SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT

APRIL 25, 2023

AGENDA PACKAGE

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

Seaton Creek Reserve Community Development District

Board of Supervisors
Zenzi Rogers, Chairperson
Chris Mayo, Vice Chairperson
Michael Della Penta, Assistant Secretary
Ross Puzzitiello, Assistant Secretary
Rick Puzzitiello, Assistant Secretary

Janice Eggleton Davis, District Manager
Wesley Haber, District Counsel
William E. Schaefer II, Interim District Engineer

Public Hearing & Regular Meetings Agenda

Tuesday, April 25, 2023, at 2:00 p.m.

All cellular phones and pagers must be turned off during the meeting.

1. **Call to Order/Roll Call**
2. **Public Comments** *(Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment)*
3. **Public Hearing on Levying Debt Assessments**
   A. Open the Public Hearing on Levying Debt Assessments
   B. Staff Presentation
   C. Public Comment
   D. Close the Public Hearing on Levying Debt Assessments
   E. Consideration of Resolution 2023-10, Levying Debt Assessments
4. **Consent Agenda Items**
   A. Consideration of Regular Meeting Minutes for March 28, 2023
   B. Consideration of Operations and Maintenance Expenditures January 2023 through March 2023
   C. Review of Financial Statements for Month Ending March 31, 2023
5. **Vendor and Staff Reports**
   A. District Counsel
   B. District Manager
      i. Consideration of Resolution 2023-11, Election of Officers
   C. District Engineer
6. **Board Members' Comments**
7. **Adjournment**

District Office
Inframark Community Development Services
2005 Pan Am Circle
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:
Inframark
12574 Flagler Center Boulevard, Suite 101
Jacksonville, FL 32258

www.seatoncreekreservecdd.com

Third Order of Business

3E.

RESOLUTION 2023-10

A RESOLUTION OF THE SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Seaton Creek Reserve Community Development District (the "District") previously indicated its intention to construct or acquire certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (the "Board") noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct certain earthwork, roadways, stormwater collection, landscape/recreation/amenity, potable water, gravity sewer, lift stations and force main, electrical, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the Project (the "Project"), the nature and location of which was initially described in Resolution 2023-05 and is shown in the *Seaton Creek Reserve CDD Amended Master Engineer's Report,* dated November 7, 2022, Revised March 21, 2023 (the "Engineer's Report"), and which Project's plans and specifications are on file in the District's records office at 2005 Pan Am Circle, Suite #300, Tampa, Florida 33607; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Special Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Bonds, in one or more series (the "Bonds").

(g) By Resolution 2023-05, the Board determined to provide the Project and to defray the costs thereof by levying Special Assessments on benefited property and expressed an intention to issue Bonds, notes, or other specific financing mechanisms to provide all or a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2023-05 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2023-05 said Resolution 2023-05 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2023-05, a preliminary assessment roll was adopted and

filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2023-06, as amended by Resolution 2023-08, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On April 25, 2023, at the time and place specified in the resolution and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just, and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report (attached as **Exhibit A** hereto and incorporated herein by this reference), which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the *Master Assessment Methodology Report,* dated _____ (the "Assessment Report") attached hereto as **Exhibit B** and incorporated herein by this reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2023-05, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A** and **B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed, and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Exhibit B,** attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid, and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions

of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved, and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves, or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or, one time, a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such special assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Duval County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) There may be required from time to time certain true-up payments as specified in the Assessment Report and in supplemental assessment methodology reports. As parcels of land or lots are platted or subject to site plan approval, the Special Assessments securing the Bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted or subject to site plan approval, it shall be an express condition of the lien established by this Resolution that any and all initial plats or site plans of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres, amounts of debt allocated to each acre, and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution, including the collection of a true-up payment contemplated by the Assessment Report. The District Manager shall cause the Special Assessments to be reallocated to the units being platted and the remaining property in accordance with such the Assessment Report and supplemental assessment methodology reports, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in supplemental assessment methodology report which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable as set forth in the Assessment Report, in addition to the regular assessment installment payable with respect to the remaining developable acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding that the landowner intends to develop the unit numbers and types shown in **Exhibit B**, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Special Assessments to developable acres or EAUs is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit B** from being developed. In no event shall the District collect Special Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Special

Assessments collected in excess of the District's total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Special Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Special Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Duval County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 25th DAY OF APRIL, 2023.

SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT

_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: *Seaton Creek Reserve CDD Amended Master Engineer's Report*, dated November 7, 2022, Revised March 21, 2023

Exhibit B: *Master Assessment Methodology Report,* dated _____

Exhibit A

Engineer's Report

SEATON CREEK RESERVE CDD
AMENDED MASTER ENGINEER'S REPORT

Prepared for:
SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
Jacksonville, FL

November 07, 2022
Revised March 21, 2023

PLANNERS AND ENGINEERS

Dominion Engineering Group, Inc.
4348 Southpoint Blvd, Suite 201
Jacksonville, Florida 32216
www.DOM-ENG.com

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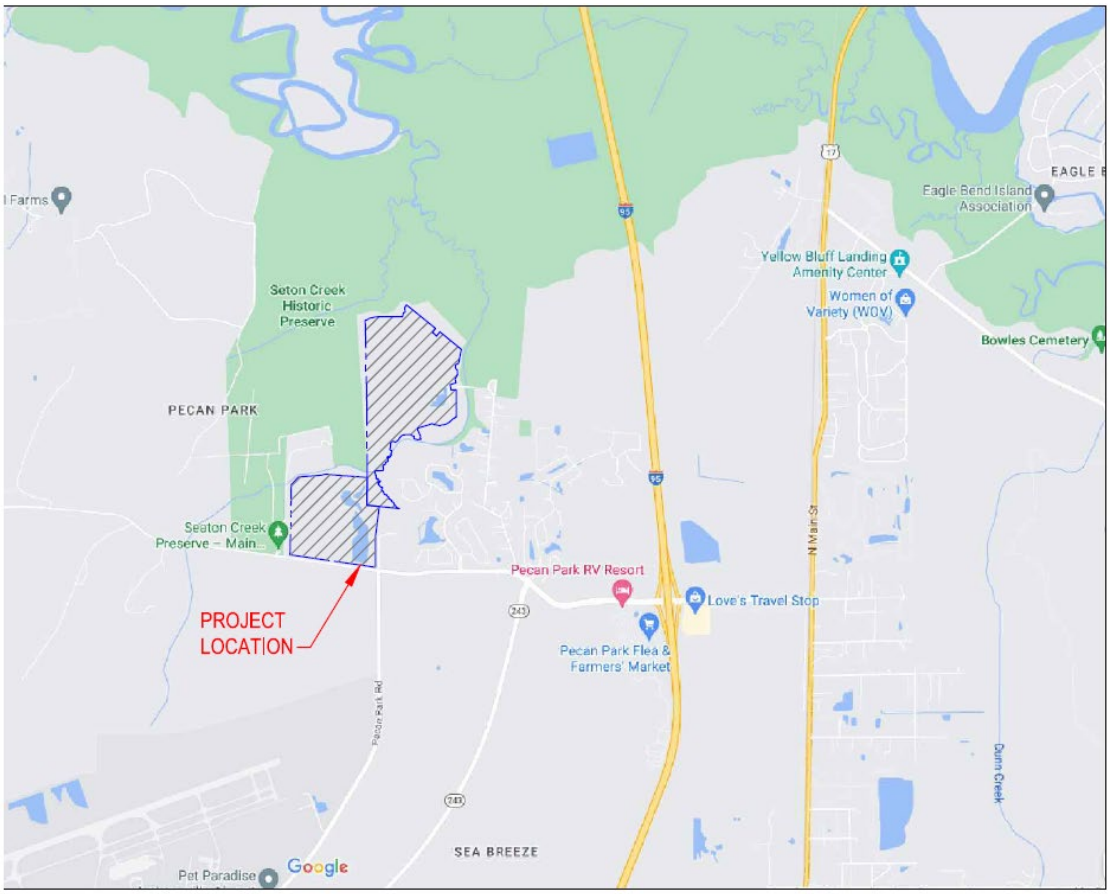
Section 1 INTRODUCTION

1.0 INTRODUCTION

The Seaton Creek Community Development District ("CDD") was established by City of Jacksonville effective on August 30, 2021, Ordinance number 2021-451-E, pursuant to the provisions of Chapter 190, Florida Statutes. The CDD consists of approximately 345 acres and was established for the purpose of providing an efficient mechanism for financing, operating, and maintaining the public infrastructure associated with and necessary to support development within the CDD. A location map of the CDD is shown on Figure 1.

FIGURE 1 LOCATION MAP



The lands within the CDD are wholly within and consist of a portion of the Seaton Creek Reserve Planned Unit Development (P.U.D.) located within the City of Jacksonville, Florida and approved by the City of Jacksonville City Council on August 8, 2006 by the enactment of Ordinances No 2007-386-E and Modification MM-2020-13 dated November 19, 2020 (the "Development"). The Development is anticipated to consist of 754-single family residential units developed in 2 phases, spanning approximately 10 years.

This is an update to the Master Engineer's Report for the Seaton Creek Reserve Community Development District ("Master Engineer's Report") which has been prepared to identify the public infrastructure necessary to support the Development. The updates include acreage and lot changes, as well as updates to the permitting status and costs based upon actual construction contracts. To serve the Development, the CDD plans to design, permit, finance, acquire and/or construct, install, operate, and maintain all of part of certain public infrastructure improvements, including, but not limited to, certain offsite utility and transportation improvements; stormwater management facilities; utility infrastructure; recreation facilities; entry features; and landscaping (the "Capital Improvement Plan"). A portion of the Capital Improvement Plan is anticipated to be funded by the CDD through the issuance of bonds. A project of this type generally requires many permits through federal, state and local agencies. Identification of the various permits and respective status has been included in Section 3.

