

Boggy Branch Community Development District

3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817 - 407-723-5900- FAX 407-723-5901
boggybranchcdd.net

The Special meeting of the Board of Supervisors of **Boggy Branch Community Development District** will be held on **Thursday, April 20, 2023, at 11:00 a.m. 14785 Old St. Augustine Road, Suite 3, Jacksonville, FL, 32258**. The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 790 562 990 #

<https://pfmgroup.webex.com/meet/carvalhov>

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Call to Order
- Roll Call
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

General Business Matters

1. Consideration of Minutes of the March 9, 2023, Board of Supervisors Meeting
2. Consideration of Resolution 2023-05, Election of Officers
3. Consideration of Resolution 2023-06, Approving a Preliminary Budget for Fiscal Year 2024 and Setting a Public Hearing Date [Suggested Date, July 20, 2023]
4. Ratification of Change Orders Nos. 10 – 12 with Vallencourt Construction Co., Inc.
5. Ratification of Requisitions Nos. 183 – 187
6. Consideration of Funding Request No. 65
7. Ratification of Payment Authorizations Nos. 74 – 77
8. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
- Audience Comments
- Supervisors Requests

Adjournment



**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Minutes of the March 9, 2023, Board of
Supervisors Meeting

MINUTES OF MEETING

**BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD OF SUPERVISORS' MEETING MINUTES**

**Thursday, March 9, 2023 at 11:00 a.m.
14785 Old St. Augustine Road, Suite 3
Jacksonville, FL 32258**

Board Members present at roll call in person or via speaker phone:

| | |
|---------------|---------------------|
| Kelly White | Chairperson |
| Andy Hagan | Vice Chairperson |
| James Stowers | Assistant Secretary |

Also, present in person or via phone:

| | | |
|-----------------|-----------------------------------------------|-------------|
| Vivian Carvalho | District Manager-PFM Group Consulting LLC | |
| Venessa Ripoll | District Manager- PFM Group Consulting LLC | (via phone) |
| Amy Champagne | District Accountant- PFM Group Consulting LLC | (via phone) |
| Katie Buchanan | District Counsel-Kutak Rock LLP | (via phone) |
| Scott Wild | District Engineer- England-Thims & Miller | |
| Mike Veazey | ICI Homes | |
| Keith Donnelly | David Weekley Homes | |

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll

The meeting was called to order at 11:05 a.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above.

Public Comment Period

There were no members of the public present or via speakerphone.

SECOND ORDER OF BUSINESS

General Business Matters

**Consideration of Minutes of the
January 19, 2023, Board of
Supervisors Meeting**

The Board reviewed the Minutes of the January 19, 2023 Board of Supervisors' Meeting.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board approved the Minutes of the January 19, 2023 of Supervisor's Meeting.

**Review and Consideration of the
Proposals for Southeast Quadrant
Residential Phase 1C**

Mr. Wild provided an overview of the results that were due on March 1. He mentioned that there was a bid tabulation in the agenda package. The ranking of the proposals were as follows; 1. Vallencourt, 2. W. Gardner, 3. Petticoat Schmitt, 4. Besch & Smith.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board accepted the rankings of the Proposals for Southeast Quadrant Residential Phase 1C, with Vallencourt as the #1 ranked proposer.

Notice of award letters will be prepared by Mr. Wild.

**Ratification of Requisitions Nos.
174 – 182**

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board ratified Requisitions Nos. 174 – 182.

**Ratification of Funding Request
Nos. 64**

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board ratified Funding Request Nos. 64.

**Ratification of Payment
Authorizations Nos. 68-73**

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board ratified Payment Authorizations Nos. 68-73.

**Review of District Financial
Statements**

The Board reviewed the District Financial Statements as of January 31, 2023.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report

District Engineer – No report

District Manager- Ms. Carvalho stated the next scheduled meeting is April 20, 2023 at 11:00 a.m. at this location.

**Audience comments and
Supervisors Requests**

There was a nomination of Mr. John Morris for the vacant seat on the Board.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board approved the nomination of Mr. Morris.

FOURTH ORDER OF BUSINESS

Adjournment

There were no additional items to discuss. Ms. Carvalho requested a motion to adjourn.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the March 9, 2023 Special Board of Supervisors' Meeting of the Boggy Branch Community Development District was adjourned at 11:15 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2023-05,
Election of Officers

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the "Board"), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice Chairperson.

