



Rizzetta & Company

# **TWO CREEKS**

## **Community Development District**

---

**Board of Supervisors' Meeting**  
**May 24, 2023**

**District Office:**  
**2806 N. Fifth Street**  
**St. Augustine, FL 32084**

[www.twocreeksccd.org](http://www.twocreeksccd.org)

## **TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT**

Courtyard by Marriott 610 Wells Road, (I-295 & US 17), Orange Park, Florida 32073

[www.twocreeksccd.org](http://www.twocreeksccd.org)

<b>Board of Supervisors</b>	Darryl Del Rio Brian Wigal Karen Burt Lan Nguyen Barbara Rhodes	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Carol L. Brown	Rizzetta & Company, Inc.
<b>District Counsel</b>	Wes Haber	Kutak Rock, LLP
<b>District Engineer</b>	D. Glynn Taylor	Taylor & White

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that 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.

# TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.twocreeksccd.org](http://www.twocreeksccd.org)

**Board of Supervisors  
Two Creeks Community  
Development District**

**May 17, 2023**

## AGENDA

Dear Board Members:

The regular **meeting** of the Board of Supervisors of the Two Creeks Community Development District will be held on **May 24, 2023, at 6:00 p.m.** at the Courtyard by Marriott located at 610 Wells Road, Orange Park, Florida 32073.

### **BOARD OF SUPERVISORS MEETING:**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting, held February 22, 2023.....Tab 1
  - B. Ratification of Operation & Maintenance Expenditures for December 2022, January 2023, February 2023, March 2023 & April 2023.....Tab 2
- 4. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Landscape Manager.....Tab 3
    - 1.) BrightView Landscape Report, dated May 12, 2023
    - 2.) BrightView Landscape Irrigation Report, dated April 27, 2023
  - D. Amenity and Field Operation Manager.....Tab 4
    - 1.) FC CMS Amenity Management Report, dated May 24, 2023
    - 2.) Solitude Lake Management Report – *(Under Separate Cover)*
    - 3.) Update on Pond Fish Re-Stocking & Otters
  - E. District Manager.....Tab 5
    - 1.) Presentation of Registered Voter Count
    - 2.) Update on Easement Access Request
- 5. BUSINESS ITEMS**
  - A. Consideration of Resolution 2023-02, Adopting Records Retention Policy.....Tab 6
  - B. Consideration of Resolution 2023-03, Certifying Name Change for Assistant Secretary.....Tab 7
  - C. Consideration of Acceptance of Arbitrage Rebate Reports, dated August 11, 2021 & August 11, 2022.....Tab 8

D. Consideration of Acceptance of the Renewal of the Solitude Lake Management Agreement.....	Tab 9
E. Consideration of Fire Safety Inspection Proposal(s).....	Tab 10
F. Consideration of WebWatchDogs Extended Warranty Renewal Proposal.....	Tab 11
G. Consideration of Entrance Sign Proposal.....	Tab 12
H. Consideration of the ASAP Towing Proposal.....	Tab 13
I. Consideration of Resolution 2023-04, Approving Proposed Fiscal Year 2023-2024 Budget & Setting Public Hearing.....	Tab 14
<b>6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS</b>	
<b>7. ADJOURNMENT</b>	

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact Kristi Roxas, Administrative Assistant, at (904) 436-6270 Ext. 4636.

Yours kindly,  
*Carol L. Brown*  
 District Manager

# **Tab 1**

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**TWO CREEKS  
COMMUNITY DEVELOPMENT DISTRICT**

The **regular meeting** of the Board of Supervisors of Two Creeks Community Development District was held on **February 22, 2023, at 6:00 p.m.** at the Courtyard by Marriott located at 610 Wells Road, Orange Park, FL 32073.

**Present and constituting a quorum:**

Darryl Del Rio	<b>Board Supervisor, Chairman (speakerphone)</b>
Brian Wigal	<b>Board Supervisor, Vice Chairman</b>
Karen Burt	<b>Board Supervisor, Assistant Secretary</b>
Lan Nguyen	<b>Board Supervisor, Assistant Secretary</b>
Barbara Rhodes	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Carol Brown	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Wes Haber	<b>District Counsel, Kutak Rock, LLP</b>
Willie Perez	<b>Account Manager, BrightView Landscape</b>
Brian Mercer	<b>Operations Manager, BrightView Landscape</b>
Tony Shiver	<b>Owner/President, First Coast CMS</b>
Marty Czako	<b>Maintenance Manager, First Coast CMS</b>

Audience members of the public present

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Del Rio called the meeting to order at 6:08 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments on  
Agenda Items**

An audience member commented on otter removal from ponds.

48 **THIRD ORDER OF BUSINESS** **Oath of Office**

49  
50 Ms. Brown informed the Board that Ms. Rhodes and Mr. Del Rio were re-elected to the  
51 Board of Supervisors at the past general election and that they both took their Oath of  
52 Office prior to the meeting.

53  
54 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2023-01;  
Redesignating Officers**

55  
56  
57 Ms. Brown informed the Board that any time there is a change to the Board of  
58 Supervisors, an opportunity to discuss offices is considered.

59  
60 After discussion the Board decided to keep their previously held offices.

61  
62 Ms. Brown requested the Board also keep the Rizzetta employees in their previously  
63 adopted offices with Ms. Brown and Ms. Gallagher as Assistant Secretaries, Mr.  
64 Schleifer as Secretary, Mr. Brizendine as Treasurer, and Shawn Wildermuth as Assistant  
65 Treasurer.

66  

On motion by Mr. Wigal, seconded by Ms. Rhodes, with all in favor, the Board of Supervisors adopted Resolution 2023-01, redesignating officers with al officers holding their previously adopted positions, for Two Creeks Community Development District.

67  
68 **FIFTH ORDER OF BUSINESS** **Consideration of the Minutes of the  
Board of Supervisors' Regular  
Meeting held October 26, 2022**

69  
70  
71  

On motion by Ms. Rhodes, seconded by Ms. Burt, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held October 26, 2022, for Two Creeks Community Development District.

72  
73 **SIXTH ORDER OF BUSINESS** **Ratification of Operation &  
Maintenance Expenditures for  
August 2022, September 2022,  
October 2022 and November 2022**

74  
75  
76  
77  

On motion by Mr. Wing, seconded by Ms. Rhodes, with all in favor, the Board of Supervisors ratified the operation & maintenance expenditures for August 2022, in the amount of \$33,245.76, September 2022, in the amount of \$24,607.22, October 2022, in the amount of \$134,757.03, and November 2022, in the amount of \$26,879.30, for Two Creeks Community Development District.

78  
79  
80

81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123

**SEVENTH ORDER OF BUSINESS**                      **Staff Reports**

**A. Landscape Manager**

**1.) BrightView Quality Site Assessment, dated January 25, 2023 & February 13, 2023**

Mr. Perez Davila reviewed the BrightView Reports, (Exhibit A), and advised the crepe myrtles have been trimmed, annuals were installed, and the District ponds are experiencing low water levels.

Mr. Wigal asked if there is any damage to landscaping from the cold temperatures. Mr. Perez Davila said yes, and dead limbs have been cut.

Mr. Perez Davila also said the mulch is to be installed and Mr. Mercer said tree canopies are to be raised in April.

The Board moved to Agenda item 5F.

**EIGHTH ORDER OF BUSINESS**                      **BrightView Landscape**

Mr. Perez Davila presented a playground mulch proposal, under separate cover, in the amount of \$7,681.85, (Exhibit B).

<p>On motion by Mr. Wigal, seconded by Ms. Burt, with all in favor, the Board of Supervisors approved the BrightView proposal for playground mulch, in the amount of \$7,681.85, for Two Creeks Community Development District.</p>
---

Ms. Rhodes requested BrightView Landscape remove moss growing on trees, blocking the signs.

The Board excused BrightView Landscape at 6:27 p.m.

**NINTH ORDER OF BUSINESS**                      **Staff Report**

**B. District Counsel**

Mr. Haber updated the Board that the legislation session is about to begin and there are two bills that he and his firm are monitoring that could impact Districts. The first is regarding Board ethics and training and the second is in regard to sovereign immunity and liability.

**C. District Engineer**

The District Engineer, Mr. Taylor, was not present, however, Ms. Brown informed the



124 Board that he was contacted recently to review the low pond levels of Pond 1 & 2. He  
125 advised the low levels are a result of not enough rainfall.

126  
127 **D. Amenity and Field Operation Manager**

128  
129 **1.) FC CMS Field Report, dated February 22, 2023**

130  
131 Mr. Czako presented the First Coast CMS Field Report and recommended the Board  
132 hold on restocking the ponds until they make a decision on the impact of the otters.

133  
134 He also informed the Board that the Playmore slide is scheduled to arrive in April.

135  
136 Mr. Wigal asked the Staff of any other playground concerns. Mr. Czako stated no, and  
137 they are experiencing normal wear and tear.

138  
139 Mr. Czako also updated the Board that the grill was due for inspection and the District  
140 was working with Cintas and backflows to be inspected in March.

141  
142 The Board directed the Staff to obtain additional proposals from other fire safety  
143 companies at renewal.

144  
145 Mr. Wigal asked about the pool maintenance status.

146  
147 Mr. Shiver stated everything mechanically is good, however, he said the District can  
148 purchase an additional pool motor to have on-hand. Discussion ensued.

149  
On motion by Mr. Wigal, seconded by Ms. Rhodes, with all in favor, the Board of Supervisors approved the purchase of a pool motor with a not to exceed amount of \$5,000, for Two Creeks Community Development District.

150  
151 The Board directed the Staff to send an E-blast on the pool policy, add access cards,  
152 update to marquee sign, inspect pool shower head, tighten fitness room door, remove  
153 lock on rear pool exit, review TV signal.

154  
155 **2.) Solitude Lake Management Report, dated February 2, 2023**

156  
157 The Board has directed the Staff to have vendor add more details to their reports.

158  
159 **E. District Manager**

160  
161 Ms. Brown reminded the Board that their next meeting is scheduled for May 24, 2023, at  
162 6:00 p.m. at the Courtyard Marriott.

163  
164 Ms. Brown informed the Board that the July 2022 motor vehicle accident; the driver did  
165 not have insurance. Discussion ensued.

166

167 The Board directed the Staff to send a demand letter for damage repayment to both the  
168 driver and the owner of the vehicle.

169  
170 **TENTH ORDER OF BUSINESS** **Ratification of Tri-Party Succession**  
171 **Agreement**  
172

173 Ms. Brown informed the Board that US Bank has made a structural change where their  
174 corporate Trust business will operate under a subsidiary, and they were seeking  
175 approval. The agreement was presented to the Chairman outside of a meeting and  
176 agreement is being presented for ratification.  
177

On motion by Mr. Wigal, seconded by Ms. Rhodes, with all in favor, the Board of Supervisors ratified the Tri-Party Succession Agreement, for Two Creeks Community Development District.

178  
179 **ELEVENTH ORDER OF BUSINESS** **Consideration of Playmore**  
180 **Playground Staircase Proposal**  
181

On motion by Ms. Rhodes, seconded by Mr. Wigal, with all in favor, the Board of Supervisors approved the Playmore Playground staircase proposal, in the amount of \$3,999.19, for Two Creeks Community Development District.

182  
183 **TWELFTH ORDER OF BUSINESS** **Consideration of Otter Removal**  
184 **Service Proposal(s)**  
185

186 Mr. Czako reviewed the otter removal service proposals. He noted the Trutech  
187 proposal was presented as an annual agreement, however, the District could cancel  
188 once the otters were removed. Discussion ensued.  
189

On motion by Ms. Rhodes, seconded by Ms. Burt, with all in favor, the Board of Supervisors authorized Ms. Nguyen to work with the Staff to explore options to relocate otters and not have them euthanized by reaching out to the Fish and Wildlife Service, University of Florida and additional vendors. The Board approves the Trutech agreement in the annual amount of \$6,287 after April 1, 2023, if alternative options to trap and take are not available, for Two Creeks Community Development District.

190  
191 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Entrance Sign**  
192 **Proposal**  
193

194 Tabled by the Board. The Board directed the Staff to increase lettering size, center, and  
195 curve on fencing.  
196  
197  
198  
199

200  
201  
202  
203

**FOURTEENTH ORDER OF BUSINESS**                      **Consideration of Heating & Air  
Maintenance Proposal(s)**

On motion by Mr. Del Rio, seconded by Mr. Wigal, with all in favor, the Board of Supervisors approved the Hammond Heating & Air proposal, in the amount of \$497.00, for Two Creeks Community Development District.

204  
205

The Board moved to Agenda item 6.

206  
207  
208  
209

**FIFTEENTH ORDER OF BUSINESS**                      **Audience Comments and Supervisor  
Requests**

210  
211

**AUDIENCE**

Audience members commented on speeding, mailboxes, preserve roads owned by HOA and privately owned, property lines, hauling of dirt from nearby construction, recently installed marquee sign, weeds, splash pad, roads, safety, Clay County Schools E-blasts, amenity cleanliness, gold carts and pickleball.

216  
217

The Board directed the Staff to relocate the marquee sign.

218  
219  
220

Mr. Fuede, of 1137 Buggy Whip Trail, requested Board to allow him access to the water utility line, through the Trail Ridge park. He said he would restore the park. Mr. Haber advised the Board that the District can grant access and a written agreement can be put in place. Ms. Brown informed the Board there would be additional costs involved, including engaging the District Engineer.

224  
225  
226  
227

Board directed staff to have the District Engineer review and draft an agreement, with language to include that the property owner is responsible for all District related costs associated with accessing water utility line.

228  
229

**SUPERVISORS**

230  
231  
232

Ms. Rhodes requested, and the Board directed for Staff to obtain pressure washing proposals, including annual agreements.

233  
234  
235

Ms. Rhodes expressed concerns with parking in prohibited areas. The Staff is to review further, including signs and enforcement, and E-blast policy to residents.

236  
237

The Board directed the Staff to obtain Sunshade proposals for parks.

238  
239  
240

The Board directed the Staff to send 90-day Notice for HOA sign installation. After 90 days, if no action, the sign is no longer approved.

241  
242

The Board moved to Agenda item 5G.

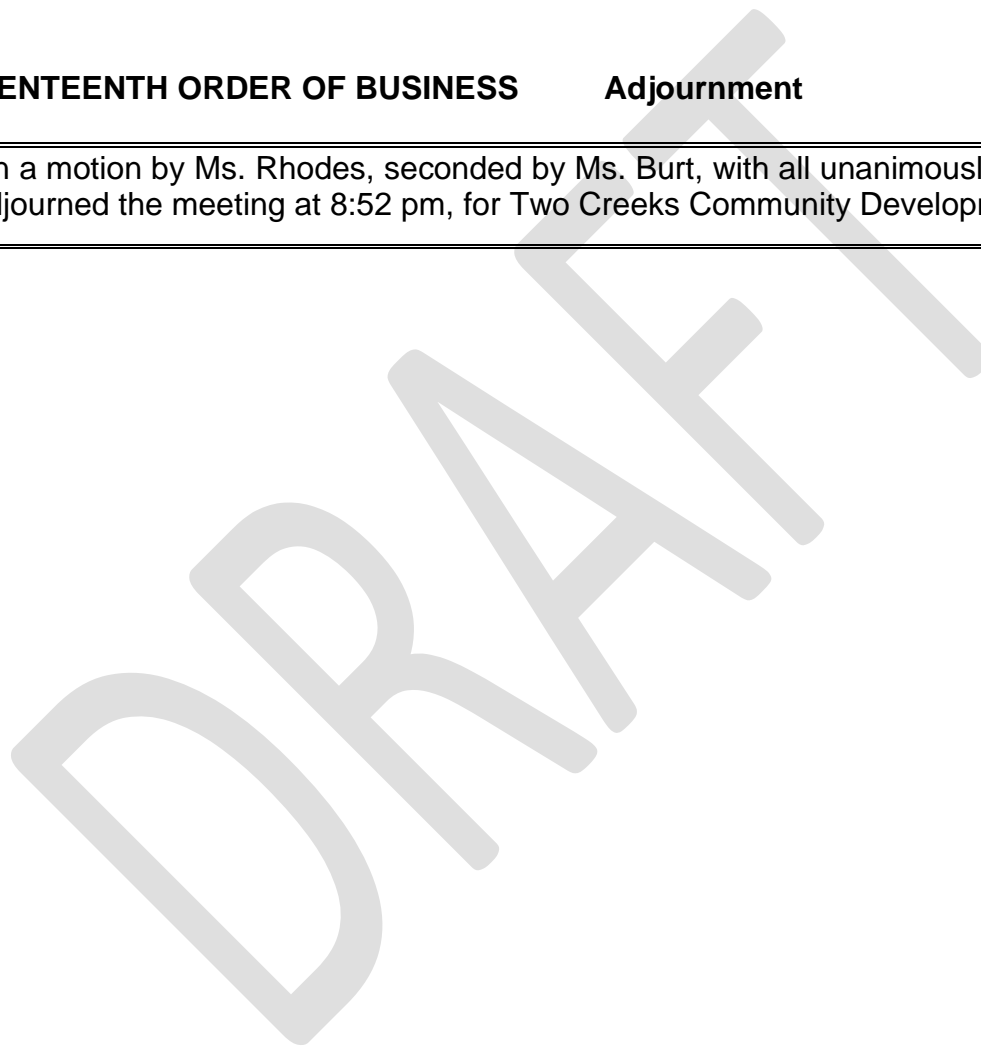
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267  
268  
269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284  
285  
286

**SIXTEENTH ORDER OF BUSINESS**                      **Discussion of Security Agreement\***

Ms. Brown informed the audience that the meeting is now going to be closed to the public so the Board could discuss the District’s security agreement, which is exempt from Public Record.

**SEVENTEENTH ORDER OF BUSINESS**                      **Adjournment**

On a motion by Ms. Rhodes, seconded by Ms. Burt, with all unanimously in favor, the Board adjourned the meeting at 8:52 pm, for Two Creeks Community Development District.



287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307

---

**Secretary/Assistant Secretary**

---

**Chairman / Vice Chairman**

DRAFT

# **Exhibit A**



# Quality Site Assessment

Prepared for: Two Creeks CDD

## General Information

- DATE:** Wednesday, Jan 25, 2023
- NEXT QSA DATE:** Friday, Apr 28, 2023
- CLIENT ATTENDEES:** Marty Czako
- BRIGHTVIEW ATTENDEES:** Willie Perez Davila

## Customer Focus Areas

### Quality you can count on.

<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1 Site Cleanliness</p>	 <p>2 Weed Free</p>	 <p>3 Green Turf</p>
	 <p>4 Crisp Edges</p>	 <p>5 Spectacular Flowers</p>	 <p>6 Uniformly Mulched Beds</p>

### Maintenance Items



**1** The Crape Myrtles were lifted throughout the property



### Recommendations for Property Enhancements



- 1** We recommend replacing the dead plant material in front of the Amenity Center due to frost.

# QUALITY SITE ASSESSMENT

## Two Creeks CDD

### Notes to Owner / Client



**1** The annuals were installed and are looking healthy

**2** Flax lilies will be install once we out of frost danger

### Completed Items



- 1** We have sprayed around the Amenity Center from the Hollies to the building.



# Quality Site Assessment

Prepared for: Two Creeks CDD

## General Information

- DATE:** Monday, Feb 13, 2023
- NEXT QSA DATE:** Friday, May 19, 2023
- CLIENT ATTENDEES:** Marty Czako
- BRIGHTVIEW ATTENDEES:** Willie Perez Davila

## Customer Focus Areas

### Quality you can count on.

<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1 Site Cleanliness</p>	 <p>2 Weed Free</p>	 <p>3 Green Turf</p>
	 <p>4 Crisp Edges</p>	 <p>5 Spectacular Flowers</p>	 <p>6 Uniformly Mulched Beds</p>

# QUALITY SITE ASSESSMENT

## Two Creeks CDD

### Maintenance Items



**1** We have cut back the wax myrtle on Trailridge Road.

**2** We have been trimming back the Holly Trees and they are on rotation.



### Recommendations for Property Enhancements



**1** The playground are in need of replenishing of some playground mulch.

# QUALITY SITE ASSESSMENT

## Two Creeks CDD

### Notes to Owner / Client



**1** Flower seasonal are healthy and Blooming

**2** We have been mowing the ponds and wanted to let you know that the water levels a pretty low.



### Completed Items



**1** The Crape Myrtles were lifted throughout the property



# **Exhibit B**

## Proposal for Extra Work at Two Creeks CDD

Property Name	Two Creeks CDD	Contact	Carol Brown
Property Address	1365 Tynes Blvd Middleburg, FL 32068	To	Two Creeks CDD
		Billing Address	c/o Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name      Mulch Installation:Playground Chips Installation of IPEMA Certified chips

Project Description      Mulch Installation Playground Chips Installation of IPEMA Certified chips at 6 different playgrounds

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
65.00	CUBIC YARD	Mulch Subcontractor Mulch Installation Playground Chips Installation of IPEMA Certified chips at 6 different playgrounds	\$118.18	\$7,681.85

For internal use only

**SO#**                      8046490  
**JOB#**                     346100419  
**Service Line**            130

**Total Price**                      \$7,681.85

**THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

**Acceptance of this Contract**

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

**NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY**

**Customer**

Signature	Title
Carol Brown	property manager
Printed Name	Date
February 22, 2023	

**BrightView Landscape Services, Inc. "Contractor"**  
**Account Manager**

Signature	Title
Willie Perez Davila	February 22, 2023
Printed Name	Date

**Job #: 346100419**  
**SO #: 8046490**      **Proposed Price: \$7,681.85**

## **Tab 2**

# Two Creeks Community Development District

---

District Office · St. Augustine, Florida · (904) 436-6270  
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614  
[www.twocreeksccd.org](http://www.twocreeksccd.org)

## **Operations and Maintenance Expenditures December 2022 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2022 through December 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$44,286.43**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

**Company name:** Two Creeks Community Development District  
**Report name:** Check register  
**Created on:** 5/17/2023  
**Location:** 110--Two Creeks

Bank	Date	Vendor	Document no.	Amount	Cleared
<b>110TRUISTOP - Truist Bank</b>	<b>Account no: 1000258653723</b>				
	12/5/2022	V0119--Always Improving, LLC	100059	557.20	1/31/2023
	12/5/2022	V0369--BrightView Landscape Services, Inc.	100060	10,059.00	12/31/2022
	12/30/2022	V0518--Clay County Utility Authority	202212-1	0.03	12/31/2022
	12/30/2022	V0518--Clay County Utility Authority	EFT	4,068.83	12/31/2022
	12/22/2022	V0519--Clay Electric Cooperative, Inc.	EFT	3,076.00	12/31/2022
	12/5/2022	V0549--Com Pac Filtration, Inc.	100061	6,288.26	12/31/2022
	12/23/2022	V0550--COMCAST	EFT	284.33	12/31/2022
	12/5/2022	V02948--Constant Contact, Inc	EFT	19.00	12/31/2022
	12/5/2022	V0876--First Coast Contract Maintenance Service, LLC	100062	9,286.13	12/31/2022
	12/20/2022	V0994--Giddens Security Corporation	100066	631.60	1/31/2023
	12/5/2022	V0994--Giddens Security Corporation	100063	947.40	12/31/2022
	12/20/2022	V1428--Kutak Rock, LLP	100067	1,481.90	12/31/2022
	12/5/2022	V1902--Poolsure	100064	945.00	12/31/2022
	12/22/2022	V1996--Republic Services	EFT	129.50	12/31/2022
	12/5/2022	V1954--Rizzetta & Company, Inc.	100065	5,025.25	12/31/2022
	12/20/2022	V2185--Solitude Lake Management, LLC	100068	1,487.00	12/31/2022
<b>Total for 110TRUISTOP</b>				<b>44,286.43</b>	

# Two Creeks Community Development District

---

District Office · St. Augustine, Florida · (904) 436-6270  
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614  
[www.twocreeksccd.org](http://www.twocreeksccd.org)

## Operations and Maintenance Expenditures January 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2023 through January 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$58,025.50**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

**Company name:** Two Creeks Community Development District  
**Report name:** Check register  
**Created on:** 5/17/2023  
**Location:** 110--Two Creeks

Bank	Date	Vendor	Document no.	Amount	Cleared
<b>110TRUISTOP - Truist Bank</b>	<b>Account no: 1000258653723</b>				
	1/20/2023	V0119--Always Improving, LLC	100085	190.00	2/28/2023
	1/26/2023	V0369--BrightView Landscape Services, Inc.	100087	10,914.01	2/28/2023
	1/4/2023	V0369--BrightView Landscape Services, Inc.	100071	10,059.00	1/31/2023
	1/4/2023	V0369--BrightView Landscape Services, Inc.	100070	509.17	1/31/2023
	1/30/2023	V0518--Clay County Utility Authority	202301-5	3,101.64	1/31/2023
	1/25/2023	V0519--Clay Electric Cooperative, Inc.	202301-3	3,012.00	1/31/2023
	1/26/2023	V0550--COMCAST	202301-4	298.42	1/31/2023
	1/3/2023	V02948--Constant Contact, Inc	202301-1	19.00	1/31/2023
	1/13/2023	V0794--Egis Insurance Advisors, LLC	100077	337.00	1/31/2023
	1/13/2023	V0876--First Coast Contract Maintenance Service, LLC	100080	1,200.00	1/31/2023
	1/13/2023	V0876--First Coast Contract Maintenance Service, LLC	100079	8,286.13	1/31/2023
	1/13/2023	V0876--First Coast Contract Maintenance Service, LLC	100078	328.67	1/31/2023
	1/4/2023	V0893--Florida Department of Revenue	100072	10.47	1/31/2023
	1/26/2023	V0994--Giddens Security Corporation	100088	2,121.05	2/28/2023
	1/18/2023	V0994--Giddens Security Corporation	100084	1,173.65	1/31/2023
	1/4/2023	V0994--Giddens Security Corporation	100073	947.40	1/31/2023
	1/4/2023	V0994--Giddens Security Corporation	100074	2,099.98	1/31/2023
	1/13/2023	V1168--Innersync Studio, Ltd	100081	384.38	1/31/2023
	1/13/2023	V1428--Kutak Rock, LLP	100082	260.00	1/31/2023
	1/26/2023	V1902--Poolsure	100089	1,172.50	1/31/2023
	1/4/2023	V1902--Poolsure	100075	945.00	1/31/2023
	1/23/2023	V1996--Republic Services	202301-2	128.78	1/31/2023
	1/18/2023	V1954--Rizzetta & Company, Inc.	100083	1,000.00	1/31/2023
	1/4/2023	V1954--Rizzetta & Company, Inc.	100069	5,025.25	1/31/2023
	1/4/2023	V2185--Solitude Lake Management, LLC	100076	1,487.00	1/31/2023
	1/20/2023	V03006--T & M Electric of Clay County, LLC	100086	3,015.00	1/31/2023
<b>Total for 110TRUISTOP</b>				<b>58,025.50</b>	



# Two Creeks Community Development District

---

District Office · St. Augustine, Florida · (904) 436-6270

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

[www.twocreeksccd.org](http://www.twocreeksccd.org)

## Operations and Maintenance Expenditures February 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$46,491.50**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

**Company name:** Two Creeks Community Development District  
**Report name:** Check register  
**Created on:** 4/24/2023  
**Location:** 110--Two Creeks