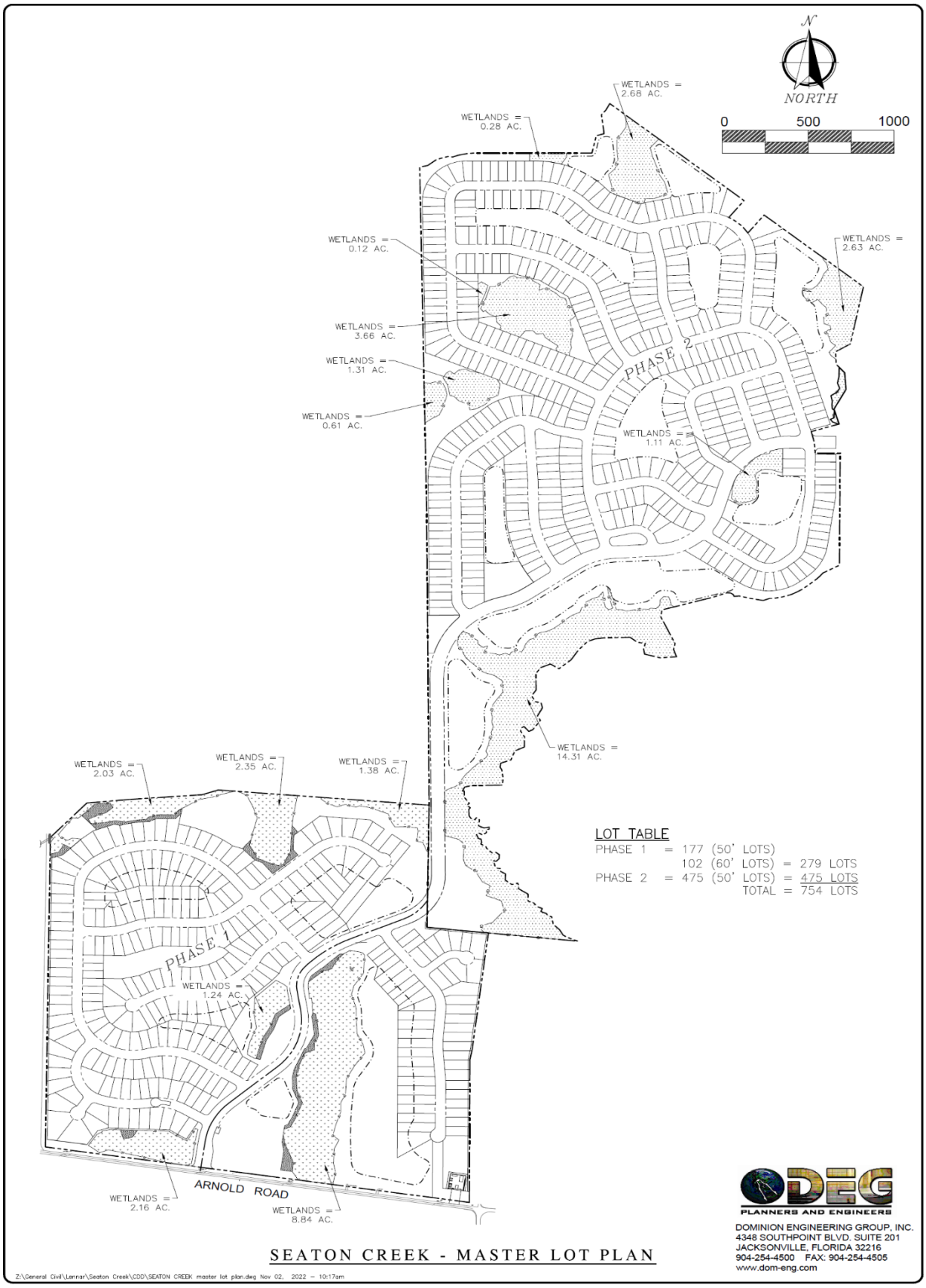
The current development plan ("Master Plan") for the lands within the CDD is shown on Figure 2.

1.1 PROPOSED LAND USES

As described above, the CDD includes approximately 345 acres located entirely within City of Jacksonville, Florida and comprising a part of the Seaton Creek PUD. Approximately 26 acres in the CDD is undevelopable and not owned by Lennar Homes. The assessment area owned by Lennar Homes is 319 acres. Phase 1 assessment area has 134 acres and Phase 2 assessment area consists of 185 acres. The proposed land uses within Phase 1 and Phase 2 are tabled below.

	Land Use	Acres	Residential Units
1.	Single Family	125	754
2.	Wetland (exclusive of lakes)	45	
3.	Upland buffers	18	
4.	Lakes	67	
5.	Right of Way	47	
6.	Recreation and Open Space	17	
	TOTAL	319	754

FIGURE 2 SEATON CREEK RESERVE MASTER PLAN



Section 2 SEATON CREEK RESERVE CDD PROPOSED IMPORVEMENTS

2.0 GENERAL

The public infrastructure improvements currently comprising the Capital Improvement Plan and proposed to be provided by the CDD include, but may not necessarily be limited to, the following:

2.1 DESCRIPTION OF IMPROVEMENTS

2.1.1 Infrastructure

The infrastructure improvements will benefit and provide environmental preservation, amenities, landscaping, signage, District roadways, stormwater and environmental management, and recreation for residents of the District. Infrastructure costs are based upon construction contracts, bids, construction drawing takeoffs, and other requirements contained in the approved Planned Unit Development (PUD). The infrastructure consists of the following categories as further described herein:

2.1.2 Stormwater Management Facilities

The CDD will construct and/or acquire drainage systems that collect and treat stormwater by temporarily holding in on-site retention/settlement basins before discharge to the regional drainage system. The stormwater collection system will consist of a stabilized subgrade, lime rock base, asphalt and curbs with inlets, piping system and ponds. These will all be constructed consistent with the specifications of City of Jacksonville and the St. Johns River Water Management District.

The design of the roadway base and subgrade will be prepared in accordance with the current State of Florida Manual of Minimum Standards for Design, Construction and Maintenance of Streets and Highways, City of Jacksonville Road Construction Specifications, and current AASHTO policies.

The project engineer has prepared a stormwater master plan for the project. The purpose of the Seaton Creek Stormwater Master Plan is to assure that adequate stormwater management facilities are available to provide stormwater management capacity for the final development and to meet the regulatory requirements, as listed below:

a) St. Johns River Water Management District (SJRWMD)

b) City of Jacksonville

c) Florida Department of Environmental Protection (FDEP)

The Master Plan identifies peak discharge rates, water quality requirements, 100-year floodplain elevations, groundwater flows. More specifically, the plan includes:

a) location and size of ponds and lakes required for stormwater management facilities;
b) control elevations of ponds and lakes including required water quality treatment volumes;
c) peak flow rates, flow volumes and stages for flood events determined within each basin and within major conveyance areas;
d) compensating storage requirements to mitigate for encroachments into the 100-year floodplain in the basins which encroachments occur;
e) wetland evaluations to show that hydroperiods and viability of wetlands are being maintained;
f) groundwater impacts quantified as to the effects on flow rates and wetland impacts.

For each phase, final design of the proposed stormwater drainage system for the CDD will be reviewed and approved by SJRWMD and the City of Jacksonville prior to construction. The drainage system will maintain existing drainage patterns to the greatest extent possible. The stormwater retention ponds will be wet detention biological treatment facilities designed to provide for the treatment of stormwater according to Chapter 40E-4, Florida Administrative Code. As part of the overall Seaton Creek PUD, SJRWMD stormwater permit, mitigation is required for wetland impacts. The Master Plan provides for the mitigation.

The removal of surface drainage from the roadways will be accomplished by storm sewer systems, including curb and gutter, inlets and pipes along each side of the roadways that will collect and convey surface drainage to stormwater retention ponds located along the roadways. Protection of the road base material from undermining will be accomplished by underdrain systems as needed along each side of the roadways. The underdrain system will bleed off excess groundwater and discharge to the roadside storm sewer system.

The costs of the stormwater management facilities include: clearing, earthwork operations to ensure a continuously functioning stormwater system, drainage structures, and wetland mitigation planting maintenance. The stormwater management system is included in the process of site grading and development for the PUD. The ponds are part of an integrated stormwater management and wetland mitigation system. The Capital Improvement Plan does not include the transportation to, or any grading on, the private lots.

2.1.3 Entrances and Entrance Landscaping

The CDD intends to construct monumentation and entry landscaping, including entrance and street tree plantings along the interior streets of the CDD. The streets will not be gated.

2.1.4 Wetland (environmental) Compliance and Mitigation

The Developer will purchase offsite wetland mitigation credits for the any proposed wetland impacts.

2.1.5 Transportation Improvements

The CDD currently intends to finance certain transportation facilities necessary for development within the CDD boundaries. The infrastructure transportation improvements will be owned and maintained by the CDD upon completion of construction. These improvements have been designed and will be constructed to City of Jacksonville standards. Landscaping and irrigation of the completed roadways will be operated and maintained by the district.

The proposed improvements includes approximately 5,200 linear feet of two-lane minor collector section with appropriate turn lanes and approximately 26,730 linear-feet of two-lane local section.

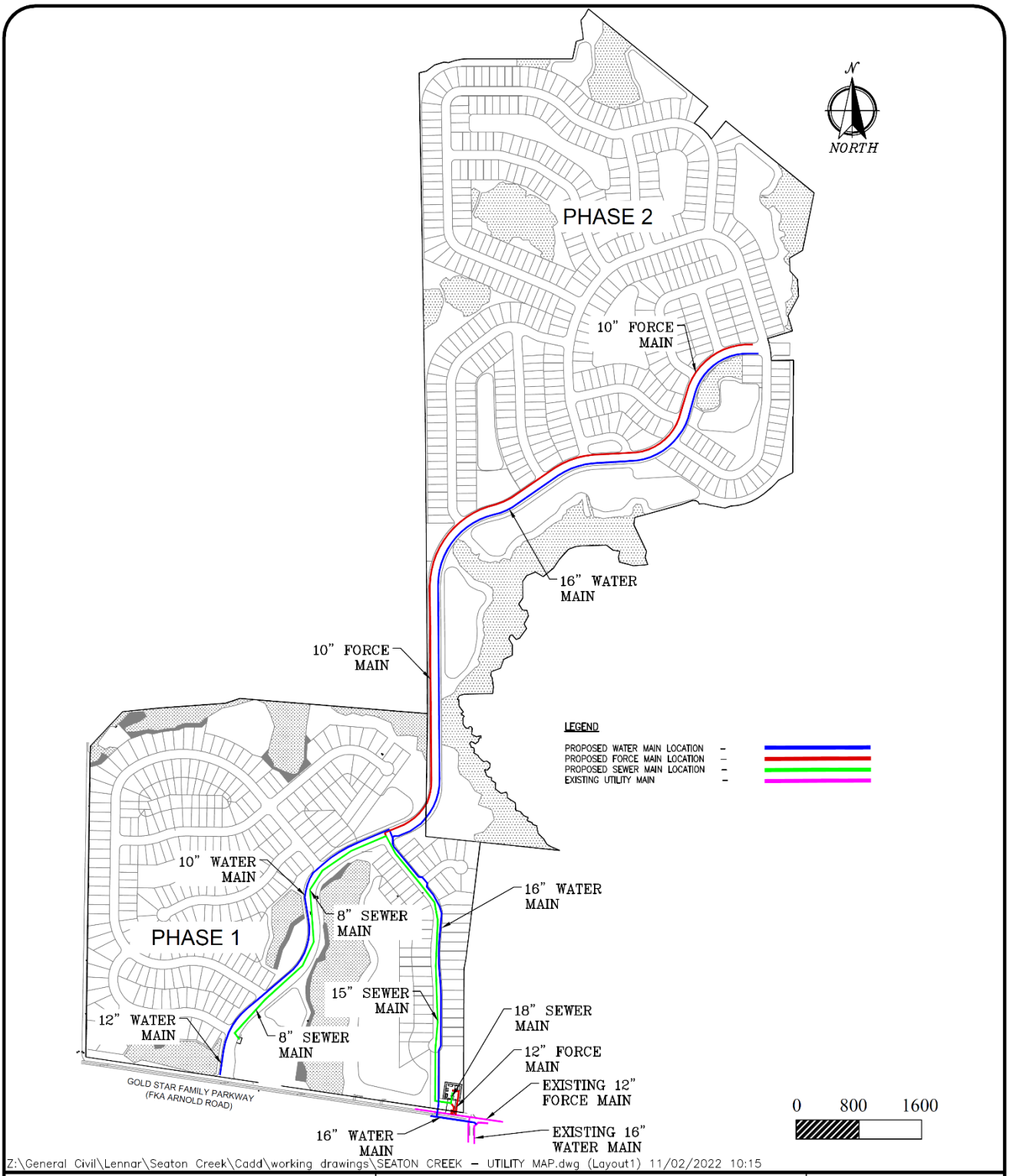
The cost estimate for the roadways included for the CDD infrastructure improvements is based upon curb and gutter section roadways with variable pavement widths, within variable width rights- of-way. The clearing, grubbing and earthwork estimates include all work necessary for the complete right-of-way area. Disturbed areas within the rights-of-way, which are outside of the paved areas, will be sodded and/or seeded and grassed to provide erosion and sediment control in accordance with City of Jacksonville standards.