Section 3. _____ is elected Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

Section 4. _____ is elected Treasurer.

Section 5. _____ is elected as Assistant Treasurer.

Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20TH DAY of APRIL, 2023

ATTEST:

**BOGGY BRANCH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2023-06,
Approving a Preliminary Budget
for Fiscal Year 2024 and
Setting a Public Hearing Date

RESOLUTION 2023-06

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

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

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

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

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

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

DATE: July 20, 2023

HOUR: 11:00 a.m.

LOCATION: 14785 Old St. Augustine Road, Suite 3
Jacksonville, FL 32258

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Jacksonville and Duval County at least sixty (60) days prior to the hearing set above.

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

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

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

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

PASSED AND ADOPTED THIS 20TH DAY OF APRIL 2023.

ATTEST:

**BOGGY BRANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A
Fiscal Year 2023/2024 Proposed Budget

EXHIBIT A
 Boggy Branch Community Development District
 Proposed Fiscal Year 2023 Revised Annual Operations & Maintenance Budget

| | Actual Through 2/28/2023 | Anticipated March - Sept. | Anticipated FY 2023 Total | FY 2023 Approved Budget | FY 2023 Revised Budaet |
|--------------------------------------|-----------------------------|------------------------------|------------------------------|----------------------------|------------------------------|
| Revenues | | | | | |
| Developer Contributions | \$ 7,491.70 | \$ - | \$ - | \$ - | \$ - |
| Off Roll Assessments | 152,009.00 | 152,009.00 | 304,018.00 | 304,018.00 | 433,914.00 |
| Net Revenues | \$ 159,500.70 | \$ 152,009.00 | \$ 304,018.00 | \$ 304,018.00 | \$ 433,914.00 |
| Expenditures | | | | | |
| Public Officials Liability Insurance | 2,504.00 | 0.00 | 2,504.00 | 2,620.00 | 2,620.00 |
| Trustee Fees | 1,346.88 | 2,693.75 | 4,040.63 | 5,500.00 | 5,500.00 |
| District Management | 10,416.65 | 14,583.35 | 25,000.00 | 25,000.00 | 25,000.00 |
| Engineering Fees | 1,713.50 | 5,833.33 | 7,546.83 | 10,000.00 | 10,000.00 |
| Dissemination Agent | 1,250.00 | 3,750.00 | 5,000.00 | 5,000.00 | 5,000.00 |
| District Counsel | 1,576.50 | 14,583.33 | 16,159.83 | 25,000.00 | 20,000.00 |
| Ryals Creek Interlocal Agreement | 45,441.13 | 0.00 | 45,441.13 | 0.00 | 45,500.00 |
| Legal Advertising | 492.01 | 875.00 | 1,367.01 | 1,500.00 | 1,500.00 |
| Postage | 24.46 | 291.67 | 316.13 | 500.00 | 500.00 |
| Arbitrage rebate Calculation | 0.00 | 500.00 | 500.00 | 750.00 | 750.00 |
| Audit | 0.00 | 3,575.00 | 3,575.00 | 3,575.00 | 3,575.00 |
| General Insurance | 3,059.00 | 0.00 | 3,059.00 | 3,202.00 | 3,202.00 |
| Miscellaneous - bank charges | 1,305.17 | 1,750.00 | 3,055.17 | 3,000.00 | 3,000.00 |
| Website Maintenance | 750.00 | 2,280.00 | 3,030.00 | 2,520.00 | 2,520.00 |
| Dues, Licenses & Fees | 175.00 | 0.00 | 175.00 | 175.00 | 175.00 |
| Office Misc. | 0.00 | 291.67 | 291.67 | 500.00 | 500.00 |
| Contingency | 0.00 | 10,000.00 | 10,000.00 | 10,000.00 | 5,000.00 |
| Field Management | 0.00 | 3,600.00 | 3,600.00 | 3,600.00 | 0.00 |
| Lake Maintenance | 0.00 | 2,400.00 | 2,400.00 | 2,400.00 | 2,400.00 |
| Landscape Maintenance | 0.00 | 48,000.00 | 48,000.00 | 48,000.00 | 53,000.00 |
| Landscape Improvements | 0.00 | 5,004.00 | 5,004.00 | 5,004.00 | 5,004.00 |
| Irrigation Repairs | 0.00 | 5,004.00 | 5,004.00 | 5,004.00 | 5,004.00 |
| Utilities | 55,074.78 | 136,000.00 | 191,074.78 | 42,000.00 | 163,000.00 |
| Fountains | 0.00 | 980.00 | 980.00 | 980.00 | 980.00 |
| General Maintenance | 0.00 | 5,004.00 | 5,004.00 | 5,004.00 | 0.00 |
| Security | 0.00 | 12,000.00 | 12,000.00 | 12,000.00 | 0.00 |
| Bridge | 0.00 | 5,000.00 | 5,000.00 | 5,000.00 | 0.00 |
| Master Expenditures | \$ 125,129.08 | \$ 283,999.10 | \$ 409,128.18 | \$ 227,834.00 | \$ 363,730.00 |