Bank	Date	Vendor	Document no.	Amount Cleared
<b>110TRUISTOP - Truist Bank</b>	<b>Account no: 1000258653723</b>			
	2/27/2023	V0369--BrightView Landscape Services, Inc.	100099	10,914.01 3/31/2023
	2/23/2023	V0519--Clay Electric Cooperative, Inc.	202302-3	3,107.00 2/28/2023
	2/27/2023	V0520--Clay Today	100100	152.55 3/31/2023
	2/27/2023	V0550--COMCAST	202302-4	298.43 2/28/2023
	2/3/2023	V02948--Constant Contact, Inc	202202-1	19.00 2/28/2023
	2/1/2023	V0597--Courtyard Marriott	100091	175.00 3/31/2023
	2/27/2023	V0876--First Coast Contract Maintenance Service, LLC	100101	9,286.13 3/31/2023
	2/16/2023	V0876--First Coast Contract Maintenance Service, LLC	100097	400.99 2/28/2023
	2/10/2023	V0876--First Coast Contract Maintenance Service, LLC	100094	8,286.13 2/28/2023
	2/1/2023	V0876--First Coast Contract Maintenance Service, LLC	100092	1,979.02 2/28/2023
	2/21/2023	V0994--Giddens Security Corporation	100098	947.40 2/28/2023
	2/10/2023	V0994--Giddens Security Corporation	100095	947.40 2/28/2023
	2/27/2023	V1902--Poolsure	100102	1,172.50 3/31/2023
	2/22/2023	V1996--Republic Services	202202-2	389.19 2/28/2023
	2/2/2023	V1954--Rizzetta & Company, Inc.	100090	5,025.25 2/28/2023
	2/27/2023	V2185--Solitude Lake Management, LLC	100103	1,487.00 3/31/2023
	2/1/2023	V2185--Solitude Lake Management, LLC	100093	1,487.00 2/28/2023
	2/10/2023	V2349--Taylor & White, Inc.	100096	417.50 2/28/2023
<b>Total for 110TRUISTOP</b>				<b>46,491.50</b>

# Two Creeks Community Development District

---

District Office · St. Augustine, Florida · (904) 436-6270

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

[www.twocreeksccd.org](http://www.twocreeksccd.org)

## Operations and Maintenance Expenditures

March 2023

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$21,747.69**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

**Company name:** Two Creeks Community Development District  
**Report name:** Check register  
**Created on:** 4/24/2023  
**Location:** 110--Two Creeks

Bank	Date	Vendor	Document no.	Amount Cleared
<b>110TRUISTOP - Truist Bank</b>	<b>Account no: 1000258653723</b>			
	3/8/2023	V02900--Barbara M. Rhodes	100105	200.00 3/31/2023
	3/8/2023	V0364--Brian Wigal	100106	200.00 3/31/2023
	3/8/2023	V0369--BrightView Landscape Services, Inc.	100107	2,222.22 3/31/2023
	3/31/2023	V0518--Clay County Utility Authority	202303-6	3,283.00 3/31/2023
	3/3/2023	V0518--Clay County Utility Authority	202303-2	3,475.69 3/31/2023
	3/23/2023	V0519--Clay Electric Cooperative, Inc.	202303-4	2,630.00 3/31/2023
	3/27/2023	V0550--COMCAST	202303-5	298.38 3/31/2023
	3/3/2023	V02948--Constant Contact, Inc	202303-1	19.00 3/31/2023
	3/8/2023	V0664--Darryl E. Del Rio	100108	200.00 3/31/2023
	3/8/2023	V0876--First Coast Contract Maintenance Service, LLC	100109	1,405.70 3/31/2023
	3/16/2023	V0893--Florida Department of Revenue	100114	15.70 In Transit
	3/23/2023	V0994--Giddens Security Corporation	100115	947.40 3/31/2023
	3/8/2023	V0994--Giddens Security Corporation	100110	947.40 3/31/2023
	3/8/2023	V02898--HomeTeam Pest Defense, Inc.	100111	125.00 3/31/2023
	3/8/2023	V1428--Kutak Rock, LLP	100112	398.00 3/31/2023
	3/8/2023	V1446--Lan Nguyen	100113	200.00 3/31/2023
	3/22/2023	V1996--Republic Services	202303-3	154.95 3/31/2023
	3/1/2023	V1954--Rizzetta & Company, Inc.	100104	5,025.25 3/31/2023
<b>Total for 110TRUISTOP</b>				<b>21,747.69</b>

# Two Creeks Community Development District

---

District Office · St. Augustine, Florida · (904) 436-6270  
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614  
[www.twocreeksccd.org](http://www.twocreeksccd.org)

## Operations and Maintenance Expenditures April 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$78,023.44**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

**Company name:** Two Creeks Community Development District  
**Report name:** Check register  
**Created on:** 5/17/2023  
**Location:** 110--Two Creeks

Bank	Date	Vendor	Document no.	Amount Cleared
<b>110TRUISTOP - Truist Bank</b>	<b>Account no: 1000258653723</b>			
	4/26/2023	V0369--BrightView Landscape Services, Inc.	100130	10,914.01 In Transit
	4/10/2023	V0369--BrightView Landscape Services, Inc.	100118	20,555.61 4/30/2023
	4/28/2023	V0518--Clay County Utility Authority	EFT	3,100.15 4/30/2023
	4/25/2023	V0519--Clay Electric Cooperative, Inc.	EFT	2,723.00 4/30/2023
	4/26/2023	V0550--COMCAST	EFT	298.13 4/30/2023
	4/3/2023	V02948--Constant Contact, Inc	EFT	19.00 4/30/2023
	4/26/2023	V0727--Disclosure Services, LLC	100131	100.00 In Transit
	4/26/2023	V0876--First Coast Contract Maintenance Service, LLC	100132	12,778.35 In Transit
	4/10/2023	V0876--First Coast Contract Maintenance Service, LLC	100119	10,531.39 4/30/2023
	4/12/2023	V0893--Florida Department of Revenue	100128	6.98 4/30/2023
	4/26/2023	V0994--Giddens Security Corporation	100133	1,063.60 In Transit
	4/10/2023	V0994--Giddens Security Corporation	100120	2,526.40 4/30/2023
	4/10/2023	V03621--Hammond Air Conditioning, Inc.	100121	559.80 4/30/2023
	4/26/2023	V1168--Innersync Studio, Ltd	100134	384.38 In Transit
	4/11/2023	V03637--Karen Jean Burt	100122	200.00 4/30/2023
	4/10/2023	V1428--Kutak Rock, LLP	100123	1,252.50 4/30/2023
	4/26/2023	V1902--Poolsure	100135	1,172.50 In Transit
	4/10/2023	V1902--Poolsure	100124	1,172.50 4/30/2023
	4/24/2023	V1996--Republic Services	EFT	152.97 4/30/2023
	4/4/2023	V1954--Rizzetta & Company, Inc.	100117	5,025.25 4/30/2023
	4/26/2023	V2185--Solitude Lake Management, LLC	100136	1,487.00 In Transit
	4/10/2023	V2185--Solitude Lake Management, LLC	100125	1,487.00 4/30/2023
	4/10/2023	V2289--Sunbelt Gated Access Systems of Florida, LLC	100126	469.00 4/30/2023
	4/10/2023	V2349--Taylor & White, Inc.	100127	43.92 4/30/2023
<b>Total for 110TRUISTOP</b>				<b>78,023.44</b>

## **Tab 3**



# Quality Site Assessment

Prepared for: Two Creeks CDD

## General Information

**DATE:** Friday, May 12, 2023  
**NEXT QSA DATE:** Tuesday, Aug 08, 2023  
**CLIENT ATTENDEES:**  
**BRIGHTVIEW ATTENDEES:** Royce Peaden

## Customer Focus Areas

Lake mowing, clubhouse and entrance detail

### Quality you can count on.

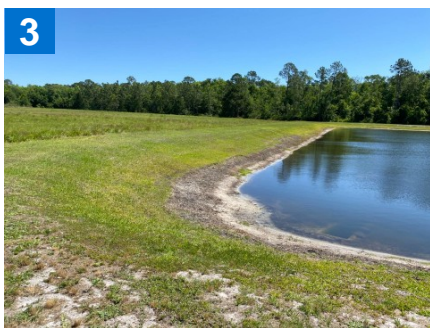
<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1</p> <p>Site Cleanliness</p>	 <p>2</p> <p>Weed Free</p>	 <p>3</p> <p>Green Turf</p>
	 <p>4</p> <p>Crisp Edges</p>	 <p>5</p> <p>Spectacular Flowers</p>	 <p>6</p> <p>Uniformly Mulched Beds</p>



# QUALITY SITE ASSESSMENT

## Two Creeks CDD

### Maintenance Items



**1** Spring annuals color is showing great color and plant health. Maintenance team will be treating with a bloom buster and insecticide to promote continued health.

**2** Maintenance team recently completed spraying herbicide and pre-emergent on bed and hard spaces at the entrance area.

**3** Lake banks are being mowed in rotation and weedeating is being completed.

**4** Playground mulch is showing good color and depth.

### Maintenance Items



**5** Maintenance crew should provide clearance around amenity area fence from encroaching natural area.

**6** Amenity center blue daze is recovering nicely from the cold winter. Plant material is trimmed and shape nicely throughout this area.

**7** Maintenance crew should remove a handful of declining plants at clubhouse area.

**8** Trimming and detail is in order throughout the site.

### Maintenance Items



**9** Maintenance crew should provide sidewalk clearance at intersection of Tynes/Trail Ridge Rd

# QUALITY SITE ASSESSMENT

## Two Creeks CDD

### Notes to Owner / Client



**1** During a recent property walk a broken lamp globe was noted at the amenity area.

**2** A dead pine was noted on the far side of a lake bank along Long Bay Dr. No threat to roadways/structures exist but tree could potentially fall into the nearby lake.

andscape Services

Property Name: Two Creeks

Tech Name: Austin

Run Time

Prog	Run Days	Start Time	1	2	3	4	5	6	7	11	12	13	17	12
	Spray   Rotor   Drip:		S	S	S	R	R	R	R		S	S	S	
A	S M T W TH F S	11 PM	20	20	25	<del>25</del>	<del>20</del>	20	5	5	20	20	10	
B	S M T W TH F S	Adj.	15	15	15	30	30	25	25	30	15	15	15	
C	S M T W TH F S													
D	S M T W TH F S													

Broken Head				1 6" spray	4 6" Rotors	6 mini Rotors	5 mini Rotors					3 6" spray		
Broken Riser														
Missing Head														
Change Nozzle														
Lower/ Raise Head														
Vehicle Damage														
Straighten Head									1 Rotor		1 6" spray			
Adjust Spray														
Relocate/ Add Head(s)														
Leaking Pipe														
Turf/ Plant Condition														
Valve Inoperable														
Good Zone														
Maint. Damage (NO CHARGE)														

- Condition of Clock: \_\_\_\_\_
- Pump Start: \_\_\_\_\_
- Pressurized System: \_\_\_\_\_
- Recycled Water: \_\_\_\_\_
- Rain Sensor: \_\_\_\_\_

Comments: Zone 3 Broken 6" spray corner of Trail Ridge and Tynes Zone 4 of Broken Rotors along Trail Ridge between Tynes and Raindrop Zone 5 6 mini Rotors are not rotating Zone 6 5 mini Rotors not rotating along Trail Ridge Zone 13 Broken 6" sprays along sidewalk on Tynes.

B clock

Job #: \_\_\_\_\_  
Clock #: \_\_\_\_\_ of \_\_\_\_\_  
Date: 4-27-23

Property Name: Two Creeks  
Tech Name: Austin

Run Time

Prog	Run Days	Start Time	1	2	3	4	A 5	6	7	8	9	10	11	12
Spray   Rotor   Drip:			S	S	S	S	S/D	S	S					
A	S M T W T H F S	3 AM	20	20	20	20	15	15	15	15	20	20	20	
B	S M T W T H F S	2 AM				25	15	15	15	5				
C	S M T W T H F S													
D	S M T W T H F S													

Broken Head						12" spray		6" spray						
Broken Riser														
Missing Head														
Change Nozzle				2W	1W									
Lower/ Raise Head														
Vehicle Damage														
Straighten Head														
Adjust Spray														
Relocate/ Add Head(s)														
Leaking Pipe														
Turf/ Plant Condition														
Valve Inoperable										*	*	*	*	
Good Zone														
Maint. Damage (NO CHARGE)														

Condition of Clock: \_\_\_\_\_  
Pump Start: \_\_\_\_\_  
Pressurized System: \_\_\_\_\_  
Recycled Water: \_\_\_\_\_  
Rain Sensor: \_\_\_\_\_

Comments: Zone 2 2 Broken Nozzles along side walk on Tynes. Zone 3 Broken Nozzle along side walk on Tynes. Zone 4 Broken 12" spray corner of Tynes and Trail Ridge. Zone 6 Broken 6" spray on Trail Ridge exit of Property. Zone 7 Broken 12" spray along side walk on Trail Ridge. Zone 11 low pressure valve needs located. Zones 8, 9, 10 a 3 station Manual is needed to be replaced

~~CC~~ Clock

Job #: \_\_\_\_\_

andscape Services

Property Name: Two Creeks

Clock #: \_\_\_\_\_ of \_\_\_\_\_

Tech Name: Austin

Run Time

Date: 4-27-23

Prog	Run Days	Start Time	1	2	3	4	5	6	7	8	9	10	11	12
Spray   Rotor   Drip:			S	S	S	S	S	S	S	S	R	R		
A	S(M)T(W)TH(F)S	2AM	25	25	25	25	25	25	25	25	40	45		
B	S M T W TH F S													
C	S M T W TH F S													
D	S M T W TH F S													

Broken Head														
Broken Riser														
Missing Head														
Change Nozzle	1N					1N								
Lower/ Raise Head														
Vehicle Damage														
Straighten Head														
Adjust Spray														
Relocate/ Add Head(s)														
Leaking Pipe														
Turf/ Plant Condition														
Valve Inoperable														
Good Zone														
Maint. Damage (NO CHARGE)														

1) 12" spray  
2) 6" sprays

Condition of Clock: \_\_\_\_\_  
 Pump Start: \_\_\_\_\_  
 Pressurized System: \_\_\_\_\_  
 Recycled Water: \_\_\_\_\_  
 Rain Sensor: \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Prog	Run Days	Start Time	1	2	3	4	5	6	7	8	9	10	11	12
Spray   Rotor   Drip:			R	S	S	S	S	R	S/B	R	R	R	R	
A	S   M   T   W   T   H   F   S	2 AM	40	20	15	30	15	15	15	4	2	2	2	
B	S   M   T   W   T   H   F   S	Adj:				15				30	30	30	30	
C	S   M   T   W   T   H   F   S													
D	S   M   T   W   T   H   F   S													

Broken Head								1 Rotor		2 Rotors	3 Rotors	1 Rotor		
Broken Riser														
Missing Head														
Change Nozzle						1 Nozzle	1 N							
Lower/ Raise Head														
Vehicle Damage														
Straighten Head														
Adjust Spray														
Relocate/ Add Head(s)														
Leaking Pipe									1/2" lateral					
Turf/ Plant Condition														
Valve Inoperable														
Good Zone														
Maint. Damage (NO CHARGE)														

- Condition of Clock: \_\_\_\_\_
- Pump Start: \_\_\_\_\_
- Pressurized System: \_\_\_\_\_
- Recycled Water: \_\_\_\_\_
- Rain Sensor: \_\_\_\_\_

Comments: Zone 4 Broken nozzle at Play ground. Zone 5 Broken Nozzle at Play ground  
Zone 6 Broken Rotor at tennis courts.  
Broken Bubbler at tree Heavy Roots Zone 8 2 Rotors not Rotating in Field at amenity center.  
Zone 9 3 Rotors not Rotating in Field at amenity center.



E clock

Property Name: Two Creeks

Tech Name: Austin

Run Time

Prog	Run Days	Start Time	1	2	3	4	5	6	7	8	9	10	11	12
Spray   Rotor   Drip:			S	S	S	S	S	S	S	S				
A	S  <del>M</del>  T  <del>W</del>  TH  <del>F</del>  S	3Am	15	15	15	15	15	15	15	15				
B	S M T W TH F S													
C	S M T W TH F S													
D	S M T W TH F S													

Broken Head								6" spray						
Broken Riser														
Missing Head														
Change Nozzle														
Lower/ Raise Head														
Vehicle Damage														
Straighten Head														
Adjust Spray														
Relocate/ Add Head(s)														
Leaking Pipe														
Turf/ Plant Condition														
Valve Inoperable														
Good Zone														
Maint. Damage (NO CHARGE)														

Condition of Clock: \_\_\_\_\_  
 Pump Start: \_\_\_\_\_  
 Resurized System: \_\_\_\_\_  
 Recycled Water: \_\_\_\_\_  
 Rain Sensor: \_\_\_\_\_

Comments: Zone 6 | Broken 6" spray along sidewalk on Tynes across from the clock  
Zone 8 | Broken 6" spray along curb on Tynes across from Sandhill Crane Tec.



11530 Davis Creek Court  
 Jacksonville, FL 32256  
 Tel: (904) 292-0716

F Clock

JOB #: \_\_\_\_\_

REPORT FOR Two Creeks

DATE 4-28-23

PAGE \_\_\_\_\_ OF \_\_\_\_\_

M	T	W	T	F	S	S
M	T	W	T	F	S	S

CURRENT  
 A RUN DAYS  
 B RUN DAYS

M	T	W	T	F	S	S
M	T	W	T	F	S	S

ADJUSTED  
 A RUN DAYS  
 B RUN DAYS

A START TIME 10 PM  
 B START TIME \_\_\_\_\_

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10		
SPRAY OR ROTOR S OR R	S	S	S	S	R		R	S	S	S		
CURRENT RUN TIME	20	20	20	20	40	20	40	20	20	20		
ADJUSTED RUN TIME												
MAINTENANCE REPAIRS												
PARTIAL CLOG												
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												
HEAD MISSING/BROKEN												
CHANGE 4" TO 6" POP UP												
CHANGE 6" TO 12" POP UP												
HEAD RAISED SHRUB												
SEVERE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary) Zone 6 shows a wire shortage on the clock  
Zone 7 Broken Tree Bubbler just past the IAT station near Sunhill Crane Ter.

  
 INSPECTED BY

Property Name: Two Creeks

Tech Name: Austin

Run Time 6 Clock

Prog	Run Days	Start Time	1	2	3	4	5	6	7	8	9	10	11	12
Spray   Rotor   Drip:														
A	S(M)T W TH F(S)	4 AM	15	15	15	15	15	15						
B	S M T W TH F S													
C	S M T W TH F S													
D	S M T W TH F S													
Broken Head														
Broken Riser														
Missing Head														
Change Nozzle														
Lower/ Raise Head														
Vehicle Damage														
Straighten Head														
Adjust Spray														
Relocate/ Add Head(s)														
Leaking Pipe														
Turf/ Plant Condition														
Valve Inoperable														
Good Zone														
Maint. Damage (NO CHARGE)														

Condition of Clock: \_\_\_\_\_  
 Pump Start: \_\_\_\_\_  
 Reenergized System: \_\_\_\_\_  
 Recycled Water: \_\_\_\_\_  
 Rain Sensor: \_\_\_\_\_

Comments: No Water Meter is locked out.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Property Name: Two Creeks  
Tech Name: Austin

Run Time

Prog	Run Days	Start Time	1	2	3	4	5	6	7	8	9	10	11	12
Spray   Rotor   Drip:			S	R	R	R	R	S						
A	S  <del>M</del>  T W  <del>TH</del>  F S  10PM		20	45	45	45	45	20						
B	S M T W TH F S													
C	S M T W TH F S													
D	S M T W TH F S													
Broken Head				1 6" Rotor										
Broken Riser														
Missing Head														
Change Nozzle														
Lower/ Raise Head														
Vehicle Damage														
Straighten Head														
Adjust Spray														
Relocate/ Add Head(s)														
Leaking Pipe														
Turf/ Plant Condition														
Valve Inoperable														
Good Zone														
Maint. Damage (NO CHARGE)														

Condition of Clock: \_\_\_\_\_  
Pump Start: \_\_\_\_\_  
Pressurized System: \_\_\_\_\_  
Recycled Water: \_\_\_\_\_  
Rain Sensor: \_\_\_\_\_

Comments: Zone 2 1 Rotor not Rotating along sidewalk on long Bay Rd.

I clock

Job #: \_\_\_\_\_

andscape Services

Property Name: Two Creeks

Clock #: \_\_\_\_\_ of \_\_\_\_\_

Tech Name: Austin

Run Time

Date: 4-28-23

Program	Run Days	Start Time	1	2	3	4	5	6	7	A 8	A 9	10	11	12
Spray   Rotor   Drip:			S	S	S		S	S		S	S	S	S	
A	S   M   T   W   T   F   S	11 PM	15	15	15	15	15							
B	S   M   T   W   T   F   S	11 PM				20		15	15	15	15	15	15	15
C	S   M   T   W   T   F   S	7:15 AM									10	10		
D	S   M   T   W   T   F   S													

Broken Head				1 6" spray							1 12" spray			
Broken Riser														
Missing Head														
Change Nozzle														
Lower/ Raise Head														
Vehicle Damage														
Straighten Head														
Adjust Spray														
Relocate/ Add Head(s)														
Leaking Pipe												3/4" Lateral		
Turf/ Plant Condition														
Valve Inoperable						X								
Good Zone														
Maint. Damage (NO CHARGE)														

Condition of Clock: \_\_\_\_\_

Pump Start: \_\_\_\_\_

Resurized System: \_\_\_\_\_

Recycled Water: \_\_\_\_\_

Rain Sensor: \_\_\_\_\_

Comments: Zones 4 & 16 show a short circuit on the clock need to be located and diagnosed.  
Zone 10 3/4" lateral line Break near a magnolia Tree just inside of the Preserve entrance side

I clock

Job #: \_\_\_\_\_

andscape Services

Property Name: Two Creeks

Clock #: \_\_\_\_\_ of \_\_\_\_\_

Tech Name: Austin

Run Time

Date: 4-28-23

Prog	Run Days	Start Time	13a	14a	15a	16a	8	9	10	11	12	13	14	15
Spray   Rotor   Drip:			R	R	R									
A	S M T W TH F S					30								
B	S M T W TH F S		15	15	45	45								
C	S M T W TH F S													
D	S M T W TH F S													
Broken Head														
Broken Riser														
Missing Head														
Change Nozzle														
Lower/ Raise Head														
Vehicle Damage														
Straighten Head														
Adjust Spray														
Relocate/ Add Head(s)														
Leaking Pipe														
Turf/ Plant Condition														
Valve Inoperable					*									
Good Zone														
Maint. Damage (NO CHARGE)														

Condition of Clock: \_\_\_\_\_  
 Pump Start: \_\_\_\_\_  
 Pressurized System: \_\_\_\_\_  
 Recycled Water: \_\_\_\_\_  
 Rain Sensor: \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

5 clock

Job #: \_\_\_\_\_  
Clock #: \_\_\_\_\_ of \_\_\_\_\_  
Date: 4-28-23

Property Name: Two Creeks  
Tech Name: Austin

**Run Time**

Prog	Run Days	Start Time	1	2	3	4	5	6	7	8	9	10	11	12
Spray   Rotor   Drip:			S	S	S	S	S	S	S	S	S	S		
A	S   M   T   W   T   H   F   S	9PM	20	20	20	20	20	20	20	20	20	20		
B	S   M   T   W   T   H   F   S													
C	S   M   T   W   T   H   F   S													
D	S   M   T   W   T   H   F   S													

Broken Head						6" spray	6" spray		6" spray	6" spray				
Broken Riser														
Missing Head														
Change Nozzle														
Lower/ Raise Head														
Vehicle Damage														
Straighten Head														
Adjust Spray														
Relocate/ Add Head(s)														
Leaking Pipe														
Turf/ Plant Condition														
Valve Inoperable														
Good Zone														
Maint. Damage (NO CHARGE)														

Condition of Clock: \_\_\_\_\_  
Pump Start: \_\_\_\_\_  
Pressurized System: \_\_\_\_\_  
Recycled Water: \_\_\_\_\_  
Rain Sensor: \_\_\_\_\_

Comments: Zone 4 Broken 6" spray along sidewalk on the corner of Trail Ridge and Long Bay.  
Zone 5 Broken 6" spray along curb on Long Bay Zone 7 1 Broken 6" spray along curb on Long Bay.  
Zone 8 Broken 6" spray corner of Long Bay and Song Sparrow near Stop Sign

Prog	Run Days	Start Time	1	2	3	4	5	6	7	8	9	10	11	12
Spray   Rotor   Drip:				R	S	S	S	R	R	S	S	S	S	
A	S   M   T   W   TH   F   S	11 PM	30	45	20	20	20	45	45	20	20	20	20	
B	S   M   T   W   TH   F   S													
C	S   M   T   W   TH   F   S													
D	S   M   T   W   TH   F   S													

Broken Head									Rotor					
Broken Riser														
Missing Head														
Change Nozzle														
Lower/ Raise Head														
Vehicle Damage														
Straighten Head														
Adjust Spray														
Relocate/ Add Head(s)														
Leaking Pipe														
Turf/ Plant Condition														
Valve Inoperable		*												
Good Zone														
Maint. Damage (NO CHARGE)														

- Condition of Clock: \_\_\_\_\_
- Pump Start: \_\_\_\_\_
- Pressurized System: \_\_\_\_\_
- Recycled Water: \_\_\_\_\_
- Rain Sensor: \_\_\_\_\_

Comments: Zone 1 shorted out on clock valve needs to be located and dig/housed  
Zone 2 Broken Rotor along sidewalk near Magnolia tree on Trail Ridge  
Zone 7 Broken Rotor on Trail Ridge along sidewalk just past Roundup across from a ATT Box.



# Tab 4

# *Two Creeks CDD*

## FCCMS May Field Report 2023

Submitted by: Marty Czako

Meeting Date: 5/24/2023

### **Daily Routine maintenance**

- Pool upkeep. Cleaning, vacuuming, chemical readings, and filter cleaning as needed.
- Vacuuming of gym floor daily or as needed.
- Wiping down gym equipment as needed.
- Amenity Center- Check all trash cans, empty as needed. Leaf blow grounds daily including tennis and basketball courts. Safety inspection of playground equipment, volleyball tennis and basketball courts.
- Check operation of cameras and card readers.
- Restrooms checked for cleanliness and supplies.
- Walk amenity center parking lot for trash and debris removal.
- Visual inspection of all property roads, signs, and landscape.
- Inspection of all playgrounds including trash removal.

### **Action Items**

- As per board direction ordered of a spare main pool motor. Not to exceed \$5,000. The actual cost was \$2,031.51. Motor received and is being stored in maintenance shop at the amenity center.
- Email blast sent to Two Creeks residents regarding safety at the pool, proper diapers to be used, pool hours and contact information on March 1st.
- Notice of access card audit on marques on Trailbridge Road placed. Audit is ongoing.
- Work order generated and completed to inspected pool shower heads for proper operation. Repaired or replaced as necessary.
- Work order generated and completed for report of social room kitchen doorknob and lock being loose. Inspected and adjusted as needed. Also inspected all doorknobs and locks at amenity center repaired as necessary.
- Removed lock and cable from rear pool access gate as requested by the board. Completed an inspection of the operation of the card reader and “push to exit” button. Maintenance found that the card reader was faulty. Scheduled Sunbelt Gate Access Systems to make repair. Replacement of card reader was completed by Sunbelt. All DoorKing system card readers and push to exit buttons inspected and are working properly.