2.1.6 Water and Sewer

Water and sewer facilities are anticipated to be constructed onsite by the CDD and dedicated to JEA, a public utility company which will then provide service to the residents. The costs associated with the construction of the water distribution and wastewater collection infrastructure are included in the cost estimate in Table 2. This includes wastewater pumping stations and force mains. Water and sewer lines are currently available to the site along Gold Star Family Parkway and Pecan Park Road to provide service to the development. Any water or sewer pipes, lines or facilities placed on private property will not be publicly funded.

The points of connection for the project are outside the CDD boundary and the CDD intends to install the lines necessary to connect the project to the regional utilites. Offsite utilities will be limited to approximately 360-feet of 16-inch water main to a point of connection at the corner of Pecan Park Road and Gold Star Family Parkway. The offsite and onsite utility trunk lines are shown on Figure 3 below.

FIGURE 3 UTILTY TRUNK LINES



PLANNERS AND ENGINEERS

DOMINION ENGINEERING GROUP, INC.
4348 SOUTHPOINT BLVD., SUITE 201
JACKSONVILLE, FLORIDA 32216
904-854-4500 - FAX. 904-854-4505

SEATON CREEK RESERVE

UTILITY MAP

Figure: 1

Job Number: 2086.047

Scale: AS NOTED

Date: 10/27/2022

2.1.7 Street Lights

Interior Street Lighting construction and equipment will be provided by JEA. Street Light wiring, fixtures and all related equipment will be provided by, and will remain in the ownership and maintenance control of JEA. The CDD may finance the incremental cost of undergrounding the electric utilities.

2.1.7 Amenity

Amenities will be constructed in both Phase 1 and Phase 2; however, the amenities will by developer funded. We anticipate Phase 1 amenities will consist of a community center with a separate workout area and workout equipment. A pool with lounging areas and covered sitting areas. We anticipate two tennis courts and two pickle ball courts along with a bocce court. A playground and 80 parking spaces for residents.

We anticipate Phase 2 amenity will include an open-air pavilion, restrooms, pool, playground, parking and grassed fields for activities by the residents.

2.2. Ownership and Maintenance

All improvements funded by the CDD will be on land owned by, or on which a permanent easement is granted in favor of, the CDD or another governmental entity. The ownership and maintenance responsibilities for the infrastructure improvements within the CDD vary by the improvement as noted in the following table:

Improvement	Ownership	Maintenance Entity
Wetland (environmental) Compliance	CDD	CDD
Stormwater Management Facilities	CDD	CDD
Offsite Improvements	City	City
Water and Sewer Utilities	JEA	JEA
Internal Roads	City	City
Recreation and Open Space	CDD	CDD
Open Space - Entrances and Entrance Landscaping	CDD	CDD

Section 3 CAPITAL IMPROVEMENT PLAN

3.0 GENERAL

3.1 Improvement Costs

The infrastructure improvements may be divided into several construction/acquisition packages. The total cost of the Capital Improvement Plan is estimated at **$90,365,700**. The costs are based upon current construction contracts for Phase 1 and Phase 2 are based upon current construction costs in North Florida, plus a ten percent (10%) contingency.

Improvement Category	Phase 1 Costs	Phase 2 Costs	Total Costs
Clearing and Grubbing	1,134,000	1,930,645	3,064,645
Earthwork	13,210,339	22,490,720	35,701,059
Roadways	2,548,020	4,338,030	6,889,050
Stormwater Collection	5,318,733	9,055,190	14,373,923
Landscape/Recreation/Amenity	6,000,000	5,000,000	11,000,000
Potable Water	2,151,853	3,663,549	5,815,402
Gravity Sewer	2,791,636	4,752,785	7,544,421
Lift Stations and Force Main	4,250,000	750,000	5,000,000
Electrical	362,700	617,500	980,200
Total Cost (approx.)	$38,517,284	$51,848,420	$90,365,700

Notes:

- Costs have been included for street lighting and associated electrical conduit on the on-site roadways in accordance with JEA Standards and are included in the transportation cost estimates. Only the differential cost of undergrounding the electric utilities will be funded by the CDD.
- For the purposes of this report, a 10% contingency factor has been included on each Improvement Category for Phase 2, Phase 1 is based upon actual construction contracts.

3.2 PERMIT STATUS

Permits are sufficient for the progress of work for Phase 1. Permits for Phase 2 will be achieved in the normal course of development.

3.2.1 Federal Permits

Under a delegated program, the Florida Department of Environmental Protection issued a Federal 404 permit for the Phase 1 project. Permits are sufficient for the progress of work for Phase 1. Federal permits for Phase 2 will be achieved in the normal course of development

3.2.2 State Permits

Florida Department of Environmental Protection has issued multiple water and sewer permits for Phase 1. State permits for Phase 2 will be achieved in the normal course of development.

3.2.3 City of Jacksonville Permits

Site Construction permits have been issued by City of Jacksonville for Phase 1. City of Jacksonville Permits for Phase 2 will be achieved in the normal course of development.

3.2.4 JEA Utility Permits

Utility permits have been issued by JEA for Phase 1. JEA utility permits for Phase 2 will be achieved in the normal course of development.

3.3 CONSTRUCTION STATUS

Construction of Phase 1 is currently underway.

Phase 2 has not begun construction with estimated construction dates estimated to begin in 2024.

Section 4 ENGINEER'S CERTIFICATION

4.1 ENGINEER'S CERTIFICATION

In our opinion, the improvements cost estimates are fair and reasonable, and we have no reason to believe that the improvements described herein cannot be constructed and installed at such costs and in the construction time frames as described in this report. The estimated probable construction costs were determined from actual construction contracts with a ten percent (10%) contingency and compared to unit prices within North Florida. We expect that all improvements to be constructed can be completed on schedule. Permits necessary to complete the improvements will be acquired in the normal course of business. We, therefore, believe that the CDD will be well served by the infrastructure improvements discussed in this report. The improvements, if constructed to the designs described herein, will be sufficient to support the Development as described in Section 2 of this Engineering Report. The benefit to the assessable lands within the CDD as a result of the Capital Improvement Plan shall at least be equal to cost thereof. The CDD shall pay the lesser of the actual cost or the fair market value of the public improvements comprising the Capital Improvement Plan.

I hereby certify that the foregoing is a true and correct copy of the Capital Improvement Plan.

SEAL

William Schaefer, PE

William E. Schaefer II, P.E.

Florida Registration No. 40229

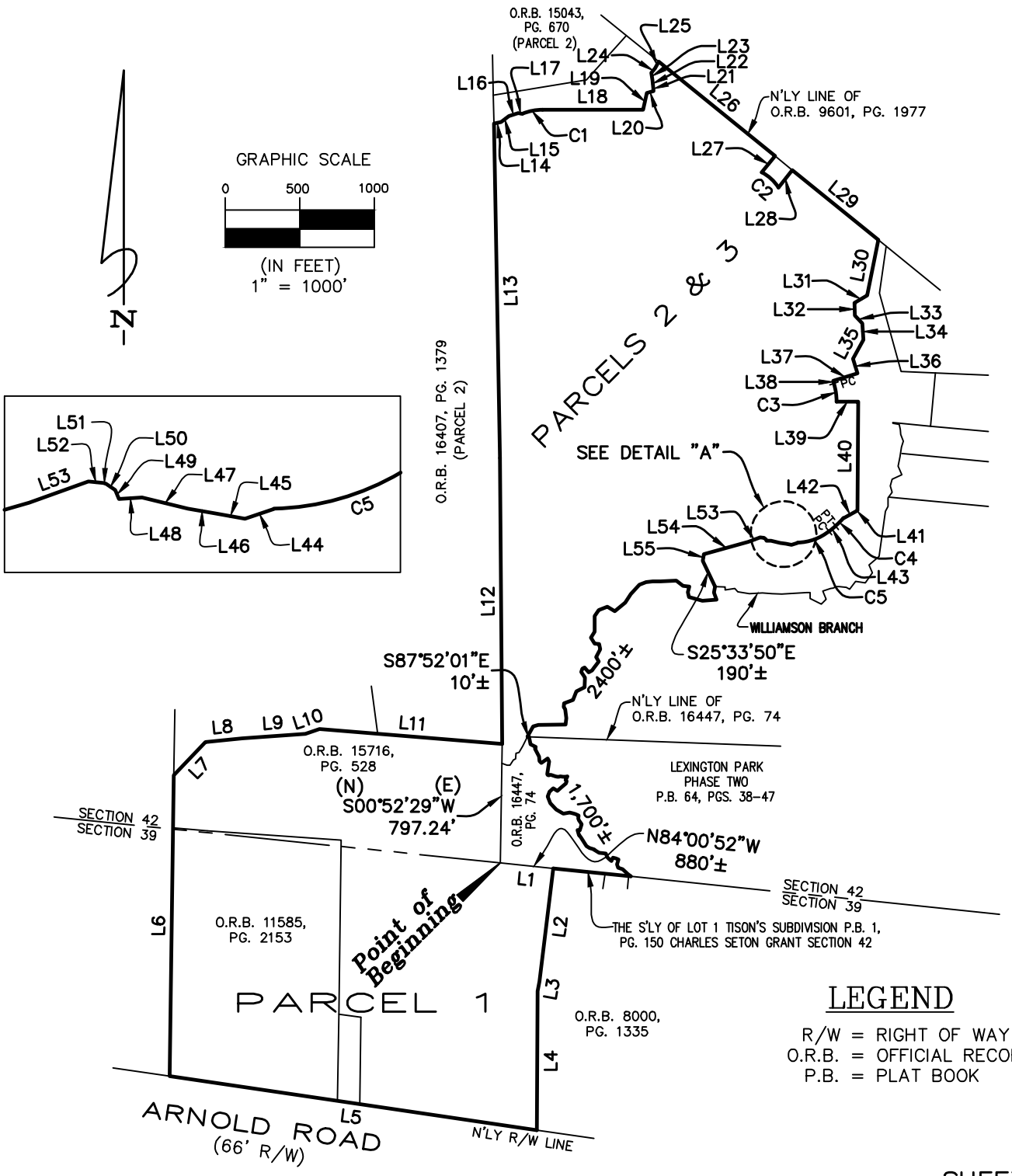
Dominion Engineering Group, Inc.

