PM GMT
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2025-08-04 - 6:55:41 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2025-08-04 - 7:43:56 PM GMT
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2025-08-04 - 7:45:29 PM GMT - Time Source: server
-  Agreement completed.
2025-08-04 - 7:45:29 PM GMT



Adobe Acrobat Sign

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3 CIV

AGREEMENT FOR HOLIDAY LIGHTING AND INSTALLATION SERVICES

THIS AGREEMENT (“Agreement”) is made and entered into this 24 day of October 2025, by and between:

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

LAST MAN OUT ENTERPRISES, LLC, a Florida limited liability company d/b/a **HUMBUG HOLIDAY LIGHTING OF JACKSONVILLE-ST AUGUSTINE-ST JOHNS**, with a mailing address of 8051 N. Tamiami Trail, Suite E6, Sarasota, FL 34243 (“**Contractor**” and, together with the District, “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, which was established for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure supporting community development within the District; and

WHEREAS, the District has a need to retain an independent contractor to provide holiday lighting for the 2025-26 holiday season and installation services as described herein; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide the services identified in **Exhibit A**, attached hereto and incorporated by reference herein, in accordance with the terms of this Agreement (“**Services**”); and

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

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

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

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

A. Contractor shall provide the materials and Services identified in **Exhibit A**, including any effort reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein. To the extent

any of the provisions of this Agreement conflict with the provisions of **Exhibit A**, this Agreement controls. Should any error or inconsistency appear in the Services, Contractor, before proceeding with the Services, must promptly notify the District in writing for the proper adjustment, and in no case proceed with the Services in uncertainty.

- B.** This Agreement grants to Contractor the right to enter the District property that is subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. To the extent Contractor needs to use or access non-District property while providing the Services, Contractor shall coordinate such use in advance with the District Representative (as defined herein).
- C.** All permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.
- D.** Contractor shall perform all Services in a neat and workmanlike manner and shall use industry best practices and procedures when carrying out the Services. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials incorporated into the Services.
- E.** Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects of the Services to ensure efficient and full completion.
- F.** Contractor shall report directly to Kim Mercado, who serves as Community Association Manager, or her designee (the “**District Representative**”). Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to complete repair of any damage resulting from Contractor’s activities within twenty-four (24) hours in instances affecting health, safety or welfare, and otherwise within five (5) calendar days.
- G.** Contractor shall coordinate commencement and completion of the Services with the District Representative. Initial installation shall be completed no later than **November 10, 2025** ("Installation Deadline"). Removal shall be completed no later than **January 15, 2026** ("Removal Deadline"). Time is of the essence with respect to these deadlines. For each subsequent year during the term of this Agreement, Contractor shall install the holiday lighting before the first day of November and shall remove the lighting no later than January 15 of the subsequent year. Contractor shall notify the District Representative in writing immediately upon recognizing any potential for a delay delivering the Services caused by itself or

another contractor. Contractor must coordinate the Services with others performing work for the District as may be necessary to successfully and safely complete the Services or as the District directs.

- H. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to Contractor and may be applied as an offset to the final payment to Contractor.
- I. Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons directly employed by Contractor. Nothing contained herein shall create contractual relationships between any subcontractor and the District.

SECTION 3. COMPENSATION AND PAYMENT.

- A. The District shall pay Contractor a total amount not to exceed Two Thousand, Eight Hundred Six Dollars and Sixty-Two Cents (\$2,806.62) for the Services identified in Exhibit A, payable as follows: (i) One Thousand Four Hundred Three and Thirty-One Cents (\$1,403.31) as a deposit upon execution of this Agreement, and (ii) One Thousand Four Hundred Three and Thirty-One Cents (\$1,403.31) upon final completion and acceptance by the District. Such amounts include all equipment, materials, permits and labor necessary for full execution of the Services. Contractor shall maintain records conforming to usual accounting practices.
- B. All payments and invoices shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*. The invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted.
- C. If the District should desire additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- D. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and

require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. TERM AND TERMINATION.

- A. *Term.*** This Agreement shall become effective as of the date first above written and shall terminate upon completion of the Services set forth herein and described in any amendment hereto, unless terminated in accordance with the terms of this Agreement.
- B. *Termination.*** The District agrees that Contractor may terminate this Agreement for cause by providing thirty (30) days' written notice of termination to the District. Contractor agrees that the District may terminate this Agreement immediately for cause by providing a written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all material and labor provided up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor.

SECTION 5. WARRANTY. Contractor warrants to the District that all materials furnished by Contractor under this Agreement shall be new, and that all Services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by Contractor pursuant to this Agreement shall be warranted for labor and workmanship for one (1) year from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, without intending to limit any other remedies, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional and design

standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District.

SECTION 6. INSURANCE.

- A. Contractor shall, at its own expense, maintain throughout the term of this Agreement maintain insurance with limits of liability not less than the following:

Workers' Compensation

Statutory

General Liability

Bodily Injury

\$1,000,000/\$2,000,000

(including Contractual)

Property Damage

\$1,000,000/\$2,000,000

(including Contractual)

Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation, if any.

Automobile Liability

Combined Single Limit \$1,000,000

Bodily Injury / Property Damage

- B. The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Additional Insureds**") shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier maintaining an A.M. Best rating of A-VII or better and licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds
- C. If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

- A.** To the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, “**Indemnitees**”), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney’s fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Services, (ii) Contractor’s performance of, or failure to perform, Contractor’s obligations pursuant to this Agreement or any Services or Contractor’s performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.

- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys’ fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section 7 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to this Agreement or otherwise obtained by Contractor, and the provisions of this Section 7 survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

- C.** Contractor shall ensure that all subcontracts related to the services include this Section for the benefit of the Indemnitees.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District’s sovereign immunity or the District’s limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor’s employees, agents, subcontractors or anyone directly or indirectly employed by

Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 10. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. If Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

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

SECTION 12. INDEPENDENT CONTRACTOR STATUS. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance

contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

SECTION 13. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. Except as otherwise provided herein and to the extent that any provisions of **Exhibit A** conflict with provisions of this Agreement, this Agreement shall control.

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

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

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

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

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

B. If to Contractor: Last Man Out Enterprises, LLC
d/b/a Humbug Holiday Lighting of Jacksonville-St
Augustine-St Johns
8051 N. Tamiami Trail, Suite E6,
Sarasota, FL 34243

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District

and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth in this Agreement.

SECTION 17. ENFORCEMENT OF AGREEMENT. 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 actual damages and/or specific performance. If either party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 18. CONTROLLING LAW AND VENUE. 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 that the venue for any litigation arising out of or related to this Agreement shall be in Clay County, Florida.

SECTION 19. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Daphne Gillyard** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period not to exceed ten (10) business days 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 this Agreement's term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, GILLYARDD@WHHASSOCIATES.COM, OR AT 2300

**GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA
33431.**

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

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

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

SECTION 23. NEGOTIATION AT ARM'S LENGTH. 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 any doubtful language will not be interpreted or construed against any party.

SECTION 24. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 25. ASSIGNMENT. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignments attempted to be made by Contractor without the prior written approval of the District are void.

SECTION 26. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. Notwithstanding anything contained herein to the contrary, the Parties agree that neither party shall be entitled to consequential or special damages arising out of or relating to this Agreement or termination of this Agreement in accordance with the terms hereof. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

SECTION 27. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 28. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a Foreign country of concern as that term is defined within the above referenced statute.

SECTION 29. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 30. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

SECTION 31. ANTI-HUMAN TRAFFICKING. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

[signatures on following page]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement the day and year first above written.

CREEKVIEW COMMUNITY
DEVELOPMENT DISTRICT

Signed by:

Chair/Vice-Chair, Board of Supervisors

LAST MAN OUT ENTERPRISES, LLC d/b/a
HUMBUG HOLIDAY LIGHTING OF
JACKSONVILLE-ST AUGUSTINE-ST JOHNS


Signed by:

By: Nicole Ambrose
Its: Owner

Exhibit A: Scope of Services

Exhibit A Scope of Services

Humbug Holiday Lighting of Jacksonville-St Augustine-St
Johns
101 Marketside Avenue
Unit 404, #181
Ponte Vedra Beach, FL 32081
(904) 999-0110



<https://humbugholidaylighting.com/staugustine-fl/>

Billing/Service Address

Hyland Trail / Creekview CDD
POC: Kim Mercado CAM
2520 Russell Rd
Green Cove Springs, FL 32043
(904) 733-3933 (Office)
Kim.Mercado@fsresidential.com

Date	September 29, 2025
Total	\$2,806.62

2 0 2 5 H O L I D A Y P R O P O S A L

This proposal expires on 12/28/2025

Prepared by Nicole Ambrose (nicolehhjax@gmail.com)

N O T E S

Our holiday lights service provides you with professional grade, custom cut, energy efficient LED lights that last twice as long as standard lights. This estimate includes all labor, products, and materials needed to complete your Holiday Lights installation and takedown.

We offer a **3-year and 5-year agreement discount**. If you would like to take advantage of our 3-year or 5-year contract discount, the pricing would be reduced as following, for each year:

3-year Contract: 5% each year

5-year Contract: 7.5% each year

Breakdown of Pricing Discount Options:

1. No Discount Options Chosen: \$2,806.62
2. With 3-Year/5% Discount Option ONLY: \$2,666.29

3. With 5-year/7.5% Discount Option ONLY: \$2,596.12

We've added some graphics that illustrate the differences in quality and look between the various bows on the market, differences in wreaths some installers use, as well as the C7 versus the C9 bulb. Often, bows, wreaths and C7 bulbs are where installers cut corners on quality to increase profits. We do not. We use the larger C9 bulb. ***There is no price difference to the customer if we use C7 or C9 bulbs.*** We use Commercial realistic wreaths that do not look fake, like most Oregon fir wreaths. Lastly, we use canvas bows instead of the cheaper Nylon or Velvet bows. As the premier professional Holiday Light Installer in Northeast Florida, we do not cut corners. ***We go out of our way to hide wires, find issues before notified of issues, and ensure our quality, reliability, and responsiveness outperforms everyone else.....and we are proud to say that!***

One last thing: We've also added some photos of previous work to help you better visualize what the lighting looks like and to show you are quality of work for many HOAs/CDDs around here.

HOA/CDD References:

1. Rich Gray, Director of Field Operations North Florida, Rgray@rmsnf.com
2. Yani Ramos, HOA Board Member-The Colony at Twenty-Mile, tchoabodmember2022@gmail.com
3. Danelle DeMarco, Property Manager-Bartram Springs, ddemarco@gmsnf.com
4. Christian Birol, Property Manager-Beacon Lake, cbirol@rmsnf.com
5. Michael Resetar, Property Manager-Barrington Cove & Franklin Square, MResetar@maymgt.com

[NOTE: Some of the features portrayed on this design are NOT TO SCALE but are used to give an idea of what the finished product could look like.]

This proposal contains 7 options. Be sure to click the checkboxes below for the options you want to include.

Item	Description	Amount
HOA/CDD	Holiday Lighting for HOA/CDD	
<input checked="" type="checkbox"/> Henley Rd Monument		\$280.50
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
<input checked="" type="checkbox"/> Henley Rd Monument Greenery		\$400.31
48" Pre-Lit LED Wreath, Warm White,	48" Pre-Lit LED Wreath, Warm White	

24" Red Bow-Commercial Grade	24" Red Bow	
▣ Henley Rd Stone Lighting		\$561.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
▣ Sandridge Rd Monument		\$280.50
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
▣ Sandridge Rd Monument Greenery		\$400.31
48" Pre-Lit LED Wreath, Warm White,	48" Pre-Lit LED Wreath, Warm White	
24" Red Bow-Commercial Grade	24" Red Bow	
▣ Sandridge Rd Stone Lighting		\$493.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
▣ Sandridge Garden Stone Lighting		\$391.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
Henley Rd Monument		\$280.50
Henley Rd Monument Greenery		\$400.31
Henley Rd Stone Lighting		\$561.00
Sandridge Rd Monument		\$280.50
Sandridge Rd Monument Greenery		\$400.31

Sandridge Rd Stone Lighting	\$493.00
Sandridge Garden Stone Lighting	\$391.00
Subtotal	\$2,806.62
Tax	\$0.00
Total	\$2,806.62

F I N A N C I N G

Split the cost into easy monthly payments with 

From \$128.09/month at 8.90% APR for 24 months, totaling \$3074.18*.