- Scheduled Comcast to resolve TV in fitness and social rooms “no signal”. Comcast resolved the issue. It was a bad cable box.
- Find otter removal and relocation vendors.
- Confirmed board approved contract with Hammond Air Conditioning for three amenity center air conditioner units. Immediately scheduled Hammond A/C for the maintenance of the three units. The fitness room unit was not running. The issue was repaired at a cost of \$599.80, this included a 10% discount as per contract.
- Work order to relocate the new marquee on Tynes Blvd. closer to the lift station away from the pond has been completed.
- Volleyball court net adjusted to properly fit. No sagging now.
- Playmore removed the damaged playground slide on Song Sparrow Drive. Installed new slide. Republic Services was scheduled to remove the old slide as a bulk pickup item because it is too large to put in our dumpster.
- Verified playground near Bittern Court on Trail Ridge Road stair replacement with Playmore. New stairs were installed on April 17th. Broken stairs added to scheduled Republic bulk pickup.
- Republic bulk pickup of broken slide and stairs completed on April 25<sup>th</sup>.

### **Other Items**

- Taylor Tree Service completed trimming of all palm trees at amenity center March 9, 2023.
- At the direction of a board member a work truck parked overnight at the amenity center was towed by ASAP Towing Monday morning 3/27. The truck was parked overnight on Fri. 3/24, Sat 3/25, and Sun 3/26.
- Cintas completed inspection of amenity center fire extinguishers, fire suppression system over the amenity center BBQ grill and the amenity center backflow preventer. All passed and green tagged. Cintas to file report with Clay County utilities.
- Email blast sent out to community regarding pool items noted were proper swim attire, alcoholic beverages are not allowed, weather safety and hours of operation.
- Maintenance found Paramount Four Stack Machine leg press not functioning properly. Service performed during regular PM of gym equipment. Repair made to pulley system 4/13/23.
- The PM completed in April generated a list of needed repairs. See attached quote #36608. This item was added to the agenda.
- Report that the leg press machine is not working properly after repair. Call for service to be scheduled 5/1/23. Machine repaired but needs replacement as noted in Quote #36608. Approval of quote provided by Carol brown. Parts have been ordered and will be installed upon arrival. See attached.

- Reminder, Giddens Security has commenced extended shifts on Friday, Saturday and Sunday began on May 5<sup>th</sup>. They start at noon on those days. Also, Giddens is scheduled to begin daily summer service beginning Friday May 26<sup>th</sup> through August 9<sup>th</sup> (12 hours daily). These are per contract.

# **Tab 5**



# Chris H. Chambliss

Supervisor of Elections  
Clay County, Florida

---

April 15, 2023

Two Creeks Community Development District  
Attn: Carol Brown  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Dear Mr. Carol:

I have queried the number of eligible voters residing within the Two Creeks Community Development District as of April 15, 2023. At this time, there are 1,396 registered voters residing within the district.

Please provide the contact information and term expiration dates for the current CDD Board Members. I can be reached via the contact information at the bottom of this page or via email at [Lynn.Gaver@ClayElections.gov](mailto:Lynn.Gaver@ClayElections.gov).

In an effort to keep our records updated please notify us of any changes to the Board due to resignations or appointments.

*Thank you,*

*Lynn Gaver, MFCEP*

Clay County Supervisor of Elections Office  
P.O. Box 337 | 500 North Orange Ave.  
Green Cove Springs, FL 32043  
(904) 269-6350 Fax (904) 284-0935

# Tab 6

MEMORANDUM

TO: TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS

FROM: WESLEY S. HABER

DATE: MARCH 16, 2023

RE: PUBLIC RECORDS RETENTION

---

The purpose of this memorandum and attached resolutions are to update and/or establish the District's Records Retention Policy, including to reflect management of transitory messages and establishment that the electronic record is considered the official record.

The District essentially has two options to ensure compliance with applicable Records Retention laws.

First, the District can adopt the Florida Records Retention Schedules modified to ensure the District is also retaining the records required by federal law and the trust indenture. This option allows for the timely destruction of records while ensuring that the District's policy is in compliance with state and federal laws. Kutak Rock has prepared a resolution that implements this option, and it is attached hereto as **Option 1**.

Second, a District can adopt the Florida Records Retention Schedules as written and adopt a policy that states that the District will not be destroying any records at this point in time, with the exception of Transitory Messages. Kutak Rock has prepared a resolution that implements this option, and it is attached hereto as **Option 2**.

It is important to note that the District could change its Records Retention policy at a later date so long as the District's amendment was consistent with the notice and hearing provisions found in Chapter 190.



# **OPTION 1**

**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer ("Records Management Liaison Officer"); and

**WHEREAS**, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

**WHEREAS**, the District desires to authorize the District's records custodian to appoint a Records Management Liaison Officer, which may or may not be the District's records custodian; and

**WHEREAS**, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

**WHEREAS**, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the "Policy") for immediate use and application; and

**WHEREAS**, the District desires to provide for future amendment of the Records Retention Policy.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The District hereby authorizes the District's records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District's records custodian, shall each have the

individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

**SECTION 2.** The duties of the Records Management Liaison Officer shall include the following:

- A.** Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B.** Coordinate the District's records inventory;
- C.** Maintain records retention and disposition forms;
- D.** Coordinate District records management training;
- E.** Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F.** Participate in the development of the District's development of electronic record keeping systems;
- G.** Submit annual compliance statements;
- H.** Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I.** Such other duties as may be assigned by the Board or the District's records custodian in the future.

**SECTION 3.** The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in **Exhibit A**. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in **Exhibit A**. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

**SECTION 4.** In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

**SECTION 5.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 6.** This resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 24<sup>th</sup> day of May 2023.

ATTEST:

**TWO CREEKS COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** District Amendments to General Records Schedules Established by the Division

## **Exhibit A**

### **District Amendments to General Records Schedules established by the Division**

#### **ADVERTISEMENTS: LEGAL (Item #25)**

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

#### **AUDITS: INDEPENDENT (Item #56)**

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

#### **DISBURSEMENT RECORDS: DETAIL (Item #340)**

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

#### **DISBURSEMENT RECORDS: SUMMARY (Item #341)**

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

#### **FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)**

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

#### **INCIDENT REPORT FILES (Item #241)**

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

#### **MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)**

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

#### **PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)**

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

#### **REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)**

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

#### **REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)**

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

# **OPTION 2**

## RESOLUTION 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

**WHEREAS**, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

**WHEREAS**, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

**WHEREAS**, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the “Policy”) for immediate use and application; and

**WHEREAS**, the District desires to provide for future amendment of the Records Retention Policy.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason.

Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

**SECTION 2.** The duties of the Records Management Liaison Officer shall include, but not be limited to, the following:

- A. Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B. Coordinate the District's records inventory;
- C. Maintain records retention and disposition forms;
- D. Coordinate District records management training;
- E. Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F. Participate in the District's development of electronic record keeping systems.
- G. Submit annual compliance statements;
- H. Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I. Such other duties as may be assigned by the Board or the District's records custodian in the future.

**SECTION 3.** The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District hereby extends the minimum retention guidelines contained in the General Records Schedules so that the District will retain all public records relating to District business until the Board of Supervisors amends the Records Retention Policy to address the disposition of the same. Notwithstanding the foregoing, the District shall only retain Transitory Messages until the Transitory Message is obsolete, superseded or administrative value is lost in accordance with *the General Records Schedule for State and Local Government Agencies, Item #146*, as incorporated by reference in Rule 1B-24.003(1)(a), Florida Administrative Code. To the extent the above statute, rules, or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic change does not permit the disposition of District records without further action of the Board. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.



**SECTION 4.** In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

**SECTION 5.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 6.** This resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 24<sup>th</sup> day of May 2023.

ATTEST:

**TWO CREEKS COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Composite Exhibit A:** General Records Schedules, GS1-SL and GS3

**Composite Exhibit A**

**General Records Schedules Established by the Division (GS1-SL and GS3)**

*[attach, if Option 2 adopted]*

# **Tab 7**

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT CERTIFYING THE NAME CHANGE FOR ASSISTANT SECRETARY, KAREN BURT, AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Two Creeks Community Development District (hereinafter 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, Assistant Secretary Karen Burt has changed her name to Karen Knowles; and

WHEREAS, the Board of Supervisors of the District desires to officially effectuate the name change.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1.** The following persons hold the offices shown:

Karen Knowles formerly Karen Burt is appointed Assistant Secretary.

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

**PASSED AND ADOPTED this 24<sup>rd</sup> day of May 2023.**

**ATTEST:**

**TWO CREEKS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**

\_\_\_\_\_  
**Chairperson/Vice Chairperson  
Board of Supervisors**

# Tab 8

March 31, 2023

Ms. Kelsie Howell  
District Compliance Associate  
Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200

***\$10,840,000***  
***Two Creeks Community Redevelopment District***  
***(Clay County, Florida)***  
***Capital Improvement Revenue Refunding Bonds,***  
***Series 2016A-1 & 2016A-2***

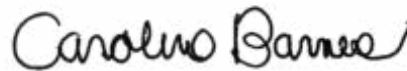
Dear Ms. Howell:

Enclosed is our report for the above named bond issue for the period ending August 11, 2021. I have also enclosed our invoice for services rendered.

As shown in the report, no Rebate Amount is required at this time; therefore, no return or payment to the IRS is required. Simply keep a copy of the Report in your files in order to show compliance with the Regulations.

We truly appreciate the opportunity to be of service. If you have any questions or need additional copies of the report, please do not hesitate to contact me.

Very truly yours,



Caroline Barnes  
Manager

Enclosures

**Rebate Report**

**\$10,840,000**

**Two Creeks Community Redevelopment District  
(Clay County, Florida)  
Capital Improvement Revenue Refunding Bonds,  
Series 2016A-1 & 2016A-2**

**Delivery Date: August 11, 2016**

**Installment Computation Period**

**Ending Date: August 11, 2021**

Rizzetta & Company, Inc.

***\$10,840,000***  
***Two Creeks Community Redevelopment District***  
***(Clay County, Florida)***  
***Capital Improvement Revenue Refunding Bonds,***  
***Series 2016A-1 & 2016A-2***

---

***For the August 11, 2021 Computation Date***

We have completed our engagement to prepare certain computations relating to the above-captioned issue (the “Bonds”). The Rebate Amount, as shown in this report, is cumulative for the period from August 11, 2016, the delivery date of the Bonds, to August 11, 2021 (the “Computation Period”). All nonpurpose payments and receipts are future valued to the Computation Date.

The scope of our engagement consisted of preparation of the computations as shown in the attached schedules to determine the Rebate Amount as described in Section 148(f)(2) of the Internal Revenue Code of 1986, as amended (the “Code”), and related Sections 1.148-1 through 1.148-11 of the Treasury Regulations issued June 18, 1993, as amended (the “Regulations”). Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of the Rebate Amount based upon information furnished to us. The scope of our engagement did not include the rendering of advice as such term is defined in Section 15B of the Securities Exchange Act of 1934 and amended by Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy, or suitability of such information for purposes of calculating the Rebate Amount.



Rizzetta & Company, Inc.

Our computations in the attached schedules are summarized as follows:

<b>Yields</b>		<b>Rebate Summary</b>	
Investment:	0.792337%	Actual Earnings:	\$14,732.76
Bond:	3.676916%	Allowable Earnings:	73,108.07
		Current Period Rebate Amount:	<u>(58,375.31)</u>
		Future Value of Computation Credits:	<u>(11,274.17)</u>
		Total Rebate Amount:	<u>(69,649.48)</u>
		Minimum Payment Due:	<u>\$ 0.00</u>
		October 10, 2021	<u><u>\$ 0.00</u></u>

The terms of our engagement are such that we have no obligation to update this report because of events occurring, or data or information coming to our attention, subsequent to the date of this report. This report is intended solely for the information and use of the parties identified in this letter and is not intended to be and should not be used by anyone other than these specified parties.

*Integrity Public Finance Consulting*

March 29, 2023

**Two Creeks Community Development District - Capital Improvement Revenue Refunding  
Bonds, Series 2016A-1 & 2016A-2  
SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

**COMPUTATIONAL INFORMATION**

1. The delivery date of the Bonds was August 11, 2016.
2. Computations are based upon a 30/360 day year and semi-annual compounding.
3. Purchase prices of investments are assumed to be at fair market value representing an arm's length transaction.
4. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedules. Furthermore, it is assumed that disbursements from accounts provided, unless clearly stated as transfers to another fund, represent expenditures of proceeds.
5. Amounts borrowed for Costs of Issuance which remained unspent following the disbursement for such costs were assumed to qualify for a de minimis exception to the working capital "proceeds-spent-last" expenditure method required by Section 1.148-6(d)(3) of the Regulations.
6. The 2016A-1 Interest, 2016A-1 Principal, 2016A-2 Interest and 2016A-2 Sinking Funds have been excluded from the calculation of the Rebate Amount for the periods in which they operate as a bona fide debt service fund and qualify for exclusion from the rebate requirement.
7. Portions of the proceeds of the Bonds were deposited into an Escrow Fund to current refund the Capital Improvement Revenue Bonds, Series 2006 (the "Prior Bonds").
8. As represented in the Tax Certificate by Nabors, Giblin & Nickerson, P.A., refunding proceeds of the Bonds were held in cash and not invested.

**REBATE DEFINITIONS**

**Computation Date:**

Each date on which the rebate amount for an issue is computed. For a fixed yield issue, an issuer may treat any date as a computation date. For a variable yield issue, an issuer may treat the last day of any bond year as a computation date.

**Installment Rebate Payment:**

An Installment Rebate Payment must be in an amount that, when added to the future value, as of the computation date, of previous payments made for the issue, equals at least 90 percent of the Rebate Amount as of that date.

**Installment Rebate Payment Date:**

The first Installment Rebate Payment must be made for a Computation Date that is not later than five years after the issue date. Subsequent Rebate Installment Payments must be made for a Computation Date that is not later than five years after the previous computation date for which an installment payment was made.

**Two Creeks Community Development District - Capital Improvement Revenue Refunding  
Bonds, Series 2016A-1 & 2016A-2  
SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

**Rebate Amount:**

As of any date, the rebate amount for an issue is the excess of the future value, as of that date, of all receipts on nonpurpose investments over the future value of all payments on nonpurpose investments. The future value is computed using the Bond Yield.

**Bond Yield:**

For fixed yield issues, the discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest, fees for a qualified guarantee, and payments properly allocable to a qualified hedge paid and to be paid with respect to the Bonds, produces an amount equal to the present value of the Issue Price of the Bonds. Present value is computed as of the delivery date of the Bonds.

For variable yield issues, it is the discount rate for each yield computation period that, when used in computing the present value as of the first day of the yield computation period of all the payments of principal, interest, qualified guarantee and qualified hedge fees attributable to the yield computation period produces an amount equal to the present value of the Bonds as of the first day of the yield computation period.

**Investment Yield:**

The discount rate that, when used in computing the present value as of the date an investment is first allocated to the issue of all unconditionally payable receipts from the investment, produces an amount equal to the present value of all unconditionally payable payments for the investment. For this purpose, payments means amounts to be actually or constructively paid to acquire the investment, and receipts means amounts to be actually or constructively received from the investment, such as earnings and return of principal. The Investment Yield stated herein is cumulative for all includable investments contained in this report.

**Issue Price:**

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds were sold to the public.

**Computation Credit:**

A computation credit is allowed on the last day of each bond year during which there are investments subject to the rebate requirement, and on the final maturity date of the issue.

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**TOTAL DEBT SERVICE REQUIREMENTS AND YIELD ON THE BONDS**

<b>Payment Date</b>	<b>Interest Rate</b>	<b>Principal</b>	<b>Interest</b>	<b>Total Debt Payment</b>	<b>Adjustment</b>	<b>Adjusted Debt Payment</b>	<b>Present Value 08/11/2016 3.676916%</b>
11/01/2016			62,165.28	62,165.28	-	62,165.28	61,663.97
11/01/2016			19,821.11	19,821.11	-	19,821.11	19,661.27
05/01/2017	4.200%	60,000.00	44,597.50	104,597.50	-	104,597.50	101,880.98
05/01/2017	2.000%	335,000.00	139,871.88	474,871.88	-	474,871.88	462,538.91
11/01/2017			136,521.88	136,521.88	-	136,521.88	130,575.67
11/01/2017			43,337.50	43,337.50	-	43,337.50	41,449.94
05/01/2018	4.200%	60,000.00	43,337.50	103,337.50	-	103,337.50	97,052.37
05/01/2018	2.000%	340,000.00	136,521.88	476,521.88	-	476,521.88	447,539.15
11/01/2018			133,121.88	133,121.88	-	133,121.88	122,768.18
11/01/2018			42,077.50	42,077.50	-	42,077.50	38,804.88
05/01/2019	4.200%	65,000.00	42,077.50	107,077.50	-	107,077.50	96,966.74
05/01/2019	2.000%	350,000.00	133,121.88	483,121.88	-	483,121.88	437,503.23
11/01/2019			129,621.88	129,621.88	-	129,621.88	115,263.30
11/01/2019			40,712.50	40,712.50	-	40,712.50	36,202.66
05/01/2020	4.200%	65,000.00	40,712.50	105,712.50	-	105,712.50	92,305.43
05/01/2020	2.000%	355,000.00	129,621.88	484,621.88	-	484,621.88	423,159.35
11/01/2020			126,071.88	126,071.88	-	126,071.88	108,095.43
11/01/2020			39,347.50	39,347.50	-	39,347.50	33,736.98
05/01/2021	4.200%	70,000.00	39,347.50	109,347.50	-	109,347.50	92,063.22
05/01/2021	2.250%	360,000.00	126,071.88	486,071.88	-	486,071.88	409,239.73
11/01/2021			122,021.88	122,021.88	-	122,021.88	100,879.56
11/01/2021			37,877.50	37,877.50	-	37,877.50	31,314.59
05/01/2022	4.200%	70,000.00	37,877.50	107,877.50	-	107,877.50	87,575.89
05/01/2022	2.125%	370,000.00	122,021.88	492,021.88	-	492,021.88	399,427.60
11/01/2022			118,090.63	118,090.63	-	118,090.63	94,136.33
11/01/2022			36,407.50	36,407.50	-	36,407.50	29,022.36
05/01/2023	4.200%	75,000.00	36,407.50	111,407.50	-	111,407.50	87,205.62
05/01/2023	2.250%	380,000.00	118,090.63	498,090.63	-	498,090.63	389,886.68
11/01/2023			113,815.63	113,815.63	-	113,815.63	87,482.28
11/01/2023			34,832.50	34,832.50	-	34,832.50	26,773.36
05/01/2024	4.200%	80,000.00	34,832.50	114,832.50	-	114,832.50	86,670.48
05/01/2024	2.500%	390,000.00	113,815.63	503,815.63	-	503,815.63	380,257.71
11/01/2024			108,940.63	108,940.63	-	108,940.63	80,739.20
11/01/2024			33,152.50	33,152.50	-	33,152.50	24,570.32
05/01/2025	4.200%	80,000.00	33,152.50	113,152.50	-	113,152.50	82,346.84
05/01/2025	2.625%	400,000.00	108,940.63	508,940.63	-	508,940.63	370,382.01
11/01/2025			103,690.63	103,690.63	-	103,690.63	74,098.68
11/01/2025			31,472.50	31,472.50	-	31,472.50	22,490.66
05/01/2026	4.200%	85,000.00	31,472.50	116,472.50	-	116,472.50	81,730.20
05/01/2026	3.000%	410,000.00	103,690.63	513,690.63	-	513,690.63	360,463.07
11/01/2026			97,540.63	97,540.63	-	97,540.63	67,209.84
11/01/2026			29,687.50	29,687.50	-	29,687.50	20,456.01
05/01/2027	4.750%	90,000.00	29,687.50	119,687.50	-	119,687.50	80,981.22

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**TOTAL DEBT SERVICE REQUIREMENTS AND YIELD ON THE BONDS**

<b>Payment Date</b>	<b>Interest Rate</b>	<b>Principal</b>	<b>Interest</b>	<b>Total Debt Payment</b>	<b>Adjustment</b>	<b>Adjusted Debt Payment</b>	<b>Present Value 08/11/2016 3.676916%</b>
05/01/2027	3.125%	420,000.00	97,540.63	517,540.63	-	517,540.63	350,170.82
11/01/2027			90,978.13	90,978.13	-	90,978.13	60,445.04
11/01/2027			27,550.00	27,550.00	-	27,550.00	18,303.97
05/01/2028	4.750%	95,000.00	27,550.00	122,550.00	-	122,550.00	79,951.24
05/01/2028	3.250%	435,000.00	90,978.13	525,978.13	-	525,978.13	343,146.49
11/01/2028			83,909.38	83,909.38	-	83,909.38	53,753.97
11/01/2028			25,293.75	25,293.75	-	25,293.75	16,203.67
05/01/2029	4.750%	100,000.00	25,293.75	125,293.75	-	125,293.75	78,816.59
05/01/2029	3.500%	450,000.00	83,909.38	533,909.38	-	533,909.38	335,858.07
11/01/2029			76,034.38	76,034.38	-	76,034.38	46,966.31
11/01/2029			22,918.75	22,918.75	-	22,918.75	14,156.87
05/01/2030	4.750%	100,000.00	22,918.75	122,918.75	-	122,918.75	74,556.03
05/01/2030	3.500%	465,000.00	76,034.38	541,034.38	-	541,034.38	328,162.89
11/01/2030			67,896.88	67,896.88	-	67,896.88	40,439.20
11/01/2030			20,543.75	20,543.75	-	20,543.75	12,235.80
05/01/2031	4.750%	105,000.00	20,543.75	125,543.75	-	125,543.75	73,423.67
05/01/2031	3.500%	485,000.00	67,896.88	552,896.88	-	552,896.88	323,359.12
11/01/2031			59,409.38	59,409.38	-	59,409.38	34,118.05
11/01/2031			18,050.00	18,050.00	-	18,050.00	10,365.88
05/01/2032	4.750%	110,000.00	18,050.00	128,050.00	-	128,050.00	72,209.93
05/01/2032	3.500%	500,000.00	59,409.38	559,409.38	-	559,409.38	315,462.03
11/01/2032			50,659.38	50,659.38	-	50,659.38	28,052.10
11/01/2032			15,437.50	15,437.50	-	15,437.50	8,548.35
05/01/2033	4.750%	120,000.00	15,437.50	135,437.50	-	135,437.50	73,643.20
05/01/2033	3.625%	520,000.00	50,659.38	570,659.38	-	570,659.38	310,292.07
11/01/2033			41,234.38	41,234.38	-	41,234.38	22,016.15
11/01/2033			12,587.50	12,587.50	-	12,587.50	6,720.81
05/01/2034	4.750%	125,000.00	12,587.50	137,587.50	-	137,587.50	72,135.50
05/01/2034	3.625%	540,000.00	41,234.38	581,234.38	-	581,234.38	304,734.33
11/01/2034			31,446.88	31,446.88	-	31,446.88	16,189.59
11/01/2034			9,618.75	9,618.75	-	9,618.75	4,951.96
05/01/2035	4.750%	130,000.00	9,618.75	139,618.75	-	139,618.75	70,581.39
05/01/2035	3.625%	555,000.00	31,446.88	586,446.88	-	586,446.88	296,466.16
11/01/2035			21,387.50	21,387.50	-	21,387.50	10,616.83
11/01/2035			6,531.25	6,531.25	-	6,531.25	3,242.13
05/01/2036	4.750%	135,000.00	6,531.25	141,531.25	-	141,531.25	68,988.26
05/01/2036	3.625%	580,000.00	21,387.50	601,387.50	-	601,387.50	293,141.44
11/01/2036			10,875.00	10,875.00	-	10,875.00	5,205.23
11/01/2036			3,325.00	3,325.00	-	3,325.00	1,591.49
05/01/2037	4.750%	140,000.00	3,325.00	143,325.00	-	143,325.00	67,362.96
05/01/2037	3.625%	600,000.00	10,875.00	610,875.00	-	610,875.00	287,112.13
		<b>\$11,200,000.00</b>	<b>\$4,774,515.76</b>	<b>\$15,974,515.76</b>	<b>\$0.00</b>	<b>\$15,974,515.76</b>	<b>\$11,068,269.60</b>

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

---

**TOTAL DEBT SERVICE REQUIREMENTS AND YIELD ON THE BONDS**

---

Payment Date	Interest Rate	Principal	Interest	Total Debt Payment	Adjustment	Adjusted Debt Payment	Present Value 08/11/2016 3.676916%
The present value of the future payments equals to:							
					Principal Amount of the Bonds		\$11,200,000.00
					Original Issue Discount		(131,730.40)
					Issue Price		\$11,068,269.60

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**REOFFERING PRICE**

**Series: Series 2016 A-1 (Senior Lien)**

<b>Dated Date:</b>	08/11/2016	<b>Issue Basis:</b>	30/360
<b>Delivery Date:</b>	08/11/2016	<b>Payment Periods:</b>	2
<b>Maturity Date:</b>	05/01/2037	<b>Accrued Interest:</b>	\$0.00
<b>1st Available Call Date:</b>	05/01/2026	<b>OID/OIP:</b>	\$(121,867.90)

Maturity Date	Principal	Coupon Rate	Yield	Price to Maturity	Price to Call	Cost of Principal	OID/OIP	Bond Type
05/01/2017	335,000.00	2.000%	1.200%*	100.572%		336,916.20	1,916.20	Serial 1
05/01/2018	340,000.00	2.000%	1.360%*	101.084%		343,685.60	3,685.60	Serial 1
05/01/2019	350,000.00	2.000%	1.530%*	101.247%		354,364.50	4,364.50	Serial 1
05/01/2020	355,000.00	2.000%	1.750%*	100.896%		358,180.80	3,180.80	Serial 1
05/01/2021	360,000.00	2.250%	1.970%*	101.255%		364,518.00	4,518.00	Serial 1
05/01/2022	370,000.00	2.125%	2.230%*	99.437%		367,916.90	(2,083.10)	Serial 1
05/01/2023	380,000.00	2.250%	2.460%*	98.704%		375,075.20	(4,924.80)	Serial 1
05/01/2024	390,000.00	2.500%	2.650%*	98.956%		385,928.40	(4,071.60)	Serial 1
05/01/2025	400,000.00	2.625%	2.850%*	98.270%		393,080.00	(6,920.00)	Serial 1
05/01/2026	410,000.00	3.000%	3.150%*	98.749%		404,870.90	(5,129.10)	Serial 1
c 05/01/2027	420,000.00	3.125%	3.350%*	97.984%		411,532.80	(8,467.20)	Serial 1
c 05/01/2028	435,000.00	3.250%	3.430%*	98.271%		427,478.85	(7,521.15)	Serial 1
<hr/>								
c 05/01/2029	450,000.00	3.500%	3.600%*	98.803%		444,613.50	(5,386.50)	Term 1
c 05/01/2030	465,000.00	3.500%	3.600%*	98.803%		459,433.95	(5,566.05)	Term 1
c 05/01/2031	485,000.00	3.500%	3.600%*	98.803%		479,194.55	(5,805.45)	Term 1
c 05/01/2032	500,000.00	3.500%	3.600%*	98.803%		494,015.00	(5,985.00)	Term 1
<hr/>								
c 05/01/2033	520,000.00	3.625%	3.820%*	97.221%		505,549.20	(14,450.80)	Term 2
c 05/01/2034	540,000.00	3.625%	3.820%*	97.221%		524,993.40	(15,006.60)	Term 2
c 05/01/2035	555,000.00	3.625%	3.820%*	97.221%		539,576.55	(15,423.45)	Term 2
c 05/01/2036	580,000.00	3.625%	3.820%*	97.221%		563,881.80	(16,118.20)	Term 2
c 05/01/2037	600,000.00	3.625%	3.820%*	97.221%		583,326.00	(16,674.00)	Term 2
	<b>\$9,240,000.00</b>					<b>\$ 9,118,132.10</b>	<b>\$(121,867.90)</b>	