March 21, 2023

APPENDIX A

LEGAL DESCRIPTION

MAP SHOWING



LEGEND

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK

SHEET 1 OF 4

JOB NO. 2022-850

DRAFTER MJC

DATE 11-2-22

SCALE 1"=1000'

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CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S84°00'52"E	358.50'
L2	S07°04'22"W	763.95'
L3	S11°23'58"W	66.01'
L4	S00°11'00"W	933.84'
L5	N81°38'36"W	2491.37'
L6	N00°49'30"E	2019.16'
L7	N43°26'36"E	307.76'
L8	N84°30'26"E	247.96'
L9	N85°51'26"E	423.94'
L10	N71°48'26"E	99.45'
L11	S85°23'50"E	1229.77'
L12	N00°25'41"W	1916.89'
L13	N01°02'11"W	2243.46'
L14	N76°50'31"E	48.24'
L15	N52°57'57"E	65.69'
L16	N73°12'06"E	67.20'
L17	S81°24'25"E	26.97'
L18	N90°00'00"E	676.59'
L19	N12°28'01"E	115.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N73°41'45"E	46.97'
L21	N04°29'15"W	28.11'
L22	N08°08'07"W	46.62'
L23	N06°58'21"W	49.82'
L24	N39°55'32"E	39.41'
L25	N28°43'16"E	48.76'
L26	S50°58'48"E	1004.32'
L27	S39°01'12"W	141.33'
L28	N39°01'12"E	150.11'
L29	S50°58'48"E	742.70'
L30	S11°28'44"W	380.17'
L31	S59°13'54"W	99.65'
L32	S02°31'06"E	82.92'
L33	S42°12'52"E	73.06'
L34	S03°50'54"E	108.94'
L35	S28°28'00"W	145.66'
L36	S16°34'03"E	102.54'
L37	S73°11'09"W	169.56'
L38	S16°48'51"E	19.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L39	N89°51'56"E	145.00'
L40	S00°22'50"W	729.35'
L41	S53°07'08"W	6.04'
L42	S62°10'53"W	102.48'
L43	S51°04'44"W	56.14'
L44	S71°30'54"W	40.79'
L45	N80°05'54"W	39.65'
L46	N79°49'21"W	37.88'
L47	N76°18'03"W	63.31'
L48	S86°24'32"W	31.27'
L49	N23°16'18"W	12.83'
L50	N56°27'31"W	15.05'
L51	N68°44'34"W	3.75'
L52	N84°55'14"W	20.00'
L53	S70°13'35"W	84.32'
L54	S74°27'24"W	310.15'
L55	S07°46'29"W	46.96'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	360.00'	137.84'	21°56'15"	N79°01'53"E	137.00'
C2	290.00'	151.99'	30°01'44"	S47°37'49"E	150.26'
C3	430.00'	125.18'	16°40'47"	S08°28'27"E	124.74'
C4	350.00'	74.91'	12°15'47"	S44°56'51"W	74.77'
C5	350.00'	230.19'	37°41'00"	S69°55'14"W	226.07'

JOB NO. 2022-850

DRAFTER MJC

DATE 11-2-22

SCALE 1"=1000'

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CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

PARCEL 1

A PORTION OF THE SECTIONS 39 AND 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, BEING A PORTION OF TISON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, SECTION 42 OF SAID TISON'S SUBDIVISION; THENCE SOUTH 84°00'52" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 358.50 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8000, PAGE 1335 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 07°04'22" WEST, 763.95 FEET; COURSE NO. 2: SOUTH 11°23'58" WEST, 66.01 FEET; COURSE NO. 3: SOUTH 00°11'00" WEST, 933.84 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ARNOLD ROAD (A 66 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 81°38'36" WEST, ALONG LAST SAID LINE, 2491.37 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11585, PAGE 2153 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°49'30" EAST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15716, PAGE 528 OF SAID CURRENT PUBLIC RECORDS, 2019.16 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTHEASTERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 43°26'36" EAST, 307.76 FEET; COURSE NO. 2: NORTH 84°30'26" EAST, 247.96 FEET; COURSE NO. 3: NORTH 85°51'26" EAST, 423.94 FEET; COURSE NO. 4: NORTH 71°48'26" EAST, 99.45 FEET; COURSE NO. 5: SOUTH 85°23'50" EAST, 1229.77 FEET TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°52'29" WEST, ALONG LAST SAID LINE, 797.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 134.00 ACRES, MORE OR LESS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE N'LY R/W LINE OF ARNOLD ROAD, AS N81°38'36"W,
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
6 CROSS REFERENCE SURVEY BY CLARY & ASSOCIATES, FILE NO. T1N-201A & SURVEY BY EILAND & ASSOCIATES, FILE NO. RF-5-F-4J.

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SCALE 1"=1000'

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CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

PARCELS 2 & 3

A PORTION OF THE CHARLES SETON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, BEING A PORTION OF TISON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, PLAT BOOK 1, PAGE 150, OF SAID COUNTY; THENCE NORTH 00°52'29" EAST, ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16447, PAGE 74 OF SAID CURRENT PUBLIC RECORDS, ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15716, PAGE 528 OF SAID CURRENT PUBLIC RECORDS, 797.24 FEET TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16407, PAGE 1379 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°25'41" WEST, ALONG LAST SAID LINE, 1916.89 FEET; THENCE NORTH 01°02'11" WEST, CONTINUING ALONG LAST SAID LINE, 2243.46 FEET; THENCE NORTH 76°50'31" EAST, 48.24 FEET; THENCE NORTH 52°57'57" EAST, 65.69 FEET; THENCE NORTH 73°12'06" EAST, 67.20 FEET; THENCE SOUTH 81°24'25" EAST, 26.97 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 360.00 FEET, AN ARC DISTANCE OF 137.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°01'53" EAST, 137.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" EAST, 676.59 FEET; THENCE NORTH 12°28'01" EAST, 115.55 FEET; THENCE NORTH 73°41'45" EAST, 46.97 FEET; THENCE NORTH 04°29'15" WEST, 28.11 FEET; THENCE NORTH 08°08'07" WEST, 46.62 FEET; THENCE NORTH 06°58'21" WEST, 49.82 FEET; THENCE NORTH 39°55'32" EAST, 39.41 FEET; THENCE NORTH 28°43'16" EAST, 48.76 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9601, PAGE 1977 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 50°58'48" EAST, ALONG LAST SAID LINE, 1004.32 FEET; THENCE SOUTH 39°01'12" WEST, 141.33 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 151.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°37'49" EAST, 150.26 FEET; THENCE NORTH 39°01'12" EAST, 150.11 FEET TO THE AFORESAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9601, PAGE 1977; THENCE SOUTH 50°58'48" EAST, 742.70 FEET; THENCE SOUTH 11°28'44" WEST, 380.17 FEET; THENCE SOUTH 59°13'54" WEST, 99.65 FEET; THENCE SOUTH 02°31'06" EAST, 82.92 FEET; THENCE SOUTH 42°12'52" EAST, 73.06 FEET; THENCE SOUTH 03°50'54" EAST, 108.94 FEET; THENCE SOUTH 28°28'00" WEST, 145.66 FEET; THENCE SOUTH 16°34'03" EAST, 102.54 FEET; THENCE SOUTH 73°11'09" WEST, 169.56 FEET; THENCE SOUTH 16°48'51" EAST, 19.06 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 125.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°28'27" EAST, 124.74 FEET; THENCE NORTH 89°51'56" EAST, 145.00 FEET; THENCE SOUTH 00°22'50" WEST, 729.35 FEET; THENCE SOUTH 53°07'08" WEST, 6.04 FEET; THENCE SOUTH 62°10'53" WEST, 102.48 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 74.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°56'51" WEST, 74.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 51°04'44" WEST, 56.14 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 230.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°55'14" WEST, 226.07 FEET; THENCE SOUTH 71°30'54" WEST, 40.79 FEET; THENCE NORTH 80°05'54" WEST, 39.65 FEET; THENCE NORTH 79°49'21" WEST, 37.88 FEET; THENCE NORTH 76°18'03" WEST, 63.31 FEET; THENCE SOUTH 86°24'32" WEST, 31.27 FEET; THENCE NORTH 23°16'18" WEST, 12.83 FEET; THENCE NORTH 56°27'31" WEST, 15.05 FEET; THENCE NORTH 68°44'34" WEST, 3.75 FEET; THENCE NORTH 84°55'14" WEST, 20.00 FEET; THENCE SOUTH 70°13'35" WEST, 84.32 FEET; THENCE SOUTH 74°27'24" WEST, 310.15 FEET; THENCE SOUTH 07°46'29" WEST, 46.96 FEET; THENCE SOUTH 25°33'50" EAST, 190 FEET, MORE OR LESS, TO THE CENTERLINE OF WILLIAMSON BRANCH; THENCE SOUTHERLY, WESTERLY, NORTHERLY, NORTHWESTERLY, SOUTHWESTERLY AND SOUTHEASTERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 2400 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16447, PAGE 74; THENCE SOUTH 87°52'01" EAST, ALONG LAST SAID LINE, 10 FEET, MORE OR LESS, TO THE CENTERLINE OF AFORESAID WILLIAMSON BRANCH, ALSO BEING THE SOUTHWESTERLY LINE OF LEXINGTON PARK PHASE TWO, AS RECORDED IN PLAT BOOK 64, PAGES 38 THROUGH 47, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE, 1700 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF AFORESAID LOT 1; THENCE NORTH 84°00'52" WEST, ALONG LAST SAID LINE, 880 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 185 ACRES, MORE OR LESS

JOB NO. 2022-850

DRAFTER MJC

DATE 11-2-22

SCALE 1"=1000'

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Exhibit B

Master Assessment Methodology

SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT

MASTER ASSESSMENT METHODOLOGY

Report Date:

April 25, 2023

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VII.	Assignment of Maximum Assessments	5
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I. INTRODUCTION

This Master Assessment Methodology Report (the "Master Report") details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the public infrastructure required within the Seaton Creek Reserve Community Development District (the "District"). The private assessable lands ("Assessable Property") benefitting from the public infrastructure is generally described within Exhibit A of this Master Report and further described within the Amended Master Engineer's Report, dated November 7, 2022, revised March 24, 2023 (the "Engineer's Report").

The objective of this Master Report is to:

1. Identify the District's capital improvement program ("CIP") for the project to be financed, constructed and/or acquired by the District; and

2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Properties within the District pre- and post-development completion; and

3. Provide a basis for the placement of a lien on the Assessable Properties within the District benefiting from the CIP, as outlined by the Engineer's Report.

The basis of benefit received by Assessable Properties relates directly to the proposed CIP. It is the District's CIP that will create the public infrastructure that enables Assessable Properties within the District to be developed and improved under current allowable densities. The Engineers Report identified estimated costs to complete the CIP, inclusive of associated "soft cost" such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This Master Report will further address additional financing cost associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Properties could not be undertaken within the current development standards. The main objective of this Master Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the assessable property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Property within the District based upon the level of proportional benefit received.

This Master Report outlines the assignment of benefit, assessment methodology and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the "Bonds"), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Property benefiting from the CIP within the District.

It is anticipated that we as the methodology consultant for the District will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such supplemental reports will be created to stipulate amended terms,

interest rates, developer contributions if any, issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts.