| | | | | | |
|------------------------|-------------|---------------------|---------------------|---------------------|---------------------|
| Field Management | 0.00 | 3,600.00 | 3,600.00 | 3,600.00 | 0.00 |
| Lake Maintenance | 0.00 | 4,800.00 | 4,800.00 | 4,800.00 | 2,400.00 |
| Landscape Maintenance | 0.00 | 14,400.00 | 14,400.00 | 14,400.00 | 14,400.00 |
| Landscape Improvements | 0.00 | 2,000.00 | 2,000.00 | 2,000.00 | 2,000.00 |
| Irrigation Repairs | 0.00 | 2,000.00 | 2,000.00 | 2,000.00 | 2,000.00 |
| Utilities | 0.00 | 21,600.00 | 21,600.00 | 21,600.00 | 21,600.00 |
| Fountains | 0.00 | 980.00 | 980.00 | 980.00 | 980.00 |
| General Maintenance | 0.00 | 2,004.00 | 2,004.00 | 2,004.00 | 2,004.00 |
| Mowing Pond Banks | 0.00 | 4,800.00 | 4,800.00 | 4,800.00 | 4,800.00 |
| Phase 1A | \$ - | \$ 56,184.00 | \$ 56,184.00 | \$ 56,184.00 | \$ 50,184.00 |

| | | | | | |
|------------------------|------------------|---------------------|---------------------|---------------------|---------------------|
| Alley Lot Trash | 320.46 | 19,679.54 | 20,000.00 | 20,000.00 | 20,000.00 |
| Alley Lot total | \$ 320.46 | \$ 19,679.54 | \$ 20,000.00 | \$ 20,000.00 | \$ 20,000.00 |

| | | | | | |
|---------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Total Budget | \$ 125,449.54 | \$ 359,862.64 | \$ 485,312.18 | \$ 304,018.00 | \$ 433,914.00 |
|---------------------|----------------------|----------------------|----------------------|----------------------|----------------------|

| | | <u>Per Unit</u> | <u>Net</u> | <u>Gross</u> |
|--------------------|-----|-------------------------|-------------------|-------------------|
| Master Units | 486 | | \$748.42 | \$796.19 |
| Neighborhood Units | 173 | | \$290.08 | \$308.60 |
| | | Total Front Lots | \$1,038.50 | \$1,104.78 |
| Alley Lot Units | 115 | | \$173.91 | \$185.01 |
| | | Total Alley Lots | \$1,212.41 | \$1,289.80 |

| | | | |
|-------------------------------|------------|-----------------------|---------------------|
| Direct Bill/Funding Agreement | 313 | Master Only | \$234,254.09 |
| Direct Bill Phase 1A (front) | 58 | Neighborhood & Master | \$60,232.80 |
| Direct Bill Phase 1A (alley) | 115 | Neighborhood & Master | \$139,427.10 |
| TOTAL UNITS | 486 | | \$433,914.00 |

Boggy Branch CDD
Proposed Debt Service Fund Budget
Series 2005A Special Assessment Bonds FY 2023

"Exhibit B"

**Proposed FY 2024
Budget**

Revenues:

Special Assessments \$1,082,700

Total Revenues \$1,082,700

Expenditures:

Series 2021 - Interest 11/1/23 \$257,213

Series 2021 - Princepal 5/1/24 \$315,000

Series 2021 - Interest 5/1/24 \$257,213

Total Expenditures \$829,425

Excess Revenues / (Expenditures) \$253,275

11/1/24 Interest Series 2021 \$253,275

Budget Item Description

Revenues:

Off-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected through direct billing are referred to as “Off-Roll Assessments.”