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**REOFFERING PRICE**

**Series: Series 2016A-2 (Subordinate Lien)**

<b>Dated Date:</b>	08/11/2016	<b>Issue Basis:</b>	30/360
<b>Delivery Date:</b>	08/11/2016	<b>Payment Periods:</b>	2
<b>Maturity Date:</b>	05/01/2037	<b>Accrued Interest:</b>	\$0.00
<b>1st Available Call Date:</b>	05/01/2026	<b>OID/OIP:</b>	\$(9,862.50)

<b>Maturity Date</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Yield</b>	<b>Price to Maturity</b>	<b>Price to Call</b>	<b>Cost of Principal</b>	<b>OID/OIP</b>	<b>Bond Type</b>
05/01/2017	60,000.00	4.200%	4.200%*	100.000%		60,000.00	0.00	Term 1
05/01/2018	60,000.00	4.200%	4.200%*	100.000%		60,000.00	0.00	Term 1
05/01/2019	65,000.00	4.200%	4.200%*	100.000%		65,000.00	0.00	Term 1
05/01/2020	65,000.00	4.200%	4.200%*	100.000%		65,000.00	0.00	Term 1
05/01/2021	70,000.00	4.200%	4.200%*	100.000%		70,000.00	0.00	Term 1
05/01/2022	70,000.00	4.200%	4.200%*	100.000%		70,000.00	0.00	Term 1
05/01/2023	75,000.00	4.200%	4.200%*	100.000%		75,000.00	0.00	Term 1
05/01/2024	80,000.00	4.200%	4.200%*	100.000%		80,000.00	0.00	Term 1
05/01/2025	80,000.00	4.200%	4.200%*	100.000%		80,000.00	0.00	Term 1
05/01/2026	85,000.00	4.200%	4.200%*	100.000%		85,000.00	0.00	Term 1
<hr/>								
c 05/01/2027	90,000.00	4.750%	4.810%*	99.211%		89,289.90	(710.10)	Term 2
c 05/01/2028	95,000.00	4.750%	4.810%*	99.211%		94,250.45	(749.55)	Term 2
c 05/01/2029	100,000.00	4.750%	4.810%*	99.211%		99,211.00	(789.00)	Term 2
c 05/01/2030	100,000.00	4.750%	4.810%*	99.211%		99,211.00	(789.00)	Term 2
c 05/01/2031	105,000.00	4.750%	4.810%*	99.211%		104,171.55	(828.45)	Term 2
c 05/01/2032	110,000.00	4.750%	4.810%*	99.211%		109,132.10	(867.90)	Term 2
c 05/01/2033	120,000.00	4.750%	4.810%*	99.211%		119,053.20	(946.80)	Term 2
c 05/01/2034	125,000.00	4.750%	4.810%*	99.211%		124,013.75	(986.25)	Term 2
c 05/01/2035	130,000.00	4.750%	4.810%*	99.211%		128,974.30	(1,025.70)	Term 2
c 05/01/2036	135,000.00	4.750%	4.810%*	99.211%		133,934.85	(1,065.15)	Term 2
c 05/01/2037	140,000.00	4.750%	4.810%*	99.211%		138,895.40	(1,104.60)	Term 2
	<b>\$1,960,000.00</b>					<b>\$ 1,950,137.50</b>	<b>\$(9,862.50)</b>	



**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**INVESTMENT CASHFLOW BY FUND**

**A2 Reserve Account**

Transaction Date	Principal	Interest	Total	Includable Percentage	Includable Amount	Balance
08/11/2016	(74,106.25)	0.00	(74,106.25)	100.00000%	(74,106.25)	74,106.25
09/01/2016	0.00	0.26	0.26	100.00000%	0.26	74,106.25
10/03/2016	0.00	0.37	0.37	100.00000%	0.37	74,106.25
11/01/2016	0.00	0.38	0.38	100.00000%	0.38	74,106.25
12/01/2016	0.00	0.37	0.37	100.00000%	0.37	74,106.25
01/03/2017	0.00	5.26	5.26	100.00000%	5.26	74,106.25
02/01/2017	0.00	11.22	11.22	100.00000%	11.22	74,106.25
03/01/2017	0.00	10.38	10.38	100.00000%	10.38	74,106.25
04/03/2017	0.00	16.29	16.29	100.00000%	16.29	74,106.25
05/01/2017	0.00	21.97	21.97	100.00000%	21.97	74,106.25
06/01/2017	0.00	23.62	23.62	100.00000%	23.62	74,106.25
07/03/2017	0.00	29.97	29.97	100.00000%	29.97	74,106.25
08/01/2017	0.00	36.98	36.98	100.00000%	36.98	74,106.25
09/01/2017	0.00	38.19	38.19	100.00000%	38.19	74,106.25
09/05/2017	0.00	0.00	0.00	100.00000%	0.00	74,106.25
10/02/2017	0.00	37.34	37.34	100.00000%	37.34	74,106.25
11/01/2017	0.00	39.23	39.23	100.00000%	39.23	74,106.25
12/01/2017	0.00	40.37	40.37	100.00000%	40.37	74,106.25
01/02/2018	0.00	49.79	49.79	100.00000%	49.79	74,106.25
02/01/2018	0.00	57.64	57.64	100.00000%	57.64	74,106.25
03/01/2018	0.00	53.90	53.90	100.00000%	53.90	74,106.25
04/02/2018	0.00	68.90	68.90	100.00000%	68.90	74,106.25
05/01/2018	0.00	76.96	76.96	100.00000%	76.96	74,106.25
06/01/2018	0.00	82.28	82.28	100.00000%	82.28	74,106.25
07/02/2018	0.00	86.13	86.13	100.00000%	86.13	74,106.25
08/01/2018	0.00	94.58	94.58	100.00000%	94.58	74,106.25
09/04/2018	0.00	95.43	95.43	100.00000%	95.43	74,106.25
09/05/2018	0.00	0.00	0.00	100.00000%	0.00	74,106.25
10/01/2018	0.00	95.65	95.65	100.00000%	95.65	74,106.25
11/01/2018	0.00	110.81	110.81	100.00000%	110.81	74,106.25
12/03/2018	0.00	110.08	110.08	100.00000%	110.08	74,106.25
01/02/2019	0.00	119.00	119.00	100.00000%	119.00	74,106.25
02/01/2019	0.00	127.41	127.41	100.00000%	127.41	74,106.25
03/01/2019	0.00	114.49	114.49	100.00000%	114.49	74,106.25
04/01/2019	0.00	127.42	127.42	100.00000%	127.42	74,106.25
05/01/2019	0.00	124.13	124.13	100.00000%	124.13	74,106.25
06/03/2019	0.00	126.66	126.66	100.00000%	126.66	74,106.25
07/01/2019	0.00	120.84	120.84	100.00000%	120.84	74,106.25
08/01/2019	0.00	124.06	124.06	100.00000%	124.06	74,106.25
08/02/2019	0.00	0.00	0.00	100.00000%	0.00	74,106.25
09/03/2019	0.00	109.96	109.96	100.00000%	109.96	74,106.25
10/01/2019	0.00	103.98	103.98	100.00000%	103.98	74,106.25
11/01/2019	588.75	93.35	682.10	100.00000%	682.10	73,517.50
12/02/2019	0.00	77.23	77.23	100.00000%	77.23	73,517.50
01/02/2020	0.00	76.27	76.27	100.00000%	76.27	73,517.50
02/03/2020	0.00	74.28	74.28	100.00000%	74.28	73,517.50
03/02/2020	0.00	69.44	69.44	100.00000%	69.44	73,517.50
04/01/2020	0.00	36.50	36.50	100.00000%	36.50	73,517.50
05/01/2020	0.00	0.57	0.57	100.00000%	0.57	73,517.50
06/01/2020	0.00	0.37	0.37	100.00000%	0.37	73,517.50
07/01/2020	0.00	0.36	0.36	100.00000%	0.36	73,517.50

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

---

**INVESTMENT CASHFLOW BY FUND**

---

**A2 Reserve Account**

<b>Transaction Date</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>	<b>Includable Percentage</b>	<b>Includable Amount</b>	<b>Balance</b>
07/02/2020	0.00	0.00	0.00	100.00000%	0.00	73,517.50
08/03/2020	0.00	0.37	0.37	100.00000%	0.37	73,517.50
09/01/2020	0.00	0.38	0.38	100.00000%	0.38	73,517.50
10/01/2020	0.00	0.36	0.36	100.00000%	0.36	73,517.50
11/02/2020	0.00	0.37	0.37	100.00000%	0.37	73,517.50
12/01/2020	0.00	0.36	0.36	100.00000%	0.36	73,517.50
12/29/2020	(0.02)	0.08	0.06	100.00000%	0.06	73,517.52
12/30/2020	(0.06)	0.00	(0.06)	100.00000%	(0.06)	73,517.58
01/04/2021	0.00	0.37	0.37	100.00000%	0.37	73,517.58
02/01/2021	0.00	0.37	0.37	100.00000%	0.37	73,517.58
03/01/2021	0.00	0.34	0.34	100.00000%	0.34	73,517.58
04/01/2021	0.00	0.37	0.37	100.00000%	0.37	73,517.58
04/20/2021	0.08	0.00	0.08	100.00000%	0.08	73,517.50
05/03/2021	0.00	0.36	0.36	100.00000%	0.36	73,517.50
06/01/2021	0.00	0.37	0.37	100.00000%	0.37	73,517.50
07/01/2021	0.00	0.36	0.36	100.00000%	0.36	73,517.50
08/02/2021	0.00	0.37	0.37	100.00000%	0.37	73,517.50
08/11/2021	73,517.50	0.11	73,517.61	100.00000%	73,517.61	0.00
	<b>\$0.00</b>	<b>\$2,925.61</b>	<b>\$2,925.61</b>		<b>\$2,925.61</b>	

**Investment Yield for A2 Reserve Account: 0.794044%**

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**INVESTMENT CASHFLOW BY FUND**

**A1 Reserve Account**

<b>Transaction Date</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>	<b>Includable Percentage</b>	<b>Includable Amount</b>	<b>Balance</b>
08/11/2016	(306,378.13)	0.00	(306,378.13)	100.00000%	(306,378.13)	306,378.13
09/01/2016	0.00	1.06	1.06	100.00000%	1.06	306,378.13
10/03/2016	0.00	1.52	1.52	100.00000%	1.52	306,378.13
11/01/2016	0.00	1.57	1.57	100.00000%	1.57	306,378.13
12/01/2016	0.00	1.52	1.52	100.00000%	1.52	306,378.13
12/30/2016	(0.02)	0.00	(0.02)	100.00000%	(0.02)	306,378.15
01/03/2017	0.00	21.73	21.73	100.00000%	21.73	306,378.15
02/01/2017	0.00	46.38	46.38	100.00000%	46.38	306,378.15
03/01/2017	0.00	42.90	42.90	100.00000%	42.90	306,378.15
04/03/2017	0.00	67.33	67.33	100.00000%	67.33	306,378.15
05/01/2017	0.00	90.84	90.84	100.00000%	90.84	306,378.15
06/01/2017	0.00	97.65	97.65	100.00000%	97.65	306,378.15
07/03/2017	0.00	123.89	123.89	100.00000%	123.89	306,378.15
08/01/2017	0.00	152.89	152.89	100.00000%	152.89	306,378.15
09/01/2017	0.00	157.90	157.90	100.00000%	157.90	306,378.15
09/05/2017	0.00	0.00	0.00	100.00000%	0.00	306,378.15
10/02/2017	0.00	154.36	154.36	100.00000%	154.36	306,378.15
11/01/2017	4,490.65	162.20	4,652.85	100.00000%	4,652.85	301,887.50
12/01/2017	0.00	164.45	164.45	100.00000%	164.45	301,887.50
01/02/2018	0.00	202.84	202.84	100.00000%	202.84	301,887.50
02/01/2018	0.00	234.82	234.82	100.00000%	234.82	301,887.50
03/01/2018	0.00	219.56	219.56	100.00000%	219.56	301,887.50
04/02/2018	0.00	280.68	280.68	100.00000%	280.68	301,887.50
05/01/2018	3,153.12	313.49	3,466.61	100.00000%	3,466.61	298,734.38
06/01/2018	0.00	331.67	331.67	100.00000%	331.67	298,734.38
07/02/2018	0.00	347.22	347.22	100.00000%	347.22	298,734.38
08/01/2018	0.00	381.27	381.27	100.00000%	381.27	298,734.38
09/04/2018	0.00	384.70	384.70	100.00000%	384.70	298,734.38
09/05/2018	0.00	0.00	0.00	100.00000%	0.00	298,734.38
10/01/2018	0.00	385.56	385.56	100.00000%	385.56	298,734.38
10/22/2018	118.76	0.00	118.76	100.00000%	118.76	298,615.62
11/01/2018	118.76	446.63	565.39	100.00000%	565.39	298,496.86
12/03/2018	0.00	443.41	443.41	100.00000%	443.41	298,496.86
01/02/2019	0.00	479.33	479.33	100.00000%	479.33	298,496.86
02/01/2019	0.00	513.21	513.21	100.00000%	513.21	298,496.86
03/01/2019	0.00	461.15	461.15	100.00000%	461.15	298,496.86
04/01/2019	0.00	513.25	513.25	100.00000%	513.25	298,496.86
05/01/2019	0.00	499.99	499.99	100.00000%	499.99	298,496.86
06/03/2019	0.00	510.19	510.19	100.00000%	510.19	298,496.86
07/01/2019	0.00	486.73	486.73	100.00000%	486.73	298,496.86
08/01/2019	0.00	499.69	499.69	100.00000%	499.69	298,496.86
08/02/2019	0.00	0.00	0.00	100.00000%	0.00	298,496.86
09/03/2019	0.00	442.91	442.91	100.00000%	442.91	298,496.86
10/01/2019	0.00	418.82	418.82	100.00000%	418.82	298,496.86
11/01/2019	7,553.11	376.01	7,929.12	100.00000%	7,929.12	290,943.75
12/02/2019	0.00	305.63	305.63	100.00000%	305.63	290,943.75
01/02/2020	0.00	301.84	301.84	100.00000%	301.84	290,943.75
02/03/2020	0.00	293.97	293.97	100.00000%	293.97	290,943.75
03/02/2020	0.00	274.80	274.80	100.00000%	274.80	290,943.75
04/01/2020	0.00	144.46	144.46	100.00000%	144.46	290,943.75
05/01/2020	0.00	2.24	2.24	100.00000%	2.24	290,943.75

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

---

**INVESTMENT CASHFLOW BY FUND**

---

**A1 Reserve Account**

<b>Transaction Date</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>	<b>Includable Percentage</b>	<b>Includable Amount</b>	<b>Balance</b>
06/01/2020	0.00	1.48	1.48	100.00000%	1.48	290,943.75
07/01/2020	0.00	1.43	1.43	100.00000%	1.43	290,943.75
07/02/2020	0.00	0.00	0.00	100.00000%	0.00	290,943.75
08/03/2020	0.00	1.48	1.48	100.00000%	1.48	290,943.75
09/01/2020	0.00	1.49	1.49	100.00000%	1.49	290,943.75
10/01/2020	0.00	1.43	1.43	100.00000%	1.43	290,943.75
11/02/2020	0.00	1.48	1.48	100.00000%	1.48	290,943.75
11/06/2020	584.37	0.00	584.37	100.00000%	584.37	290,359.38
12/01/2020	0.00	1.43	1.43	100.00000%	1.43	290,359.38
12/29/2020	(0.10)	0.34	0.24	100.00000%	0.24	290,359.48
12/30/2020	(0.24)	0.00	(0.24)	100.00000%	(0.24)	290,359.72
01/04/2021	0.00	1.48	1.48	100.00000%	1.48	290,359.72
02/01/2021	0.00	1.48	1.48	100.00000%	1.48	290,359.72
03/01/2021	0.00	1.35	1.35	100.00000%	1.35	290,359.72
04/01/2021	0.00	1.48	1.48	100.00000%	1.48	290,359.72
05/03/2021	0.00	1.43	1.43	100.00000%	1.43	290,359.72
05/05/2021	0.34	0.00	0.34	100.00000%	0.34	290,359.38
06/01/2021	0.00	1.48	1.48	100.00000%	1.48	290,359.38
07/01/2021	0.00	1.43	1.43	100.00000%	1.43	290,359.38
08/02/2021	0.00	1.48	1.48	100.00000%	1.48	290,359.38
08/11/2021	290,359.38	0.43	290,359.81	100.00000%	290,359.81	0.00
	<b>\$0.00</b>	<b>\$11,806.86</b>	<b>\$11,806.86</b>		<b>\$11,806.86</b>	

**Investment Yield for A1 Reserve Account: 0.794511%**

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

---

**INVESTMENT CASHFLOW BY FUND**

---

**Costs of Issuance**

<b>Transaction Date</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>	<b>Includable Percentage</b>	<b>Includable Amount</b>	<b>Balance</b>
08/11/2016	(74,868.26)	0.00	(74,868.26)	100.00000%	(74,868.26)	74,868.26
08/12/2016	6,600.00	0.00	6,600.00	100.00000%	6,600.00	68,268.26
08/18/2016	25,000.00	0.00	25,000.00	100.00000%	25,000.00	43,268.26
08/25/2016	1,250.00	0.00	1,250.00	100.00000%	1,250.00	42,018.26
09/01/2016	0.00	0.18	0.18	100.00000%	0.18	42,018.26
09/02/2016	(0.18)	0.00	(0.18)	100.00000%	(0.18)	42,018.44
09/07/2016	35,000.00	0.00	35,000.00	100.00000%	35,000.00	7,018.44
10/03/2016	0.00	0.07	0.07	100.00000%	0.07	7,018.44
10/04/2016	(0.07)	0.00	(0.07)	100.00000%	(0.07)	7,018.51
11/01/2016	0.00	0.04	0.04	100.00000%	0.04	7,018.51
11/02/2016	(0.04)	0.00	(0.04)	100.00000%	(0.04)	7,018.55
11/10/2016	7,018.55	0.00	7,018.55	100.00000%	7,018.55	0.00
	<b>\$0.00</b>	<b>\$0.29</b>	<b>\$0.29</b>		<b>\$0.29</b>	
<b>Investment Yield for Costs of Issuance:</b>						<b>0.005950%</b>
<b>Grand Total:</b>	<b>\$ 0.00</b>	<b>\$ 14,732.76</b>	<b>\$ 14,732.76</b>		<b>\$ 14,732.76</b>	

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**TOTAL INVESTMENT CASHFLOW AND YIELD ON ALL FUNDS**

<b>Transaction Date</b>	<b>Includable Principal</b>	<b>Includable Interest</b>	<b>Includable Total</b>	<b>Present Value Factor</b>	<b>Present Value 08/11/2016 0.792337%</b>
08/11/2016	(455,352.64)	0.00	(455,352.64)	1.0000000	(455,352.64)
08/12/2016	6,600.00	0.00	6,600.00	0.9999780	6,599.86
08/18/2016	25,000.00	0.00	25,000.00	0.9998463	24,996.16
08/25/2016	1,250.00	0.00	1,250.00	0.9996925	1,249.62
09/01/2016	0.00	1.50	1.50	0.9995608	1.50
09/02/2016	(0.18)	0.00	(0.18)	0.9995388	(0.18)
09/07/2016	35,000.00	0.00	35,000.00	0.9994290	34,980.02
10/03/2016	0.00	1.96	1.96	0.9988584	1.96
10/04/2016	(0.07)	0.00	(0.07)	0.9988365	(0.07)
11/01/2016	0.00	1.99	1.99	0.9982443	1.99
11/02/2016	(0.04)	0.00	(0.04)	0.9982223	(0.04)
11/10/2016	7,018.55	0.00	7,018.55	0.9980469	7,004.84
12/01/2016	0.00	1.89	1.89	0.9975867	1.89
12/30/2016	(0.02)	0.00	(0.02)	0.9969514	(0.02)
01/03/2017	0.00	26.99	26.99	0.9968857	26.91
02/01/2017	0.00	57.60	57.60	0.9962728	57.39
03/01/2017	0.00	53.28	53.28	0.9956165	53.05
04/03/2017	0.00	83.62	83.62	0.9949169	83.19
05/01/2017	0.00	112.81	112.81	0.9943051	112.17
06/01/2017	0.00	121.27	121.27	0.9936501	120.50
07/03/2017	0.00	153.86	153.86	0.9929519	152.78
08/01/2017	0.00	189.87	189.87	0.9923414	188.42
09/01/2017	0.00	196.09	196.09	0.9916877	194.46
09/05/2017	0.00	0.00	0.00	0.9916006	0.00
10/02/2017	0.00	191.70	191.70	0.9910126	189.98
11/01/2017	4,490.65	201.43	4,692.08	0.9903816	4,646.95
12/01/2017	0.00	204.82	204.82	0.9897291	202.72
01/02/2018	0.00	252.63	252.63	0.9890554	249.87
02/01/2018	0.00	292.46	292.46	0.9884256	289.07
03/01/2018	0.00	273.46	273.46	0.9877744	270.12
04/02/2018	0.00	349.58	349.58	0.9871021	345.07
05/01/2018	3,153.12	390.45	3,543.57	0.9864735	3,495.64
06/01/2018	0.00	413.95	413.95	0.9858236	408.08
07/02/2018	0.00	433.35	433.35	0.9851525	426.92
08/01/2018	0.00	475.85	475.85	0.9845252	468.49
09/04/2018	0.00	480.13	480.13	0.9838118	472.36
09/05/2018	0.00	0.00	0.00	0.9837902	0.00
10/01/2018	0.00	481.21	481.21	0.9832285	473.14
10/22/2018	118.76	0.00	118.76	0.9827750	116.71
11/01/2018	118.76	557.44	676.20	0.9825808	664.42
12/03/2018	0.00	553.49	553.49	0.9818904	543.47
01/02/2019	0.00	598.33	598.33	0.9812651	587.12
02/01/2019	0.00	640.62	640.62	0.9806402	628.22
03/01/2019	0.00	575.64	575.64	0.9799942	564.12
04/01/2019	0.00	640.67	640.67	0.9793486	627.44
05/01/2019	0.00	624.12	624.12	0.9787035	610.83
06/03/2019	0.00	636.85	636.85	0.9780158	622.85
07/01/2019	0.00	607.57	607.57	0.9774144	593.85

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**TOTAL INVESTMENT CASHFLOW AND YIELD ON ALL FUNDS**

<b>Transaction Date</b>	<b>Includable Principal</b>	<b>Includable Interest</b>	<b>Includable Total</b>	<b>Present Value Factor</b>	<b>Present Value 08/11/2016 0.792337%</b>
08/01/2019	0.00	623.75	623.75	0.9767705	609.26
08/02/2019	0.00	0.00	0.00	0.9767491	0.00
09/03/2019	0.00	552.87	552.87	0.9760842	539.65
10/01/2019	0.00	522.80	522.80	0.9754840	509.98
11/01/2019	8,141.86	469.36	8,611.22	0.9748414	8,394.57
12/02/2019	0.00	382.86	382.86	0.9741779	372.97
01/02/2020	0.00	378.11	378.11	0.9735361	368.10
02/03/2020	0.00	368.25	368.25	0.9728734	358.26
03/02/2020	0.00	344.24	344.24	0.9722539	334.69
04/01/2020	0.00	180.96	180.96	0.9716347	175.83
05/01/2020	0.00	2.81	2.81	0.9709947	2.73
06/01/2020	0.00	1.85	1.85	0.9703550	1.80
07/01/2020	0.00	1.79	1.79	0.9697158	1.74
07/02/2020	0.00	0.00	0.00	0.9696945	0.00
08/03/2020	0.00	1.85	1.85	0.9690344	1.79
09/01/2020	0.00	1.87	1.87	0.9684386	1.81
10/01/2020	0.00	1.79	1.79	0.9678006	1.73
11/02/2020	0.00	1.85	1.85	0.9671418	1.79
11/06/2020	584.37	0.00	584.37	0.9670568	565.12
12/01/2020	0.00	1.79	1.79	0.9665259	1.73
12/29/2020	(0.12)	0.42	0.30	0.9659317	0.29
12/30/2020	(0.30)	0.00	(0.30)	0.9659104	(0.29)
01/04/2021	0.00	1.85	1.85	0.9658256	1.79
02/01/2021	0.00	1.85	1.85	0.9652529	1.79
03/01/2021	0.00	1.69	1.69	0.9646171	1.63
04/01/2021	0.00	1.85	1.85	0.9639816	1.78
04/20/2021	0.08	0.00	0.08	0.9635794	0.08
05/03/2021	0.00	1.79	1.79	0.9633043	1.72
05/05/2021	0.34	0.00	0.34	0.9632619	0.33
06/01/2021	0.00	1.85	1.85	0.9627120	1.78
07/01/2021	0.00	1.79	1.79	0.9620778	1.72
08/02/2021	0.00	1.85	1.85	0.9614229	1.78
08/11/2021	363,876.88	0.54	363,877.42	0.9612328	349,770.91
	<b>\$0.00</b>	<b>\$14,732.76</b>	<b>\$14,732.76</b>		<b>\$0.00</b>

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**COMPUTATION OF THE REBATE AMOUNT**

<b>Transaction Date</b>	<b>Includable Principal</b>	<b>Includable Interest</b>	<b>Includable Total</b>	<b>Future Value Factor</b>	<b>Future Value 08/11/2021 3.676916%</b>
08/11/2016	(455,352.64)	0.00	(455,352.64)	1.1998257	(546,343.80)
08/12/2016	6,600.00	0.00	6,600.00	1.1997043	7,918.05
08/18/2016	25,000.00	0.00	25,000.00	1.1989760	29,974.40
08/25/2016	1,250.00	0.00	1,250.00	1.1981268	1,497.66
09/01/2016	0.00	1.50	1.50	1.1973995	1.80
09/02/2016	(0.18)	0.00	(0.18)	1.1972783	(0.22)
09/07/2016	35,000.00	0.00	35,000.00	1.1966726	41,883.54
10/03/2016	0.00	1.96	1.96	1.1935278	2.34
10/04/2016	(0.07)	0.00	(0.07)	1.1934070	(0.08)
11/01/2016	0.00	1.99	1.99	1.1901503	2.37
11/02/2016	(0.04)	0.00	(0.04)	1.1900298	(0.05)
11/10/2016	7,018.55	0.00	7,018.55	1.1890667	8,345.52
12/01/2016	0.00	1.89	1.89	1.1865421	2.24
12/30/2016	(0.02)	0.00	(0.02)	1.1830646	(0.02)
01/03/2017	0.00	26.99	26.99	1.1827055	31.92
02/01/2017	0.00	57.60	57.60	1.1793586	67.93
03/01/2017	0.00	53.28	53.28	1.1757832	62.65
04/03/2017	0.00	83.62	83.62	1.1719814	98.00
05/01/2017	0.00	112.81	112.81	1.1686648	131.84
06/01/2017	0.00	121.27	121.27	1.1651218	141.29
07/03/2017	0.00	153.86	153.86	1.1613545	178.69
08/01/2017	0.00	189.87	189.87	1.1580680	219.88
09/01/2017	0.00	196.09	196.09	1.1545572	226.40
09/05/2017	0.00	0.00	0.00	1.1540898	0.00
10/02/2017	0.00	191.70	191.70	1.1509404	220.64
11/01/2017	4,490.65	201.43	4,692.08	1.1475673	5,384.48
12/01/2017	0.00	204.82	204.82	1.1440883	234.33
01/02/2018	0.00	252.63	252.63	1.1405043	288.13
02/01/2018	0.00	292.46	292.46	1.1371618	332.57
03/01/2018	0.00	273.46	273.46	1.1337143	310.03
04/02/2018	0.00	349.58	349.58	1.1301629	395.08
05/01/2018	3,153.12	390.45	3,543.57	1.1268506	3,993.07
06/01/2018	0.00	413.95	413.95	1.1234344	465.05
07/02/2018	0.00	433.35	433.35	1.1199152	485.32
08/01/2018	0.00	475.85	475.85	1.1166330	531.35
09/04/2018	0.00	480.13	480.13	1.1129097	534.34
09/05/2018	0.00	0.00	0.00	1.1127971	0.00
10/01/2018	0.00	481.21	481.21	1.1098727	534.08
10/22/2018	118.76	0.00	118.76	1.1075163	131.53
11/01/2018	118.76	557.44	676.20	1.1065079	748.22
12/03/2018	0.00	553.49	553.49	1.1029301	610.46
01/02/2019	0.00	598.33	598.33	1.0996977	657.98
02/01/2019	0.00	640.62	640.62	1.0964747	702.42
03/01/2019	0.00	575.64	575.64	1.0931506	629.26
04/01/2019	0.00	640.67	640.67	1.0898365	698.23
05/01/2019	0.00	624.12	624.12	1.0865325	678.13
06/03/2019	0.00	636.85	636.85	1.0830192	689.72
07/01/2019	0.00	607.57	607.57	1.0799545	656.15
08/01/2019	0.00	623.75	623.75	1.0766804	671.58