- Instant decision
- No hidden fees
- Checking eligibility does not impact your credit score

Click [here](#) to see monthly payment options

**All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our lending partners. See <http://www.wisetack.com/lenders>. See additional terms at <http://www.wisetack.com/faqs>.*

P I C T U R E S



HHL Image 3.jpeg



HHL Image 4.jpeg

HumbugLights-121024-010.jpg



HumbugLights-121024-011.jpg



HumbugLights-121024-012.jpg



HumbugLights-121024-014.jpg



HumbugLights-121024-017.jpg

HumbugLights-121024-018 (1).jpg



HumbugLights-121024-019.jpg

HUM_123124-04 (1).jpg



HHL Image 1.jpeg



HHL Image 2.jpeg



HumbugLights-121024-001.jpg



HumbugLights-121024-005.jpg



HumbugLights-121024-008.jpg



HumbugLights-121024-009.jpg





HUM_123124-05.jpg



HUM_123124-06.jpg



HUM_123124-08.jpg



HUM_123124-10.jpg



HUM_123124-12.jpg



IMG_4645 Bartram Entrance.jpg



T E R M S A N D C O N D I T I O N S

Humbug Holiday Lighting of Jacksonville-St Augustine-St Johns is a trade name/DBA of *Last Man Out Enterprises, LLC* (the “Company” or **Humbug Holiday Lighting**). The Company is an independently owned and operated franchisee of the **Humbug Holiday Lighting** brand. By accepting this proposal, the person/company listed on the first page (“Customer”) agrees to the terms of this document, including entering into a contract with **Humbug Holiday Lighting of Jacksonville-St Augustine-St Johns** and no other individual or entity. Customer represents that they have the full authority to enter into this agreement and authorize the lights, decorations and services described in this document. The terms of the Holiday Lighting agreement are as follows:

1. Typical Project Invoicing & Payments

- Our packages start at \$900 and increase from there. All projects must meet the \$900 minimum, unless otherwise approved by **Humbug Holiday Lighting**.
- Upon acceptance of project – 50% of the total is due.
- All deposits are non-refundable.
- If for some reason, full payment for all products, items, and services is not received within 30 days of install, a 5% monthly late fee will apply to the unpaid balance until payment is received in full and credited to the purchaser's account.
- Payments are applied to late fees first, then to remaining balance.
- If payments are not made as required, **Humbug Holiday Lighting** will consider the account in default and the customer will be responsible for the cost of collections, including reasonable attorney fees, as allowed by law.

- **Humbug Holiday Lighting** reserves the right to decline or refund services at its discretion.

2. Lighting, Displays, & Decorations Maintenance

- If any lights stop working, or there are issues with decorations and displays, minor maintenance is free of charge. Simply contact us at 904-999-0110 and someone will be there to help ASAP. However, restrictions do apply:
- Humbug Holiday Lighting will only repair lights and decorations that were provided by, and installed by **Humbug Holiday Lighting**. No items installed or provided by the client will be the responsibility of **Humbug Holiday Lighting**.
- Additionally, no customer-owned lighting or other electrical items are allowed to be plugged/tapped into the wiring and lights provided by **Humbug Holiday Lighting**.
- After December 24, a service fee will apply for maintenance requests.
- All agreements are contingent upon circumstances beyond our control, including but not limited to weather emergencies, national emergencies, acts of vandalism, theft, terrorism, changes in trade legislation, and labor disruption.
- Repair or replacement for damage to decorations and/or lighting not caused by "Acts of God" is billed hourly at a rate of \$85/hour, with a minimum of 2 hours. Any materials that need to be replaced will be billed accordingly. (Ex. Damage to driveway stakes/lights due to someone driving a car over them when exiting driveway). (Ex. Weed eater/edger cuts an electrical line.)
- We aim to complete service within 24–48 hours, based on weather and workload.
- **The customer is responsible for ensuring proper electrical supply availability of outdoor 120v plug electrical outlets.** Our installation requires functional 120v plug outlets. If there are no functional 120v plugs, or not enough 120v plug outlets, the install will be delayed until a hired electrician installs the necessary plugs required for install. The customer may be responsible for arranging the licensed electrician to install the necessary 120v plug outlets.

3. Installation Dates

- **All of our installation dates are on a first come first serve basis.**
- **Humbug Holiday Lighting** will try to accommodate specific requests to install displays by a certain date but *cannot* make any guarantees because of weather, possible staffing

issues and schedule availability.

- Clients are given a date range, usually a 5-day window in which we will arrive to install, but these dates may change depending on weather conditions or other unforeseen circumstances.
- We will do its best to honor any installation window that it provides but clients must understand that changes do happen. We are not responsible for any damages occurring from not performing an installation by a specific time frame.
- Our company is closed and not available to do work for clients on the following dates: Thanksgiving Day and the subsequent day after, as well as Dec. 24th – Dec 26th, we are usually closed for service calls on weekends as well, but may be available for emergencies or special issues. **Humbug Holiday Lighting** has some projects that take precedence and may cause blackout dates for availability

4. Removal, Storage, & Ownership

- Removals begin on or around January 2 each year and continue until necessary.
- If you want to guarantee an “Early Removal” for the time December 25 and no later than Jan 7th, there is the “Early Takedown” Option available on every proposal..
- If you want to retain the lights and material past January 15th, but no later than Feb 1st, there is a “Late Takedown” option available on each proposal.
- For those not taking advantage of any early or later install option, removal of decorations is scheduled by geographic location in order to maximize efficiency. Our goal is to have your holiday lights removed before January 21st, but we cannot always guarantee this time frame due to weather, which delays takedowns, coupled with the number of clients we have
- All lighting and décor materials are property of **Humbug Holiday Lighting**. **At no time will the client assume ownership of materials used.**
- **At no time is the client allowed to hire another company or person to takedown our lights.Call the office for any pressing issues or concerns.**

5. Billing Errors

- Notify us within 7 days of receiving your invoice for billing corrections. After that, charges stand as billed.

6. Discounts

- **Humbug Holiday Lighting** reserves the right to offer discounts to clients as it sees fit. **Humbug Holiday Lighting** makes no guarantees that discounts offered one year will be extended in future years. **Humbug Holiday Lighting** has the right to remove discounts based on non-payment or late payment.

7. Refunds

- All deposits are non-refundable.

8. Media Release

- Upon acceptance of the proposal I/we hereby grant **Humbug Holiday Lighting** permission to use my/our likeness in a photograph, video, or other digital media in all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all these materials will become the property of **Humbug Holiday Lighting** and will not be returned. I/we hereby irrevocably authorize **Humbug Holiday Lighting** to edit, alter, copy, exhibit, publish, or distribute these photos for any lawful business purpose. In addition, I waive any right to inspect or approve the finished product wherein my/our likeness appears. Additionally, I/we waive any right to royalties or other compensation arising or related to the use of the photo. I hereby hold harmless, release, and forever discharge Humbug Holiday Lighting from all claims, liabilities, demands, and causes of action in which I, my heirs, representatives, executors, administrators, employees, or any other persons acting on our behalf by reason of authorization.

9. Limitations on Liability

- Maximum liability is limited to total payments received. No coverage for consequential, incidental, or legal damages.
- All materials are provided "as-is" with no warranty unless otherwise stated.
- Both parties agree to resolve disputes in good faith and waive the right to a jury trial if litigation occurs.

10. Multi-Year Agreements

- If you agree to either the 3-year/5% or 5-year/7.5% Multi-Year discount, then the appropriate discount (5% or 7.5%) would apply to each year of the agreement.

- The Early Install Discount is separate and distinct from the Multi-Year agreements, but it can be combined with the Multi-Year Agreement discounts. However, the Early Install Discount is not required to be taken advantage of each year of a Multi-Year Agreement.

11. Early Termination of Multi-Year Agreements

- The Customer reserves the right to terminate the Agreement prior to its natural expiration date in the event **Humbug Holiday Lighting** fails to perform according to the agreed scope of services, including but not limited to failure to respond timely to service issues or maintenance needs.

■ **Response and Cure Timeframes**

- 1. Service calls are responded to by **Humbug Holiday Lighting** within 24 hours, weather dependent.
- 2. Repair/Maintenance completed by **Humbug Holiday Lighting** within 48 hours, weather dependent. (Acts of God is separate and is covered in our Terms & Conditions).
- 3. Any identified issues must be resolved or cured within two (2) business days of acknowledgment, excluding events outside of **Humbug Holiday Lighting's** reasonable control (e.g., Acts of God, vandalism, etc.).
- 4. Failure to cure within the stated period may constitute grounds for early termination.

- **Pro-Rated Fees Upon Termination**In the event the Customer exercises its right to terminate the Agreement early, the discounted multi-year pricing previously applied will be adjusted. The total paid by the Customer for prior services rendered will be recalculated based on the standard one-year rate, and Humbug Holiday Lighting will be entitled to immediate payment of the difference between discounted and standard pricing for prior years, which shall become due upon termination.

- **Mutual Agreement on Performance Metrics**The parties agree to use the following metrics to objectively define "poor performance":

- 1. Failure to respond to service calls within 24 hours, weather dependent.
- 2. Failure to complete repairs or maintenance within 48 hours, weather dependent.

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

3CV

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

THIS ADDENDUM ("Addendum") is made and entered into as of this 27th day of October 2025, by and between:

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

CREATIVE BUILDER SERVICES, INC. D/B/A CREATIVE MAILBOX DESIGNS, a Florida corporation, with a mailing address of 6422 Harney Rd, Suite F, Tampa, FL 33610 (hereinafter "**Contractor**" and, together with the District, the "**Parties**").

RECITALS

WHEREAS, the Parties previously entered into that certain *Agreement between Creekview Community Development District and Creative Builder Services, Inc. to Furnish and Install Street Signs* dated August 19, 2025 (the "**Master Agreement**," and together with this Addendum, the "**Agreement**"), incorporated herein by this reference; and

WHEREAS, the Parties now desire to supplement the Agreement to: (a) increase the scope of services to include the work set forth in **Exhibit A** attached hereto and incorporated herein by this reference, and (b) increase the compensation as it relates to the same; and

WHEREAS, pursuant to Section 14 of the Master Agreement, the Agreement may be amended by an instrument in writing executed by the Parties; and

WHEREAS, the District and the Contractor each represent that it has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Addendum.

SECTION 2. AMENDMENT OF MASTER AGREEMENT. Pursuant to Section 14 of the Master Agreement, the Parties agree to supplement the Agreement in the following manner:

A. The Proposal set forth in Exhibit A of the Master Agreement is supplemented to include the additional services as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference.

B. Section 3 of the Master Agreement is hereby amended to include additional compensation in an amount not-to-exceed **Seventeen Thousand, Two Hundred Ninety-Eight and 75/100 Dollars (\$17,298.75)**, and shall be paid to Contractor upon full completion of the work as described in Exhibit A to this Addendum and written acceptance by the District, all in accordance with the Master Agreement.

SECTION 4. AFFIRMATION OF THE MASTER AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Addendum, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 5. AUTHORIZATION. The execution of this Addendum has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Addendum.

SECTION 6. EXECUTION IN COUNTERPARTS. This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

SECTION 7. ANTI-HUMAN TRAFFICKING REQUIREMENTS. The Contractor certifies, by acceptance of this Addendum, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. The Contractor agrees to execute an affidavit, in a form provided by or acceptable to the District, in compliance with Section 787.06(13), *Florida Statutes*, prior to commencing any work under this Addendum.

SECTION 8. EFFECTIVE DATE. This Addendum shall become effective upon execution by both Parties, with an effective date as of the day and year first written above.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties execute this Addendum the day and year first written above.