In summary, this Master Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190 and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

II. DEFINED TERMS

"Assessable Property:" – All property within the District that receives a special benefit from the CIP.

"Assessment Area One" – Identified within the Engineer's Report and relates to cost for the first phase of development that are specific ("Unique") to Assessment Area One and details common cost within the CIP that benefit all Assessable Property within the District.

"Assessment Area Two" – Identified within the Engineer's Report and relates to cost for the second phase of development that are specific ("Unique") to Assessment Area Two and provides common cost within the CIP that benefit all Assessable Property within the District.

"Capital Improvement Program" (CIP) – The public infrastructure development program as outlined by the Engineer's Report.

"Developer" – Lennar Homes, LLC

"Development Plan" – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

"District" – Seaton Creek Reserve Community Development District, approximately 345 gross acres, with the Development Plan for 754 Units within 319 Assessable Acres described in Exhibit B.

"Engineer Report" – *Seaton Creek Reserve CDD Amended Master Engineer's Report*, dated November 7, 2022, revised March 24, 2023.

"Equivalent Assessment Unit" (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

"Master Report" or "Report" – This *Master Assessment Methodology Report*, dated April 25, 2023 as provided to support benefit and Maximum Assessments Liens the Assessable Property within the District.

"Maximum Assessments" – The maximum amount of special assessments and liens to be levied against the Assessable Property.

"Platted Units" – Private property subdivided as a portion of gross acreage by virtue of the platting process.

"Product Type" – Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. All Product Types will be treated the same.

"Unplatted Parcels" – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

"Unit(s)" – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

III. DISTRICT OVERVIEW

The District area encompasses 345 +/- acres and is generally located north of the intersection of Arnold Road and Pecan Road, west of I-95, and south and east of the Seaton Creek Reserve Historic Preserve within the City of Jacksonville, Florida. The primary developer of the Assessable Property is Lennar Homes, LLC (the "Developer"), who created the overall development plan as outlined and supported by the Engineer's Report. The development plan for the District contemplates two phases consisting of 754 single family lots within 319 Assessable Gross Acres described in Exhibit B to this Report. The CIP as described in the Engineer's Report includes, but is not limited to, certain offsite utility and transportation improvements, stormwater management facilities, utility infrastructure, recreation facilities, entry features, and landscaping.

IV. CAPITAL IMPROVEMENT PROGRAM

The District and Developers are undertaking the responsibility of providing the public infrastructure necessary to develop the District's CIP. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of the Assessable Property within the District benefit the same from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Master Report reflect cost as further detailed within the Engineer's Report, these costs are exclusive of any financing related costs.

V. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District's CIP contains a "system of improvements" including the funding, construction and/or acquisition of offsite utility and transportation improvements, stormwater management facilities, utility infrastructure, recreation facilities, entry features, and landscaping; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally,

the specific benefit to the Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02 and described in the succeeding section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for payment of the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of Assessable Property within the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel within the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, and common areas. To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignment.

VI. ALLOCATION METHODOLOGY

The CIP benefits all assessable properties within the District proportionally. The level of relative benefit can be compared through the use of defining "equivalent" units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU has been assigned to all residential use product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The CIP

benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and Maximum Assessments associated with the CIP are demonstrated on Table 3 through Table 6. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby decreasing the annual debt service assessment associated with any series of Bonds.

VII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establish a lien on land within the District. With regard to the Assessable Property liens will be assessed on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned "common elements" such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the "undeveloped state". At this point the infrastructure may or may not be installed but none of the units in the Development Plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within the District receive benefit from the CIP and all of such land within the District would be assessed to repay any bonds. While the land is in an "undeveloped state," special assessments will be assigned on an equal acre basis across all of the gross acreage within the District. Debt will not be solely assigned to parcels which have development rights, but will be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is "on-going development". At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a Maximum Assessment pursuant to its Product Type classification as set forth in Table 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur; the true-up provisions within this Report would be applicable.

The third condition is the "completed development state." In this condition the entire Development Plan for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the District.

VIII. FINANCING INFORMATION

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, the Bonds will be sized at an amount rounded to the nearest $5,000 and will include items such as debt service reserves, capitalized interest, underwriter's discount, issuance costs and rounding.

For purposes of the Master Report, conservative allowances have been made for a debt service reserve, underwriter's discount, capitalized interest, issuance costs, rounding and collection cost as shown on Table 3. The methodology consultant will issue supplemental report(s) which outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP applied to prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, underwriter's discount, issuance and collection costs. Additionally, the supplemental report(s) will apply the principles set forth in the Master Report to determine the specific assessments required to repay the Bonds.

IX. TRUE-UP MODIFICATION

During the construction period of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District's debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this "true-up methodology."

The debt per acre remaining on the unplatted land within the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of gross acres for such phase. Thus, every time the test is applied, the debt encumbering the remaining undivided land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, the Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found the debt per acre exceeds the established maximum ceiling debt per gross acre, or there is not sufficient development potential in the remaining acreage of the District to produce the EAU densities required to adequately service Bond debt, the District shall require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt

per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer, primary landowner, and the District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

X. ADDITIONAL STIPULATIONS

Inframark Districts was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developers. The allocation Methodology described herein was based on information provided by those professionals. Inframark Districts makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated the Series 2023 Bonds.

Inframark Districts does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark Districts registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark Districts does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS			
DESCRIPTION	PHASE 1	PHASE 2	TOTAL PROJECT COSTS
Clearing and Grubbing	$1,134,000	$1,930,645	$3,064,645
Earthwork	$13,210,339	$22,490,720	$35,701,059
Roadways	$2,548,020	$4,338,030	$6,886,050
Stormwater Collection	$5,318,733	$9,055,190	$14,373,923
Landscape/Recreation/Amenity	$6,000,000	$5,000,000	$11,000,000
Potable Water	$2,151,853	$3,663,549	$5,815,402
Gravity Sewer	$2,791,636	$4,752,785	$7,544,421
Lift Stations and Force Main	$4,250,000	$750,000	$5,000,000
Electrical	$362,700	$617,500	$980,200
TOTAL (1)	**$37,767,281**	**$52,598,419**	**$90,365,700**

TABLE 2

SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT PLANNED DEVELOPMENT PROGRAM				
PRODUCT	PHASE 1	PHASE 2	PER UNIT EAU (2)	TOTAL
Single Family	279	475	1.00	754

(1) EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

(2) Any development plan changes will require recalculations pursuant to the true-up provisions within this report.

TABLE 3

DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS	
PROJECT COSTS	$90,365,700
TOTAL PROGRAM EAUs	754.00
TOTAL COST/BENEFIT	**$119,848**

Table 3 Notations:
1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
				NET BENEFIT	
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PER PRODUCT TYPE	PER PRODUCT UNIT
Single Family	1.00	754	754.00	$90,365,700	$119,848

Table 4 Notations:
1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.

TABLE 5

CONSTRUCTION COST AND BENEFIT						
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PERCENTAGE OF EAUs	TOTAL AMOUNT PER PRODUCT TYPE	TOTAL AMOUNT PER LOT
Single Family	1.0	754	754.00	100.0%	$90,365,700	$119,848
		754	**754**	**100%**	**$90,365,700**	

TABLE 6

CONSTRUCTION COST FUNDING SOURCES					
		PER PRODUCT TYPE		PER UNIT	
PRODUCT TYPE	PRODUCT COUNT	DEVELOPER FUNDED	CDD BONDS	DEVELOPER FUNDED	CDD BONDS
Single Family	754	$0	$90,365,700	$0	$119,848

TABLE 7

SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT		
FINANCING INFORMATION - SPECIAL ASSESSMENT BONDS		
Coupon Rate [1]		7.25%
Term (Years)		31
Principal Amortization Installments		30
ISSUE SIZE		**$110,000,000**
Construction Fund		$90,365,700
Capitalized Interest (Months)[2]	12	$7,975,000
Debt Service Reserve Fund	100%	$9,088,158
Cost of Issuance		$2,571,142
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		$9,088,158
Collection Costs and Discounts @	7.50%	$736,878
TOTAL ANNUAL ASSESSMENT		**$9,825,036**

[1] Based on conservative interest rate, subject to change based on market conditions.
[2] Based on capitalized interest 12 months.

TABLE 8

SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

ALLOCATION METHODOLOGY - SPECIAL ASSESSMENT BONDS (1)

PRODUCT	PER UNIT	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE TOTAL PRINCIPAL	PRODUCT TYPE ANNUAL ASSMT. (2)	PER UNIT TOTAL PRINCIPAL	PER UNIT ANNUAL ASSMT. (2)
Single Family	1.00	754.00	100.00%	754	$110,000,000	$9,825,036	$145,889	$13,031

(1) Allocation of total bond principal (i.e., assessment) based on equivalent benefit units. Individual principal and interest assessments calculated on a per unit basis. 12 month Capitalized Interest Period.
(2) Includes principal, interest and collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is $110,000,000.00 payable in 30 annual installments of principal of $28,489.52 per gross acre. The maximum par debt is $344,827.59 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per gross acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL

TOTAL ASSESSMENT: $110,000,000.00

ANNUAL ASSESSMENT: $9,088,158.09 (30 Installments)