**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**COMPUTATION OF THE REBATE AMOUNT**

Transaction Date	Includable Principal	Includable Interest	Includable Total	Future Value Factor	Future Value 08/11/2021 3.676916%
08/02/2019	0.00	0.00	0.00	1.0765714	0.00
09/03/2019	0.00	552.87	552.87	1.0731990	593.34
10/01/2019	0.00	522.80	522.80	1.0701620	559.48
11/01/2019	8,141.86	469.36	8,611.22	1.0669177	9,187.46
12/02/2019	0.00	382.86	382.86	1.0635755	407.20
01/02/2020	0.00	378.11	378.11	1.0603511	400.93
02/03/2020	0.00	368.25	368.25	1.0570294	389.25
03/02/2020	0.00	344.24	344.24	1.0539315	362.81
04/01/2020	0.00	180.96	180.96	1.0508427	190.16
05/01/2020	0.00	2.81	2.81	1.0476569	2.94
06/01/2020	0.00	1.85	1.85	1.0444808	1.93
07/01/2020	0.00	1.79	1.79	1.0413143	1.86
07/02/2020	0.00	0.00	0.00	1.0412089	0.00
08/03/2020	0.00	1.85	1.85	1.0379472	1.92
09/01/2020	0.00	1.87	1.87	1.0350100	1.94
10/01/2020	0.00	1.79	1.79	1.0318722	1.85
11/02/2020	0.00	1.85	1.85	1.0286398	1.90
11/06/2020	584.37	0.00	584.37	1.0282234	600.86
12/01/2020	0.00	1.79	1.79	1.0256251	1.84
12/29/2020	(0.12)	0.42	0.30	1.0227227	0.31
12/30/2020	(0.30)	0.00	(0.30)	1.0226192	(0.31)
01/04/2021	0.00	1.85	1.85	1.0222053	1.89
02/01/2021	0.00	1.85	1.85	1.0194158	1.89
03/01/2021	0.00	1.69	1.69	1.0163253	1.72
04/01/2021	0.00	1.85	1.85	1.0132441	1.87
04/20/2021	0.08	0.00	0.08	1.0112975	0.08
05/03/2021	0.00	1.79	1.79	1.0099678	1.81
05/05/2021	0.34	0.00	0.34	1.0097634	0.34
06/01/2021	0.00	1.85	1.85	1.0071098	1.86
07/01/2021	0.00	1.79	1.79	1.0040566	1.80
08/02/2021	0.00	1.85	1.85	1.0009113	1.85
08/11/2021	363,876.88	0.54	363,877.42	1.0000000	363,877.42
	<b>\$0.00</b>	<b>\$14,732.76</b>	<b>\$14,732.76</b>		<b>\$(58,375.31)</b>
08/11/2016			(1,650.00)	1.1998257	(1,979.71) Computation Credit
08/11/2017			(1,670.00)	1.1568965	(1,932.02) Computation Credit
08/11/2018			(1,700.00)	1.1155034	(1,896.36) Computation Credit
08/11/2019			(1,730.00)	1.0755913	(1,860.77) Computation Credit
08/11/2020			(1,760.00)	1.0371072	(1,825.31) Computation Credit
08/11/2021			(1,780.00)	1.0000000	(1,780.00) Computation Credit
			<b>\$(10,290.00)</b>		<b>\$(11,274.17)</b>
			<b>\$4,442.76</b>		<b>\$(69,649.48) REBATE AMOUNT</b>

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**INVESTMENT SUMMARY BY FUND DURING THE COMPUTATION PERIOD**

								Bond Yield:	3.676916%		
Fund	Inv #	Investment Description	Par	Avg Daily Bal or Cost of Principal	Purch Date	Maturity Date	Days O/S	Coupon	Interest	Invest Yield	Rebate
<b>A2 Reserve Account</b>											
	1	Investment Activity 2016-2017	-	74,106.25	08/11/16	09/05/17	390	-	195.26	0.246992%	(3,162.00)
	2	Investment Activity 2017-2018	-	74,106.25	09/05/17	09/05/18	365	-	782.55	1.057405%	(2,177.13)
	7	Investment Activity 2018-2019	-	74,106.25	09/05/18	08/02/19	331	-	1,300.55	1.939516%	(1,263.66)
	8	Investment Activity 2019-2020	-	73,677.43	08/02/19	07/02/20	335	-	642.31	0.954508%	(1,922.14)
	10	Investment Activity 2020-2021	-	73,517.52	07/02/20	08/11/21	405	-	4.94	0.006058%	(3,024.54)
									<b>\$2,925.61</b>		<b>(\$11,549.47)</b>
<b>A1 Reserve Account</b>											
	3	Investment Activity 2016-2017	-	306,378.14	08/11/16	09/05/17	390	-	807.18	0.246963%	(13,072.78)
	4	Investment Activity 2017-2018	-	301,491.67	09/05/17	09/05/18	365	-	3,177.26	1.055231%	(8,865.70)
	6	Investment Activity 2018-2019	-	298,534.17	09/05/18	08/02/19	331	-	5,239.14	1.939483%	(5,090.69)
	9	Investment Activity 2019-2020	-	292,995.49	08/02/19	07/02/20	335	-	2,563.59	0.958020%	(7,634.07)
	11	Investment Activity 2020-2021	-	290,542.73	07/02/20	08/11/21	405	-	19.69	0.006115%	(11,952.91)
									<b>\$11,806.86</b>		<b>(\$46,616.15)</b>
<b>Costs of Issuance</b>											
	5	Investment Activity 2016	-	19,590.96	08/11/16	11/10/16	91	-	0.29	0.005950%	(209.69)
									<b>\$0.29</b>		<b>(\$209.69)</b>
<b>Adjustments</b>											
		Computation Credit	-	-	08/11/16				(1,650.00)		(1,979.71)
		Computation Credit	-	-	08/11/17				(1,670.00)		(1,932.02)
		Computation Credit	-	-	08/11/18				(1,700.00)		(1,896.36)
		Computation Credit	-	-	08/11/19				(1,730.00)		(1,860.77)
		Computation Credit	-	-	08/11/20				(1,760.00)		(1,825.31)
		Computation Credit	-	-	08/11/21				(1,780.00)		(1,780.00)
									<b>(\$10,290.00)</b>		<b>(\$11,274.17)</b>
<b>Grand Total:</b>									<b>\$4,442.76</b>		<b>(\$69,649.48)</b>

(1) = Multiple Purchase  
(2) = Total Early Sale  
(3) = Partial Early Sale



1301 Riverplace Boulevard  
Suite 2101  
Jacksonville, Florida 32207  
904.652.0790  
www.integritypfc.com

March 31, 2023

Ms. Kelsie Howell  
District Compliance Associate  
Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200

***\$10,840,000***  
***Two Creeks Community Redevelopment District***  
***(Clay County, Florida)***  
***Capital Improvement Revenue Refunding Bonds,***  
***Series 2016A-1 & 2016A-2***

Dear Ms. Howell:

Enclosed is our report for the above named bond issue for the period ending August 11, 2022. I have also enclosed our invoice for services rendered.

As shown in the report, no Rebate Amount is due at this time. The actual amount due as of the next required Installment Rebate Payment Date is subject to change due to bond and investment activity, if any, occurring after August 11, 2022. Pursuant to the Regulations, the next required Installment Rebate Payment must be paid no later than 60 days after August 11, 2026.

We truly appreciate the opportunity to be of service. If you have any questions or need additional copies of the report, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink that reads "Caroline Barnes". The signature is written in a cursive, flowing style.

Caroline Barnes  
Manager

Enclosures

**Rebate Report**

**\$10,840,000**

**Two Creeks Community Redevelopment District  
(Clay County, Florida)  
Capital Improvement Revenue Refunding Bonds,  
Series 2016A-1 & 2016A-2**

**Delivery Date: August 11, 2016**

**Interim Computation Period**

**Ending Date: August 11, 2022**

Rizzetta & Company, Inc.

***\$10,840,000***  
***Two Creeks Community Redevelopment District***  
***(Clay County, Florida)***  
***Capital Improvement Revenue Refunding Bonds,***  
***Series 2016A-1 & 2016A-2***

---

***For the August 11, 2022 Computation Date***

We have completed our engagement to prepare certain computations relating to the above-captioned issue (the “Bonds”). The Rebate Amount, as shown in this report, is cumulative for the period from August 11, 2016, the delivery date of the Bonds, to August 11, 2022 (the “Computation Period”). All nonpurpose payments and receipts are future valued to the Computation Date.

The scope of our engagement consisted of preparation of the computations as shown in the attached schedules to determine the Rebate Amount as described in Section 148(f)(2) of the Internal Revenue Code of 1986, as amended (the “Code”), and related Sections 1.148-1 through 1.148-11 of the Treasury Regulations issued June 18, 1993, as amended (the “Regulations”). Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of the Rebate Amount based upon information furnished to us. The scope of our engagement did not include the rendering of advice as such term is defined in Section 15B of the Securities Exchange Act of 1934 and amended by Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy, or suitability of such information for purposes of calculating the Rebate Amount.

Rizzetta & Company, Inc.

Our computations in the attached schedules are summarized as follows:

<b>Yields</b>		<b>Rebate Summary</b>	
Investment:	0.698302%	Actual Earnings:	\$15,488.64
Bond:	3.676916%	Allowable Earnings:	88,774.48
		Current Period Rebate Amount:	<u>(73,285.84)</u>
		Future Value of Computation Credits:	(13,522.52)
		Total Rebate Amount:	<u>\$(86,808.36)</u>

The Rebate Amount has been calculated as of August 11, 2022. The actual amount due as of the next required Installment Rebate Payment Date is subject to change due to bond and investment activity, if any, occurring after August 11, 2022. Pursuant to the Regulations, the next required Installment Rebate Payment must be paid no later than 60 days after August 11, 2026.

The terms of our engagement are such that we have no obligation to update this report because of events occurring, or data or information coming to our attention, subsequent to the date of this report. This report is intended solely for the information and use of the parties identified in this letter and is not intended to be and should not be used by anyone other than these specified parties.

*Integrity Public Finance Consulting*

March 29, 2023

**Two Creeks Community Development District - Capital Improvement Revenue Refunding  
Bonds, Series 2016A-1 & 2016A-2  
SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

**COMPUTATIONAL INFORMATION**

1. The delivery date of the Bonds was August 11, 2016.
2. Computations are based upon a 30/360 day year and semi-annual compounding.
3. Purchase prices of investments are assumed to be at fair market value representing an arm's length transaction.
4. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedules. Furthermore, it is assumed that disbursements from accounts provided, unless clearly stated as transfers to another fund, represent expenditures of proceeds.
5. Amounts borrowed for Costs of Issuance which remained unspent following the disbursement for such costs were assumed to qualify for a de minimis exception to the working capital "proceeds-spent-last" expenditure method required by Section 1.148-6(d)(3) of the Regulations.
6. The 2016A-1 Interest, 2016A-1 Principal, 2016A-2 Interest and 2016A-2 Sinking Funds have been excluded from the calculation of the Rebate Amount for the periods in which they operate as a bona fide debt service fund and qualify for exclusion from the rebate requirement.
7. Portions of the proceeds of the Bonds were deposited into an Escrow Fund to current refund the Capital Improvement Revenue Bonds, Series 2006 (the "Prior Bonds").
8. As represented in the Tax Certificate by Nabors, Giblin & Nickerson, P.A., refunding proceeds of the Bonds were held in cash and not invested.

**REBATE DEFINITIONS**

**Computation Date:**

Each date on which the rebate amount for an issue is computed. For a fixed yield issue, an issuer may treat any date as a computation date. For a variable yield issue, an issuer may treat the last day of any bond year as a computation date.

**Installment Rebate Payment:**

An Installment Rebate Payment must be in an amount that, when added to the future value, as of the computation date, of previous payments made for the issue, equals at least 90 percent of the Rebate Amount as of that date.

**Installment Rebate Payment Date:**

The first Installment Rebate Payment must be made for a Computation Date that is not later than five years after the issue date. Subsequent Installment Rebate Payments must be made for a Computation Date that is not later than five years after the previous computation date for which an installment payment was made.

**Two Creeks Community Development District - Capital Improvement Revenue Refunding  
Bonds, Series 2016A-1 & 2016A-2  
SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

**Rebate Amount:**

As of any date, the rebate amount for an issue is the excess of the future value, as of that date, of all receipts on nonpurpose investments over the future value of all payments on nonpurpose investments. The future value is computed using the Bond Yield.

**Bond Yield:**

For fixed yield issues, the discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest, fees for a qualified guarantee, and payments properly allocable to a qualified hedge paid and to be paid with respect to the Bonds, produces an amount equal to the present value of the Issue Price of the Bonds. Present value is computed as of the delivery date of the Bonds.

For variable yield issues, it is the discount rate for each yield computation period that, when used in computing the present value as of the first day of the yield computation period of all the payments of principal, interest, qualified guarantee and qualified hedge fees attributable to the yield computation period produces an amount equal to the present value of the Bonds as of the first day of the yield computation period.

**Investment Yield:**

The discount rate that, when used in computing the present value as of the date an investment is first allocated to the issue of all unconditionally payable receipts from the investment, produces an amount equal to the present value of all unconditionally payable payments for the investment. For this purpose, payments means amounts to be actually or constructively paid to acquire the investment, and receipts means amounts to be actually or constructively received from the investment, such as earnings and return of principal. The Investment Yield stated herein is cumulative for all includable investments contained in this report.

**Issue Price:**

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds were sold to the public.

**Computation Credit:**

A computation credit is allowed on the last day of each bond year during which there are investments subject to the rebate requirement, and on the final maturity date of the issue.



**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**TOTAL DEBT SERVICE REQUIREMENTS AND YIELD ON THE BONDS**

<b>Payment Date</b>	<b>Interest Rate</b>	<b>Principal</b>	<b>Interest</b>	<b>Total Debt Payment</b>	<b>Adjustment</b>	<b>Adjusted Debt Payment</b>	<b>Present Value 08/11/2016 3.676916%</b>
11/01/2016			62,165.28	62,165.28	-	62,165.28	61,663.97
11/01/2016			19,821.11	19,821.11	-	19,821.11	19,661.27
05/01/2017	4.200%	60,000.00	44,597.50	104,597.50	-	104,597.50	101,880.98
05/01/2017	2.000%	335,000.00	139,871.88	474,871.88	-	474,871.88	462,538.91
11/01/2017			136,521.88	136,521.88	-	136,521.88	130,575.67
11/01/2017			43,337.50	43,337.50	-	43,337.50	41,449.94
05/01/2018	4.200%	60,000.00	43,337.50	103,337.50	-	103,337.50	97,052.37
05/01/2018	2.000%	340,000.00	136,521.88	476,521.88	-	476,521.88	447,539.15
11/01/2018			133,121.88	133,121.88	-	133,121.88	122,768.18
11/01/2018			42,077.50	42,077.50	-	42,077.50	38,804.88
05/01/2019	4.200%	65,000.00	42,077.50	107,077.50	-	107,077.50	96,966.74
05/01/2019	2.000%	350,000.00	133,121.88	483,121.88	-	483,121.88	437,503.23
11/01/2019			129,621.88	129,621.88	-	129,621.88	115,263.30
11/01/2019			40,712.50	40,712.50	-	40,712.50	36,202.66
05/01/2020	4.200%	65,000.00	40,712.50	105,712.50	-	105,712.50	92,305.43
05/01/2020	2.000%	355,000.00	129,621.88	484,621.88	-	484,621.88	423,159.35
11/01/2020			126,071.88	126,071.88	-	126,071.88	108,095.43
11/01/2020			39,347.50	39,347.50	-	39,347.50	33,736.98
05/01/2021	4.200%	70,000.00	39,347.50	109,347.50	-	109,347.50	92,063.22
05/01/2021	2.250%	360,000.00	126,071.88	486,071.88	-	486,071.88	409,239.73
11/01/2021			122,021.88	122,021.88	-	122,021.88	100,879.56
11/01/2021			37,877.50	37,877.50	-	37,877.50	31,314.59
05/01/2022	4.200%	70,000.00	37,877.50	107,877.50	-	107,877.50	87,575.89
05/01/2022	2.125%	370,000.00	122,021.88	492,021.88	-	492,021.88	399,427.60
11/01/2022			118,090.63	118,090.63	-	118,090.63	94,136.33
11/01/2022			36,407.50	36,407.50	-	36,407.50	29,022.36
05/01/2023	4.200%	75,000.00	36,407.50	111,407.50	-	111,407.50	87,205.62
05/01/2023	2.250%	380,000.00	118,090.63	498,090.63	-	498,090.63	389,886.68
11/01/2023			113,815.63	113,815.63	-	113,815.63	87,482.28
11/01/2023			34,832.50	34,832.50	-	34,832.50	26,773.36
05/01/2024	4.200%	80,000.00	34,832.50	114,832.50	-	114,832.50	86,670.48
05/01/2024	2.500%	390,000.00	113,815.63	503,815.63	-	503,815.63	380,257.71
11/01/2024			108,940.63	108,940.63	-	108,940.63	80,739.20
11/01/2024			33,152.50	33,152.50	-	33,152.50	24,570.32
05/01/2025	4.200%	80,000.00	33,152.50	113,152.50	-	113,152.50	82,346.84
05/01/2025	2.625%	400,000.00	108,940.63	508,940.63	-	508,940.63	370,382.01
11/01/2025			103,690.63	103,690.63	-	103,690.63	74,098.68
11/01/2025			31,472.50	31,472.50	-	31,472.50	22,490.66
05/01/2026	4.200%	85,000.00	31,472.50	116,472.50	-	116,472.50	81,730.20
05/01/2026	3.000%	410,000.00	103,690.63	513,690.63	-	513,690.63	360,463.07
11/01/2026			97,540.63	97,540.63	-	97,540.63	67,209.84
11/01/2026			29,687.50	29,687.50	-	29,687.50	20,456.01
05/01/2027	4.750%	90,000.00	29,687.50	119,687.50	-	119,687.50	80,981.22

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**TOTAL DEBT SERVICE REQUIREMENTS AND YIELD ON THE BONDS**

<b>Payment Date</b>	<b>Interest Rate</b>	<b>Principal</b>	<b>Interest</b>	<b>Total Debt Payment</b>	<b>Adjustment</b>	<b>Adjusted Debt Payment</b>	<b>Present Value 08/11/2016 3.676916%</b>
05/01/2027	3.125%	420,000.00	97,540.63	517,540.63	-	517,540.63	350,170.82
11/01/2027			90,978.13	90,978.13	-	90,978.13	60,445.04
11/01/2027			27,550.00	27,550.00	-	27,550.00	18,303.97
05/01/2028	4.750%	95,000.00	27,550.00	122,550.00	-	122,550.00	79,951.24
05/01/2028	3.250%	435,000.00	90,978.13	525,978.13	-	525,978.13	343,146.49
11/01/2028			83,909.38	83,909.38	-	83,909.38	53,753.97
11/01/2028			25,293.75	25,293.75	-	25,293.75	16,203.67
05/01/2029	4.750%	100,000.00	25,293.75	125,293.75	-	125,293.75	78,816.59
05/01/2029	3.500%	450,000.00	83,909.38	533,909.38	-	533,909.38	335,858.07
11/01/2029			76,034.38	76,034.38	-	76,034.38	46,966.31
11/01/2029			22,918.75	22,918.75	-	22,918.75	14,156.87
05/01/2030	4.750%	100,000.00	22,918.75	122,918.75	-	122,918.75	74,556.03
05/01/2030	3.500%	465,000.00	76,034.38	541,034.38	-	541,034.38	328,162.89
11/01/2030			67,896.88	67,896.88	-	67,896.88	40,439.20
11/01/2030			20,543.75	20,543.75	-	20,543.75	12,235.80
05/01/2031	4.750%	105,000.00	20,543.75	125,543.75	-	125,543.75	73,423.67
05/01/2031	3.500%	485,000.00	67,896.88	552,896.88	-	552,896.88	323,359.12
11/01/2031			59,409.38	59,409.38	-	59,409.38	34,118.05
11/01/2031			18,050.00	18,050.00	-	18,050.00	10,365.88
05/01/2032	4.750%	110,000.00	18,050.00	128,050.00	-	128,050.00	72,209.93
05/01/2032	3.500%	500,000.00	59,409.38	559,409.38	-	559,409.38	315,462.03
11/01/2032			50,659.38	50,659.38	-	50,659.38	28,052.10
11/01/2032			15,437.50	15,437.50	-	15,437.50	8,548.35
05/01/2033	4.750%	120,000.00	15,437.50	135,437.50	-	135,437.50	73,643.20
05/01/2033	3.625%	520,000.00	50,659.38	570,659.38	-	570,659.38	310,292.07
11/01/2033			41,234.38	41,234.38	-	41,234.38	22,016.15
11/01/2033			12,587.50	12,587.50	-	12,587.50	6,720.81
05/01/2034	4.750%	125,000.00	12,587.50	137,587.50	-	137,587.50	72,135.50
05/01/2034	3.625%	540,000.00	41,234.38	581,234.38	-	581,234.38	304,734.33
11/01/2034			31,446.88	31,446.88	-	31,446.88	16,189.59
11/01/2034			9,618.75	9,618.75	-	9,618.75	4,951.96
05/01/2035	4.750%	130,000.00	9,618.75	139,618.75	-	139,618.75	70,581.39
05/01/2035	3.625%	555,000.00	31,446.88	586,446.88	-	586,446.88	296,466.16
11/01/2035			21,387.50	21,387.50	-	21,387.50	10,616.83
11/01/2035			6,531.25	6,531.25	-	6,531.25	3,242.13
05/01/2036	4.750%	135,000.00	6,531.25	141,531.25	-	141,531.25	68,988.26
05/01/2036	3.625%	580,000.00	21,387.50	601,387.50	-	601,387.50	293,141.44
11/01/2036			10,875.00	10,875.00	-	10,875.00	5,205.23
11/01/2036			3,325.00	3,325.00	-	3,325.00	1,591.49
05/01/2037	4.750%	140,000.00	3,325.00	143,325.00	-	143,325.00	67,362.96
05/01/2037	3.625%	600,000.00	10,875.00	610,875.00	-	610,875.00	287,112.13
		<b>\$11,200,000.00</b>	<b>\$4,774,515.76</b>	<b>\$15,974,515.76</b>	<b>\$0.00</b>	<b>\$15,974,515.76</b>	<b>\$11,068,269.60</b>

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

---

**TOTAL DEBT SERVICE REQUIREMENTS AND YIELD ON THE BONDS**

---

Payment Date	Interest Rate	Principal	Interest	Total Debt Payment	Adjustment	Adjusted Debt Payment	Present Value 08/11/2016 3.676916%
The present value of the future payments equals to:							
					Principal Amount of the Bonds		\$11,200,000.00
					Original Issue Discount		(131,730.40)
					Issue Price		\$11,068,269.60

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**REOFFERING PRICE**

**Series: Series 2016 A-1 (Senior Lien)**

<b>Dated Date:</b>	08/11/2016	<b>Issue Basis:</b>	30/360
<b>Delivery Date:</b>	08/11/2016	<b>Payment Periods:</b>	2
<b>Maturity Date:</b>	05/01/2037	<b>Accrued Interest:</b>	\$0.00
<b>1st Available Call Date:</b>	05/01/2026	<b>OID/OIP:</b>	\$(121,867.90)

Maturity Date	Principal	Coupon Rate	Yield	Price to Maturity	Price to Call	Cost of Principal	OID/OIP	Bond Type
05/01/2017	335,000.00	2.000%	1.200%*	100.572%		336,916.20	1,916.20	Serial 1
05/01/2018	340,000.00	2.000%	1.360%*	101.084%		343,685.60	3,685.60	Serial 1
05/01/2019	350,000.00	2.000%	1.530%*	101.247%		354,364.50	4,364.50	Serial 1
05/01/2020	355,000.00	2.000%	1.750%*	100.896%		358,180.80	3,180.80	Serial 1
05/01/2021	360,000.00	2.250%	1.970%*	101.255%		364,518.00	4,518.00	Serial 1
05/01/2022	370,000.00	2.125%	2.230%*	99.437%		367,916.90	(2,083.10)	Serial 1
05/01/2023	380,000.00	2.250%	2.460%*	98.704%		375,075.20	(4,924.80)	Serial 1
05/01/2024	390,000.00	2.500%	2.650%*	98.956%		385,928.40	(4,071.60)	Serial 1
05/01/2025	400,000.00	2.625%	2.850%*	98.270%		393,080.00	(6,920.00)	Serial 1
05/01/2026	410,000.00	3.000%	3.150%*	98.749%		404,870.90	(5,129.10)	Serial 1
c 05/01/2027	420,000.00	3.125%	3.350%*	97.984%		411,532.80	(8,467.20)	Serial 1
c 05/01/2028	435,000.00	3.250%	3.430%*	98.271%		427,478.85	(7,521.15)	Serial 1
<hr/>								
c 05/01/2029	450,000.00	3.500%	3.600%*	98.803%		444,613.50	(5,386.50)	Term 1
c 05/01/2030	465,000.00	3.500%	3.600%*	98.803%		459,433.95	(5,566.05)	Term 1
c 05/01/2031	485,000.00	3.500%	3.600%*	98.803%		479,194.55	(5,805.45)	Term 1
c 05/01/2032	500,000.00	3.500%	3.600%*	98.803%		494,015.00	(5,985.00)	Term 1
<hr/>								
c 05/01/2033	520,000.00	3.625%	3.820%*	97.221%		505,549.20	(14,450.80)	Term 2
c 05/01/2034	540,000.00	3.625%	3.820%*	97.221%		524,993.40	(15,006.60)	Term 2
c 05/01/2035	555,000.00	3.625%	3.820%*	97.221%		539,576.55	(15,423.45)	Term 2
c 05/01/2036	580,000.00	3.625%	3.820%*	97.221%		563,881.80	(16,118.20)	Term 2
c 05/01/2037	600,000.00	3.625%	3.820%*	97.221%		583,326.00	(16,674.00)	Term 2
	<b>\$9,240,000.00</b>					<b>\$ 9,118,132.10</b>	<b>\$(121,867.90)</b>	