Other Income & Other Financing Sources

Revenue received from sale of barcodes, keycards, and amenity rental.

Interest Income

Income from interest earnings.

Carryforward Revenue

Unused income from a prior year which is available as cash for the current year.

General & Administrative Expenditures:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

Public Officials’ Liability (POL) Insurance

Supervisors’ and Officers’ liability insurance.

General Insurance

General liability insurance.

Trustee Fees

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

District Management Fees

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” of the Management Agreement.

Engineering Fees

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

Dissemination Agent

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

District Counsel

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

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Miscellaneous & Contingency

Other administrative and grounds expenses incurred throughout the year. Specifically, bank fees, checks, postage and printing.

Website Maintenance

Website maintenance fee for the district website.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Field Expenditures:

Field Management

Leland Management Fee.

Lake Maintenance

Maintenance of lakes owned by District.

Landscaping

Contracted landscaping and Common Area Maintenance within the boundaries of the District.

Landscape Improvements

Improvements in landscape above and beyond what is already contracted for property owned by District.

Irrigation Inspection & Repair

Inspection and repair of irrigation system.

Utilites

Electricity for Street Lights and Irrigation System as well as water used for irrigation

Fountains

Maintenance of lake fountain.

General Maintenance

Repair & maintenance of District equipment, plant, or property.

Security

Security for district/cameras or onsite.

Bridge

Maintenance of the bridge.

**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Change Orders Nos. 10 – 12
with Vallencourt Construction Co., Inc.

CHANGE ORDER

No. 10

DATE OF ISSUANCE: March 7, 2023

EFFECTIVE DATE: March 7, 2023

OWNER: Boggy Branch Community Development District
 CONTRACTOR: Vallencourt Construction Co., Inc.
 Contract: Seven Pines Phase 1A, Jacksonville, Florida

Project: Seven Pines Phase 1A Jacksonville, Florida
 ENGINEER's Contract No. 19-115-03-006
 ENGINEER: England – Thims and Miller, Inc.

OWNER's Contract No. N.A.

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

Description: Credit for Limerock Owner Direct Purchase

Reason for Change: District purchased limerock

Attachments: (List documents supporting change) N/A

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

| CHANGE IN CONTRACT PRICE: |
|-------------------------------------------------------------------------------------------------------------|
| Original Contract Price <u>\$ 11,393,608.18</u> |
| Net Increase/Decrease from previous Change Orders No. <u>0</u> to No. <u>9</u> <u>\$ 6,884,408.44</u> |
| Contract Price prior to this Change Order: <u>\$ 18,278,016.62</u> |
| Net Increase/Decrease of this Change Order: <u>\$ (27,601.59)</u> |
| Contract Price with all approved Change Orders: <u>\$ 18,250,415.03</u> |

| CHANGE IN CONTRACT TIMES: |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Original Contract Times: Substantial Completion: <u>315</u> . Ready for final payment: <u>345</u> . (days) |
| Net change from previous Change Orders No. <u>-0-</u> to No. <u>-9-</u> . Substantial Completion: <u>428</u> . Ready for final payment: <u>428</u> . (days) |
| Contract Times prior to this Change Order: Substantial Completion: <u>743</u> . Ready for final payment: <u>773</u> . (days) |
| Net Increase this Change Order: Substantial Completion: <u>0</u> . Ready for final payment: <u>0</u> . (days) |
| Contract Times with all approved Change Orders: Substantial Completion: <u>743</u> . Ready for final payment: <u>773</u> . (days) |

RECOMMENDED:
By: [Signature]
ENGINEER (Authorized Signature)

APPROVED:
By: [Signature]
OWNER (Authorized Signature)

ACCEPTED:
By: [Signature]
CONTRACTOR (Authorized Signature)

Date: 3/7/2023

Date: 3/21/23

Date: 3/14/2023

EJCDC 1910-8-B (1996 Edition)

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

CHANGE ORDER

No. 11

DATE OF ISSUANCE: March 7, 2023

EFFECTIVE DATE: March 7, 2023

OWNER: Boggy Branch Community Development District
 CONTRACTOR: Vallencourt Construction Co., Inc.
 Contract: Seven Pines Phase 1A, Jacksonville, Florida

Project: Seven Pines Phase 1A Jacksonville, Florida
 ENGINEER's Contract No. 19-115-03-006
 ENGINEER: England – Thims and Miller, Inc.