TOTAL GROSS ASSESSABLE ACRES +/-: 319.00

TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE: $344,827.59

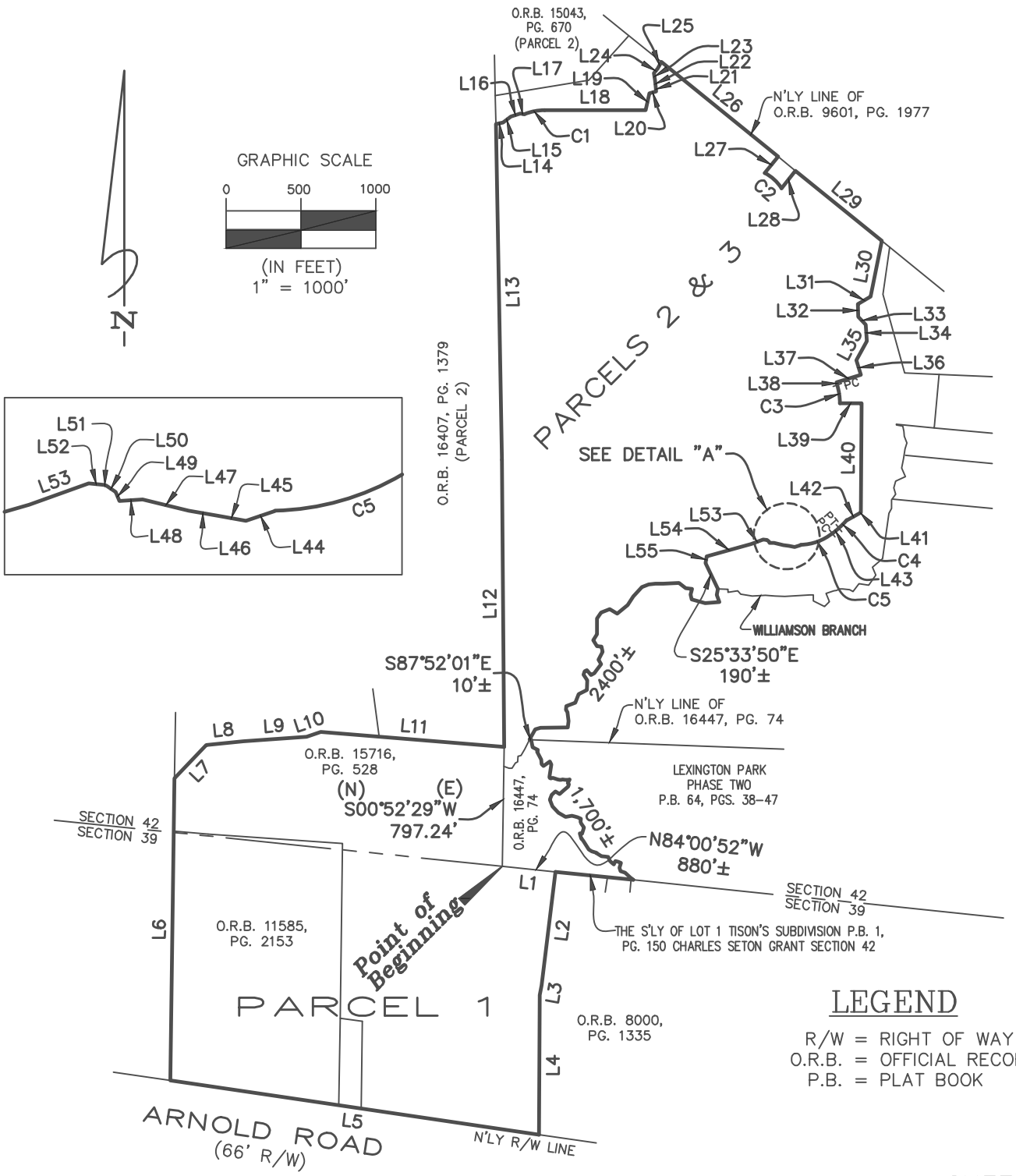
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE: $28,489.52 (30 Installments)

Landowner Name, Duval County Folio ID & Address	Gross Unplatted Assessable Acres	PER PARCEL ASSESSMENTS Total PAR Debt	PER PARCEL ASSESSMENTS Total Annual
LENNAR HOMES, LLC			
019573-1035 9440 Philips HWY STE 7	177.14	$61,082,758.62	$5,046,634.25
019572-0310 Jacksonville, FL 32256	8.08	$2,786,206.90	$230,195.35
AG EHC II (LEN) Multi State 1, LLC			
019600-0500 8585 E Hartford Dr STE 118	132.03	$45,527,586.21	$3,761,471.83
019600-0050 Scottsdale, AZ 85255	1.75	$603,448.28	$49,856.67
See Exhibit B for CDD Legal Description			
Totals:	319.00	$115,858,620.69	$9,572,195.10

EXHIBIT "B"

LEGAL DESCRIPTION

MAP SHOWING



LEGEND

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK

SHEET 1 OF 4

JOB NO. 2022-850

DRAFTER MJC

DATE 11-2-22

SCALE 1"=1000'

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CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S84°00'52"E	358.50'
L2	S07°04'22"W	763.95'
L3	S11°23'58"W	66.01'
L4	S00°11'00"W	933.84'
L5	N81°38'36"W	2491.37'
L6	N00°49'30"E	2019.16'
L7	N43°26'36"E	307.76'
L8	N84°30'26"E	247.96'
L9	N85°51'26"E	423.94'
L10	N71°48'26"E	99.45'
L11	S85°23'50"E	1229.77'
L12	N00°25'41"W	1916.89'
L13	N01°02'11"W	2243.46'
L14	N76°50'31"E	48.24'
L15	N52°57'57"E	65.69'
L16	N73°12'06"E	67.20'
L17	S81°24'25"E	26.97'
L18	N90°00'00"E	676.59'
L19	N12°28'01"E	115.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N73°41'45"E	46.97'
L21	N04°29'15"W	28.11'
L22	N08°08'07"W	46.62'
L23	N06°58'21"W	49.82'
L24	N39°55'32"E	39.41'
L25	N28°43'16"E	48.76'
L26	S50°58'48"E	1004.32'
L27	S39°01'12"W	141.33'
L28	N39°01'12"E	150.11'
L29	S50°58'48"E	742.70'
L30	S11°28'44"W	380.17'
L31	S59°13'54"W	99.65'
L32	S02°31'06"E	82.92'
L33	S42°12'52"E	73.06'
L34	S03°50'54"E	108.94'
L35	S28°28'00"W	145.66'
L36	S16°34'03"E	102.54'
L37	S73°11'09"W	169.56'
L38	S16°48'51"E	19.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L39	N89°51'56"E	145.00'
L40	S00°22'50"W	729.35'
L41	S53°07'08"W	6.04'
L42	S62°10'53"W	102.48'
L43	S51°04'44"W	56.14'
L44	S71°30'54"W	40.79'
L45	N80°05'54"W	39.65'
L46	N79°49'21"W	37.88'
L47	N76°18'03"W	63.31'
L48	S86°24'32"W	31.27'
L49	N23°16'18"W	12.83'
L50	N56°27'31"W	15.05'
L51	N68°44'34"W	3.75'
L52	N84°55'14"W	20.00'
L53	S70°13'35"W	84.32'
L54	S74°27'24"W	310.15'
L55	S07°46'29"W	46.96'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	360.00'	137.84'	21°56'15"	N79°01'53"E	137.00'
C2	290.00'	151.99'	30°01'44"	S47°37'49"E	150.26'
C3	430.00'	125.18'	16°40'47"	S08°28'27"E	124.74'
C4	350.00'	74.91'	12°15'47"	S44°56'51"W	74.77'
C5	350.00'	230.19'	37°41'00"	S69°55'14"W	226.07'

JOB NO. 2022-850

DRAFTER MJC

DATE 11-2-22

SCALE 1"=1000'

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MAP SHOWING

PARCEL 1

A PORTION OF THE SECTIONS 39 AND 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, BEING A PORTION OF TISON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, SECTION 42 OF SAID TISON'S SUBDIVISION; THENCE SOUTH 84°00'52" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 358.50 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8000, PAGE 1335 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 07°04'22" WEST, 763.95 FEET; COURSE NO. 2: SOUTH 11°23'58" WEST, 66.01 FEET; COURSE NO. 3: SOUTH 00°11'00" WEST, 933.84 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ARNOLD ROAD (A 66 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 81°38'36" WEST, ALONG LAST SAID LINE, 2491.37 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11585, PAGE 2153 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°49'30" EAST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15716, PAGE 528 OF SAID CURRENT PUBLIC RECORDS, 2019.16 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTHEASTERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 43°26'36" EAST, 307.76 FEET; COURSE NO. 2: NORTH 84°30'26" EAST, 247.96 FEET; COURSE NO. 3: NORTH 85°51'26" EAST, 423.94 FEET; COURSE NO. 4: NORTH 71°48'26" EAST, 99.45 FEET; COURSE NO. 5: SOUTH 85°23'50" EAST, 1229.77 FEET TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°52'29" WEST, ALONG LAST SAID LINE, 797.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 134.00 ACRES, MORE OR LESS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE N'LY R/W LINE OF ARNOLD ROAD, AS N81°38'36"W,
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
6 CROSS REFERENCE SURVEY BY CLARY & ASSOCIATES, FILE NO. T1N-201A & SURVEY BY EILAND & ASSOCIATES, FILE NO. RF-5-F-4J.

JOB NO. 2022-850

DRAFTER MJC

DATE 11-2-22

SCALE 1"=1000'

CHECKED BY:

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

PARCELS 2 & 3

A PORTION OF THE CHARLES SETON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, BEING A PORTION OF TISON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, PLAT BOOK 1, PAGE 150, OF SAID COUNTY; THENCE NORTH 00°52'29" EAST, ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16447, PAGE 74 OF SAID CURRENT PUBLIC RECORDS, ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15716, PAGE 528 OF SAID CURRENT PUBLIC RECORDS, 797.24 FEET TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16407, PAGE 1379 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°25'41" WEST, ALONG LAST SAID LINE, 1916.89 FEET; THENCE NORTH 01°02'11" WEST, CONTINUING ALONG LAST SAID LINE, 2243.46 FEET; THENCE NORTH 76°50'31" EAST, 48.24 FEET; THENCE NORTH 52°57'57" EAST, 65.69 FEET; THENCE NORTH 73°12'06" EAST, 67.20 FEET; THENCE SOUTH 81°24'25" EAST, 26.97 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 360.00 FEET, AN ARC DISTANCE OF 137.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°01'53" EAST, 137.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" EAST, 676.59 FEET; THENCE NORTH 12°28'01" EAST, 115.55 FEET; THENCE NORTH 73°41'45" EAST, 46.97 FEET; THENCE NORTH 04°29'15" WEST, 28.11 FEET; THENCE NORTH 08°08'07" WEST, 46.62 FEET; THENCE NORTH 06°58'21" WEST, 49.82 FEET; THENCE NORTH 39°55'32" EAST, 39.41 FEET; THENCE NORTH 28°43'16" EAST, 48.76 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9601, PAGE 1977 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 50°58'48" EAST, ALONG LAST SAID LINE, 1004.32 FEET; THENCE SOUTH 39°01'12" WEST, 141.33 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 151.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°37'49" EAST, 150.26 FEET; THENCE NORTH 39°01'12" EAST, 150.11 FEET TO THE AFORESAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9601, PAGE 1977; THENCE SOUTH 50°58'48" EAST, 742.70 FEET; THENCE SOUTH 11°28'44" WEST, 380.17 FEET; THENCE SOUTH 59°13'54" WEST, 99.65 FEET; THENCE SOUTH 02°31'06" EAST, 82.92 FEET; THENCE SOUTH 42°12'52" EAST, 73.06 FEET; THENCE SOUTH 03°50'54" EAST, 108.94 FEET; THENCE SOUTH 28°28'00" WEST, 145.66 FEET; THENCE SOUTH 16°34'03" EAST, 102.54 FEET; THENCE SOUTH 73°11'09" WEST, 169.56 FEET; THENCE SOUTH 16°48'51" EAST, 19.06 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 125.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°28'27" EAST, 124.74 FEET; THENCE NORTH 89°51'56" EAST, 145.00 FEET; THENCE SOUTH 00°22'50" WEST, 729.35 FEET; THENCE SOUTH 53°07'08" WEST, 6.04 FEET; THENCE SOUTH 62°10'53" WEST, 102.48 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 74.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°56'51" WEST, 74.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 51°04'44" WEST, 56.14 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 230.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°55'14" WEST, 226.07 FEET; THENCE SOUTH 71°30'54" WEST, 40.79 FEET; THENCE NORTH 80°05'54" WEST, 39.65 FEET; THENCE NORTH 79°49'21" WEST, 37.88 FEET; THENCE NORTH 76°18'03" WEST, 63.31 FEET; THENCE SOUTH 86°24'32" WEST, 31.27 FEET; THENCE NORTH 23°16'18" WEST, 12.83 FEET; THENCE NORTH 56°27'31" WEST, 15.05 FEET; THENCE NORTH 68°44'34" WEST, 3.75 FEET; THENCE NORTH 84°55'14" WEST, 20.00 FEET; THENCE SOUTH 70°13'35" WEST, 84.32 FEET; THENCE SOUTH 74°27'24" WEST, 310.15 FEET; THENCE SOUTH 07°46'29" WEST, 46.96 FEET; THENCE SOUTH 25°33'50" EAST, 190 FEET, MORE OR LESS, TO THE CENTERLINE OF WILLIAMSON BRANCH; THENCE SOUTHERLY, WESTERLY, NORTHERLY, NORTHWESTERLY, SOUTHWESTERLY AND SOUTHEASTERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 2400 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16447, PAGE 74; THENCE SOUTH 87°52'01" EAST, ALONG LAST SAID LINE, 10 FEET, MORE OR LESS, TO THE CENTERLINE OF AFORESAID WILLIAMSON BRANCH, ALSO BEING THE SOUTHWESTERLY LINE OF LEXINGTON PARK PHASE TWO, AS RECORDED IN PLAT BOOK 64, PAGES 38 THROUGH 47, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE, 1700 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF AFORESAID LOT 1; THENCE NORTH 84°00'52" WEST, ALONG LAST SAID LINE, 880 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 185 ACRES, MORE OR LESS

JOB NO. 2022-850

DRAFTER MJC

DATE 11-2-22

SCALE 1"=1000'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

Fourth Order of Business

4A

MINUTES OF MEETING
SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Seaton Creek Reserve Community Development District was held on Tuesday, March 28, 2023 at 2:34 p.m. at the offices of Inframark located at 12574 Flagler Center Boulevard, Suite 101, Jacksonville, Florida.