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**REOFFERING PRICE**

**Series: Series 2016A-2 (Subordinate Lien)**

<b>Dated Date:</b>	08/11/2016	<b>Issue Basis:</b>	30/360
<b>Delivery Date:</b>	08/11/2016	<b>Payment Periods:</b>	2
<b>Maturity Date:</b>	05/01/2037	<b>Accrued Interest:</b>	\$0.00
<b>1st Available Call Date:</b>	05/01/2026	<b>OID/OIP:</b>	\$(9,862.50)

Maturity Date	Principal	Coupon Rate	Yield	Price to Maturity	Price to Call	Cost of Principal	OID/OIP	Bond Type
05/01/2017	60,000.00	4.200%	4.200%*	100.000%		60,000.00	0.00	Term 1
05/01/2018	60,000.00	4.200%	4.200%*	100.000%		60,000.00	0.00	Term 1
05/01/2019	65,000.00	4.200%	4.200%*	100.000%		65,000.00	0.00	Term 1
05/01/2020	65,000.00	4.200%	4.200%*	100.000%		65,000.00	0.00	Term 1
05/01/2021	70,000.00	4.200%	4.200%*	100.000%		70,000.00	0.00	Term 1
05/01/2022	70,000.00	4.200%	4.200%*	100.000%		70,000.00	0.00	Term 1
05/01/2023	75,000.00	4.200%	4.200%*	100.000%		75,000.00	0.00	Term 1
05/01/2024	80,000.00	4.200%	4.200%*	100.000%		80,000.00	0.00	Term 1
05/01/2025	80,000.00	4.200%	4.200%*	100.000%		80,000.00	0.00	Term 1
05/01/2026	85,000.00	4.200%	4.200%*	100.000%		85,000.00	0.00	Term 1
<hr/>								
c 05/01/2027	90,000.00	4.750%	4.810%*	99.211%		89,289.90	(710.10)	Term 2
c 05/01/2028	95,000.00	4.750%	4.810%*	99.211%		94,250.45	(749.55)	Term 2
c 05/01/2029	100,000.00	4.750%	4.810%*	99.211%		99,211.00	(789.00)	Term 2
c 05/01/2030	100,000.00	4.750%	4.810%*	99.211%		99,211.00	(789.00)	Term 2
c 05/01/2031	105,000.00	4.750%	4.810%*	99.211%		104,171.55	(828.45)	Term 2
c 05/01/2032	110,000.00	4.750%	4.810%*	99.211%		109,132.10	(867.90)	Term 2
c 05/01/2033	120,000.00	4.750%	4.810%*	99.211%		119,053.20	(946.80)	Term 2
c 05/01/2034	125,000.00	4.750%	4.810%*	99.211%		124,013.75	(986.25)	Term 2
c 05/01/2035	130,000.00	4.750%	4.810%*	99.211%		128,974.30	(1,025.70)	Term 2
c 05/01/2036	135,000.00	4.750%	4.810%*	99.211%		133,934.85	(1,065.15)	Term 2
c 05/01/2037	140,000.00	4.750%	4.810%*	99.211%		138,895.40	(1,104.60)	Term 2
	<b>\$1,960,000.00</b>					<b>\$ 1,950,137.50</b>	<b>\$(9,862.50)</b>	

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**INVESTMENT CASHFLOW BY FUND**

**A2 Reserve Account**

Transaction Date	Principal	Interest	Total	Includable Percentage	Includable Amount	Balance
08/11/2016	(74,106.25)	0.00	(74,106.25)	100.00000%	(74,106.25)	74,106.25
09/01/2016	0.00	0.26	0.26	100.00000%	0.26	74,106.25
10/03/2016	0.00	0.37	0.37	100.00000%	0.37	74,106.25
11/01/2016	0.00	0.38	0.38	100.00000%	0.38	74,106.25
12/01/2016	0.00	0.37	0.37	100.00000%	0.37	74,106.25
01/03/2017	0.00	5.26	5.26	100.00000%	5.26	74,106.25
02/01/2017	0.00	11.22	11.22	100.00000%	11.22	74,106.25
03/01/2017	0.00	10.38	10.38	100.00000%	10.38	74,106.25
04/03/2017	0.00	16.29	16.29	100.00000%	16.29	74,106.25
05/01/2017	0.00	21.97	21.97	100.00000%	21.97	74,106.25
06/01/2017	0.00	23.62	23.62	100.00000%	23.62	74,106.25
07/03/2017	0.00	29.97	29.97	100.00000%	29.97	74,106.25
08/01/2017	0.00	36.98	36.98	100.00000%	36.98	74,106.25
09/01/2017	0.00	38.19	38.19	100.00000%	38.19	74,106.25
09/05/2017	0.00	0.00	0.00	100.00000%	0.00	74,106.25
10/02/2017	0.00	37.34	37.34	100.00000%	37.34	74,106.25
11/01/2017	0.00	39.23	39.23	100.00000%	39.23	74,106.25
12/01/2017	0.00	40.37	40.37	100.00000%	40.37	74,106.25
01/02/2018	0.00	49.79	49.79	100.00000%	49.79	74,106.25
02/01/2018	0.00	57.64	57.64	100.00000%	57.64	74,106.25
03/01/2018	0.00	53.90	53.90	100.00000%	53.90	74,106.25
04/02/2018	0.00	68.90	68.90	100.00000%	68.90	74,106.25
05/01/2018	0.00	76.96	76.96	100.00000%	76.96	74,106.25
06/01/2018	0.00	82.28	82.28	100.00000%	82.28	74,106.25
07/02/2018	0.00	86.13	86.13	100.00000%	86.13	74,106.25
08/01/2018	0.00	94.58	94.58	100.00000%	94.58	74,106.25
09/04/2018	0.00	95.43	95.43	100.00000%	95.43	74,106.25
09/05/2018	0.00	0.00	0.00	100.00000%	0.00	74,106.25
10/01/2018	0.00	95.65	95.65	100.00000%	95.65	74,106.25
11/01/2018	0.00	110.81	110.81	100.00000%	110.81	74,106.25
12/03/2018	0.00	110.08	110.08	100.00000%	110.08	74,106.25
01/02/2019	0.00	119.00	119.00	100.00000%	119.00	74,106.25
02/01/2019	0.00	127.41	127.41	100.00000%	127.41	74,106.25
03/01/2019	0.00	114.49	114.49	100.00000%	114.49	74,106.25
04/01/2019	0.00	127.42	127.42	100.00000%	127.42	74,106.25
05/01/2019	0.00	124.13	124.13	100.00000%	124.13	74,106.25
06/03/2019	0.00	126.66	126.66	100.00000%	126.66	74,106.25
07/01/2019	0.00	120.84	120.84	100.00000%	120.84	74,106.25
08/01/2019	0.00	124.06	124.06	100.00000%	124.06	74,106.25
08/02/2019	0.00	0.00	0.00	100.00000%	0.00	74,106.25
09/03/2019	0.00	109.96	109.96	100.00000%	109.96	74,106.25
10/01/2019	0.00	103.98	103.98	100.00000%	103.98	74,106.25
11/01/2019	588.75	93.35	682.10	100.00000%	682.10	73,517.50
12/02/2019	0.00	77.23	77.23	100.00000%	77.23	73,517.50
01/02/2020	0.00	76.27	76.27	100.00000%	76.27	73,517.50
02/03/2020	0.00	74.28	74.28	100.00000%	74.28	73,517.50
03/02/2020	0.00	69.44	69.44	100.00000%	69.44	73,517.50
04/01/2020	0.00	36.50	36.50	100.00000%	36.50	73,517.50
05/01/2020	0.00	0.57	0.57	100.00000%	0.57	73,517.50
06/01/2020	0.00	0.37	0.37	100.00000%	0.37	73,517.50
07/01/2020	0.00	0.36	0.36	100.00000%	0.36	73,517.50

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**INVESTMENT CASHFLOW BY FUND**

**A2 Reserve Account**

Transaction Date	Principal	Interest	Total	Includable Percentage	Includable Amount	Balance
07/02/2020	0.00	0.00	0.00	100.00000%	0.00	73,517.50
08/03/2020	0.00	0.37	0.37	100.00000%	0.37	73,517.50
09/01/2020	0.00	0.38	0.38	100.00000%	0.38	73,517.50
10/01/2020	0.00	0.36	0.36	100.00000%	0.36	73,517.50
11/02/2020	0.00	0.37	0.37	100.00000%	0.37	73,517.50
12/01/2020	0.00	0.36	0.36	100.00000%	0.36	73,517.50
12/29/2020	(0.02)	0.08	0.06	100.00000%	0.06	73,517.52
12/30/2020	(0.06)	0.00	(0.06)	100.00000%	(0.06)	73,517.58
01/04/2021	0.00	0.37	0.37	100.00000%	0.37	73,517.58
02/01/2021	0.00	0.37	0.37	100.00000%	0.37	73,517.58
03/01/2021	0.00	0.34	0.34	100.00000%	0.34	73,517.58
04/01/2021	0.00	0.37	0.37	100.00000%	0.37	73,517.58
04/20/2021	0.08	0.00	0.08	100.00000%	0.08	73,517.50
05/03/2021	0.00	0.36	0.36	100.00000%	0.36	73,517.50
06/01/2021	0.00	0.37	0.37	100.00000%	0.37	73,517.50
07/01/2021	0.00	0.36	0.36	100.00000%	0.36	73,517.50
08/02/2021	0.00	0.37	0.37	100.00000%	0.37	73,517.50
09/01/2021	0.00	0.38	0.38	100.00000%	0.38	73,517.50
09/02/2021	0.00	0.00	0.00	100.00000%	0.00	73,517.50
10/01/2021	0.00	0.36	0.36	100.00000%	0.36	73,517.50
11/01/2021	0.00	0.37	0.37	100.00000%	0.37	73,517.50
12/01/2021	0.00	0.36	0.36	100.00000%	0.36	73,517.50
12/29/2021	(0.26)	0.26	0.00	100.00000%	0.00	73,517.76
12/30/2021	0.26	0.00	0.26	100.00000%	0.26	73,517.50
01/03/2022	0.00	0.37	0.37	100.00000%	0.37	73,517.50
02/01/2022	0.00	0.37	0.37	100.00000%	0.37	73,517.50
03/01/2022	0.00	0.34	0.34	100.00000%	0.34	73,517.50
04/01/2022	0.00	0.37	0.37	100.00000%	0.37	73,517.50
05/02/2022	0.00	0.36	0.36	100.00000%	0.36	73,517.50
06/01/2022	0.00	18.10	18.10	100.00000%	18.10	73,517.50
07/01/2022	0.00	40.07	40.07	100.00000%	40.07	73,517.50
08/01/2022	0.00	68.88	68.88	100.00000%	68.88	73,517.50
08/11/2022	73,517.50	22.22	73,539.72	100.00000%	73,539.72	0.00
	<b>\$0.00</b>	<b>\$3,078.31</b>	<b>\$3,078.31</b>		<b>\$3,078.31</b>	

**Investment Yield for A2 Reserve Account: 0.698170%**

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**INVESTMENT CASHFLOW BY FUND**

**A1 Reserve Account**

<b>Transaction Date</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>	<b>Includable Percentage</b>	<b>Includable Amount</b>	<b>Balance</b>
08/11/2016	(306,378.13)	0.00	(306,378.13)	100.00000%	(306,378.13)	306,378.13
09/01/2016	0.00	1.06	1.06	100.00000%	1.06	306,378.13
10/03/2016	0.00	1.52	1.52	100.00000%	1.52	306,378.13
11/01/2016	0.00	1.57	1.57	100.00000%	1.57	306,378.13
12/01/2016	0.00	1.52	1.52	100.00000%	1.52	306,378.13
12/30/2016	(0.02)	0.00	(0.02)	100.00000%	(0.02)	306,378.15
01/03/2017	0.00	21.73	21.73	100.00000%	21.73	306,378.15
02/01/2017	0.00	46.38	46.38	100.00000%	46.38	306,378.15
03/01/2017	0.00	42.90	42.90	100.00000%	42.90	306,378.15
04/03/2017	0.00	67.33	67.33	100.00000%	67.33	306,378.15
05/01/2017	0.00	90.84	90.84	100.00000%	90.84	306,378.15
06/01/2017	0.00	97.65	97.65	100.00000%	97.65	306,378.15
07/03/2017	0.00	123.89	123.89	100.00000%	123.89	306,378.15
08/01/2017	0.00	152.89	152.89	100.00000%	152.89	306,378.15
09/01/2017	0.00	157.90	157.90	100.00000%	157.90	306,378.15
09/05/2017	0.00	0.00	0.00	100.00000%	0.00	306,378.15
10/02/2017	0.00	154.36	154.36	100.00000%	154.36	306,378.15
11/01/2017	4,490.65	162.20	4,652.85	100.00000%	4,652.85	301,887.50
12/01/2017	0.00	164.45	164.45	100.00000%	164.45	301,887.50
01/02/2018	0.00	202.84	202.84	100.00000%	202.84	301,887.50
02/01/2018	0.00	234.82	234.82	100.00000%	234.82	301,887.50
03/01/2018	0.00	219.56	219.56	100.00000%	219.56	301,887.50
04/02/2018	0.00	280.68	280.68	100.00000%	280.68	301,887.50
05/01/2018	3,153.12	313.49	3,466.61	100.00000%	3,466.61	298,734.38
06/01/2018	0.00	331.67	331.67	100.00000%	331.67	298,734.38
07/02/2018	0.00	347.22	347.22	100.00000%	347.22	298,734.38
08/01/2018	0.00	381.27	381.27	100.00000%	381.27	298,734.38
09/04/2018	0.00	384.70	384.70	100.00000%	384.70	298,734.38
09/05/2018	0.00	0.00	0.00	100.00000%	0.00	298,734.38
10/01/2018	0.00	385.56	385.56	100.00000%	385.56	298,734.38
10/22/2018	118.76	0.00	118.76	100.00000%	118.76	298,615.62
11/01/2018	118.76	446.63	565.39	100.00000%	565.39	298,496.86
12/03/2018	0.00	443.41	443.41	100.00000%	443.41	298,496.86
01/02/2019	0.00	479.33	479.33	100.00000%	479.33	298,496.86
02/01/2019	0.00	513.21	513.21	100.00000%	513.21	298,496.86
03/01/2019	0.00	461.15	461.15	100.00000%	461.15	298,496.86
04/01/2019	0.00	513.25	513.25	100.00000%	513.25	298,496.86
05/01/2019	0.00	499.99	499.99	100.00000%	499.99	298,496.86
06/03/2019	0.00	510.19	510.19	100.00000%	510.19	298,496.86
07/01/2019	0.00	486.73	486.73	100.00000%	486.73	298,496.86
08/01/2019	0.00	499.69	499.69	100.00000%	499.69	298,496.86
08/02/2019	0.00	0.00	0.00	100.00000%	0.00	298,496.86
09/03/2019	0.00	442.91	442.91	100.00000%	442.91	298,496.86
10/01/2019	0.00	418.82	418.82	100.00000%	418.82	298,496.86
11/01/2019	7,553.11	376.01	7,929.12	100.00000%	7,929.12	290,943.75
12/02/2019	0.00	305.63	305.63	100.00000%	305.63	290,943.75
01/02/2020	0.00	301.84	301.84	100.00000%	301.84	290,943.75
02/03/2020	0.00	293.97	293.97	100.00000%	293.97	290,943.75
03/02/2020	0.00	274.80	274.80	100.00000%	274.80	290,943.75
04/01/2020	0.00	144.46	144.46	100.00000%	144.46	290,943.75
05/01/2020	0.00	2.24	2.24	100.00000%	2.24	290,943.75



**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**INVESTMENT CASHFLOW BY FUND**

**A1 Reserve Account**

<b>Transaction Date</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>	<b>Includable Percentage</b>	<b>Includable Amount</b>	<b>Balance</b>
06/01/2020	0.00	1.48	1.48	100.00000%	1.48	290,943.75
07/01/2020	0.00	1.43	1.43	100.00000%	1.43	290,943.75
07/02/2020	0.00	0.00	0.00	100.00000%	0.00	290,943.75
08/03/2020	0.00	1.48	1.48	100.00000%	1.48	290,943.75
09/01/2020	0.00	1.49	1.49	100.00000%	1.49	290,943.75
10/01/2020	0.00	1.43	1.43	100.00000%	1.43	290,943.75
11/02/2020	0.00	1.48	1.48	100.00000%	1.48	290,943.75
11/06/2020	584.37	0.00	584.37	100.00000%	584.37	290,359.38
12/01/2020	0.00	1.43	1.43	100.00000%	1.43	290,359.38
12/29/2020	(0.10)	0.34	0.24	100.00000%	0.24	290,359.48
12/30/2020	(0.24)	0.00	(0.24)	100.00000%	(0.24)	290,359.72
01/04/2021	0.00	1.48	1.48	100.00000%	1.48	290,359.72
02/01/2021	0.00	1.48	1.48	100.00000%	1.48	290,359.72
03/01/2021	0.00	1.35	1.35	100.00000%	1.35	290,359.72
04/01/2021	0.00	1.48	1.48	100.00000%	1.48	290,359.72
05/03/2021	0.00	1.43	1.43	100.00000%	1.43	290,359.72
05/05/2021	0.34	0.00	0.34	100.00000%	0.34	290,359.38
06/01/2021	0.00	1.48	1.48	100.00000%	1.48	290,359.38
07/01/2021	0.00	1.43	1.43	100.00000%	1.43	290,359.38
08/02/2021	0.00	1.48	1.48	100.00000%	1.48	290,359.38
09/01/2021	0.00	1.50	1.50	100.00000%	1.50	290,359.38
09/02/2021	0.00	0.00	0.00	100.00000%	0.00	290,359.38
10/01/2021	0.00	1.43	1.43	100.00000%	1.43	290,359.38
11/01/2021	0.00	1.48	1.48	100.00000%	1.48	290,359.38
12/01/2021	0.00	1.43	1.43	100.00000%	1.43	290,359.38
12/29/2021	(1.02)	1.02	0.00	100.00000%	0.00	290,360.40
12/30/2021	1.02	0.00	1.02	100.00000%	1.02	290,359.38
01/03/2022	0.00	1.48	1.48	100.00000%	1.48	290,359.38
02/01/2022	0.00	1.48	1.48	100.00000%	1.48	290,359.38
03/01/2022	0.00	1.35	1.35	100.00000%	1.35	290,359.38
04/01/2022	0.00	1.48	1.48	100.00000%	1.48	290,359.38
05/02/2022	0.00	1.43	1.43	100.00000%	1.43	290,359.38
06/01/2022	0.00	71.49	71.49	100.00000%	71.49	290,359.38
07/01/2022	0.00	158.24	158.24	100.00000%	158.24	290,359.38
08/01/2022	0.00	272.05	272.05	100.00000%	272.05	290,359.38
08/11/2022	290,359.38	87.76	290,447.14	100.00000%	290,447.14	0.00
	<b>\$0.00</b>	<b>\$12,410.05</b>	<b>\$12,410.05</b>		<b>\$12,410.05</b>	

**Investment Yield for A1 Reserve Account: 0.700255%**

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

---

**INVESTMENT CASHFLOW BY FUND**

---

**Costs of Issuance**

<b>Transaction Date</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>	<b>Includable Percentage</b>	<b>Includable Amount</b>	<b>Balance</b>
08/11/2016	(74,868.26)	0.00	(74,868.26)	100.00000%	(74,868.26)	74,868.26
08/12/2016	6,600.00	0.00	6,600.00	100.00000%	6,600.00	68,268.26
08/18/2016	25,000.00	0.00	25,000.00	100.00000%	25,000.00	43,268.26
08/25/2016	1,250.00	0.00	1,250.00	100.00000%	1,250.00	42,018.26
09/01/2016	0.00	0.18	0.18	100.00000%	0.18	42,018.26
09/02/2016	(0.18)	0.00	(0.18)	100.00000%	(0.18)	42,018.44
09/07/2016	35,000.00	0.00	35,000.00	100.00000%	35,000.00	7,018.44
10/03/2016	0.00	0.07	0.07	100.00000%	0.07	7,018.44
10/04/2016	(0.07)	0.00	(0.07)	100.00000%	(0.07)	7,018.51
11/01/2016	0.00	0.04	0.04	100.00000%	0.04	7,018.51
11/02/2016	(0.04)	0.00	(0.04)	100.00000%	(0.04)	7,018.55
11/10/2016	7,018.55	0.00	7,018.55	100.00000%	7,018.55	0.00
	<b>\$0.00</b>	<b>\$0.29</b>	<b>\$0.29</b>		<b>\$0.29</b>	
				<b>Investment Yield for Costs of Issuance:</b>		<b>0.005950%</b>
<b>Grand Total:</b>	<b>\$ 0.00</b>	<b>\$ 15,488.64</b>	<b>\$ 15,488.64</b>		<b>\$ 15,488.64</b>	

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**TOTAL INVESTMENT CASHFLOW AND YIELD ON ALL FUNDS**

<b>Transaction Date</b>	<b>Includable Principal</b>	<b>Includable Interest</b>	<b>Includable Total</b>	<b>Present Value Factor</b>	<b>Present Value 08/11/2016 0.698302%</b>
08/11/2016	(455,352.64)	0.00	(455,352.64)	1.0000000	(455,352.64)
08/12/2016	6,600.00	0.00	6,600.00	0.9999806	6,599.87
08/18/2016	25,000.00	0.00	25,000.00	0.9998645	24,996.61
08/25/2016	1,250.00	0.00	1,250.00	0.9997289	1,249.66
09/01/2016	0.00	1.50	1.50	0.9996128	1.50
09/02/2016	(0.18)	0.00	(0.18)	0.9995934	(0.18)
09/07/2016	35,000.00	0.00	35,000.00	0.9994967	34,982.38
10/03/2016	0.00	1.96	1.96	0.9989936	1.96
10/04/2016	(0.07)	0.00	(0.07)	0.9989743	(0.07)
11/01/2016	0.00	1.99	1.99	0.9984521	1.99
11/02/2016	(0.04)	0.00	(0.04)	0.9984328	(0.04)
11/10/2016	7,018.55	0.00	7,018.55	0.9982781	7,006.47
12/01/2016	0.00	1.89	1.89	0.9978723	1.89
12/30/2016	(0.02)	0.00	(0.02)	0.9973121	(0.02)
01/03/2017	0.00	26.99	26.99	0.9972542	26.92
02/01/2017	0.00	57.60	57.60	0.9967136	57.41
03/01/2017	0.00	53.28	53.28	0.9961348	53.07
04/03/2017	0.00	83.62	83.62	0.9955177	83.25
05/01/2017	0.00	112.81	112.81	0.9949781	112.24
06/01/2017	0.00	121.27	121.27	0.9944003	120.59
07/03/2017	0.00	153.86	153.86	0.9937843	152.90
08/01/2017	0.00	189.87	189.87	0.9932457	188.59
09/01/2017	0.00	196.09	196.09	0.9926689	194.65
09/05/2017	0.00	0.00	0.00	0.9925920	0.00
10/02/2017	0.00	191.70	191.70	0.9920732	190.18
11/01/2017	4,490.65	201.43	4,692.08	0.9915162	4,652.27
12/01/2017	0.00	204.82	204.82	0.9909404	202.96
01/02/2018	0.00	252.63	252.63	0.9903458	250.19
02/01/2018	0.00	292.46	292.46	0.9897898	289.47
03/01/2018	0.00	273.46	273.46	0.9892150	270.51
04/02/2018	0.00	349.58	349.58	0.9886214	345.60
05/01/2018	3,153.12	390.45	3,543.57	0.9880664	3,501.28
06/01/2018	0.00	413.95	413.95	0.9874926	408.77
07/02/2018	0.00	433.35	433.35	0.9869000	427.67
08/01/2018	0.00	475.85	475.85	0.9863460	469.35
09/04/2018	0.00	480.13	480.13	0.9857159	473.27
09/05/2018	0.00	0.00	0.00	0.9856968	0.00
10/01/2018	0.00	481.21	481.21	0.9852007	474.09
10/22/2018	118.76	0.00	118.76	0.9848002	116.95
11/01/2018	118.76	557.44	676.20	0.9846286	665.81
12/03/2018	0.00	553.49	553.49	0.9840186	544.64
01/02/2019	0.00	598.33	598.33	0.9834662	588.44
02/01/2019	0.00	640.62	640.62	0.9829141	629.67
03/01/2019	0.00	575.64	575.64	0.9823433	565.48
04/01/2019	0.00	640.67	640.67	0.9817728	628.99
05/01/2019	0.00	624.12	624.12	0.9812027	612.39
06/03/2019	0.00	636.85	636.85	0.9805949	624.49
07/01/2019	0.00	607.57	607.57	0.9800634	595.46

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**TOTAL INVESTMENT CASHFLOW AND YIELD ON ALL FUNDS**

<b>Transaction Date</b>	<b>Includable Principal</b>	<b>Includable Interest</b>	<b>Includable Total</b>	<b>Present Value Factor</b>	<b>Present Value 08/11/2016 0.698302%</b>
08/01/2019	0.00	623.75	623.75	0.9794942	610.96
08/02/2019	0.00	0.00	0.00	0.9794752	0.00
09/03/2019	0.00	552.87	552.87	0.9788875	541.20
10/01/2019	0.00	522.80	522.80	0.9783569	511.49
11/01/2019	8,141.86	469.36	8,611.22	0.9777887	8,419.95
12/02/2019	0.00	382.86	382.86	0.9772019	374.13
01/02/2020	0.00	378.11	378.11	0.9766344	369.28
02/03/2020	0.00	368.25	368.25	0.9760484	359.43
03/02/2020	0.00	344.24	344.24	0.9755004	335.81
04/01/2020	0.00	180.96	180.96	0.9749528	176.43
05/01/2020	0.00	2.81	2.81	0.9743866	2.74
06/01/2020	0.00	1.85	1.85	0.9738208	1.80
07/01/2020	0.00	1.79	1.79	0.9732552	1.74
07/02/2020	0.00	0.00	0.00	0.9732364	0.00
08/03/2020	0.00	1.85	1.85	0.9726524	1.80
09/01/2020	0.00	1.87	1.87	0.9721251	1.82
10/01/2020	0.00	1.79	1.79	0.9715606	1.74
11/02/2020	0.00	1.85	1.85	0.9709776	1.80
11/06/2020	584.37	0.00	584.37	0.9709024	567.37
12/01/2020	0.00	1.79	1.79	0.9704325	1.74
12/29/2020	(0.12)	0.42	0.30	0.9699065	0.29
12/30/2020	(0.30)	0.00	(0.30)	0.9698877	(0.29)
01/04/2021	0.00	1.85	1.85	0.9698126	1.79
02/01/2021	0.00	1.85	1.85	0.9693057	1.79
03/01/2021	0.00	1.69	1.69	0.9687428	1.64
04/01/2021	0.00	1.85	1.85	0.9681802	1.79
04/20/2021	0.08	0.00	0.08	0.9678240	0.08
05/03/2021	0.00	1.79	1.79	0.9675804	1.73
05/05/2021	0.34	0.00	0.34	0.9675430	0.33
06/01/2021	0.00	1.85	1.85	0.9670560	1.79
07/01/2021	0.00	1.79	1.79	0.9664944	1.73
08/02/2021	0.00	1.85	1.85	0.9659144	1.79
09/01/2021	0.00	1.88	1.88	0.9653722	1.81
09/02/2021	0.00	0.00	0.00	0.9653535	0.00
10/01/2021	0.00	1.79	1.79	0.9648115	1.73
11/01/2021	0.00	1.85	1.85	0.9642512	1.78
12/01/2021	0.00	1.79	1.79	0.9636912	1.73
12/29/2021	(1.28)	1.28	0.00	0.9631689	0.00
12/30/2021	1.28	0.00	1.28	0.9631502	1.23
01/03/2022	0.00	1.85	1.85	0.9630943	1.78
02/01/2022	0.00	1.85	1.85	0.9625723	1.78
03/01/2022	0.00	1.69	1.69	0.9620133	1.63
04/01/2022	0.00	1.85	1.85	0.9614546	1.78
05/02/2022	0.00	1.79	1.79	0.9608776	1.72
06/01/2022	0.00	89.59	89.59	0.9603382	86.04
07/01/2022	0.00	198.31	198.31	0.9597805	190.33
08/01/2022	0.00	340.93	340.93	0.9592231	327.03
08/11/2022	363,876.88	109.97	363,986.85	0.9590374	349,077.01