**CREEKVIEW COMMUNITY DEVELOPMENT
DISTRICT**



Chairperson, Board of Supervisors

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

By: Corey Tappan
Its: Corey Tappan
Account Executive

Exhibit A: Proposal

Exhibit A Proposal



6422 Harney Rd., Suite F
Tampa FL 33610

accounting@creativemailboxdesigns.com

QUOTE

Quote #: 37471

Quote Date: 9/12/2025

Customer #: 13592

Page: 1 of 4

SOLD TO:		JOB LOCATION		
Creekview Community Development District 2300 Glades Rd, Suite 410W Boca Raton, FL 33431		Berryhill Rd Multiple Locations Asbury Lake, FL 32043		
SALESPERSON	REQUESTED BY	CONTACT PHONE	CONTACT EMAIL	EXPIRATION DATE
Corey Tappan		321.759.2141	nmckenna@greenpointllc.com	10/12/2025

SCOPE OF WORK

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

QTY	DESCRIPTION	UNIT PRICE	EXT. PRICE
1	Street Signs : PHASE 4B SIGNS - MODERN SQUARE LOOK Price includes installation and material for (7) Decorative Stop Sign / Street Sign combos, (4) Decorative Stop Sign ALL WAY / Street Sign combos and (2) Decorative speed limit sign. Parts and dimensions listed below: 12 POST - SQ BLK 4"x13'6" W/PYR CA 12 Base - SQB-4" MBLK 4 Frame-SQUARE HORZ. 18" x 6" MB 10 STOP SIGN COMPLETE -30" 10 Frame-SQ Stop-30" Mineral Blac 20 Frame- Street - U-CHAN - 9"x36 20 COMP - Street Blade DPL 9"x36" 4 ALL WAY COMPLETE -18" x 6" 2 Frame Square V - 18 x 24 Miner 2 SPEED LIMIT COMPLETE - 18" x 2 : ONE STOP SIGN/STREET SIGN IS CREDITED PER PREVIOUS PROPOSAL. PARTS ABOVE ARE ONLY FOR (12 OF THE 13 TO BE INSTALLED)	17,298.75	\$17,298.75

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2026-01

A RESOLUTION OF THE CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Creekview Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Clay County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Clay County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 11th day of December, 2025.

ATTEST:

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
January 8, 2026	Regular Meeting	2:00 PM
February 12, 2026	Regular Meeting	2:00 PM
March 12, 2026	Regular Meeting	2:00 PM
April 9, 2026	Regular Meeting	2:00 PM
May 14, 2026	Regular Meeting	2:00 PM
June 11, 2026	Regular Meeting	2:00 PM
July 9, 2026	Regular Meeting	2:00 PM
August 13, 2026	Regular Meeting	2:00 PM
September 10, 2026	Regular Meeting	2:00 PM

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND
LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR
PUBLICATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

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

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of Clay County Ordinance No. 2021-20 creating the District (the "Ordinance") is June 29, 2021; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

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

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the ____ day of November, 2026 at ____:____ .m., at

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 11th day of December, 2025. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of December, 2025.

Attest:

**CREEKVIEW COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF
SUPERVISORS OF THE CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT**

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

DATE: November ___, 2026

TIME: ___:___ .m.

PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

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

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

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

District Manager

Run Date(s): _____ & _____

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

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

DATE OF LANDOWNERS' MEETING: **November** __, **2026**

TIME: __: __ .m.

LOCATION: _____

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

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

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

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

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

LANDOWNER PROXY

**CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
LANDOWNERS' MEETING – November ____, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Creekview Community Development District to be held at __:__ __.m., on November ____, 2026 at _____, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

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

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

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

OFFICIAL BALLOT

**CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2026**

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

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

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

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

or

Attach Proxy.

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

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1.	_____	_____
3.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

6

**SECOND AMENDMENT TO AGREEMENT BETWEEN CREEKVIEW COMMUNITY DEVELOPMENT
DISTRICT AND HYLAND TRAIL HOMEOWNERS ASSOCIATION, INC. FOR FACILITY
MANAGEMENT, OPERATION AND OVERSIGHT SERVICES**

THIS AMENDMENT (“Amendment”) is made and entered into as of this 11th day of December 2025, by and between:

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being located entirely within Clay County, Florida, with a mailing address care of Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”), and

HYLAND TRAIL HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, with an address of 7807 Baymeadows Rd. E Ste 205, Jacksonville, FL 32256 (the “**Association**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*; and

WHEREAS, the Parties previously entered into that certain *Agreement Between Creekview Community Development District and Hyland Trail Homeowners Association, Inc. for Facility Management, Operation and Oversight Services* dated August 21, 2025 (the “Master Agreement”), as amended by that certain *Amendment to Agreement Between Creekview Community Development District and Hyland Trail Homeowners Association, Inc. for Facility Management, Operation and Oversight Services* dated October 1, 2025 (the “**First Amendment**,” and together with this Amendment and the Master Agreement, the “**Agreement**”), incorporated herein by this reference; and

WHEREAS, the Association has engaged a subcontractor to perform District facility management, operation and oversight service responsibilities under the Agreement, with the Association, through its subcontractor, expending certain funds to benefit the District; and

WHEREAS, it would significantly aid the Parties in more efficiently and effectively carrying out the Association’s duties under the Agreement if the Association and its subcontractor was designated as an authorized user on a District credit card, thereby enabling prompt response to urgent facility needs, emergency purchases, and time-sensitive maintenance requirements without delays caused by standard procurement procedures, provided that such use complies with all applicable Florida public procurement laws and District policies; and

WHEREAS, the Parties now desire to amend the Agreement to govern the issuance and use of a District credit card by Association; and

WHEREAS, pursuant to Section 13 of the Master Agreement, the Agreement may be amended by an instrument in writing executed by the Parties; and

WHEREAS, the District and Association each represent that it has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each Party hereto.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Amendment.

SECTION 2. CREDIT CARD AUTHORIZATION. Pursuant to Section 13 of the Master Agreement, the Parties agree that the District may authorize the issuance of a credit card to the Association and its subcontractor, with a limit up to Two Thousand Dollars (\$2,000) per transaction and Five Thousand Dollars (\$5,000) per month, which is solely to be utilized by Association and its subcontractor in emergency circumstances or when standard procurement procedures cannot reasonably be followed, as determined by the District Manager in writing. The District Manager's written determination must be obtained prior to any such credit card use whenever possible, or within 24 hours of use in genuine emergencies. In cases where prior written authorization was not obtained, the card user must provide a written explanation within the 24-hour period detailing why prior authorization was not possible and why the purchase qualified as an emergency under Section 190.033, Florida Statutes. Any use of the credit card without prior written authorization or without obtaining written authorization within 24 hours shall be deemed unauthorized and the card user and Association shall be jointly and severally liable for all such charges, costs of collection, and reasonable attorneys' fees. The credit card shall remain the property of the District at all times, and the District reserves the right to revoke authorization and demand return of the card at any time with or without cause. Prior to credit card issuance or use, Association and/or any designated card users shall execute the Credit Card Use Agreement attached hereto as **Exhibit A**.

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, limitation of liability, and sovereign immunity provisions, remain in full effect and fully enforceable. To the extent the provisions of this Amendment (including **Exhibit A**) conflict with the Master Agreement, the First Amendment, or any exhibits to the Master Agreement or First Amendment, this Amendment shall control; provided, however, that nothing in this Amendment shall be construed to increase the District's liability exposure or waive any defense, immunity, or limitation of liability available to the District

under Florida law, including but not limited to sovereign immunity under Section 768.28, Florida Statutes, and any limitations under Chapter 190, Florida Statutes. In all other respects, the terms of the Master Agreement and First Amendment remain in full force and effect.

SECTION 4. AUTHORIZATION. The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Association, both the District and the Association have complied with all the requirements of law, and both the District and the Association have full power and authority to comply with the terms and provisions of this Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

SECTION 6. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Association certifies, by acceptance of this Amendment, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Association agrees to execute the affidavit, in a form acceptable to the District, in compliance with Section 787.06(13), *Florida Statutes*.

SECTION 7. EFFECTIVE DATE. This Amendment shall have an effective date as of the day and year first written above.

IN WITNESS WHEREOF, the Parties execute this Amendment the day and year first written above.

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

Chair/Vice Chair, Board of Supervisors

HYLAND TRAIL HOMEOWNERS ASSOCIATION, INC.

By: _____

Its: _____

Exhibit A
Credit Card Use Agreement

In connection with services provided to the Creekview Community Development District ("District") pursuant to the *Agreement Between Creekview Community Development District and Hyland Trail Homeowners Association, Inc. for Facility Management, Operation and Oversight Services* dated August 21, 2025, as amended by that certain *Amendment to Agreement Between Creekview Community Development District and Hyland Trail Homeowners Association, Inc. for Facility Management, Operation and Oversight Services* dated October 1, 2025, and as further amended by that certain *Second Amendment to Agreement Between Creekview Community Development District and Hyland Trail Homeowners Association, Inc. for Facility Management, Operation and Oversight Services* dated December 11, 2025 (collectively, the "Agreement"), I understand that I am authorized to use a credit card on behalf of the Creekview Community Development District (the "Credit Card") to make authorized purchases on behalf of the District.

In this respect, I shall adhere to the following:

- ***Compliance with Agreement, Rules & Policies.*** I shall abide by all of the terms of this Agreement, the *Rules of Procedure of the Creekview Community Development District*, as may be amended from time to time, and any subsequent rules or policies the District may implement, all as may be amended from time to time. I further agree to abide by the policies of the bank from which the Credit Card is issued. I have received a copy of all such terms, rules, and policies and I understand all such terms, rules, and policies.
- ***Authorized Expenditures Only.*** I shall use the Credit Card exclusively for purchases that have been approved as expenditures for goods or services directly benefiting the District, as outlined in this Credit Card Use Agreement, Agreement, or otherwise authorized by the District. I shall not use the Credit Card for any other transactions whatsoever, including but not limited to, gift cards, personal expenses, and homeowner association expenses. I shall not use the Credit Card to obtain cash advances of any kind, whether from banks, credit unions, automatic tellers, or other means. I understand that, in all cases of misuse, the District reserves the right to recover any monies, expenses, reasonable attorneys' fees, costs and other damages from me and Association, jointly and severally, and that I shall be held personally liable, notwithstanding my employment by or engagement with Hyland Trail Homeowners Association, Inc. Any personal liability shall not limit or affect Association's liability under the Agreement, and the District may pursue recovery from either or both parties at its sole discretion. The District may also report any misuse to appropriate law enforcement authorities and pursue criminal charges where applicable under Florida law.
- ***Security.*** I shall secure the Credit Card at all times in order to prevent the credit card from unauthorized use, including those uses deemed fraudulent. I shall maintain the Credit Card in a secure, locked location when not in use and shall not share the card number, security code, or any other card information with any unauthorized person. I shall

immediately report any loss, theft, or suspected unauthorized use of the Credit Card to the District Manager and the card issuer. I shall account for all expenditures with detailed receipts showing the date, vendor, amount, and specific items or services purchased.

- ***Accounting.***

- I understand that the spending limit for the Credit Card may not exceed **Five Thousand Dollars (\$5,000)** per month.
- I understand that I shall submit sufficiently detailed receipts to the District no later than five (5) business days after each Credit Card transaction. Receipts must include the vendor name, date, itemized list of goods or services purchased, amount, and a brief written explanation of the business purpose and how the purchase benefits the District.
- I understand I am responsible for any unauthorized or unsupported transactions charged on the Credit Card, and that I shall be personally liable for them, including all associated costs of collection, court costs, and reasonable attorneys' fees incurred by the District in enforcing this provision. "Unsupported transactions" means any transaction for which I fail to provide receipts and documentation as required by this Agreement within the specified timeframes. The District may, at its option, also pursue recovery from Association under the Agreement.
- In the event of the loss of the Credit Card, I will notify the District immediately.

- ***Termination of Employment.*** Upon termination of my provision of services to the District or Hyland Trail Homeowners Association, Inc. for any reason, or upon request by the District Manager at any time, I shall immediately cease use of the Credit Card and shall submit all receipts and relinquish the Credit Card to the District Manager or their designee no later than twenty-four (24) hours after my last day of work or upon such request. I acknowledge that the District may cancel the Credit Card at any time without prior notice. I shall remain liable for all charges made on the Credit Card up until the time I physically return it to the District Manager or their designee.