OWNER's Contract No. N.A.

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

Description: Deduct of JEA JEA Electrical Allowance (\$125,000.00) and portion of unused sleeve allowance (\$128,849.00)

Reason for Change: Not in Contract

Attachments: (List documents supporting change) Excerpt for VCCI Application and Certificate for Payment No .25

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

| CHANGE IN CONTRACT PRICE: |
|--------------------------------------------------------------------------------------------------------------|
| Original Contract Price <u>\$ 11,393,608.18</u> |
| Net Increase/Decrease from previous Change Orders No. <u>0</u> to No. <u>10</u> <u>\$ 6,856,806.85</u> |
| Contract Price prior to this Change Order: <u>\$ 18,250,415.03</u> |
| Net Increase/Decrease of this Change Order: <u>\$ (253,849.00)</u> |
| Contract Price with all approved Change Orders: <u>\$ 17,996,566.03</u> |

| CHANGE IN CONTRACT TIMES: |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Original Contract Times: Substantial Completion: <u>315</u> . Ready for final payment: <u>345</u> . (days) |
| Net change from previous Change Orders No. <u>-0-</u> to No. <u>-10-</u> Substantial Completion: <u>428</u> . Ready for final payment: <u>428</u> . (days) |
| Contract Times prior to this Change Order: Substantial Completion: <u>743</u> . Ready for final payment: <u>773</u> . (days) |
| Net Increase this Change Order: Substantial Completion: <u>0</u> . Ready for final payment: <u>0</u> . (days) |
| Contract Times with all approved Change Orders: Substantial Completion: <u>743</u> . Ready for final payment: <u>773</u> . (days) |

RECOMMENDED:

By: [Signature]
ENGINEER (Authorized Signature)

APPROVED:

By: [Signature]
OWNER (Authorized Signature)

ACCEPTED:

By: [Signature]
CONTRACTOR (Authorized Signature)

Date: 3/7/2023

Date: 3/21/23

Date: 3/14/2023

EJCDC 1910-8-B (1996 Edition)

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

Contractor's signed Certification is attached.