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

---

**TOTAL INVESTMENT CASHFLOW AND YIELD ON ALL FUNDS**

---

Transaction Date	Includable Principal	Includable Interest	Includable Total	Present Value Factor	Present Value 08/11/2016 0.698302%
	\$0.00	\$15,488.64	\$15,488.64		\$0.00

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**COMPUTATION OF THE REBATE AMOUNT**

<b>Transaction Date</b>	<b>Includable Principal</b>	<b>Includable Interest</b>	<b>Includable Total</b>	<b>Future Value Factor</b>	<b>Future Value 08/11/2022 3.676916%</b>
08/11/2016	(455,352.64)	0.00	(455,352.64)	1.2443478	(566,617.06)
08/12/2016	6,600.00	0.00	6,600.00	1.2442219	8,211.86
08/18/2016	25,000.00	0.00	25,000.00	1.2434666	31,086.66
08/25/2016	1,250.00	0.00	1,250.00	1.2425859	1,553.23
09/01/2016	0.00	1.50	1.50	1.2418316	1.86
09/02/2016	(0.18)	0.00	(0.18)	1.2417059	(0.22)
09/07/2016	35,000.00	0.00	35,000.00	1.2410777	43,437.72
10/03/2016	0.00	1.96	1.96	1.2378162	2.43
10/04/2016	(0.07)	0.00	(0.07)	1.2376909	(0.09)
11/01/2016	0.00	1.99	1.99	1.2343134	2.46
11/02/2016	(0.04)	0.00	(0.04)	1.2341884	(0.05)
11/10/2016	7,018.55	0.00	7,018.55	1.2331895	8,655.20
12/01/2016	0.00	1.89	1.89	1.2305713	2.33
12/30/2016	(0.02)	0.00	(0.02)	1.2269648	(0.02)
01/03/2017	0.00	26.99	26.99	1.2265923	33.11
02/01/2017	0.00	57.60	57.60	1.2231213	70.45
03/01/2017	0.00	53.28	53.28	1.2194132	64.97
04/03/2017	0.00	83.62	83.62	1.2154703	101.64
05/01/2017	0.00	112.81	112.81	1.2120307	136.73
06/01/2017	0.00	121.27	121.27	1.2083562	146.54
07/03/2017	0.00	153.86	153.86	1.2044490	185.32
08/01/2017	0.00	189.87	189.87	1.2010406	228.04
09/01/2017	0.00	196.09	196.09	1.1973995	234.80
09/05/2017	0.00	0.00	0.00	1.1969148	0.00
10/02/2017	0.00	191.70	191.70	1.1936486	228.82
11/01/2017	4,490.65	201.43	4,692.08	1.1901503	5,584.28
12/01/2017	0.00	204.82	204.82	1.1865421	243.03
01/02/2018	0.00	252.63	252.63	1.1828252	298.82
02/01/2018	0.00	292.46	292.46	1.1793586	344.92
03/01/2018	0.00	273.46	273.46	1.1757832	321.53
04/02/2018	0.00	349.58	349.58	1.1721000	409.74
05/01/2018	3,153.12	390.45	3,543.57	1.1686648	4,141.25
06/01/2018	0.00	413.95	413.95	1.1651218	482.30
07/02/2018	0.00	433.35	433.35	1.1614720	503.32
08/01/2018	0.00	475.85	475.85	1.1580680	551.07
09/04/2018	0.00	480.13	480.13	1.1542066	554.17
09/05/2018	0.00	0.00	0.00	1.1540898	0.00
10/01/2018	0.00	481.21	481.21	1.1510569	553.90
10/22/2018	118.76	0.00	118.76	1.1486131	136.41
11/01/2018	118.76	557.44	676.20	1.1475673	775.99
12/03/2018	0.00	553.49	553.49	1.1438567	633.11
01/02/2019	0.00	598.33	598.33	1.1405043	682.40
02/01/2019	0.00	640.62	640.62	1.1371618	728.49
03/01/2019	0.00	575.64	575.64	1.1337143	652.61
04/01/2019	0.00	640.67	640.67	1.1302772	724.13
05/01/2019	0.00	624.12	624.12	1.1268506	703.29
06/03/2019	0.00	636.85	636.85	1.1232070	715.31
07/01/2019	0.00	607.57	607.57	1.1200285	680.50
08/01/2019	0.00	623.75	623.75	1.1166330	696.50

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**COMPUTATION OF THE REBATE AMOUNT**

Transaction Date	Includable Principal	Includable Interest	Includable Total	Future Value Factor	Future Value 08/11/2022 3.676916%
08/02/2019	0.00	0.00	0.00	1.1165199	0.00
09/03/2019	0.00	552.87	552.87	1.1130224	615.36
10/01/2019	0.00	522.80	522.80	1.1098727	580.24
11/01/2019	8,141.86	469.36	8,611.22	1.1065079	9,528.38
12/02/2019	0.00	382.86	382.86	1.1030417	422.31
01/02/2020	0.00	378.11	378.11	1.0996977	415.81
02/03/2020	0.00	368.25	368.25	1.0962528	403.70
03/02/2020	0.00	344.24	344.24	1.0930399	376.27
04/01/2020	0.00	180.96	180.96	1.0898365	197.22
05/01/2020	0.00	2.81	2.81	1.0865325	3.05
06/01/2020	0.00	1.85	1.85	1.0832385	2.00
07/01/2020	0.00	1.79	1.79	1.0799545	1.93
07/02/2020	0.00	0.00	0.00	1.0798452	0.00
08/03/2020	0.00	1.85	1.85	1.0764625	1.99
09/01/2020	0.00	1.87	1.87	1.0734163	2.01
10/01/2020	0.00	1.79	1.79	1.0701620	1.92
11/02/2020	0.00	1.85	1.85	1.0668097	1.97
11/06/2020	584.37	0.00	584.37	1.0663779	623.16
12/01/2020	0.00	1.79	1.79	1.0636831	1.90
12/29/2020	(0.12)	0.42	0.30	1.0606731	0.32
12/30/2020	(0.30)	0.00	(0.30)	1.0605657	(0.32)
01/04/2021	0.00	1.85	1.85	1.0601364	1.96
02/01/2021	0.00	1.85	1.85	1.0572434	1.96
03/01/2021	0.00	1.69	1.69	1.0540382	1.78
04/01/2021	0.00	1.85	1.85	1.0508427	1.94
04/20/2021	0.08	0.00	0.08	1.0488239	0.08
05/03/2021	0.00	1.79	1.79	1.0474449	1.87
05/05/2021	0.34	0.00	0.34	1.0472329	0.36
06/01/2021	0.00	1.85	1.85	1.0444808	1.93
07/01/2021	0.00	1.79	1.79	1.0413143	1.86
08/02/2021	0.00	1.85	1.85	1.0380523	1.92
09/01/2021	0.00	1.88	1.88	1.0350100	1.95
09/02/2021	0.00	0.00	0.00	1.0349052	0.00
10/01/2021	0.00	1.79	1.79	1.0318722	1.85
11/01/2021	0.00	1.85	1.85	1.0287439	1.90
12/01/2021	0.00	1.79	1.79	1.0256251	1.84
12/29/2021	(1.28)	1.28	0.00	1.0227227	0.00
12/30/2021	1.28	0.00	1.28	1.0226192	1.31
01/03/2022	0.00	1.85	1.85	1.0223088	1.89
02/01/2022	0.00	1.85	1.85	1.0194158	1.89
03/01/2022	0.00	1.69	1.69	1.0163253	1.72
04/01/2022	0.00	1.85	1.85	1.0132441	1.87
05/02/2022	0.00	1.79	1.79	1.0100701	1.81
06/01/2022	0.00	89.59	89.59	1.0071098	90.23
07/01/2022	0.00	198.31	198.31	1.0040566	199.11
08/01/2022	0.00	340.93	340.93	1.0010126	341.28
08/11/2022	363,876.88	109.97	363,986.85	1.0000000	363,986.85
	<b>\$0.00</b>	<b>\$15,488.64</b>	<b>\$15,488.64</b>		<b>\$(73,285.84)</b>
08/11/2016			(1,650.00)	1.2443478	(2,053.17) Computation Credit

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

---

**COMPUTATION OF THE REBATE AMOUNT**

---

<b>Transaction Date</b>	<b>Includable Principal</b>	<b>Includable Interest</b>	<b>Includable Total</b>	<b>Future Value Factor</b>	<b>Future Value 08/11/2022 3.676916%</b>	
08/11/2017			(1,670.00)	1.1998257	(2,003.71)	Computation Credit
08/11/2018			(1,700.00)	1.1568965	(1,966.72)	Computation Credit
08/11/2019			(1,730.00)	1.1155034	(1,929.82)	Computation Credit
08/11/2020			(1,760.00)	1.0755913	(1,893.04)	Computation Credit
08/11/2021			(1,780.00)	1.0371072	(1,846.05)	Computation Credit
08/11/2022			(1,830.00)	1.0000000	(1,830.00)	Computation Credit
			<b>\$(12,120.00)</b>		<b>\$(13,522.52)</b>	
			<b>\$(3,368.64)</b>		<b>\$(86,808.36)</b>	<b>REBATE AMOUNT</b>



**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**INVESTMENT SUMMARY BY FUND DURING THE COMPUTATION PERIOD**

								<b>Bond Yield:</b> 3.676916%			
<b>Fund</b>	<b>Inv #</b>	<b>Investment Description</b>	<b>Par</b>	<b>Avg Daily Bal or Cost of Principal</b>	<b>Purch Date</b>	<b>Maturity Date</b>	<b>Days O/S</b>	<b>Coupon</b>	<b>Interest</b>	<b>Invest Yield</b>	<b>Rebate</b>
<b>A2 Reserve Account</b>											
	1	Investment Activity 2016-2017	-	74,106.25	08/11/16	09/05/17	390	-	195.26	0.246992%	(3,279.33)
	2	Investment Activity 2017-2018	-	74,106.25	09/05/17	09/05/18	365	-	782.55	1.057405%	(2,257.91)
	7	Investment Activity 2018-2019	-	74,106.25	09/05/18	08/02/19	331	-	1,300.55	1.939516%	(1,310.55)
	8	Investment Activity 2019-2020	-	73,677.43	08/02/19	07/02/20	335	-	642.31	0.954508%	(1,993.47)
	10	Investment Activity 2020-2021	-	73,517.52	07/02/20	09/02/21	427	-	5.21	0.006079%	(3,298.37)
	13	Investment Activity 2021-2022	-	73,517.50	09/02/21	08/11/22	343	-	152.43	0.220112%	(2,413.29)
									<b>\$3,078.31</b>		<b>(\$14,552.92)</b>
<b>A1 Reserve Account</b>											
	3	Investment Activity 2016-2017	-	306,378.14	08/11/16	09/05/17	390	-	807.18	0.246963%	(13,557.88)
	4	Investment Activity 2017-2018	-	301,491.67	09/05/17	09/05/18	365	-	3,177.26	1.055231%	(9,194.68)
	6	Investment Activity 2018-2019	-	298,534.17	09/05/18	08/02/19	331	-	5,239.14	1.939483%	(5,279.59)
	9	Investment Activity 2019-2020	-	292,995.49	08/02/19	07/02/20	335	-	2,563.59	0.958020%	(7,917.35)
	11	Investment Activity 2020-2021	-	290,533.29	07/02/20	09/02/21	427	-	20.76	0.006126%	(13,034.69)
	12	Investment Activity 2021-2022	-	290,359.38	09/02/21	08/11/22	343	-	602.12	0.220144%	(9,531.26)
									<b>\$12,410.05</b>		<b>(\$58,515.44)</b>
<b>Costs of Issuance</b>											
	5	Investment Activity 2016	-	19,590.96	08/11/16	11/10/16	91	-	0.29	0.005950%	(217.47)
									<b>\$0.29</b>		<b>(\$217.47)</b>

(1) = Multiple Purchase  
(2) = Total Early Sale  
(3) = Partial Early Sale

**\$10,840,000**  
**Two Creeks Community Redevelopment District**  
**(Clay County, Florida)**  
**Capital Improvement Revenue Refunding Bonds,**  
**Series 2016A-1 & 2016A-2**

**INVESTMENT SUMMARY BY FUND DURING THE COMPUTATION PERIOD**

										Bond Yield:	3.676916%
Fund	Inv #	Investment Description	Par	Avg Daily Bal or Cost of Principal	Purch Date	Maturity Date	Days O/S	Coupon	Interest	Invest Yield	Rebate
<b>Adjustments</b>											
		Computation Credit	-	-	08/11/16				(1,650.00)		(2,053.17)
		Computation Credit	-	-	08/11/17				(1,670.00)		(2,003.71)
		Computation Credit	-	-	08/11/18				(1,700.00)		(1,966.72)
		Computation Credit	-	-	08/11/19				(1,730.00)		(1,929.82)
		Computation Credit	-	-	08/11/20				(1,760.00)		(1,893.04)
		Computation Credit	-	-	08/11/21				(1,780.00)		(1,846.05)
		Computation Credit	-	-	08/11/22				(1,830.00)		(1,830.00)
									<b>(\$12,120.00)</b>		<b>(\$13,522.52)</b>
<b>Grand Total:</b>									<b>\$3,368.64</b>		<b>(\$86,808.36)</b>

(1) = Multiple Purchase  
(2) = Total Early Sale  
(3) = Partial Early Sale

## **Tab 9**

**AGREEMENT BETWEEN THE TWO CREEKS COMMUNITY DEVELOPMENT  
DISTRICT AND SOLITUDE LAKE MANAGEMENT, LLC  
FOR AQUATIC MANAGEMENT SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this 1<sup>st</sup> day of June, 2022, by and between:

**Two Creeks 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 Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa Florida 33614 (“District”); and

**Solitude Lake Management, LLC**, a foreign limited liability company, whose address is 2844 Crusader Circle, Suite 450, Virginia Beach, Virginia 23453 (“Contractor”, together with District, “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* (“Act”), by ordinance adopted by Clay County, Florida; and

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District owns, operates and maintains certain ponds (“Ponds”); and

**WHEREAS**, the District desires to enter into an agreement with an independent contractor to provide aquatic management services for the Ponds; and

**WHEREAS**, Contractor submitted a proposal and represents that it is qualified to provide aquatic management services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“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 so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.**

**A.** The District desires that the Contractor provide professional aquatic management services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

**B.** While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

**C.** The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

**D.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

**SECTION 3. SCOPE OF AQUATIC MANAGEMENT SERVICES.** The Contractor will provide aquatic management services for the Ponds identified in **Exhibit A**. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A** on a monthly basis. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

**SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

**A.** Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

**B.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

**C.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager to act as its representative.

(2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

**D.** Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

#### **SECTION 5. COMPENSATION; TERM.**

**A.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor One Thousand Four Hundred Eighty Seven Dollars (\$1,487.00) per month for an annual amount of Seventeen Thousand Eight Hundred Forty Four Dollars (\$17,844.00). The term of this Agreement shall be from June 1, 2022 through May 31, 2023, unless terminated earlier by either party in accordance with the provisions of this Agreement. The Agreement shall be automatically renewed for additional one (1) year terms, unless written notice is provided by either party thirty (30) days prior to the expiration of the Agreement.

**B.** If the District should desire additional work or services, or to add additional areas to be maintained, the 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 to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

**C.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, 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 the 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 the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the 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.

**D.** The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder

is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

#### **SECTION 4. INSURANCE.**

**A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:

**(1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.

**(2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

**(i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

**(3)** Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

**(4)** Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

**B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

**C.** If the 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 the 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 5. INDEMNIFICATION.**

**A.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from

any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

**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.

**SECTION 9. 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 10. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 11. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be



effective immediately upon the giving of notice of termination.

**SECTION 12. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall 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 13. 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 14. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

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

**SECTION 16. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 17. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 18. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or

otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 19. 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 20. 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. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 21. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

**SECTION 22. 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 Parties.

**SECTION 23. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 24. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

**A. If to District:** Two Creeks Community Development District  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614  
Attn: District Manager

**With a copy to:** Kutak Rock LLP  
P.O. Box 10230  
Tallahassee, Florida 32302  
Attn: District Counsel

**B. If to the Contractor:** Solitude Lake Management, LLC

2844 Crusader Circle, Suite 450  
Virginia Beach, Virginia 23453  
Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (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 the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the 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 25. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 26. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Clay County, Florida.

**SECTION 27. COMPLIANCE WITH PUBLIC RECORDS LAWS.** 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 **Carol Brown** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the 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 the Contractor, the 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 (813) 933-5571, [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**

**SECTION 28. 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 29. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 30. 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. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

**SECTION 31. E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2022, 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. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a

copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 32. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES.*** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

[CONTINUED ON FOLLOWING PAGE]

**IN WITNESS WHEREOF**, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

**TWO CREEKS COMMUNITY  
DEVELOPMENT DISTRICT**

*D. Deal*  
\_\_\_\_\_  
Chairperson, Board of Supervisors

**SOLITUDE LAKE MANAGEMENT, LLC**

*Trina L. Duncan*  
\_\_\_\_\_  
By: Trina L. Duncan  
Its: Business Manager  
06/15/2022

**Exhibit A:** Scope of Services and Map of Ponds

**EXHIBIT A**  
**SCOPE OF SERVICES AND MAP OF PONDS**

## SCHEDULE A - SERVICES

### Monitoring:

1. A SOLitude Aquatic Specialist will visit the site and inspect the pond(s) on a **two (2) times per month** basis.
2. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

### Visual Inspections:

1. A visual inspection of the pond(s) will be performed during each visit to the site. The inspections shall include the following:
  - Water levels
  - Water clarity or quality
  - Turbidity
  - Beneficial Aquatic Vegetation
  - Nuisance, Invasive, or Exotic Aquatic Vegetation
  - Algae
  - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
  - Erosion
  - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
  - Forebays and inflowing or outflowing swales, ditches, and stream channels
  - Vegetated buffers
  - Sedimentation
  - Nuisance animal activity
  - Fish habitat
  - Mosquito breeding conditions and habitat
  - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the



physical structure of the pond(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the pond(s) underground, underwater, or inside any of the associated structures.

Aquatic Weed Control:

1. Lake(s) will be inspected on a **two (2) times per month** basis.
2. **Sites 23 & 25** will not be maintained for aquatic vegetation as wet/dry detention sites.
3. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the lake(s) at the time of application.
4. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected on a **two (2) times per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Pond Algae Control:

1. Pond(s) will be inspected on a **two (2) times per month** basis.
2. **Sites 23 & 25** will not be maintained for algae as wet/dry detention sites.
3. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash and light debris will be removed from the pond(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Stocking for Improved Weed Control:

1. Quotes for the stocking of Triploid (Sterile) Grass Carp will be provided as appropriate to help prevent and control outbreaks of certain aquatic vegetation species. Stocking of triploid grass carp should be considered as part of an integrated Pest Management Program. *Grass Carps in these programs will often times reduce the amount of pesticides required to properly maintain ponds, helping achieve our long-term goals of quality management through the restoration of ecological balance. Grass Carp are regulated by each state. Repairing or replacing of old grass carp barriers will be completed at customer request based on parts and labor, which may be required to amend the existing FWC permit.*

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
  - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
  - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
  - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
  - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
  - a. Providing information required for the permit application process upon request.
  - b. Providing Certified Abutters List for abutter notification where required.

- c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
- d. Compliance with any other special requirements or conditions required by the local municipality.
- e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.



## **Tab 10**



**QUOTATION 1132260**

Wayne Automatic Fire Sprinklers, Inc.  
11326 Distribution Ave West  
Jacksonville, FL32256

**LIFE SAFETY AGREEMENT – INSPECTION SERVICES**

*"Your One-Stop Safety Solution to Installation, Inspections, Service and Monitoring of Fire Alarms, Security and Fire Systems"*

CUSTOMER		BILL TO		JOB LOCATION	
COMPANY	Rizzetta & Co.	Two Creeks CDD	Two Creeks Amenity Center	DATE	April 3, 2023
ADDRESS	3434 Colwell Ave Suite 200	c/o Rizzetta Co.	1365 Tynes Blvd	EXPIRY DT	May 03, 2023
		3434 Colwell Ave. Suite 200		SALES REP	Leslie Hunnicutt
CITY, STATE	Tampa, FL33614	Tampa, FL 33614	Middleburg, FL 32068	CELL PH	(904)537-6052
CONTACT				WORK PH	(904)268-3030, x1109
PHONE				FAX	
EMAIL				EMAIL	lhunnicutt@waynefire.com

**FIRE SPRINKLER SYSTEM INSPECTION AND TESTING FREQUENCY**

Description	Qty	Price	Amount	Comment
Annual Domestic Backflow Certification	1.00	\$65.00	\$65.00	
Misc Annual Inspection				N/I

**Annual Fire Sprinkler System Total: \$65.00**      **Accept: \_\_\_\_\_ Decline: \_\_\_\_\_**  
*(Please Initial to Accept or Decline)*

**FIRE ALARM SYSTEM INSPECTION AND TESTING FREQUENCY**

Description	Qty	Price	Amount	Comment
<b>Annual Fire Alarm System Total:</b>				<b>Accept: _____ Decline: _____</b>

*(Please Initial to Accept or Decline)*

**MISCELLANEOUS**

Description	Qty	Price	Amount	Comment
Inspection Permitting Fees				N/I
Third Party Reporting Fees				N/I
Pre-Engineered Fire Suppression System	2.00	\$250.00	\$500.00	\$250 each inspection (2)
Annual Extinguisher Certification Inspection (Tag) (Seal)	5.00	\$6.75	\$33.75	
6 yr Maintenance / 12 yr Hydrostatic Extinguisher Test				N/I Maintenance performed at the time of inspection
Trip Charge	1.00	\$40.00	\$40.00	
<b>See attached pricing for add'l Extinguisher Services.</b>				N/I

**Miscellaneous Total: \$573.75**      **Accept: \_\_\_\_\_ Decline: \_\_\_\_\_**  
*(Please Initial to Accept or Decline)*

**NOTES**

**AUTHORIZATION:** The person executing the Life Safety Agreement ("Agreement") on behalf of the Customer/Subscriber of the subject systems, expressly warrants and covenants that he/she is the authorized representative of the Owner of the premises and is authorized to enter into this Agreement for and on behalf of the Owner or Owner's Designee and to bind Owner or Owner's Designee to all terms herein.

**SCOPE:** Customer/Subscriber may contract in the Agreement for one or more of the following services: fire sprinkler inspection, fire alarm inspection, and fire extinguisher inspection. The provisions of the General Terms and Conditions apply to all services provided and by Wayne Automatic Fire Sprinklers, Inc. ("WAFS") under the Agreement except as indicated otherwise in the General Terms and Conditions. This Agreement contains the entire understanding and final expression of Agreement and supersedes and replaces any previous agreements, promises or representations between the parties. This Agreement may be amended only in a writing signed by both parties.

**LIMITATION OF LIABILITY AND WARRANTIES: CUSTOMER/SUBSCRIBER UNDERSTANDS AND AGREES THAT WAFS MUST LIMIT ITS LIABILITY UNDER THIS AGREEMENT IN ORDER TO KEEP ITS PRICING REASONABLY AFFORDABLE. ACCORDINGLY, UNDER NO CIRCUMSTANCES SHALL WAFS' LIABILITY FOR ANY CLAIM, CAUSE OF ACTION, COST OR EXPENSE (INCLUDING, WITHOUT LIMITATION, ANY CLAIMS FOR BODILY INJURY, WRONGFUL DEATH, PROPERTY DAMAGE, PROPERTY LOSS AND/OR ATTORNEY'S FEES) ARISING OUT OF OR RELATING TO THIS AGREEMENT EXCEED THE TOTAL SUM OF FIFTY THOUSAND DOLLARS (\$50,000.00). THE CUSTOMER/SUBSCRIBER UNDERSTANDS AND AGREES THAT WAFS HEREBY DISCLAIMS ALL IMPLIED WARRANTIES OF ANY KIND OR TYPE INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF MERCHANTABILITY AND ANY IMPLIED WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE. THE CUSTOMER/SUBSCRIBER FURTHER UNDERSTANDS AND AGREES THAT WAFS MAKES NO EXPRESS WARRANTIES AS TO THE SERVICES RENDERED OR EQUIPMENT LEASED AND THAT NO REPRESENTATIVE OF WAFS HAS ANY AUTHORITY TO MAKE ANY WARRANTIES OR OTHERWISE VARY THE TERMS OF THIS AGREEMENT.**

**WORK OF OTHERS AND EXISTING FIRE PROTECTION SYSTEM:** WAFS makes no warranty as to the quality of work performed by others or the functionality and design of the originally installed fire protection system(s) that are subject to this Agreement. WAFS makes no warranties, express or implied, regarding the adequacy, performance or condition of any fire protection or notification equipment. WAFS cannot and does not guarantee that loss or damage will not occur.

**WAIVER OF SUBROGATION:** WAFS is not an insurer against loss or damage that may be suffered by Customer/Subscriber. Sufficient property and bodily injury insurance shall be obtained by and is the sole responsibility of Customer/Subscriber. Customer/Subscriber agrees to rely exclusively on Customer/Subscriber's insurer to recover for bodily injuries or property damage in the event of any loss or injury to the premises or property therein. Customer/Subscriber does hereby, for itself and all others claiming by or through it under this Agreement, release and discharge WAFS from and against all damages, costs or expenses covered by Customer/Subscriber's insurance, it being expressly agreed and understood that no insurance company, insurer, surety or other entity/individual will have any right of subrogation against WAFS or any employee, agent, officer, director, shareholder, affiliate or independent contractor of WAFS.

**SEVERABILITY:** If any provisions of the entire Agreement shall be invalid or unenforceable under the laws of the jurisdiction applicable to the Agreement, such invalidity or unenforceable provision(s) shall be severed from the Agreement and the Agreement shall be construed as if not containing the particular invalid or unenforceable provision or provisions, and the rights and obligations of WAFS and the Customer/Subscriber shall be construed and enforced accordingly.

**TERM OF AGREEMENT/ RENEWALS:** The term of this Agreement shall be for a period of one year unless noted otherwise. This agreement shall renew on a yearly basis under the same terms and conditions, unless either party gives written notice to the other by certified mail, return receipt requested, of their intention not to renew the Agreement at least 30 days prior to the expiration of any term.

**CANCELLATION:** This Agreement may be cancelled by Customer/Subscriber with thirty (30) days written notice to WAFS provided the contract term length is met. This Agreement may be cancelled by WAFS with thirty (30) days written notice to Customer/Subscriber.

**INSPECTION NOTIFICATION AND ACCESS:** Prior to WAFS performing any tests, the Customer/Subscriber must notify any alarm monitoring company, the local fire department, and all occupants and tenants. Customer/Subscriber understands and acknowledges it is responsible to maintain the fire protection system(s) in accordance with applicable NFPA Standards and any and all state or local rules, codes, statutes and other regulatory requirements, including, without limitation, the timing and performance of all inspections required by any such authorities. Customer/Subscriber acknowledges that in order to remain in compliance it is responsible to facilitate the scheduling of all inspections and access to all areas. It is further understood that WAFS will not enter or inspect any dwelling unit without a Customer/Subscriber representative present.