Signature: _____ Date: _____

Print Name: _____

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

7

FIRST AMENDMENT TO CREEKVIEW COMMUNITY DEVELOPMENT SECOND SUPPLEMENTAL
ENGINEER'S REPORT TO THE CAPITAL IMPROVEMENT PLAN (PHASE 2 PROJECT)
December 11, 2025

1. PURPOSE

This report amendment ("Amendment") is intended to amend *Creekview Community Development District Second Supplemental Engineer's Report to the Capital Improvement Plan (Phase 2 Project)*, dated August 27, 2024 ("Second Supplemental Engineer's Report") for the purpose of revising the legal description and residential unit counts and mixes for that portion of the District's Capital Improvement Plan known as the "Phase 2 Project," as defined by the Second Supplemental Engineer's Report.

2. LEGAL DESCRIPTION

The legal description of the Phase 2 Project remains the same, only the residential unit count and product mix changed, and such legal description is attached hereto as Exhibit A.

3. REVISED RESIDENTIAL UNIT COUNTS AND MIXES

The proposed residential unit counts and mixes for the Phase 2 Project are hereby revised as follows:

Original	
Area 4A Development Program	
Unit Type	Total
Townhomes	0
SF 40'	0
SF 50'	30
SF 60'	123
SF 70'	0
TOTAL	153
Area 4B Development Program	
Unit Type	Total
Townhomes	0
SF 40'	0
SF 50'	108
SF 60'	121
SF 70'	0
TOTAL	229
Area 4C Development Program	
Unit Type	Total
Townhomes	0
SF 40'	0
SF 50'	0
SF 60'	0
SF 70'	0
TOTAL	0

Amended	
Area 4A Development Program	
Unit Type	Total
Townhomes	0
SF 40'	0
SF 50'	30
SF 60'	123
SF 70'	0
TOTAL	153
Area 4B Development Program	
Unit Type	Total
Townhomes	0
SF 40'	0
SF 50'	99
SF 60'	115
SF 70'	0
TOTAL	214
Area 4C Development Program	
Unit Type	Total
Townhomes	0
SF 40'	0
SF 50'	15
SF 60'	14
SF 70'	0
TOTAL	29

All elements of the Phase 2 Project and the Second Supplemental Engineer's Report not explicitly amended this Amendment shall hereby be restated and confirmed as set forth in the Second Supplemental Engineer's Report.



Digital Signature
Scott A. Wild, P.E.
2025.11.18 14:13:05 -
05'00'

Scott Wild, P.E. Date _____

EXHIBIT A: Legal Description

EXHIBIT A:
Legal Description

AREA 4A

A PORTION OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHERLY TERMINUS OF VERBENA PARKWAY, AS SHOWN ON THE PLAT OF VERBENA PARKWAY AT HYLAND TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 69, PAGES 6 THROUGH 11, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, SAID POINT LYING ON THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 321.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°56'28" EAST, 321.45 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 36.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°40'27" EAST, 36.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°09'34" EAST, 705.14 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1530.00 FEET, AN ARC DISTANCE OF 101.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°15'42" EAST, 101.33 FEET; THENCE NORTH 51°04'16" WEST, 79.20 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 296.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°41'45" WEST, 282.99 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 81°32'14" WEST, 141.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 654.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°46'07" WEST, 600.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°00'00" EAST, 109.59 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 78.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" WEST, 70.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" WEST, 266.80 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 77.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°01'52" WEST, 77.09 FEET; THENCE NORTH 54°15'41" WEST, 72.36 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 280.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°22'22" WEST, 275.44 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" WEST, 847.82 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 265.25 FEET; THENCE SOUTH 00°11'40" WEST, CONTINUING ALONG LAST SAID LINE, 1389.47 FEET; THENCE NORTH 74°26'32" EAST, 945.75 FEET; THENCE NORTH 39°10'07" EAST, 330.90 FEET; THENCE SOUTH 80°20'16" EAST, 382.46 FEET; THENCE SOUTH 49°46'59" EAST, 343.22 FEET; THENCE SOUTH 87°07'58" EAST, 344.42 FEET, TO THE POINT OF BEGINNING.

CONTAINING 60.78 ACRES, MORE OR LESS.



14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

ASSESSMENT AREA 4A LEGAL DESCRIPTION		ETM NO. 24-151
CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT		DRAWN BY: MKJ
CLAY COUNTY, FLORIDA		DATE: JULY, 2024
		DRAWING NO. PLATE 5A

AREA 4B

A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHERLY TERMINUS OF VERBENA PARKWAY, AS SHOWN ON THE PLAT OF VERBENA PARKWAY AT HYLAND TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 69, PAGES 6 THROUGH 11, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, SAID POINT LYING ON THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 358.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°25'35" EAST, 358.11 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°09'34" EAST, 705.14 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1530.00 FEET, AN ARC DISTANCE OF 101.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°15'42" EAST, 101.33 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1530.00 FEET, AN ARC DISTANCE OF 1356.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°02'38" WEST, 1312.93 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1240.00 FEET, AN ARC DISTANCE OF 492.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°04'23" WEST, 489.29 FEET; THENCE NORTH 73°12'02" WEST, 664.69 FEET; THENCE SOUTH 89°09'21" WEST, 83.32 FEET; THENCE NORTH 79°19'58" WEST, 1130.66 FEET; THENCE SOUTH 89°25'48" WEST, 657.75 FEET; THENCE NORTH 48°43'26" WEST, 86.25 FEET; THENCE NORTH 90°00'00" WEST, 575.24 FEET; THENCE SOUTH 00°00'00" EAST, 130.81 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 50.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°22'09" EAST, 50.31 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 06°45'34" EAST, 173.78 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1082.00 FEET, AN ARC DISTANCE OF 27.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°02'03" EAST, 27.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°18'33" EAST, 255.20 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1711, PAGE 652, OF SAID PUBLIC RECORDS; THENCE NORTH 89°25'48" EAST, ALONG LAST SAID LINE, 1108.39 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°12'59" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESIGNATED "PARCEL 1", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1846, PAGE 381, OF SAID PUBLIC RECORDS, 694.47 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF SAID PUBLIC RECORDS; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE 224.45 FEET; THENCE NORTH 90°00'00" EAST, 847.82 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 280.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°22'22" EAST, 275.44 FEET; THENCE SOUTH 54°15'41" EAST, 72.36 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 77.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°01'52" EAST, 77.09 FEET; THENCE SOUTH 90°00'00" EAST, 266.80 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 78.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" EAST, 70.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°00'00" EAST, 109.59 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 654.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°46'07" EAST, 600.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 81°32'14" EAST, 141.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 296.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°41'45" EAST, 282.99 FEET; THENCE SOUTH 51°04'16" EAST, 79.20 FEET, TO THE POINT OF BEGINNING.

CONTAINING 95.18 ACRES, MORE OR LESS.



VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

ASSESSMENT AREA 4B LEGAL DESCRIPTION

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

CLAY COUNTY, FLORIDA

ETM NO. 24-151

DRAWN BY: MKJ

DATE: JULY, 2024

DRAWING NO. PLATE 5B

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

8

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Second Supplemental Special Assessment Methodology Report

December 11, 2025



Provided by:

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

Table of Contents

1.0	Introduction	
1.1	Purpose	1
1.2	Scope of the Amended Second Supplemental Report	1
1.3	Special Benefits and General Benefits	2
1.4	Organization of the Amended Second Supplemental Report	2
2.0	Development Program	
2.1	Overview	3
2.2	The Development Program	3
3.0	The Capital Improvement Plan	
3.1	Overview	3
3.2	Capital Improvement Plan	4
4.0	Financing Program	
4.1	Overview	4
4.2	Types of Bonds Proposed	5
5.0	Assessment Methodology	
5.1	Overview	5
5.2	Benefit Allocation	6
5.3	Assigning Bond and Note Assessments	9
5.4	Lienability Test: Special and Peculiar Benefit to the Property	9
5.5	Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay	10
5.6	True-Up Mechanism	10
5.7	Assessment Roll	12
6.0	Additional Stipulations	
6.1	Overview	13
7.0	Appendix	
	Table 1	14
	Table 2	14
	Table 3	14
	Table 4	15
	Table 5	15
	Table 6	15
	Table 7	16

1.0 Introduction

1.1 Purpose

This Amended and Restated Second Supplemental Special Assessment Methodology Report (the “Amended Second Supplemental Report”) was developed to supplement the Master Special Assessment Methodology Report (the “Master Report”) dated August 27, 2021 and to provide a supplemental financing plan and a supplemental special assessment methodology for the 396¹ residential units that are projected to be developed within Areas 4A, 4B and 4C (to be defined later herein) and representing Phase 2 within Creekview Community Development District (the “District”) located in unincorporated Clay County, Florida. This Amended Second Supplemental Report was developed in relation to updates to the unit count and product mix associated with funding by the District of a portion of the Capital Improvement Plan (to be defined later herein) contemplated to be provided by the District commencing in 2022 and related to the development of Phase 2 (the “Phase 2 Project”).

1.2 Scope of the Amended Second Supplemental Report

This Amended Second Supplemental Report presents financing associated with a portion of the District’s public infrastructure improvements (the “Capital Improvement Plan”) as described in the Creekview Community Development District Capital Improvement Plan, prepared by England-Thims & Miller, Inc. (the “District Engineer”) dated August 27, 2021 (the “Engineer’s Report”) as supplemented on February 14, 2022 by the Creekview Community Development District First Supplemental Engineer’s Report to the Capital Improvement Plan (Phase 1 Project) also prepared by England-Thims & Miller, Inc. (the “Supplemental Engineer’s Report”) and on August 26, 2024 by the Creekview Community Development District Second Supplemental Engineer’s Report to the Capital Improvement Plan (Phase 2 Project) also prepared by England-Thims & Miller, Inc. (the “Second Supplemental Engineer’s Report”) as amended on December 11, 2025 by the First Amendment to Creekview Community Development Second Supplemental Engineer’s Report to the Capital Improvement Plan (Phase 2 Project) (the “Amended Second Supplemental Engineer’s Report”). This Amended Second Supplemental Report also describes the method for the updates to the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Phase 2 Project.

¹ See changes from prior report in Section 3 of the Amended Second Supplemental Engineer’s Report.

1.3 Special Benefits and General Benefits

Public infrastructure improvements undertaken and funded by the District as part of the Phase 2 Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within the District, including those within Phase 2, as well as general benefits to the public at large. However, as discussed within this Amended Second Supplemental Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to properties within the District, including Phase 2. The District's Phase 2 Project enables properties within the boundaries of Phase 2 to be developed.

There is no doubt that the general public, property owners, and properties outside the District will benefit from the provision of the Phase 2 Project. However, these benefits are only incidental since the Phase 2 Project is designed solely to provide special benefits peculiar to properties within the District as more particularly provided herein and in the Amended Second Supplemental Engineer's Report. Properties outside the District are not directly served by the Phase 2 Project and do not depend upon the Phase 2 Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which properties located within the boundaries of the District, including Phase 2, receive compared to those lying outside of the District boundaries.

The Phase 2 Project will provide public infrastructure improvements which are all necessary in order to make the lands within the District, including Phase 2, developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District, including Phase 2, to increase by more than the sum of the financed cost of the individual components of the Phase 2 Project. Even though the exact value of the benefits provided by the Phase 2 Project is hard to estimate at this point, it is without doubt greater than the costs associated with providing same.

1.4 Organization of the Amended Second Supplemental Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Capital Improvement Plan and the Phase 2 Project as determined by the District Engineer.

Section Four discusses the supplemental financing program for the District.

Section Five discusses the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Creekview development (the “Development” or “Creekview”), a master planned, residential development located in Clay County, Florida. The land within the District currently consists of approximately 745.05 +/- acres and is generally located to the north of Sandridge Road, south of the First Coast Expressway, and east of Henley Road.