Present and constituting a quorum were:

Zenzi Rogers	Chairperson
Chris Mayo	Vice Chairperson
Michael Della-Penta	Assistant Secretary
Ross Puzzitiello	Assistant Secretary (Via Telephone)

Also present were:

Janice Eggleton Davis	District Manager
Tucker Mackie	District Counsel (Via Telephone)
Steve Sanford	Bond Counsel (Via Telephone)
Bill Schaefer	Interim District Engineer
Member of the Public	

The following is a summary of the discussions and actions taken at the meeting.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Davis called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next item followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2023-07, Delegation Resolution
- **i. Bond Purchase Contract**
- **ii. Preliminary Limited Offering Memorandum**
- **iii. Continuing Disclosure Agreement**
- **iv. First Supplemental Indenture**

Mr. Sanford reviewed Resolution 2023-07.

- The Bond Purchase Contract is between the District and FMS, the underwriter, and sets parameters, which are adopted by the Board.
- When it is time to price and sell the bonds, they can do so if the Chairperson or Vice Chairperson are authorized to sign and it is within the parameters set, without the need of having a special meeting.

- The parameters authorize a series of bonds in the amount not exceeding $7 Million.
- Interest rate can not exceed the amount permitted by law.
- The Preliminary Limited Offering Memorandum is used to market the bonds.
- The Continuing Disclosure Agreement is between the Developer and the District. It is required under SEC rules. It serves to level the playing field for secondary market purchases of the bonds.
- The Board previously approved the First Supplemental Indenture; however, they changed the structure a little, so it needs to be reapproved.
- The resolution also authorizes any changes to be made to the Methodology Report or the Engineer's Report in connection with the sale of the bonds, without needing a special meeting.

> On MOTION by Ms. Rogers seconded by Mr. Mayo with all in favor Resolution 2023-07, Delegation Resolution, was adopted.

B. Consideration of Resolution 2023-08, Ratifying Resetting the Assessment Hearing

Ms. Davis reviewed the following:

- The Board set an assessment hearing; however, there were some changes made and they must reset the assessment hearing, as well as readvertise.
- The assessment hearing would be at the next regular meeting scheduled for April 25, 2023.

> On MOTION by Ms. Rogers seconded by Mr. Mayo with all in favor Resolution 2023-08, ratifying resetting the assessment hearing, was adopted.

C. Consideration of Resolution 2023-09, Adopting Records Retention Policy

Ms. Mackie reviewed the two options for Resolution 2023-09.

- The Board previously adopted a policy around the time the District had its organizational meeting.
- They wanted to present a revised version which reflects that transitory messages only need to be retained for so long as required by Florida law and that electronic versions can be substituted for paper versions of the same.

- One option would allow the District to delete certain documents from its records in conformance with Florida Law as the records retention schedule would allow.
- The second option would provide that the District keep all records in perpetuity for the time being.

> On MOTION by Ms. Rogers seconded by Mr. Mayo with all in favor, Resolution 2023-09 using option #2, was adopted.

D. General Matters of the District
There being none, the next item followed.

FOURTH ORDER OF BUSINESS Consent Agenda Items

A. Consideration of Regular Meeting Minutes for February 7, 2023
B. Consideration of Operations and Maintenance Expenditures for December 2022
C. Review of Financial Statements for Month Ending December 31, 2022
The Board reviewed the consent agenda items.

- Ms. Rogers expressed concern about the itemization of District management charges on the Inframark invoices.
- Ms. Rogers noted concerns still need to be addressed regarding the funding requests prior to Lennar.

> On MOTION by Ms. Rogers seconded by Mr. Mayo with all in favor the consent agenda was approved.

FIFTH ORDER OF BUSINESS Vendor and Staff Reports

A. District Counsel
No further report.

B. District Manager
No further report.

C. District Engineer

- Mr. Schaefer reported they updated the Engineer's Report based on Bond Counsel's recommendations.
- Mr. Puzzitiello requested a progress report as to where the overall development is under construction.
- Mr. Schaeffer responded he is not sure where it is under construction. He knows they are doing earth work moving. They have a construction inspector who goes on site and does a weekly report. He will send the latest report to the Board.

- Ms. Rogers provided some updates as well.

SIXTH ORDER OF BUSINESS **Board Member Comments**

- Ms. Rogers requested a calendar invite for the Board meetings for the remainder of the year.
- Ms. Davis agreed to send it out.

SEVENTH ORDER OF BUSINESS **Public Comments**

There being none, the next item followed.

NINTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Ms. Rogers seconded by Mr. Mayo with all in favor the meeting was adjourned.

_____ _____

Assistant Secretary

Zenzi Rogers
Chairperson

4B

SEATON CREEK RESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		$0.00		
Monthly Contract Subtotal		**$0.00**		
Variable Contract		**$0.00**		
Variable Contract Subtotal		**$0.00**		
Utilities		**$0.00**		
Utilities Subtotal		**$0.00**		
Regular Services				
DOMINION ENGINEERING GROP	2023-5792	$8,000.00		DISTRICT ENGINEER SERVICES
KUTAK ROCK LLP	3158240 18223-1	$570.00		GENERAL COUNSEL NOVEMBER 2022
Regular Services Subtotal		**$8,570.00**		
Additional Services		**$0.00**		
Additional Services Subtotal		**$0.00**		
TOTAL		**$8,570.00**		

Approved (with any necessary revisions noted):

Signature:

SEATON CREEK RESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary

****** INVOICE ******

Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: January 1, 2023

Invoice Number 2023-5792

Net 15 days

Zenzi Rogers
Director of Forward Planning
Lennar Homes
9440 Philips Highway, Suite 7
Jacksonville, FL 32256

Reference: Interim District Engineer
Seaton Creek Reserve, Duval County, FL
DEG Project Number 2086.055

Task 1 Interim District Engineer **Hourly**

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
CADD Operator	$70	0	$0.00
CADD Designer	$100	0	$0.00
Engineer	$125	0	$0.00
Principal	$185	0	$0.00
TOTAL		**0**	**$00**

Task 2 Master Engineer's Report **$10,000.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
$10,000.00	0	$10,000.00	80	$8,000.00	$0.00	**$8,000.00**

Task 3 Supplemental Engineer's Report (each separate bond issuance) $5,000.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
$5,000.00	0	$5,000.00	0	$0.00	$0.00	**$0.00**

Total Amount Due $8,000.00

PM REVIEW: initials (wes)

Select Contract Term Regarding Invoicing: Per our Contract, terms are net fifteen (15) days.

Past due balances shall be subject to interest at the rate of 1.5 percent per month. All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

December 30, 2022

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3158240
Client Matter No. 18223-1

Mr. Brian Lamb
Seaton Creek CDD
Meritus Districts
Suite 120
2005 Pan Am Circle
Tampa, FL 33607

Invoice No. 3158240
18223-1

Re: General Counsel

For Professional Legal Services Rendered

11/04/22	W. Haber	0.20	72.00	Review and respond to correspondence regarding change of officers
11/08/22	W. Haber	0.50	180.00	Prepare for Board meeting
11/09/22	W. Haber	0.70	252.00	Prepare for and participate in Board meeting
11/09/22	K. Jusevitch	0.40	66.00	Prepare interim district engineer agreement and confer with Haber

TOTAL HOURS 1.80

TOTAL FOR SERVICES RENDERED		$570.00
TOTAL CURRENT AMOUNT DUE		$570.00
UNPAID INVOICES:		
March 31, 2022	Invoice No. 3022853	427.50
October 31, 2022	Invoice No. 3126889	216.00
November 30, 2022	Invoice No. 3141710	108.00
TOTAL DUE		$1,321.50

SEATON CREEK RESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		$0.00		
Monthly Contract Subtotal		**$0.00**		
Variable Contract		**$0.00**		
Variable Contract Subtotal		**$0.00**		
Utilities		**$0.00**		
Utilities Subtotal		**$0.00**		
Regular Services				
DOMINION ENGINEERING GROP	2023-5861	$2,000.00		DISTRICT ENGINEER
Regular Services Subtotal		**$2,000.00**		
Additional Services		**$0.00**		
Additional Services Subtotal		**$0.00**		
TOTAL		**$2,000.00**		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

SEATON CREEK RESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary

****** INVOICE ******

Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: February 1, 2023

Invoice Number 2023-5861

Net 15 days

Chairwoman Zenzi Rogers
Seaton Creek Reserve CDD
2005 Pan Am Circle, Ste. 300
Tampa, FL 33607-6008
districtinvoices@inframark.com

Reference: Interim District Engineer
Seaton Creek Reserve CDD, Duval County, FL
DEG Project Number 2086.055

Task 1 Interim District Engineer **Hourly**

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
CADD Operator	$70	0	$0.00
CADD Designer	$100	0	$0.00
Engineer	$125	0	$0.00
Principal	$185	0	$0.00
TOTAL		**0**	**$00**

Task 2 Master Engineer's Report **$10,000.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
$10,000.00	0	$10,000.00	100	$10,000.00	$8,000.00	**$2,000.00**

Task 3 Supplemental Engineer's Report (each separate bond issuance) $5,000.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
$5,000.00	0	$5,000.00	0	$0.00	$0.00	**$0.00**

Total Amount Due $2,000.00

PM REVIEW: initials (wes)

Select Contract Term Regarding Invoicing: Per our Contract, terms are net fifteen (15) days.