**ADDITIONAL EQUIPMENT:** In the event additional equipment is installed or the systems are modified after the date of this Agreement, the annual inspection charge shall be increased in accordance with WAFS's prevailing rates as of the first inspection of the additional equipment/modification.

**SCOPE OF INSPECTION:** The inspection and testing services provided by this Agreement are designed to determine the functionality of the inspected systems at the time of the inspection/test. The inspection and testing provided under this Agreement do not include: maintenance, repairs, alterations, or replacement of parts or any other field adjustments; daily, weekly or monthly inspection requirements and/or maintenance per NFPA 25 and/or 72; obstruction investigation or prevention; fire pump maintenance; testing of fire hoses; freeze plug inspection; or internal pipe inspection. WAFS may choose to offer such services at an additional charge and pursuant to a separate written agreement, but is not obligated under this Agreement to do so. The inspections and testing provided under this Agreement are NOT a system survey or engineering analysis of the system, its installation and/or its design. Any suggested improvements itemized on an inspection and/or testing report does not constitute an engineering review as such items are not part of the NFPA required inspection and test; such items will be noted as an inspection Observation. Inspection and testing services under this Agreement are not intended to reveal design or installation flaws or code compliance violations. WAFS makes no guarantee or assurance that all defects or deficiencies in the systems have been identified and itemized.

The scope of work under this Agreement is limited to the provision of inspection and testing services. WAFS is not required to move personal property, equipment, walls, and ceilings or like materials which may impede access or limit visibility. Portions of systems that are latent or concealed are excluded from the inspection.

Customer/Subscriber is responsible for the applicable NFPA 25 and 72 line items requiring test and inspection in intervals greater than the annual testing frequency (this includes the test and inspection of items such as, but not limited to, smoke detector sensitivity, fire sprinkler heads, three- and five-year inspections, sound pressures, etc.) unless otherwise specified in the Agreement.

**ADDITIONAL PAYMENTS:** In addition to the payments set forth herein, Customer/Subscriber agrees to be liable for and pay to WAFS any excise, sales, property, or other tax, telephone line charges, backflow permitting, third party reporting fees, and any increases thereof, which may be imposed upon WAFS because of this Agreement unless otherwise stated within the Agreement. Should WAFS be required by existing or hereinafter enacted law to perform any service or furnish any material not specifically covered by the terms of this Agreement Customer/Subscriber agrees to pay WAFS for such service or material.

**WATER SUPPLY:** Testing and treatment of the water supply, and any costs associated therewith, are not covered by this Agreement and are the sole responsibility of the Customer/Subscriber. WAFS recommends that the water supply be tested and treated, where necessary, for any microbiological organisms that may influence corrosion, and will

provide such services upon execution of a separate written Agreement.

**WATER DISCHARGE:** WAFS will make every reasonable effort to prevent the discharge of water into or onto areas of landscaping, decorative pavement, etc. Customer/Subscriber must provide sufficient and readily accessible means to accept the full flow of water that may be required by tests as determined by the type of inspection and accepts all liability arising out of or relating to water discharge.

**LOCATION OF DEVICES:** Customer/Subscriber is responsible for locating and/or identifying all devices that are not visibly marked, such as duct detectors, damper controls, drum drips, low point drains, etc.

**DRY PIPE SYSTEM:** Customer/Subscriber is aware that dry pipe sprinkler systems must be drained after each operation of the dry valve to remove water from the system as residual water may freeze, cause damage to the pipes or other components, and cause significant water damage to the premises and property therein. During the inspection and testing of dry pipe systems, WAFS will utilize all accessible low point auxiliary drains and/or drum drips so that the residual water can be drained.

**DUCT DETECTORS:** If testing of Duct Detectors is included in this Agreement, the testing of the Duct Detectors will be limited to testing at floor level using approved smoke devices to test the entry of smoke into the sensing chamber of the Duct Detector head and through the use of remote testing key switches unless otherwise specified in the Agreement. Testing of the air flow across the sampling tube is not included in this Agreement.

**ATTICS:** To the extent that any attic is included in the agreement, only such equipment as is safely visible and accessible from the floored area of the attic will be subject to the Agreement.

**NFPA 25 and 72:** Customer/Subscriber has reviewed and is familiar with the National Fire Protection Association Standards 25 & 72 (NFPA 25 & 72) and understands the requirements and consequences of failure to comply with the requirements therein. Customer/Subscriber shall comply with the requirements of NFPA 25 & 72. Customer/Subscriber is responsible for maintaining all fire protection equipment and all alarm equipment and components in good, working order as outlined in the applicable NFPA Standards and any and all local rules, codes or standards applicable to the jurisdiction where the system(s) is/are located.

**SCOPE OF FIRE EXTINGUISHER INSPECTION:** NFPA 10 is the standard for portable fire extinguishers and inspection services related to Customer/Subscriber's fire extinguishers shall be provided in accordance with NFPA 10. Customer/Subscriber is familiar with NFPA 10, its requirements and Customer/Subscriber's responsibility and duties pursuant to NFPA 10. Services provided under this Agreement do not include an analysis or survey of the fire hazard and appropriate selection of fire extinguishers relative to the particular classification of hazards. Such analysis and survey can be performed pursuant to a separate, written agreement. The scope of this inspection is limited to the inspection, and maintenance (as defined by NFPA 10, Section 3.3.15) of the fire extinguishers in place at Customer/Subscriber's inspection location. Customer/Subscriber acknowledges that it is the Customer/Subscriber's responsibility to assure that inspection, maintenance and recharging of fire extinguishers occurs.

**FIRE EXTINGUISHER SERVICES/FREQUENCY:** The inspection and maintenance (as defined by NFPA 10, Section 3.3.15) provided pursuant to this Agreement shall be provided on an annual basis only pursuant to NFPA 10, Section 7.3.1.1.1. All other inspections and monitoring required to be performed monthly or more frequently than at one year intervals shall remain the sole responsibility of Customer/Subscriber unless this Agreement specifically provides for fire extinguisher inspections and services at intervals more frequently than on an annual basis.

**PAYMENT:** Payment is due and payable within thirty (30) days after billing. If Customer/Subscriber fails to make payment when due, WAFS shall have the right, in its sole discretion, to cancel this Agreement with thirty (30) days written notice to Customer/Subscriber. Customer/Subscriber shall pay any and all collection costs, including but not limited to attorney's fees and costs, incurred in the collection of past due accounts.

**GOVERNING LAW:** This Agreement shall be governed by the laws of the State where the job listed on the first page of this Agreement is located without reference to any conflict of laws principles.

**ASSIGNMENT:** Customer/Subscriber shall not assign this Agreement, or any rights or obligations herein, without the prior written consent of WAFS. Customer/Subscriber shall also provide WAFS thirty (30) days written notice in the event that it changes its property manager, billing address or site contact set forth on the first page of this Agreement.

**CONTRACT TOTAL (EXCLUDES APPLICABLE TAXES)**

**Total annual cost if paid according to the above breakdown: \$638.75**

ACCEPTANCE OF QUOTATION, TERMS AND CONDITIONS:	WAYNE AUTOMATIC FIRE SPRINKLERS, INC.:
Print Name:	WAFS Rep: Leslie Hunnicutt
Title:	Title: Life Safety Specialist
Date:	Date: 2023-04-03
Signature:	

**PLEASE FAX ALL PAGES TO OR EMAIL: lhunnicutt@waynefire.com**

**Note: This proposal may be withdrawn by Seller if not accepted by the expiry date indicated on page one. Payment to be made as follows: NET 30. Visa, MasterCard, American Express, and Discover Card accepted. A surcharge of 3% will be applied to credit card purchases.**

Corporate Office	Tampa	Fort Myers	Deerfield Beach	Jacksonville	Concord	Raleigh
222 Capitol Ct Ocoee, FL 34761-3019	3226 Cherry Palm Dr Tampa, FL 33619-8337	4683 Laredo Ave Fort Myers, FL 33905-4924	1500 S Powerline Rd Ste A Deerfield Beach, FL 33442-8185	11326 Distribution Ave W Jacksonville, FL 32256-2745	4370 Motorsports Dr SW Concord, NC 28027-8977	5905 Triangle Dr Raleigh, NC 27617-4742

**Alabama A-0457 Florida EF20001320 Georgia LVA205941 North Carolina 29611-SP-FA/LV South Carolina FAC.3385 M**



# **Tab 11**

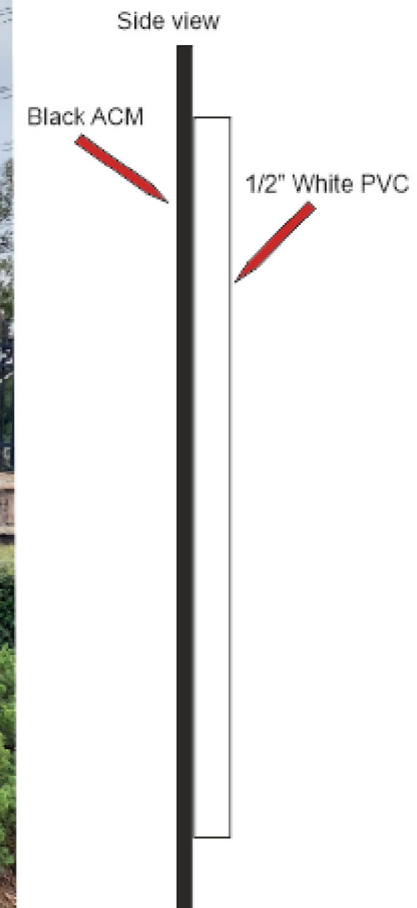
1 Hargrove Grade Suite 1A  
 Palm Coast, Fl 32137  
 386-957-9339  
 www.WebWatchdogs.net  
 info@webwatchdogs.net  
 Florida Contractor License  
 #ES12000771

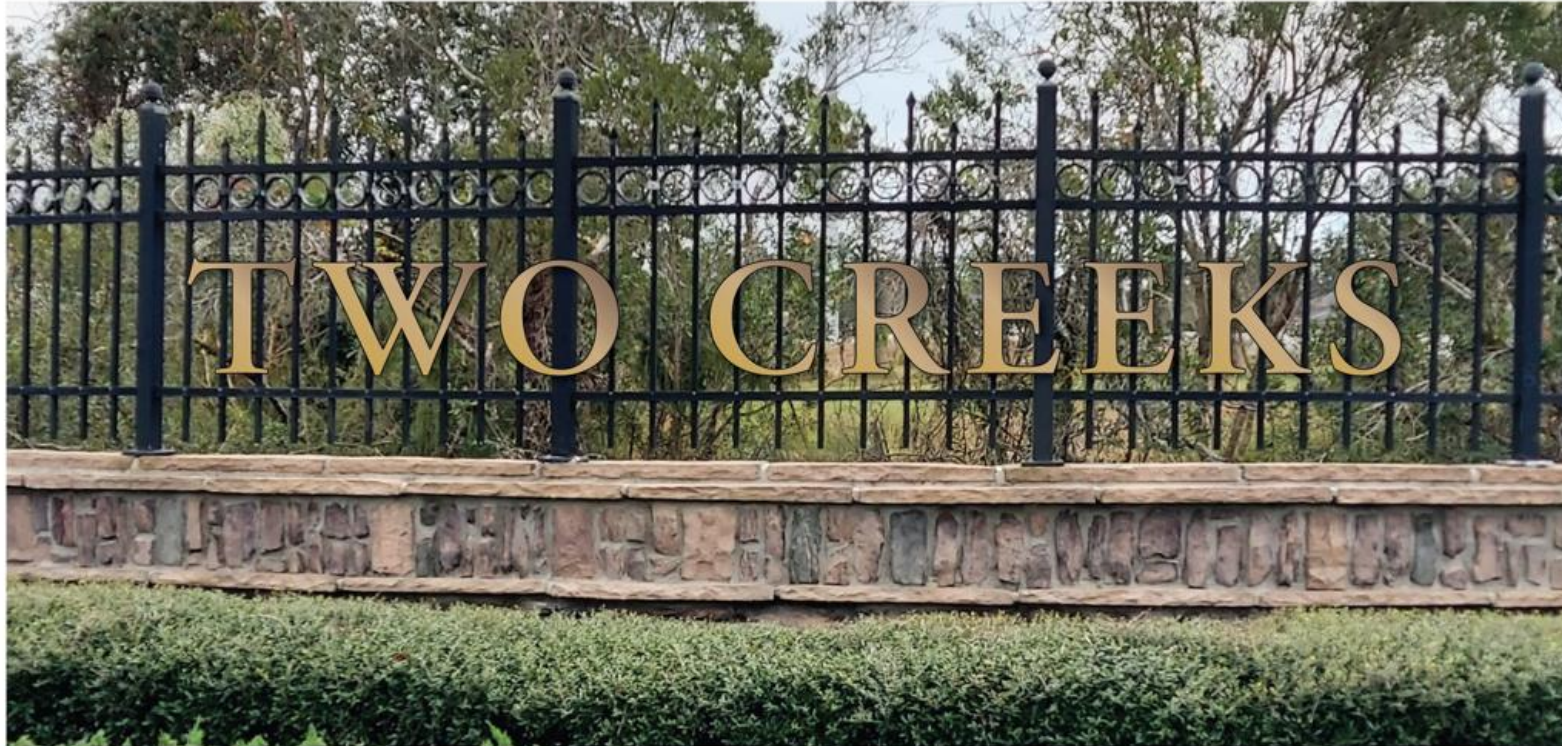
Date	Quote #
5/2/2023	7021
Name / Address	
Two Creeks CDD C/O Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614	

Description	Qty	Cost	Total
Extended Warranty Option- Complete Surveillance Camera System  ***Warranty Expires 6/1/2023***	1	500.00	500.00
<p>1 Year Extended Warranty on Camera Parts, Labor and Equipment                      All products are warranted for 1 year from date of purchase. If a product is defective we will repair or replace it. The following situations void the product warranty: Adding 3rd party software to a DVR without prior approval from our technical support department.                      Damage caused by nature such as flooding, winds, lightning and other similar events.                      Damage caused by vandalism. Network related issues involving your internet service provider (i.e. new modem, change of internet provider, etc.) Warranty Service Calls will be addressed within a 1-5 day time frame.</p> <p>After 1 year (outside of the warranty, if not extended), we will continue to support the product at the standard repair labor rate (currently \$199 per hour-minimum 2 hours) plus parts, if applicable, or phone technical support for \$65.00/hour. Out of warranty repairs are guaranteed for 30 days. Phone support is non-refundable.</p>	<b>Subtotal</b>		\$500.00
	<b>Sales Tax (0.0%)</b>		\$0.00
	<b>Total</b>		\$500.00
	Signature _____		

## **Tab 12**

12" x 96" Black ACM backer with 10" high 1/2" PVC white letters - \$1185.00 each + tax  
permit fee \$325.00  
install \$485.00





**DIMENSIONS & SITE CONDITIONS TO BE  
REVISED PRIOR TO PRODUCTION**

**Entrance Lettering**

Qty: 1

148" x 14"

1/4" Alum Letters

Painted 1 Color (Metallic)

Mechanically Fastened

to Existing Fence

All Hardware Painted to Match

**PAINT**

**MP20509  
Metallic  
Gloss**

wo.337840 v.04.07.23

**Bridgewater North CDD - Two Creeks**

**Entrance Lettering**



**D. KRISTOFF  
J. FONSECA**

This document is the property of OnSight Industries, LLC. The information and technology embodied herein shall not be reproduced or copied in whole or in part without previous authorization in writing from OnSight Industries, LLC. 900 Central Park Drive, Sanford, FL 32771 P.407.830.8861 F.407.830.5569 [onsightindustries.com](http://onsightindustries.com)

## **TAB 13**



**VEHICLE REMOVAL AGREEMENT FROM PRIVATE PROPERTY**

Private property towing means towing or removal of a vehicle without the consent of the vehicle's owner or operator that is parked on private real property.

Property owner - any person who exercises dominion and control of the real property, it is not limited to the legal title holder, lessee, a resident manager or other agent who has legal authority to remove abandoned vehicles.

In valuable consideration, in which receipt of agreement hereby acknowledges, provider shall be customer's exclusive tow service provider for a period term of one (1) year from the date below. This towing service agreement may be cancelled at any time with a 30 day written notice of termination to ASAP Towing & Storage Co..

Property manager/agent: \_\_\_\_\_ email: \_\_\_\_\_

Name of property location: \_\_\_\_\_

Name or title of person authorized to have vehicle(s) removed: \_\_\_\_\_

Address of REAL property from which vehicle(s) to be removed: \_\_\_\_\_

The time and days of the week authorized to remove unauthorized vehicles: 24 hours a day/7 days a week

The vehicle removed will be stored at ASAP Towing and Storage Co., Inc. at the indicated location:

10053 103rd St., Jacksonville     5505 Shad Rd., Jacksonville     3801 Whitehall St., Jacksonville

722 S. 10th St., Jacksonville Beach     4640 Avenue B, St. Augustine

Authorized under Jacksonville ordinance code. Towing site shall not be more than 10 radius miles from where tow originates.

Signature of Agent/Leasee: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Printed name of Agent/Leasee: \_\_\_\_\_ Phone: \_\_\_\_\_

ASAP Towing & Storage Customer Service Representative \_\_\_\_\_

Each company representative has read and is in agreement with the provisions of the Florida Statute 715.07 and the provisions of this chapter.

A copy of this agreement will be kept on file until further notified by property owner.

Call us at 24/7 Live Dispatch: 771-7111 for all towing service needed.

**TAB 14**



**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Two Creeks Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 23, 2023

HOUR: 6:00 PM

LOCATION: Courtyard Marriott  
610 Wells Road  
Orange Park, FL 32073

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Clay County at least 60 days prior to the hearing set above.

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

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

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

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

**PASSED AND ADOPTED THIS 24<sup>th</sup> DAY OF MAY, 2023.**

ATTEST:

**TWO CREEKS COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

# **Exhibit A**



Rizzetta & Company

# Two Creeks Community Development District

[www.twocreeks.org](http://www.twocreeks.org)

---

**Proposed Budget for  
Fiscal Year 2023-2024**

## TABLE OF CONTENTS

	<u>Page</u>
<b>General Fund Budget for Fiscal Year 2023-2024</b>	<b>1</b>
<b>Reserve Fund Budget for Fiscal Year 2023-2024</b>	<b>3</b>
<b>Debt Service Fund Budget for Fiscal Year 2023-2024</b>	<b>4</b>
<b>Assessments Charts for Fiscal Year 2023-2024</b>	<b>5</b>
<b>General Fund Budget Account Category Descriptions</b>	<b>7</b>
<b>Reserve Fund Budget Account Category Descriptions</b>	<b>13</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>14</b>

**Proposed Budget**  
**Two Creeks Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	<b>REVENUES</b>							
3								
4	Special Assessments							
5	Tax Roll*	\$ 589,646	\$ 596,648	\$ 596,648	\$ -	\$ 641,399	\$ 44,751	
6								
7	<b>TOTAL REVENUES</b>	<b>\$ 589,646</b>	<b>\$ 596,648</b>	<b>\$ 596,648</b>	<b>\$ -</b>	<b>\$ 641,399</b>	<b>\$ 44,751</b>	
8								
9	<b>EXPENDITURES - ADMINISTRATIVE</b>							
10								
11	Legislative							
12	Supervisor Fees	\$ 1,800	\$ 3,600	\$ 4,000	\$ 400	\$ 4,000	\$ -	Based on 4 Meetings
13	Financial & Administrative							
14	Administrative Services	\$ 3,046	\$ 5,222	\$ 5,222	\$ -	\$ 5,483	\$ 261	
15	District Management	\$ 16,684	\$ 28,601	\$ 28,601	\$ -	\$ 30,031	\$ 1,430	
16	District Engineer	\$ 461	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ -	
17	Disclosure Report	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	
18	Trustees Fees	\$ 337	\$ 4,041	\$ 4,041	\$ -	\$ 4,041	\$ -	
19	Assessment Roll	\$ 5,356	\$ 5,356	\$ 5,356	\$ -	\$ 5,624	\$ 268	
20	Financial & Revenue Collections	\$ 3,125	\$ 5,356	\$ 5,356	\$ -	\$ 5,624	\$ 268	
21	Accounting Services	\$ 11,622	\$ 19,924	\$ 19,924	\$ -	\$ 20,921	\$ 997	
22	Auditing Services	\$ -	\$ 4,200	\$ 4,200	\$ -	\$ 4,400	\$ 200	
23	Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000	\$ 500	\$ (500)	\$ 500	\$ -	FY 22/23 reflects invoices from the past two years.
24	Public Officials Liability Insurance	\$ 2,733	\$ 2,733	\$ 3,050	\$ 317	\$ 3,050	\$ -	FY 23/24 reflects EGIS Insurance Advisors estimate.
25	Legal Advertising	\$ 628	\$ 1,250	\$ 1,250	\$ -	\$ 1,250	\$ -	
26	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
27	Miscellaneous Fees	\$ 450	\$ 1,850	\$ 1,500	\$ (350)	\$ 2,250	\$ 750	FY 21/22 overbudget - \$1,735. FY 23/24 reflects meeting space, mailed notices & amortization schedule.
28	ADA Website Hosting, Maintenance, Remediation & Compliance	\$ 1,853	\$ 2,738	\$ 3,500	\$ 762	\$ 2,800	\$ (700)	
29	Legal Counsel							
30	District Counsel	\$ 3,609	\$ 13,000	\$ 13,000	\$ -	\$ 13,000	\$ -	
31								
32	<b>Administrative Subtotal</b>	<b>\$ 53,879</b>	<b>\$ 101,546</b>	<b>\$ 102,175</b>	<b>\$ 629</b>	<b>\$ 105,649</b>	<b>\$ 3,474</b>	
33								
34	<b>EXPENDITURES - FIELD OPERATIONS</b>							
35								
36	Electric Utility Services							
37	Utility Services	\$ 12,175	\$ 20,871	\$ 18,000	\$ (2,871)	\$ 24,000	\$ 6,000	FY 21/22 overbudget - \$20,937. FY23/24 reflects 15% increase.
38	Street Lights	\$ 8,335	\$ 14,289	\$ 15,000	\$ 711	\$ 16,432	\$ 1,432	FY23/24 reflects 15% increase.
39	Garbage/Solid Waste Control Services							
40	Garbage - Recreation Facility	\$ 1,084	\$ 3,200	\$ 3,200	\$ -	\$ 3,200	\$ -	
41	Water-Sewer Combination Services							
42	Utility Services	\$ 24,289	\$ 41,638	\$ 40,000	\$ (1,638)	\$ 46,400	\$ 6,400	FY 21/22 overbudget - \$47,376. FY 23/24 reflects 10% increase.
43	Stormwater Control							
44	Aquatic Maintenance	\$ 10,409	\$ 17,844	\$ 18,180	\$ 336	\$ 17,844	\$ (336)	FY 23/24 reflects Solitude Lake Management estimate.
45	Fountain Service Repairs & Maintenance	\$ 65	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	
46	Miscellaneous Expense	\$ -	\$ 7,983	\$ 1,200	\$ (6,783)	\$ 1,200	\$ -	FY 22/23 reflects Solitude Lake Management Pond Restocking.
47	Other Physical Environment							
48	General Liability/Property Insurance	\$ 13,068	\$ 13,068	\$ 13,500	\$ 432	\$ 18,387	\$ 4,887	FY 23/24 reflects EGIS Insurance Advisors estimate.
49	Entry & Walls Maintenance & Repairs	\$ 469	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	
50	Irrigation Maintenance & Repairs	\$ 1,130	\$ 9,000	\$ 9,000	\$ -	\$ 9,000	\$ -	
51	Landscape Replacement, Plants, Shrubs, Trees	\$ 1,391	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	
52	Landscape & Irrigation Maintenance Contract	\$ 73,833	\$ 128,403	\$ 126,743	\$ (1,660)	\$ 134,900	\$ 8,157	FY 23/24 reflects BrightView estimate. Agreement includes quarterly annuals, palm pruning and annual mulch installation.
53	Miscellaneous Landscape Expense	\$ 11,153	\$ 15,000	\$ 5,000	\$ (10,000)	\$ 10,000	\$ 5,000	FY 21/22 overbudget - \$8,950. FY 22/23 includes playground mulch installation.
54	Road & Street Facilities							







**Two Creeks Community Development District**  
**Debt Service**  
**Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2016A	Budget For 2023/2024
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$725,995.93	\$725,995.93
<b>TOTAL REVENUES</b>	<b>\$725,995.93</b>	<b>\$725,995.93</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Debt Service Obligation	\$725,995.93	\$725,995.93
<b>Administrative Subtotal</b>	<b>\$725,995.93</b>	<b>\$725,995.93</b>
<b>TOTAL EXPENDITURES</b>	<b>\$725,995.93</b>	<b>\$725,995.93</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Clay County Collection Costs (2%) and Early Payment Discounts (4%): 6.00%

**Gross assessments** **\$771,679.35**

**Notes:**

Tax Roll Collection Costs and Early Payment Discount is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

**TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$736,763.00
Clay County Collection Cost @	2%	\$15,675.81
Early Payment Discount @	4%	\$31,351.62
2023/2024 Total		<u>\$783,790.43</u>

2022/2023 O&M Budget	\$689,234.00
2023/2024 O&M Budget	\$736,763.00

Total Difference	<u>\$47,529.00</u>
------------------	--------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Debt Service - Single Family	\$1,319.11	\$1,319.11	\$0.00	0.00%
Operations/Maintenance - Single Family	\$1,175.04	\$1,256.07	\$81.03	6.90%
<b>Total</b>	<b>\$2,494.15</b>	<b>\$2,575.18</b>	<b>\$81.03</b>	<b>3.25%</b>

**TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$736,763.00
COLLECTION COSTS	2.0%	\$15,675.81
EARLY PAYMENT DISCOUNT	4.0%	<u>\$31,351.62</u>
TOTAL O&M ASSESSMENT		<u><u>\$783,790.43</u></u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>EAU FACTOR</u>	<u>ALLOCATION OF O&amp;M ASSESSMENT</u>			<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&amp;M</u>	<u>SERIES 2016A DEBT SERVICE</u> <sup>(1)(2)</sup>		<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&amp;M BUDGET</u>	<u>O&amp;M</u>	<u>DEBT SERVICE</u> <sup>(3)</sup>	<u>TOTAL</u> <sup>(4)</sup>
Single Family	624	585	1.00	624.00	100.00%	\$783,790.43	\$1,256.07	\$1,319.11	\$2,575.18
	<u>624</u>	<u>585</u>		<u>624.00</u>	<u>100.00%</u>	<u>\$783,790.43</u>			

LESS: Clay County Collection Costs (2%) and Early Payment Discounts (4%): (\$47,027.43)

**Net Revenue to be Collected** \$736,763.00

<sup>(1)</sup> Reflects 11 (eleven) previous Series 2006 prepayments and 28 (twenty-eight) Series 2016A prepayments.

<sup>(2)</sup> Reflects the number of total lots with Series 2016A debt outstanding.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2016A bond issue. Annual assessment includes principal, interest, Clay County collection costs and early payment discounts.

<sup>(4)</sup> Annual assessment that will appear on November 2023 Clay County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.



## EXPENDITURES – ADMINISTRATIVE:

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.



**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

## EXPENDITURES - FIELD OPERATIONS:

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.



**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.



**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.





**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

### EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

---

### EXPENDITURES – ADMINISTRATIVE:

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