2.2 The Development Program - Update

The development of Creekview is anticipated to be conducted by Creekview GP, LLC or its associates (the “Developer”). Based upon the information provided by the Developer, the current development plan envisions a total of 1,542 residential units developed in multiple phases within multiple areas, with the second phase of development comprised of Areas 4A, 4B and 4C and referred to cumulatively herein as “Phase 2”. Please note that originally, Phase 2 was anticipated to account for 382 residential units within Area 4A and 4B, but as illustrated in the Amended Second Amended Second Supplemental Engineer’s Report, the new development plan shows Area 4A projected to be developed with a total of 153 residential units (“Area 4A”), Area 4B projected to be developed with a total of 214 residential units (“Area 4B”), Area 4C projected to be developed with a total of 29 residential units (“Area 4C”) for a total of 396 residential units, and all of the remaining areas, referred to herein as “Future Areas,” projected to be developed with a total of 598 residential units, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the current development plan for the District.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure improvements costs to be funded by the District are described by the District Engineer in the Engineer’s Report. Only improvements that may qualify for bond financing by the District under Chapter 190, Florida Statutes, and under the

Internal Revenue Code of 1986, as amended, were included in these estimates.

3.2 Capital Improvement Plan

The Capital Improvement Plan needed to serve the Development is projected to consist of stormwater management facilities, roadway improvements, water, sewer, and reuse systems, and master transportation facilities as set forth in more detail in the Engineer's Report.

The Phase 2 Project comprises that portion of the Capital Improvement Plan necessary for the development of Phase 2, which will provide all necessary neighborhood infrastructure and master infrastructure for Phase 2. The future project comprises that portion of the Capital Improvement Plan necessary for the development of the Future Areas ("Future Project"). The public infrastructure improvements that comprise the overall Capital Improvement Plan will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another. Similarly, the public infrastructure improvements that comprise the Phase 2 Project will serve and provide benefit to all land uses in Phase 2 and will comprise an interrelated system of improvements, which means all of improvements will serve the entire Phase 2 and improvements will be interrelated such that they will reinforce one another and also provide benefit to properties within the District, each of which is necessary for development of the community.

At the time of this writing, the total costs of the Capital Improvement Plan are estimated at \$109,189,000, and the estimated costs of the Phase 2 Project are \$27,122,600. Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for

providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

The District issued its Special Assessment Revenue Bonds, Series 2024 (Phase 2 Project) in the total principal amount of \$26,000,000 (the "Series 2024 Bonds") to fund a portion of the Phase 2 Project Costs in the total amount of \$21,907,444.24.

It is anticipated that any components of the Phase 2 Project which are not funded by the Series 2024 Bonds will be contributed to the District at no cost under an Acquisition Agreement that will be entered into by the Developer and the District.

4.2 Types of Bonds Issued

The financing plan for the District provided for the issuance of the Series 2024 Bonds in the total principal amount of \$26,000,000 to finance a portion of the Phase 2 Project Costs in the amount of \$21,907,444.24.

The Series 2024 Bonds as detailed under this financing plan were structured to be amortized in 30 annual installments. Interest payments on the Series 2024 Bonds are being made every May 1 and November 1, and principal payments are being made every May 1.

In order to finance a portion of the costs of the Phase 2 Project in the estimated amount of \$21,907,444.24, the District needed to borrow more funds and incur indebtedness in the total amount of \$26,000,000. The difference is comprised of funding a debt service reserve, capitalized interest, and costs of issuance, which include the underwriter's discount. Sources and uses of funding for the Series 2024 Bonds are presented in Table 3 in the *Appendix*.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Series 2024 Bonds provided the District a portion of the funds necessary to construct/acquire the public infrastructure improvements which are part of the Phase 2 Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Amended Second Supplemental Engineer's Report. These

improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of the District, including Phase 2. General benefits accrue to areas outside of the District and are only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the Phase 2 Project. Properties that receive special benefits from the Phase 2 Project will be assessed for their fair share of the debt issued in order to finance the Phase 2 Project.

5.2 Benefit Allocation

The current development plan for the District envisions a total of 1,542 residential units developed in multiple phases within multiple areas, with the second phase of development comprised of Areas 4A, 4B and 4C, with Area 4A projected to be developed with a total of 153 residential units, Area 4B projected to be developed with a total of 214 residential units, Area 4C projected to be developed with a total of 29 residential units for a total of 396 residential units, and all of the remaining areas, referred to herein as “Future Areas,” projected to be developed with a total of 598 residential units, although land use types and unit numbers may change throughout the development period.

Even though the installation of the public infrastructure improvements that comprise the Capital Improvement Plan is projected to occur in multiple projects coinciding with multiple phases of development within the District, by allowing for the land in the District to be developable, the improvements that comprise the Capital Improvement Plan will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another and their combined benefit will be greater than the sum of their individual benefits. All of the unit types within the District will benefit from each public infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

Similarly, by allowing for the land in Phase 2 to be developable the public infrastructure improvements that comprise the Phase 2 Project will serve and provide to all land uses in Phase 2 and will comprise an interrelated system of improvements, which means all of improvements will serve the entire Phase 2 and improvements will be interrelated such that they will reinforce one another and their

combined benefit will be greater than the sum of their individual benefits. All of the unit types within Phase 2 will benefit from each public infrastructure improvement category, as the improvements provide basic infrastructure to all land within Phase 2 and benefit all land within Phase 2 as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, and the public infrastructure improvements included in the Phase 2 Project have a logical connection to the special and peculiar benefits received by the land within Phase 2, as without such improvements, the development of the properties within the District/Phase 2 would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District/Phase 2, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

In following the methodology developed in the Master Report, this Amended Second Supplemental Report proposes to allocate the benefit associated with the Capital Improvement Plan and its component the Phase 2 Project to the different product types proposed to be developed within the District in proportion to their density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the product types contemplated to be developed within the District based on the densities of development and the intensities of use of infrastructure, total ERU counts for each product type, and the share of the benefit received by units that comprise Phase 2 and Future Areas.

The rationale behind the different ERU weights is supported by the fact that generally and on average products with smaller lot sizes will use and benefit from the improvements which are part of the Capital Improvement Plan less than products with larger lot sizes. For instance, generally and on average products with smaller lot sizes will produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than products with larger lot sizes. Additionally, the value of the products with larger lot

sizes is likely to appreciate by more in terms of dollars than that of the products with smaller lot sizes as a result of the implementation of the infrastructure improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's public infrastructure improvements that are part of the Capital Improvement Plan.

As the public infrastructure improvements included in the Capital Improvement Plan will comprise an interrelated system of improvements, and as the implementation of the Capital Improvement Plan is projected to proceed in multiple stages to coincide with multiple phases of development occurring within different areas, Table 5 in the *Appendix* presents the allocation of the costs of the Capital Improvement Plan to Phase 2 and Future Areas based on the benefit allocation methodology illustrated in Table 4 in the *Appendix*.

In order to facilitate the marketing of the residential units developed the District, the Developer requested that the District limit the amount of annual assessments for debt service on the Series 2024 Bonds (the "Series 2024 Bond Assessments") to certain predetermined levels, and in order to accomplish that goal, the Developer will be required as part of the Acquisition Agreement and/or the Completion Agreement to construct public infrastructure improvements in the estimated amount of \$5,215,155.76, which represent a required "buy down" of assessment levels, in excess of the total amount available from the proceeds of the Series 2024 Bonds.

Using the ERU benefit allocations developed in Table 4 in the *Appendix*, as well as the allocation of the costs of the Phase 2 Project to Phase 2 and Future Areas developed in Table 5 in the *Appendix*, Table 6 in the *Appendix* illustrates the allocation of the costs of the Phase 2 Project and Capital Improvement Plan allocable to the units within Phase 2 and Future Areas.

Table 7 in the *Appendix* presents the apportionment of the Series 2024 Bond Assessments for Phase 2 in accordance with the ERU benefit allocation method presented in Table 4 as modified by the effects of the contributions and/or future indebtedness illustrated in Table 6 in the *Appendix*. Table 7 also presents the annual levels of the annual debt service assessments per unit.

5.3 Assigning Bond and Note Assessments

As the land in the District is not yet platted for its intended final use and the precise location of the residential units by lot or parcel is unknown, the Series 2024 Bond Assessments will initially be levied on all developable lands in Phase 2 on an equal pro-rata gross acre basis, thus the Series 2024 Bond Assessments in the total amount of \$26,000,000 will be preliminarily levied on approximately 155.96 +/- gross acres contained within Phase 2 (the "Series 2024 Bonds Assessment Area") at a rate of \$166,709.41 per acre.

When the land in Phase 2 is platted, the Series 2024 Bond Assessments will be allocated to each platted parcel within Phase 2 on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 7 in the *Appendix*. Such allocation of the Series 2024 Bond Assessments from unplatted gross acres to platted parcels will reduce the amount of the Series 2024 Bond Assessments levied on unplatted gross acres within Phase 2.

Further, to the extent that any parcel of land which has not been platted is sold to another developer or builder, the Series 2024 Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Series 2024 Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

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

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

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

The public infrastructure improvements which are part of the Capital Improvement Plan and its component the Phase 2 Project make the land in the District developable and saleable and when implemented jointly as parts of the Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

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

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

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan and its component the Phase 2 Project.

Accordingly, no acre or parcel of property within the District will be lienied for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

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

a. If a Proposed Plat within Phase 2 results in the same amount of ERUs (and thus Series 2024 Bond Assessments) able to be imposed on the "Remaining Platted/ Re-platted Developable Lands" within Phase 2 (i.e., those remaining unplatted developable lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the

District shall allocate the Series 2024 Bond Assessments to the product types being platted and the remaining property in accordance with this First Supplemental Report, and cause the Series 2024 Bond Assessments to be recorded in the District's Improvement Lien Book.

b. If a Proposed Plat within the District has more than the anticipated ERUs (and Series 2024 Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer ERUs (and Series 2024 Bond Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of Series 2024 Bond Assessments for all assessed properties within Phase 2, may allocate additional ERUs/ densities for a future bond financing, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat within the District has fewer than the anticipated ERUs (and Series 2024 Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more ERUs (and Series 2024 Bond Assessments) in order to fully assign all of the ERUs originally contemplated in the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the Series 2024 Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Series 2024 Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in their reasonable discretion what amount of ERUs (and thus Series 2024 Bond Assessments) are able to be imposed on the Remaining Platted/ Re-platted Developable Lands within Phase 2, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for Phase 2, b) the revised, overall development plan showing the number and type of units reasonably planned for within Phase 2, c) proof of the amount of entitlements for the Remaining Platted/ Re-platted Developable Lands within Phase 2, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a True-Up Payment, a

supplemental methodology shall be produced demonstrating that there will be sufficient Series 2024 Bond Assessments to pay debt service on the Series 2024 Bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat within Phase 2, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the Series 2024 Bonds to the Quarterly Redemption Date (as defined in the supplemental trust indenture relating to the Series 2024 Bonds) that occurs at least forty-five (45) days after the True-Up Payment (or the second succeeding Quarterly Redemption Date if such True-Up Payment is made within forty-five (45) calendar days before a Quarterly Redemption Date).

All Series 2024 Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres within Phase 2, any unallocated Series 2024 Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

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

5.7 Assessment Roll

Based on the per gross acre assessment proposed in Section 5.3, the Series 2024 Bond Assessments in the total principal amount of \$26,000,000 are proposed to be levied over the area described in Exhibit "A", which comprises the Series 2024 Bonds Assessment Area.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt & Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt & Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the structure of the Series 2024 Bonds and Series 2024 Notes and related items, please refer to the Offering Statement associated with this transaction.

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

7.0 Appendix

Table 1

Creekview

Community Development District

Development Plan

Product Type	Phase 1 Number of Units	Phase 2			Total Number of Phase 2 Units	Future Areas Number of Units	Total Number of Units
		Area 4A Units	Area 4B Units	Area 4C Units			
Townhome	-	-	-	-	-	102	102
Single Family 40'	-	-	-	-	-	32	32
Single Family 50'	358	30	99	15	144	263	765
Single Family 60'	190	123	115	14	252	201	643
Single Family 70'	-	-	-	-	-	-	-
Total	548	153	214	29	396	598	1,542

Table 2

Creekview

Community Development District

Capital Improvement Plan Costs

Improvement	Total Phase 2 Project Costs	Future Project Costs	Total Costs
Stormwater Management System	\$7,030,900	\$12,894,100	\$32,013,500
Roadway Improvements	\$3,775,400	\$14,844,600	\$27,067,000
Water, Sewer and Reuse Systems	\$8,244,300	\$7,130,700	\$24,268,500
APF Road	\$8,072,000	\$9,568,000	\$17,640,000
Amenities, Entry Feature, and Landscaping	-	\$7,200,000	\$8,200,000
Total	\$27,122,600	\$51,637,400	\$109,189,000

* Please note that the APF Road is subject to an impact fee agreement.