Past due balances shall be subject to interest at the rate of 1.5 percent per month. All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

SEATON CREEK RESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	90635	$2,064.18		DISTRICT INVOICE FEB 2023
INFRAMARK LLC	91961	$2,364.46	$4,428.64	DISTRICT INVOICE MARCH 2023
Monthly Contract Subtotal		**$4,428.64**		
Variable Contract				
ZENZI ROGERS	ZR 012522	$200.00		SUPERVISOR FEE 01/25/22
ZENZI ROGERS	ZR 020723	$200.00		SUPERVISOR FEE 02/07/23
ZENZI ROGERS	ZR 052422	$200.00		SUPERVISOR FEE 05/24/22
ZENZI ROGERS	ZR 092121	$200.00		SUPERVISOR FEE 09/21/21
ZENZI ROGERS	ZR 102821	$200.00		SUPERVISOR FEE 10/28/21
ZENZI ROGERS	ZR 110922	$200.00		SUPERVISOR FEE 11/09/22
ZENZI ROGERS	ZR 122821	$200.00	$1,400.00	SUPERVISOR FEE 12/28/21
Variable Contract Subtotal		**$1,400.00**		
Utilities		**$0.00**		
Utilities Subtotal		**$0.00**		
Regular Services				
DOMINION ENGINEERING GROP	2023-5902	$1,105.00		DISTRICT ENGINEER SERVICES
Regular Services Subtotal		**$1,105.00**		
Additional Services		**$0.00**		
Additional Services Subtotal		**$0.00**		
TOTAL		**$6,933.64**		

SEATON CREEK RESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#90635	2/28/2023
CUSTOMER ID	**NET TERMS**
C2424	Net 30
PO#	**DUE DATE**
	3/30/2023

BILL TO
Seaton Creek Reserve CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: February 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	1,166.66		1,166.66
Accounting Services	1	Ea	375.00		375.00
Administration	1	Ea	166.66		166.66
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Janice Davis 1-12-2023 YSI Office Evolution/Reserved Metting Room $64.20	1	Ea	64.20		64.20
Website Maintenance / Admin	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	25.00		25.00
Rental & Leases	1	Ea	16.66		16.66
Subtotal					**2,064.18**

Subtotal	$2,064.18
Tax	$0.00
Total Due	$2,064.18

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#91961	3/24/2023
CUSTOMER ID	**NET TERMS**
C2424	Net 30
PO#	**DUE DATE**
	4/23/2023

BILL TO
Seaton Creek Reserve CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: March 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	1,166.67		1,166.67
Accounting Services	1	Ea	375.00		375.00
B/W Copies	948	Ea	0.20		189.60
Administration	1	Ea	166.66		166.66
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Eric Davidson: 1-26-2023 DAILY RECORD & OBSERVE : public notice $99.98	1	Ea	99.98		99.98
Color Copies	192	Ea	0.39		74.88
Website Maintenance / Admin	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	25.00		25.00
Rental & Leases	1	Ea	16.67		16.67
Subtotal					**2,364.46**

Subtotal	$2,364.46
Tax	$0.00
Total Due	$2,364.46

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

SEATON CREEK RESERVE CDD
MEETING DATE: January 25, 2022
DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Ross Puzzitiello	X	Salary Waived	$0
Rick Puzzitiello	X	Salary Waived	$0
Chris Mayo	X	Salary Accepted	$200.00
Ward Huntley	X	Salary Waived	$0
Zenzi Rogers	X	Salary Accepted	$200.00

ZR012522

SEATON CREEK RESERVE CDD
MEETING DATE: February 07, 2023

DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Ross Puzzitiello	X	Salary Waived	$0
Rick Puzzitiello		Salary Waived	$0
Chris Mayo	X	Salary Accepted	$200.00
Michael Della Penta	X	Salary Accepted	$200.00
Zenzi Rogers	X	Salary Accepted	$200.00

ZR020723

SEATON CREEK RESERVE CDD
MEETING DATE: May 24, 2022

DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Ross Puzzitiello	X	Salary Waived	$0
Rick Puzzitiello		Salary Waived	$0
Chris Mayo	X	Salary Accepted	$200.00
Michael Della Penta	X	Salary Accepted	$200.00
Zenzi Rogers	X	Salary Accepted	$200.00

ZR052422

SEATON CREEK RESERVE CDD
MEETING DATE: September 21, 2021
DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Ross Puzzitiello	X	Salary Waived	$0
Rick Puzzitiello	X	Salary Waived	$0
Amy Dewey	X	Salary Waived	$0
Ward Huntley	X	Salary Waived	$0
Zenzi Rogers	X	Salary Accepted	$200.00

ZR 092121

SEATON CREEK RESERVE CDD
MEETING DATE: October 28, 2021

DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Ross Puzzitiello	X	Salary Waived	$0
Rick Puzzitiello	X	Salary Waived	$0
Amy Dewey	X	Salary Waived	$0
Ward Huntley	X	Salary Waived	$0
Zenzi Rogers	X	Salary Accepted	$200.00

ZR 102821

SEATON CREEK RESERVE CDD
MEETING DATE: November 09, 2022
DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Ross Puzzitiello	X	Salary Waived	$0
Rick Puzzitiello		Salary Waived	$0
Chris Mayo	X	Salary Accepted	$200.00
Michael Della Penta	X	Salary Accepted	$200.00
Zenzi Rogers	X	Salary Accepted	$200.00

LR 110922

SEATON CREEK RESERVE CDD
MEETING DATE: December 28, 2021

DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Ross Puzzitiello	X	Salary Waived	$0
Rick Puzzitiello	X	Salary Waived	$0
Amy Dewey	X	Salary Waived	$0
Ward Huntley	X	Salary Waived	$0
Zenzi Rogers	X	Salary Accepted	$200.00

ZR 122821

****** INVOICE ******

Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: March 1, 2023

Invoice Number 2023-5902

Net 15 days

Chairwoman Zenzi Rogers
Seaton Creek Reserve CDD
2005 Pan Am Circle, Ste. 300
Tampa, FL 33607-6008
districtinvoices@inframark.com

Reference: Interim District Engineer
Seaton Creek Reserve CDD, Duval County, FL
DEG Project Number 2086.055

Task 1 Interim District Engineer **Hourly**

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
CADD Operator	$70	0	$0.00
CADD Designer	$100	3	$300.00
Engineer	$125	2	$250.00
Principal	$185	3	$555.00
TOTAL		**8**	**$1,105.00**

1.CDD Meeting

2.Evaluation of lands outside the assessment area but in the CDD boundary

Task 2 Master Engineer's Report **$10,000.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
$10,000.00	0	$10,000.00	100	$10,000.00	$10,000.00	**$0.00**

Task 3 Supplemental Engineer's Report (each separate bond issuance) $5,000.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
$5,000.00	0	$5,000.00	0	$0.00	$0.00	**$0.00**

Total Amount Due $1,105.00

PM REVIEW: initials (wes)

Select Contract Term Regarding Invoicing: Per our Contract, terms are net fifteen (15) days.

Past due balances shall be subject to interest at the rate of 1.5 percent per month.

All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

4C

Seaton Creek Reserve
Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2023

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION		TOTAL
ASSETS		
Cash - Operating Account	$	1,970
TOTAL ASSETS	**$**	**1,970**
LIABILITIES		
Accounts Payable	$	23,933
TOTAL LIABILITIES		**23,933**
FUND BALANCES		
Unassigned:		(21,963)
TOTAL FUND BALANCES		**(21,963)**
TOTAL LIABILITIES & FUND BALANCES	**$**	**1,970**

SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- Tax Collector	$ 60,000	$ -	$ (60,000)	0.00%
Developer Contribution	-	39,709	39,709	0.00%
TOTAL REVENUES	**60,000**	**39,709**	**(20,291)**	**66.18%**
EXPENDITURES				
Administration				
Supervisor Fees	2,400	400	2,000	16.67%
ProfServ-Trustee Fees	4,200	-	4,200	0.00%
Disclosure Report	4,200	-	4,200	0.00%
District Counsel	3,500	986	2,514	28.17%
District Engineer	3,000	11,105	(8,105)	370.17%
District Manager	15,775	8,483	7,292	53.77%
Accounting Services	9,000	2,950	6,050	32.78%
Auditing Services	5,000	100	4,900	2.00%
Website Compliance	1,900	1,500	400	78.95%
Postage, Phone, Faxes, Copies	100	269	(169)	269.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	1,000	132	868	13.20%
Bank Fees	150	126	24	84.00%
Website Administration	1,500	450	1,050	30.00%
Miscellaneous Expenses	100	281	(181)	281.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	54,500	29,207	25,293	53.59%
Other Physical Environment				
Insurance -Property & Casualty	5,500	2,750	2,750	50.00%
Total Other Physical Environment	5,500	2,750	2,750	50.00%
TOTAL EXPENDITURES	**60,000**	**31,957**	**28,043**	**53.26%**
Excess (deficiency) of revenues Over (under) expenditures	-	7,752	7,752	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		**(29,715)**		
FUND BALANCE, ENDING		**$ (21,963)**		

SEATON CREEK RESERVE CDD

Bank Reconciliation

Bank Account No.	5645	TRUIST - GF Operating
Statement No.	03-23	
Statement Date	3/31/2023	

G/L Balance (LCY)	1,970.24	**Statement Balance**	19,347.74
G/L Balance	1,970.24	**Outstanding Deposits**	0.00
Positive Adjustments	0.00		
		Subtotal	19,347.74
Subtotal	1,970.24	**Outstanding Checks**	17,377.50
Negative Adjustments	0.00	**Differences**	0.00
Ending G/L Balance	1,970.24	**Ending Balance**	1,970.24
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
3/30/2023	Payment	1015	INFRAMARK LLC		20,831.87	20,831.87	0.00
3/21/2023		JE000024	Bank Service Charge Prior Period		20.95	20.95	0.00
Total Checks					20,852.82	20,852.82	0.00
Deposits							
3/24/2023		JE000023	CK#1990088###### - Developer Funding	G/L Ac	39,709.37	39,709.37	0.00
Total Deposits					39,709.37	39,709.37	0.00
Outstanding Checks							
3/30/2023	Payment	1012	ADA SITE COMPLIANCE		1,500.00	0.00	1,500.00
3/30/2023	Payment	1013	DOMINION ENGINEERING GROP		10,000.00	0.00	10,000.00
3/30/2023	Payment	1014	EGIS INSURANCE		5,000.00	0.00	5,000.00
3/30/2023	Payment	1016	KUTAK ROCK LLP		877.50	0.00	877.50
Total Outstanding Checks.....					**17,377.50**		**17,377.50**

Fifth Order of Business

5Bi

RESOLUTION 2023-11

A RESOLUTION DESIGNATING OFFICERS OF THE SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Seaton Creek Reserve Community Development District at a regular business meeting held on April 25, 2023 desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons were elected to the offices shown, to wit:

Zenzi Rogers	Chairperson
Chris Mayo	Vice Chairperson
Janice Eggleton Davis	Secretary
Brian Lamb	Treasurer
Eric Davidson	Assistant Treasurer
Michael Della Penta	Assistant Secretary
Ross Puzzitiello	Assistant Secretary
Rick Puzzitiello	Assistant Secretary

PASSED AND ADOPTED THIS, 25TH DAY OF APRIL 2023

_____
Zenzi Rogers
Chairperson

_____
Janice Eggleton Davis
Secretary