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

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

**BOGGY BRANCH CDD
SEVEN PINES, PHASE 1A & 1B**

Jacksonville, FL 32257

APPLICATION NUMBER: **25**

APPLICATION DATE: **02/28/2023**

PERIOD TO: **02/28/2023**

VCC PROJECT #: **2021-04/2022-06**

| A ITEM NO. | B DESCRIPTION OF WORK | C SCHEDULED VALUE | D E WORK COMPLETED | | F MATERIALS PRESENTLY STORED (NOT IN D OR E) | G TOTAL COMPLETED AND STORED TO DATE (D+E+F) | % (G+C) | H BALANCE TO FINISH (C-G) | I RETAINAGE |
|------------------|-----------------------------------|-------------------------|---------------------------------------|-------------|-------------------------------------------------------------|-------------------------------------------------------------|------------|------------------------------------|----------------|
| | | | FROM PREVIOUS APPLICATION (D+E) | THIS PERIOD | | | | | |
| | | | | | | | | | |
| 1. | MOBILIZATION / GENERAL CONDITIONS | \$126,115.57 | \$126,115.57 | \$0.00 | \$0.00 | \$126,115.57 | 100.00% | \$0.00 | \$6,305.78 |
| 2. | NDPES | \$32,567.94 | \$32,567.94 | \$0.00 | \$0.00 | \$32,567.94 | 100.00% | \$0.00 | \$1,628.40 |
| 3. | SURVEY & AS-BUILTS | \$83,574.43 | \$83,574.43 | \$0.00 | \$0.00 | \$83,574.43 | 100.00% | \$0.00 | \$4,178.72 |
| 4. | EROSION CONTROL | \$42,784.02 | \$42,784.00 | \$0.00 | \$0.00 | \$42,784.00 | 100.00% | \$0.02 | \$2,139.20 |
| 5. | MOT | \$1,290.85 | \$1,290.85 | \$0.00 | \$0.00 | \$1,290.85 | 100.00% | \$0.00 | \$64.54 |
| 6. | DEMOLITION | \$9,954.00 | \$9,954.00 | \$0.00 | \$0.00 | \$9,954.00 | 100.00% | \$0.00 | \$497.70 |
| 7. | CLEARING & GRUBBING | \$386,232.88 | \$386,232.88 | \$0.00 | \$0.00 | \$386,232.88 | 100.00% | \$0.00 | \$19,311.64 |
| 8. | POND EXCAVATION | \$755,095.04 | \$755,095.04 | \$0.00 | \$0.00 | \$755,095.04 | 100.00% | \$0.00 | \$37,754.75 |
| 9. | EARTHWORK | \$894,100.02 | \$894,100.02 | \$0.00 | \$0.00 | \$894,100.02 | 100.00% | \$0.00 | \$44,705.00 |
| 10. | GRASSING | \$276,455.98 | \$276,455.95 | \$0.00 | \$0.00 | \$276,455.95 | 100.00% | \$0.03 | \$13,822.80 |
| 11. | SUBSOIL STABILIZATION | \$216,276.88 | \$216,276.88 | \$0.00 | \$0.00 | \$216,276.88 | 100.00% | \$0.00 | \$10,813.84 |
| 12. | BASE | \$382,106.67 | \$382,106.67 | \$0.00 | \$0.00 | \$382,106.67 | 100.00% | \$0.00 | \$19,105.33 |
| 13. | ASPHALT | \$354,351.49 | \$354,351.49 | \$0.00 | \$0.00 | \$354,351.49 | 100.00% | \$0.00 | \$17,717.57 |
| 15. | STRIPING & SIGNAGE | \$41,567.52 | \$41,567.52 | \$0.00 | \$0.00 | \$41,567.52 | 100.00% | \$0.00 | \$2,078.38 |
| 16. | CONCRETE | \$569,066.66 | \$569,066.66 | \$0.00 | \$0.00 | \$569,066.66 | 100.00% | \$0.00 | \$28,453.33 |
| 17. | STORM DRAINAGE | \$1,574,394.55 | \$1,574,394.55 | \$0.00 | \$0.00 | \$1,574,394.55 | 100.00% | \$0.00 | \$78,719.73 |
| 18. | GRAVITY SEWER | \$734,689.52 | \$734,689.52 | \$0.00 | \$0.00 | \$734,689.52 | 100.00% | \$0.00 | \$36,734.48 |
| 19. | FORCE MAIN | \$340,175.86 | \$340,175.86 | \$0.00 | \$0.00 | \$340,175.86 | 100.00% | \$0.00 | \$17,008.79 |
| 20. | WATER MAIN | \$638,388.93 | \$638,388.93 | \$0.00 | \$0.00 | \$638,388.93 | 100.00% | \$0.00 | \$31,919.45 |
| 21. | REUSE MAIN | \$539,626.41 | \$539,626.41 | \$0.00 | \$0.00 | \$539,626.41 | 100.00% | \$0.00 | \$26,981.32 |
| 22. | JEA ELECTRICAL | \$125,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% | \$125,000.00 | \$0.00 |
| 24. | SLEEVES | \$133,150.00 | \$4,301.00 | \$0.00 | \$0.00 | \$4,301.00 | 3.23% | \$128,849.00 | \$215.05 |
| 27. | MOBILIZATION / GENERAL CONDITIONS | \$29,558.92 | \$29,558.92 | \$0.00 | \$0.00 | \$29,558.92 | 100.00% | \$0.00 | \$1,477.94 |
| 28. | NDPES | \$8,894.46 | \$8,894.46 | \$0.00 | \$0.00 | \$8,894.46 | 100.00% | \$0.00 | \$444.72 |
| 29. | SURVEY & AS-BUILTS | \$9,510.18 | \$9,510.18 | \$0.00 | \$0.00 | \$9,510.18 | 100.00% | \$0.00 | \$475.52 |
| 30. | EROSION CONTROL | \$12,947.68 | \$12,947.68 | \$0.00 | \$0.00 | \$12,947.68 | 100.00% | \$0.00 | \$647.38 |
| 31. | MOT | \$968.14 | \$968.14 | \$0.00 | \$0.00 | \$968.14 | 100.00% | \$0.00 | \$48.41 |
| 33. | CLEARING & GRUBBING | \$33,683.10 | \$33,683.10 | \$0.00 | \$0.00 | \$33,683.10 | 100.00% | \$0.00 | \$1,684.16 |
| 35. | EARTHWORK | \$86,989.52 | \$86,989.52 | \$0.00 | \$0.00 | \$86,989.52 | 100.00% | \$0.00 | \$4,349.47 |
| 36. | GRASSING | \$10,759.10 | \$10,759.10 | \$0.00 | \$0.00 | \$10,759.10 | 100.00% | \$0.00 | \$537.95 |
| 37. | SUBSOIL STABILIZATION | \$91,690.00 | \$91,690.00 | \$0.00 | \$0.00 | \$91,690.00 | 100.00% | \$0.00 | \$4,584.50 |
| 38. | BASE | \$118,085.70 | \$118,085.71 | \$0.00 | \$0.00 | \$118,085.71 | 100.00% | \$-0.01 | \$5,904.29 |
| 39. | ASPHALT | \$112,428.90 | \$105,560.10 | \$0.00 | \$0.00 | \$105,560.10 | 93.89% | \$6,868.80 | \$5,278.01 |
| 41. | STRIPING & SIGNAGE | \$48,774.77 | \$36,581.08 | \$0.00 | \$0.00 | \$36,581.08 | 75.00% | \$12,193.69 | \$1,829.05 |
| 42. | CONCRETE | \$155,002.83 | \$153,136.92 | \$0.00 | \$0.00 | \$153,136.92 | 98.80% | \$1,865.91 | \$7,656.85 |