Table 3

Creekview

Community Development District

Sources and Uses of Funds

Series 2024

Sources

Bond Proceeds:	
Par Amount	\$26,000,000.00
Total Sources	\$26,000,000.00

Uses

Project Fund Deposits:	
Project Fund	\$21,907,444.24
Other Fund Deposits:	
Debt Service Reserve Fund	\$1,777,171.88
Capitalized Interest Fund	\$1,556,033.88
Delivery Date Expenses:	
Costs of Issuance	\$759,350.00
Total Uses	\$26,000,000.00

Table 4

Creekview

Community Development District

Benefit Allocation

Product Type	Total Number of Units	ERU Weight	Total ERU
Townhome	102	0.60	61.20
Single Family 40'	32	0.80	25.60
Single Family 50'	765	1.00	765.00
Single Family 60'	643	1.20	771.60
Single Family 70'	-	1.40	0.00
Total	1,542		1,623.40

Product Type	Total Number of Phase 2 Units	ERU Weight	Phase 2 Total ERU	Percent of Total ERU
Townhome	-	0.60	-	
Single Family 40'	-	0.80	-	
Single Family 50'	144	1.00	144.00	
Single Family 60'	252	1.20	302.40	
Single Family 70'	-	1.40	-	
Total	396		446.40	27.4978%

Product Type	Future Areas Number of Units	ERU Weight	Future Areas Total ERU	Percent of Total ERU
Townhome	102	0.60	61.20	
Single Family 40'	32	0.80	25.60	
Single Family 50'	263	1.00	263.00	
Single Family 60'	201	1.20	241.20	
Single Family 70'	-	1.40	-	
Total	598		591.00	36.4051%

Table 5

Creekview

Community Development District

ERU-Based Allocation of Costs of the Capital Improvement Plan to Phase 2 and Future Areas

Product Type	Total ERU	Percent of Total ERU	Allocation of Costs of CIP
Phase 2 Capital Improvement Plan Cost	446.40	27.4978%	\$30,024,620.92
Future Areas Capital Improvement Plan Cost	591.00	36.4051%	\$39,750,338.18
Total	1,037.40	63.9029%	\$69,774,959.10

Product Type	CIP Cost Allocation to Phase 2	CIP Cost Allocation to Future Phases	Total CIP Cost Allocation
Townhome	-	\$4,116,278.67	\$4,116,278.67
Single Family 40'	-	\$1,721,842.06	\$1,721,842.06
Single Family 50'	\$9,685,361.59	\$17,689,236.79	\$27,374,598.37
Single Family 60'	\$20,339,259.33	\$16,222,980.66	\$36,562,239.99
Single Family 70'	-	-	-
Total	\$30,024,620.92	\$39,750,338.18	\$69,774,959.10

Table 6

Creekview

Community Development District

Phase 2 Project - Costs Allocation

Product Type	Phase 2 Project Costs	CIP Cost Allocation to Phase 2	Phase 2 Project Cost Contributed by Developer	Phase 2 Project Costs Funded by Series 2024 Bonds
Townhome	-	-	-	-
Single Family 40'	-	-	-	-
Single Family 50'	\$8,749,225.81	\$9,685,361.59	\$1,682,308.31	\$7,066,917.50
Single Family 60'	\$18,373,374.19	\$20,339,259.33	\$3,532,847.45	\$14,840,526.74
Single Family 70'	-	-	-	-
Total	\$27,122,600.00	\$30,024,620.92	\$5,215,155.76	\$21,907,444.24

Table 7

Creekview

Community Development District

Bond Assessments Apportionment

Product Type	Total Number of Phase 2 Units	Phase 2 Project Costs Funded by Series 2024 Bonds	Total Series 2024 Bond Assessments Apportionment	Series 2024 Bond Assessments Apportionment per Unit	Annual Debt Service Payment per Unit*
Townhome	-	-	-	-	-
Single Family 40'	-	-	-	-	-
Single Family 50'	144	\$7,066,917.50	\$8,387,096.77	\$58,243.73	\$4,327.30
Single Family 60'	252	\$14,840,526.74	\$17,612,903.23	\$69,892.47	\$5,192.76
Single Family 70'	-	-	-	-	-
Total	396	\$21,907,444.24	\$26,000,000.00		

* Includes costs of collection at 4% (subject to change) and allowance for early payment discount at 4% (subject to change)

Exhibit “A”

Series 2024 Bond Assessments in the amount of \$26,000,000 are proposed to be levied over the area as described below:

AREA 4A

A PORTION OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHERLY TERMINUS OF VERBENA PARKWAY, AS SHOWN ON THE PLAT OF VERBENA PARKWAY AT HYLAND TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 69, PAGES 6 THROUGH 11, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, SAID POINT LYING ON THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 321.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°56'28" EAST, 321.45 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 36.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°40'27" EAST, 36.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°09'34" EAST, 705.14 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1530.00 FEET, AN ARC DISTANCE OF 101.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°15'42" EAST, 101.33 FEET; THENCE NORTH 51°04'16" WEST, 79.20 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 296.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°41'45" WEST, 282.99 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 81°32'14" WEST, 141.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 654.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°46'07" WEST, 600.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°00'00" EAST, 109.59 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 78.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" WEST, 70.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" WEST, 266.80 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 77.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°01'52" WEST, 77.09 FEET; THENCE NORTH 54°15'41" WEST, 72.36 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 280.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°22'22" WEST, 275.44 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" WEST, 847.82 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 265.25 FEET; THENCE SOUTH 00°11'40" WEST, CONTINUING ALONG LAST SAID LINE, 1389.47 FEET; THENCE NORTH 74°26'32" EAST, 945.75 FEET; THENCE NORTH 39°10'07" EAST, 330.90 FEET; THENCE SOUTH 80°20'16" EAST, 382.46 FEET; THENCE SOUTH 49°46'59" EAST, 343.22 FEET; THENCE SOUTH 87°07'58" EAST, 344.42 FEET, TO THE POINT OF BEGINNING.

CONTAINING 60.78 ACRES, MORE OR LESS.



VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

ASSESSMENT AREA 4A LEGAL DESCRIPTION

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

CLAY COUNTY, FLORIDA

ETM NO. 24-151

DRAWN BY: MKJ

DATE: JULY, 2024

DRAWING NO. PLATE 5A

AREA 4B

A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHERLY TERMINUS OF VERBENA PARKWAY, AS SHOWN ON THE PLAT OF VERBENA PARKWAY AT HYLAND TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 69, PAGES 6 THROUGH 11, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, SAID POINT LYING ON THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 358.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°25'35" EAST, 358.11 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°09'34" EAST, 705.14 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1530.00 FEET, AN ARC DISTANCE OF 101.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°15'42" EAST, 101.33 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1530.00 FEET, AN ARC DISTANCE OF 1356.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°02'38" WEST, 1312.93 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1240.00 FEET, AN ARC DISTANCE OF 492.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°04'23" WEST, 489.29 FEET; THENCE NORTH 73°12'02" WEST, 664.69 FEET; THENCE SOUTH 89°09'21" WEST, 83.32 FEET; THENCE NORTH 79°19'58" WEST, 1130.66 FEET; THENCE SOUTH 89°25'48" WEST, 657.75 FEET; THENCE NORTH 48°43'26" WEST, 86.25 FEET; THENCE NORTH 90°00'00" WEST, 575.24 FEET; THENCE SOUTH 00°00'00" EAST, 130.81 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 50.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°22'09" EAST, 50.31 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 06°45'34" EAST, 173.78 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1082.00 FEET, AN ARC DISTANCE OF 27.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°02'03" EAST, 27.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°18'33" EAST, 255.20 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1711, PAGE 652, OF SAID PUBLIC RECORDS; THENCE NORTH 89°25'48" EAST, ALONG LAST SAID LINE, 1108.39 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°12'59" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESIGNATED "PARCEL 1", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1846, PAGE 381, OF SAID PUBLIC RECORDS, 694.47 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF SAID PUBLIC RECORDS; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE 224.45 FEET; THENCE NORTH 90°00'00" EAST, 847.82 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 280.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°22'22" EAST, 275.44 FEET; THENCE SOUTH 54°15'41" EAST, 72.36 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 77.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°01'52" EAST, 77.09 FEET; THENCE SOUTH 90°00'00" EAST, 266.80 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 78.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" EAST, 70.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°00'00" EAST, 109.59 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 654.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°46'07" EAST, 600.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 81°32'14" EAST, 141.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 296.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°41'45" EAST, 282.99 FEET; THENCE SOUTH 51°04'16" EAST, 79.20 FEET, TO THE POINT OF BEGINNING.

CONTAINING 95.18 ACRES, MORE OR LESS.



VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

ASSESSMENT AREA 4B LEGAL DESCRIPTION

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

CLAY COUNTY, FLORIDA

ETM NO. 24-151

DRAWN BY: MKJ

DATE: JULY, 2024

DRAWING NO. PLATE 5B

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2026-03

A RESOLUTION ADOPTING AND CONFIRMING AN AMENDED SECOND SUPPLEMENTAL ENGINEER'S REPORT AND AN AMENDED AND RESTATED SECOND SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Creekview Community Development District ("**District**") previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the issuance of bonds secured by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District's Board of Supervisors ("**Board**") previously adopted, after proper notice and public hearing, Resolution Nos. 2021-30 and 2022-04 (together, "**Master Assessment Resolution**"), relating to the imposition, levy, collection and enforcement of such special assessments, and establishing a master lien over the property within the District as provided in the Master Assessment Resolution; and

WHEREAS, the Master Assessment Resolution provides that as each series of bonds is issued to fund all or any portion of the District's improvements, a supplemental resolution may be adopted to set forth the specific terms of the bonds and certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, and the application of receipt of any true-up payments; and

WHEREAS, on August 27, 2024, and in order to finance all or a portion of what is known as the Phase 2 Project, as defined herein and in the financing documents related to the issuance of the Series 2024 Bonds, the District, in pertinent part, adopted Resolution 2024-11 ("**Series 2024 Supplemental Assessment Resolution**"), which served as the supplemental resolution levying the lien for debt service special assessments to secure the Series 2024 Bonds; and

WHEREAS, the Series 2024 Bonds are secured by debt service special assessments levied on benefiting property in the Phase 2 Assessment Area, as defined herein, to secure repayment of the Series 2024 Bonds (the "**Series 2024 Assessments**") pursuant to the terms of the Master Assessment Resolution, and in accordance with the master and supplemental trust indentures applicable to the Series 2024 Bonds; and

WHEREAS, subsequent to the issuance of the Series 2024 Bonds, the lot count in the Phase 2 Assessment Area, as defined herein, has been revised to include an additional fourteen (14) single family lots in what is now known as Area 4C; and

WHEREAS, the District now desires to adopt an *Amended Supplemental Engineer's Report* and an *Amended and Restated Second Supplemental Special Assessment Methodology Report* to

reallocate Series 2024 Assessments to Area 4C which makes up the Phase 2 Assessment Area and hereby confirms the legal description for such assessment area does not change.

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

1. **INCORPORATION OF RECITALS.** All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

2. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, the Master Assessment Resolution and the Series 2024 Supplemental Assessment Resolution.

3. **ADDITIONAL FINDINGS; ADOPTION OF AMENDED ENGINEER'S REPORT AND AMENDED SUPPLEMENTAL ASSESSMENT REPORT.** The Board hereby finds and determines as follows:

- a. The *Creekview Community Development District Capital Improvement Plan*, dated August 26, 2021 ("**Master Engineer's Report**"), as supplemented from time to time including by the *Second Supplemental Engineer's Report to the Capital Improvement Plan (Phase 2 Project)*, dated August 21, 2024, amended by that *Amended Second Supplemental Engineer's Report*, dated December 11, 2025, attached to this Resolution as **Exhibit A ("Amended Supplemental Engineer's Report")**, identifies and describes, among other things, the presently expected components and estimated costs of the portion of capital improvements financed with the Series 2024 Bonds, being hereinafter called the "**Phase 2 Project**". The District hereby confirms that the Phase 2 Project serves a proper, essential and valid public purpose. The Amended Supplemental Engineer's Report is hereby approved, adopted, and confirmed.
- b. The *Amended and Restated Second Supplemental Special Assessment Methodology Report*, dated December 11, 2025, attached to this Resolution as **Exhibit B ("Amended Supplemental Assessment Methodology Report")**, supplements for the addition of fourteen (14) single family lots in the newly created Area 4C, the *Second Supplemental Special Assessment Methodology Report*, dated August 27, 2024, and applies the master assessment methodology set forth in the *Master Assessment Methodology for Creekview Community Development District*, dated August 27, 2021 to the Phase 2 Project and, as finalized, to the revised lot count and actual terms of the Series 2024 Bonds. The District authorizes and ratifies its use in connection with the reallocation of Series 2024 Assessments to the Phase 2 Assessment Area, defined in **Exhibit C**

attached hereto (which description has not changed since adoption of the Series 2024 Supplemental Assessment Resolution, only additional lots were added to the same assessment area).

- c. Generally speaking, and subject to the terms of **Exhibit A** and **Exhibit B**, the Phase 2 Project continues to benefit all developable property within the Phase 2 Assessment Area as legally described in **Exhibit A**. Moreover, the benefits to the Phase 2 Assessment Area from the Phase 2 Project funded by the Series 2024 Bonds continue to equal or exceed the amount of the Series 2024 Assessments, as described in **Exhibit B**, and such Series 2024 Assessments are fairly and reasonably allocated against benefitting property in the District. It is reasonable, proper, just and right to assess the portion of the costs of the Phase 2 Project to be financed with the Series 2024 Bonds to the specially benefited properties within the District as set forth in Master Assessment Resolution and this Resolution, including Area 4C.

4. **REALLOCATION AND COLLECTION OF THE SERIES 2024 ASSESSMENTS.**

- a. The Series 2024 Assessments shall be adjusted and reallocated in accordance with **Exhibit B**.
- b. The Series 2024 Bonds continue to be payable from and secured by the Series 2024 Trust Estate, which includes the Series 2024 Pledged Revenues and the Series 2024 Pledged Funds. The Series 2024 Pledged Revenues consist primarily of the revenues received by the District from the Series 2024 Assessments levied against certain lands in the District that are subject to assessment as a result of the Phase 2 Project or any portion thereof.
- c. The District hereby certifies the Series 2024 Assessments as amended by the Amended Supplemental Assessment Methodology Report for collection and authorizes and directs staff to take all actions necessary to meet the deadlines imposed for collection by Clay County and other Florida law. The District's Board each year shall adopt a resolution addressing the manner in which the Series 2024 Assessments shall be collected for the upcoming fiscal year. The decision to collect Series 2024 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 the Series 2024 Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **CONFLICTS.** This Resolution is intended to supplement the Master Assessment Resolution and the Series 2024 Supplemental Assessment Resolution, which remains in full force and effect and is applicable to the Series 2024 Bonds. This Resolution, the Master Assessment Resolution and the Series 2024 Supplemental Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution, provided that to the extent of any conflict, this Resolution shall control.

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

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

APPROVED and **ADOPTED** this 11th day of December, 2025.

ATTEST:

**CREEKVIEW COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board Supervisors

Exhibit A: *Amended Second Supplemental Engineer's Report, dated December 11, 2025*

Exhibit B: *Amended and Restated Second Supplemental Special Assessment Methodology Report, dated August 27, 2024*

Exhibit C: Legal Description of the Phase 2 Assessment Area

Exhibit A

Amended Second Supplemental Engineer's Report, dated December 11, 2025

Exhibit B

Amended and Restated Second Supplemental Special Assessment Methodology Report, dated
August 27, 2024

Exhibit C

AREA 4A

A PORTION OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHERLY TERMINUS OF VERBENA PARKWAY, AS SHOWN ON THE PLAT OF VERBENA PARKWAY AT HYLAND TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 69, PAGES 6 THROUGH 11, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, SAID POINT LYING ON THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 321.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°56'28" EAST, 321.45 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 36.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°40'27" EAST, 36.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°09'34" EAST, 705.14 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1530.00 FEET, AN ARC DISTANCE OF 101.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°15'42" EAST, 101.33 FEET; THENCE NORTH 51°04'16" WEST, 79.20 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 296.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°41'45" WEST, 282.99 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 81°32'14" WEST, 141.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 654.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°46'07" WEST, 600.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°00'00" EAST, 109.59 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 78.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°00'00" WEST, 70.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" WEST, 266.80 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 77.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°01'52" WEST, 77.09 FEET; THENCE NORTH 54°15'41" WEST, 72.36 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 280.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°22'22" WEST, 275.44 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" WEST, 847.82 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 265.25 FEET; THENCE SOUTH 00°11'40" WEST, CONTINUING ALONG LAST SAID LINE, 1389.47 FEET; THENCE NORTH 74°26'32" EAST, 945.75 FEET; THENCE NORTH 39°10'07" EAST, 330.90 FEET; THENCE SOUTH 80°20'16" EAST, 382.46 FEET; THENCE SOUTH 49°46'59" EAST, 343.22 FEET; THENCE SOUTH 87°07'58" EAST, 344.42 FEET, TO THE POINT OF BEGINNING.

CONTAINING 60.78 ACRES, MORE OR LESS.

ETM

VISION - EXPERIENCE - RESULTS

ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258

Tel: (904) 842-8800 Fax: (904) 848-9480

REG - 2384 LG - 3000268

ASSESSMENT AREA 4A LEGAL DESCRIPTION

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

CLAY COUNTY, FLORIDA

ETM NO. 24-151

DRAWN BY: MKJ

DATE: JULY, 2024

DRAWING NO. PLATE 5A

T:\2024\24-151\LandDev\Design\Plate\Yamhill\Assessment Area\Plate 5 AREA LEGAL DESCRIPTION.dwg(TED) August 20, 2024 - 4:31 PM BT: Keith Jeter

AREA 4B

A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHERLY TERMINUS OF VERBENA PARKWAY, AS SHOWN ON THE PLAT OF VERBENA PARKWAY AT HYLAND TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 69, PAGES 6 THROUGH 11, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, SAID POINT LYING ON THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 358.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°25'35" EAST, 358.11 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°09'34" EAST, 705.14 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1530.00 FEET, AN ARC DISTANCE OF 101.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°15'42" EAST, 101.33 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1530.00 FEET, AN ARC DISTANCE OF 1366.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°02'38" WEST, 1312.93 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1240.00 FEET, AN ARC DISTANCE OF 492.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°04'23" WEST, 499.29 FEET; THENCE NORTH 75°12'02" WEST, 664.69 FEET; THENCE SOUTH 89°09'21" WEST, 83.32 FEET; THENCE NORTH 79°19'58" WEST, 1130.66 FEET; THENCE SOUTH 89°25'48" WEST, 607.75 FEET; THENCE NORTH 48°43'28" WEST, 86.25 FEET; THENCE NORTH 90°00'00" WEST, 575.24 FEET; THENCE SOUTH 00°00'00" EAST, 130.81 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 50.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°22'09" EAST, 50.31 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 06°45'34" EAST, 173.78 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1082.00 FEET, AN ARC DISTANCE OF 27.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°02'03" EAST, 27.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°18'33" EAST, 255.20 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1711, PAGE 652, OF SAID PUBLIC RECORDS; THENCE NORTH 89°25'48" EAST, ALONG LAST SAID LINE, 1108.39 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°12'59" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESIGNATED "PARCEL 1", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1846, PAGE 381, OF SAID PUBLIC RECORDS, 684.47 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF SAID PUBLIC RECORDS; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE 224.45 FEET; THENCE NORTH 90°00'00" EAST, 847.82 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 78.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°22'22" EAST, 275.44 FEET; THENCE SOUTH 54°15'41" EAST, 72.36 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 77.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°01'52" EAST, 77.09 FEET; THENCE SOUTH 90°00'00" EAST, 266.80 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 78.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°00'00" EAST, 70.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°00'00" EAST, 109.59 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 654.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°46'07" EAST, 600.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 81°32'14" EAST, 141.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 296.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°41'45" EAST, 282.99 FEET; THENCE SOUTH 51°04'16" EAST, 79.20 FEET, TO THE POINT OF BEGINNING.

CONTAINING 95.18 ACRES, MORE OR LESS.

ETM

VISION - EXPERIENCE - RESULTS

ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258

Tel: (904) 842-8800 Fax: (904) 848-9480

REG - 2384 LG - 3000268

ASSESSMENT AREA 4B LEGAL DESCRIPTION

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

CLAY COUNTY, FLORIDA

ETM NO. 24-151

DRAWN BY: MKJ

DATE: JULY, 2024

DRAWING NO. PLATE 5B

T:\2024\24-151\LandDev\Design\Plate\Yamhill\Assessment Area\Plate 5 AREA LEGAL DESCRIPTION.dwg(TED) August 20, 2024 - 4:31 PM BT: Keith Jeter

7

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

10

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

10A

**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 regular Board of Supervisor meetings 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 two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

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), *Florida Statutes*, 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, annual meeting schedule).

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: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable 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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent link to annual audit, most recently 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 transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☒ No ☐

Chair/Vice Chair:

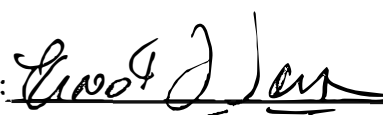


Date: 7/31/24

Print Name: GERALD F. KERN

Creekview Community Development District

District Manager:



Date: 7/31/24

Print Name: ERNESTO J. TORREY

Creekview Community Development District

CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT

10B

**Creekview Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings 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 two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

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), *Florida Statutes*, 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, annual meeting schedule).

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: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable 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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent link to annual audit, most recently 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 transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

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

UNAUDITED
FINANCIAL
STATEMENTS

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2025**

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2025**

	General Fund	Debt Service Fund Series 2022	Debt Service Fund Series 2024	Capital Projects Fund Series 2022	Capital Projects Fund Series 2024	Total Governmental Funds
ASSETS						
Cash	\$ 25,782	\$ -	\$ -	\$ -	\$ -	\$ 25,782
Investments						
Revenue	-	858,872	-	-	-	858,872
Reserve	-	1,080,546	1,783,282	-	-	2,863,828
Prepayment	-	1,574,255	73,830	-	-	1,648,085
Construction	-	-	-	1,223	183	1,406
Interest	-	-	762,344	-	-	762,344
Optional Redemption	-	-	147	-	-	147
Due from Landowner	-	-	-	48,795	1,745,773	1,794,568
Due from Creekview GP LLC	368,879	-	1,777,185	-	-	2,146,064
Utility deposit	990	-	-	-	-	990
Total assets	<u>\$395,651</u>	<u>\$3,513,673</u>	<u>\$4,396,788</u>	<u>\$ 50,018</u>	<u>\$ 1,745,956</u>	<u>\$10,102,086</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 59,453	\$ -	\$ -	\$ -	\$ -	\$ 59,453
Due to Creekview GP	-	36,108	-	-	-	36,108
Due to Developer	-	-	-	1,201	-	1,201
Tax payable	122	-	-	-	-	122
Retainage payable	-	-	-	38,949	1,349,200	1,388,149
Contracts payable	-	-	-	48,796	1,745,910	1,794,706
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>65,575</u>	<u>36,108</u>	<u>-</u>	<u>88,946</u>	<u>3,095,110</u>	<u>3,285,739</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	368,879	-	1,777,185	48,795	1,745,773	3,940,632
Total deferred inflows of resources	<u>368,879</u>	<u>-</u>	<u>1,777,185</u>	<u>48,795</u>	<u>1,745,773</u>	<u>3,940,632</u>

Fund balances:
Restricted for:

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS**

OCTOBER 31, 2025

Debt service	-	3,477,565	2,619,603	-	-	6,097,168
Capital projects	-	-	-	(87,723)	(3,094,927)	(3,182,650)
Unassigned	(38,803)	-	-	-	-	(38,803)
Total fund balances	<u>(38,803)</u>	<u>3,477,565</u>	<u>2,619,603</u>	<u>(87,723)</u>	<u>(3,094,927)</u>	<u>2,875,715</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$395,651</u>	<u>\$3,513,673</u>	<u>\$4,396,788</u>	<u>\$ 50,018</u>	<u>\$ 1,745,956</u>	<u>\$10,102,086</u>

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 428,871	0%
Assessment levy: off-roll	-	-	350,504	0%
Landowner contribution	-	-	9,169	0%
Total revenues	-	-	788,544	0%
EXPENDITURES				
Professional & administrative				
Supervisors	861	861	8,000	11%
Management/accounting/recording	3,750	3,750	45,000	8%
Debt service fund accounting/assessment roll prep	625	625	7,500	8%
O&M accounting	417	417	5,000	8%
Legal	-	-	25,000	0%
Engineering	-	-	5,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	167	167	2,000	8%
EMMA software services	5,000	5,000	1,500	333%
Trustee	-	-	7,600	0%
Telephone	17	17	200	9%
Postage	-	-	500	0%
Printing & binding	42	42	500	8%
Legal advertising	97	97	1,500	6%
Annual special district fee	175	175	175	100%
Insurance	5,732	5,732	6,584	87%
Contingencies/bank charges	87	87	4,500	2%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Meeting room rental	-	-	900	0%
Total professional & administrative	16,970	16,970	128,374	13%
Field operations				
Landscape maintenance	11,193	11,193	330,000	3%
Landscape contingency	16,788	16,788	45,000	37%
Lake/stormwater maintenance	998	998	30,000	3%
Irrigation repairs	-	-	25,000	0%
Costshare with HOA	-	-	45,000	0%
Annuals & pine straw	-	-	33,000	0%
Repairs & maintenance	-	-	7,000	0%
Special events	-	-	10,000	0%
Utilities				
Electric	275	275	17,300	2%
Reuse	-	-	78,000	0%
Holiday lights	-	-	12,000	0%
Contingencies	-	-	10,000	0%
Total field operations	29,254	29,254	642,300	5%
Other fees & charges				
Tax collector	-	-	17,870	0%
Total other fees & charges	-	-	17,870	0%
Total expenditures	46,224	46,224	788,544	6%
Excess/(deficiency) of revenues over/(under) expenditures	(46,224)	(46,224)	-	
Fund balances - beginning	7,421	7,421	-	
Fund balances - ending	\$ (38,803)	\$ (38,803)	\$ -	

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 1,048,285	0%
Interest	8,640	8,640	-	N/A
Total revenues	<u>8,640</u>	<u>8,640</u>	<u>1,048,285</u>	1%
EXPENDITURES				
Debt service				
Principal	-	-	320,000	0%
Interest	-	-	808,481	0%
Total debt service	<u>-</u>	<u>-</u>	<u>1,128,481</u>	0%
Other fees & charges				
Tax collector	-	-	43,679	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>43,679</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>1,172,160</u>	0%
Net change in fund balances	8,640	8,640	(123,875)	
Fund balances - beginning	3,468,925	3,468,925	1,948,216	
Fund balances - ending	<u>\$ 3,477,565</u>	<u>\$ 3,477,565</u>	<u>\$ 1,824,341</u>	

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 1,777,172	0%
Interest	8,905	8,905	-	N/A
Total revenues	<u>8,905</u>	<u>8,905</u>	<u>1,777,172</u>	1%
EXPENDITURES				
Principal	-	-	370,000	0%
Interest	-	-	1,414,576	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>1,784,576</u>	0%
Net change in fund balances	8,905	8,905	(7,404)	
Fund balance - beginning	2,610,698	2,610,698	2,549,681	
Fund balance - ending	<u>\$ 2,619,603</u>	<u>\$ 2,619,603</u>	<u>\$ 2,542,277</u>	

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 21	\$ 21
Total revenues	<u>21</u>	<u>21</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Net change in fund balances	21	21
Fund balances - beginning	(87,744)	(87,744)
Fund balances - ending	<u><u>\$ (87,723)</u></u>	<u><u>\$ (87,723)</u></u>

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 46	\$ 46
Total revenues	<u>46</u>	<u>46</u>
EXPENDITURES		
Capital outlay	<u>60,911</u>	<u>60,911</u>
Total expenditures	<u>60,911</u>	<u>60,911</u>
Net change in fund balances	(60,865)	(60,865)
Beginning fund balance	<u>(3,034,062)</u>	<u>(3,034,062)</u>
Ending fund balance	<u><u>\$ (3,094,927)</u></u>	<u><u>\$ (3,094,927)</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 Public Hearing and Regular Meeting on September 30, 2025 at 2:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

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

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Chris Loy	District Counsel
Scott Wild (via telephone)	District Engineer
Megan Maldonado (via telephone)	GreenPointe Developers
Nick McKenna	GreenPointe Developers
Kim Mercado	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:00 p.m.

Supervisors Odom, Cornelison and Bock were present. Supervisor Taylor attended via telephone. Supervisor Kern was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consent Agenda

Mr. Torres presented the following:

A. Ratification/Consideration of Requisitions: Series 2022 (support documentation available upon request)

I.	Number 433	Basham & Lucas Design Group, Inc.	[\$1,800.00]
II.	Number 434	SES Environmental Resource	[\$1,520.00]
III.	Number 435	England-Thims & Miller, Inc.	[\$27,459.95]
IV.	Number 436	Basham & Lucas Design Group, Inc.	[\$8,725.00]

B. Ratification/Consideration of Requisitions: Series 2024 (support documentation available upon request)

I.	Number American Precast Structures, LLC	[\$301,130.00]
II.	Number 105 Ferguson Enterprises, LLC	[\$5,641.96]
III.	Number 106 American Precase Structures, LLC	[\$122,829.00]
IV.	Number 107 Creative Mailbox Design	[\$6,452.37]
V.	Number 108 Clay Electric Cooperative, Inc.	[\$72,625.36]
VI.	Number 109 Clay Electric Cooperative, Inc.	[\$202,400.00]
VII.	Number 110 Clay Electric Cooperative, Inc.	[\$27,200.00]
VIII.	Number 111 Kilinski Van Wyk PLLC	[\$3,218.50]
IX.	Number 112 Ferguson Enterprises, LLC	[\$314,462.52]
X.	Number 113 Jax Utilities Management, Inc.	[\$983,474.20]
XI.	Number 114 Jax Utilities Management, Inc.	[\$935,587.84]
XII.	Number 117 England-Thims & Miller, Inc.	[\$23,413.86]
XIII.	Number 118 Clary & Associates, Inc.	[\$2,050.00]
XIV.	Number 119 Kilinski Van Wyk PLLC	[\$2,234.50]t

C. Ratification Items

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

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, the Consent Agenda Items, as listed, were ratified and/or approved, as specified.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

A. Affidavit/Proof of Publication**B. Mailed Notice to Property Owner(s)**

These items were included for informational purposes.

Mr. Torres stated this Item is related to the Boundary Amendment. Additional acreage and commercial units were added. This process is necessary in order to be able to levy assessments on those areas.

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, the Public Hearing was opened.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board, made no changes or adjustments to the assessment levels.

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, the Public Hearing was closed.

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

Mr. Wild presented the Supplement to the Report of the District Engineer dated May 27, 2025 and noted the following:

➤ The first paragraph of the Report provides the background of the CDD and describes the Boundary Amendment to incorporate the Expansion Parcel.

➤ Table 1 provides the unit mix of the original Master Report and the Amended Total Number of Units after considering changes in unit types and the addition of the Expansion

107 Parcel. The Amended Total Number of Units are 176 Townhomes, 19 40' lots, 931 50' lots, and
108 647 60' lots, for a total of 1,773 units. The Expansion parcel added 20 acres of Commercial
109 property and 5 acres for Civic/Park Use.

110 ➤ A Fire Station parcel that will not be assessed is included within the Expansion Parcel.

111 ➤ The Original Estimated Capital Improvement Plan (CIP) Costs total \$90,549,000 and the
112 Expansion Parcel Estimated CIP Costs total \$43,330,900.

113 ➤ The Amended Total CIP Costs, including the Expansion Parcel, total \$133,879,900 and
114 the Costs Attributable to Commercial Use total \$3,528,890.

115 ➤ The Report outlines the Proposed Funding, Maintenance and Ownership for the
116 Expansion Parcel Improvements.

117 ➤ The Report indicates that all information is correct to the best of the District Engineer's
118 knowledge.

119 following questions were posed and answered:

120 **Mr. Loy:** Based on your experience, are the cost estimates in your Engineer's Report, as
121 supplemented, reasonable and proper?

122 **Mr. Wild:** Yes.

123 **Mr. Loy:** Do you have any reason to believe the Capital Improvement Plan cannot be
124 carried out by the District?

125 **Mr. Schrader:** No.

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

128 Mr. Torres presented the Amended and Restated Master Special Assessment
129 Methodology Report dated May 27, 2025, and reviewed the Tables. He noted the following:

130 ➤ The original project consisted of approximately 745 +/- acres, and the addition of the
131 Expansion Parcel increases the land within the CDD to approximately 902.47 +/- acres.

132 ➤ The original Development Program anticipated 1,480 units. With unit type adjustments,
133 the anticipated residential units now total 1,773 units of varying sizes and the addition of the
134 Expansion Parcel adds 81,650 square feet of commercial space and 5 acres of civic/park use
135 space.

136 The following questions were posed and answered:

137 **Mr. Loy:** In your professional opinion, do the lands subject to the assessments receive
138 special benefits from the District's Capital Improvement Plan?

139 **Mr. Torres:** Yes.

140 **Mr. Loy:** In your professional opinion, are the master assessments reasonably
141 apportioned among the lands subject to the special assessments?

142 **Mr. Torres:** Yes.

143 **Mr. Loy:** In your professional opinion, is it reasonable, proper and just to assess the cost
144 of the CIP as a system of improvements and against the lands in the District in accordance with
145 your Methodology?

146 **Mr. Torres:** Yes.

147 **Mr. Loy:** Is it your opinion that the special benefits the lands will receive as set forth in
148 the final assessment roll will be equal to or in excess of the maximum master assessments
149 thereon when allocated as set forth in the Methodology?

150 **Mr. Torres:** Yes.

151 **Mr. Loy:** Is it your opinion that it is in the best interest of the District that the master
152 assessments be paid and collected in accordance with the Methodology and the District's
153 Assessment Resolutions?

154 **Mr. Torres:** Yes.

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

164 Mr. Loy presented Resolution 2025-16 and read the title.

165 Discussion ensued regarding the footnotes to Table 6.

166 **On MOTION by Mr. Cornelison and seconded by Ms. Bock, with all in favor,**
167 **Resolution 2025-16, Authorizing District Projects for Construction and/or**

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

FIFTH ORDER OF BUSINESS

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

This item was deferred.

SIXTH ORDER OF BUSINESS

Discussion: Amenity Policies and Rates

- A. Consideration of Resolution 2025-15, to Designate the Date, Time and Place of Public Hearing and Authorize Publication of Notice of Such Hearing for the Purpose of Adopting Rules, Rates, Fees and Charges of the District and Providing an Effective Date

This item was deferred and will be removed from the agenda until the appropriate time.

SEVENTH ORDER OF BUSINESS

Consideration of Hyland Trail Homeowners Association, Inc. Amendment to Agreement for Facility Management, Operation, and Oversight Services

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, the Hyland Trail Homeowners Association, Inc. Amendment to Agreement for Facility Management, Operation, and Oversight Services, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.

NINTH ORDER OF BUSINESS

Approval of August 26, 2025 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Cornelison and seconded by Ms. Bock, with all in favor, the August 26, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski|Van Wyk, PLLC**

Mr. Loy reminded the Board Members to complete the required four hours of ethics training by December 31, 2025. Upon request, he will email a Memorandum with links to free course options.

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

There was no report.

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

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

- **QUORUM CHECK**

The next meeting will be held on October 28, 2025, rather than October 9, 2025.

Supervisors Bock, Cornelison and Odom confirmed their in-person attendance at the October 28, 2025 meeting.

ELEVENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Cornelison and seconded by Mr. Odom, with all in favor, the meeting adjourned at 3:24 p.m.

246
247
248
249
250

Secretary/Assistant Secretary

Chair/Vice Chair