CHANGE ORDER

No. 12

DATE OF ISSUANCE: March 15, 2023

EFFECTIVE DATE: March 15, 2023

OWNER: Boggy Branch Community Development District

CONTRACTOR: Vallencourt Construction Co., Inc.

Contract: Seven Pines Phase 1A, Jacksonville, Florida

Project: Seven Pines Phase 1A Jacksonville, Florida

OWNER's Contract No. N.A.

ENGINEER's Contract No. 19-115-03-006

ENGINEER: England – Thims and Miller, Inc.

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

Description: Credit for sale of excess soil material

Reason for Change: Excess soil material was produced in this phase. It was more financially feasible to allow VCCI to sell the excess material than stockpile it.

Attachments: (List documents supporting change) Vallencourt Change Order Request dated March 14, 2023

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

| CHANGE IN CONTRACT PRICE: |
|--------------------------------------------------------------------------------------------------------------|
| Original Contract Price <u>\$ 11,393,608.18</u> |
| Net Increase/Decrease from previous Change Orders No. <u>0</u> to No. <u>11</u> <u>\$ 6,602,957.85</u> |
| Contract Price prior to this Change Order: <u>\$ 17,996,566.03</u> |
| Net Increase/Decrease of this Change Order: <u>\$ (52,500.00)</u> |
| Contract Price with all approved Change Orders: <u>\$ 17,944,066.03</u> |

| CHANGE IN CONTRACT TIMES: |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Original Contract Times: Substantial Completion: <u>315</u> Ready for final payment: <u>345</u> (days) |
| Net change from previous Change Orders No. <u>-0-</u> to No. <u>-11-</u> Substantial Completion: <u>428</u> Ready for final payment: <u>428</u> (days) |
| Contract Times prior to this Change Order: Substantial Completion: <u>743</u> Ready for final payment: <u>773</u> (days) |
| Net Increase this Change Order: Substantial Completion: <u>0</u> Ready for final payment: <u>0</u> (days) |
| Contract Times with all approved Change Orders: Substantial Completion: <u>743</u> Ready for final payment: <u>773</u> (days) |

RECOMMENDED:

By: Scott A. Wild
ENGINEER (Authorized Signature)

APPROVED:

By: Keeney White
OWNER (Authorized Signature)

ACCEPTED:

By: Tin Jacobs
CONTRACTOR (Authorized Signature)

Date: 3/15/2023

Date: 3/21/23

Date: 3/15/2023

EJCDC 1910-8-B (1996 Edition)

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

Marcus McInarnay, President
Mike Vallencourt Sr., Chairman



Mike Vallencourt II, Vice President
J. Daniel Vallencourt, Vice President
Stan Bates P.E., Vice President

CHANGE ORDER REQUEST

Project : Seven Pines, Phase 1

ATTN: Keith Donnelly

Date : 3/14/2023

To : Boggy Branch CDD
119 S. Monroe St, STE 300
Tallahassee, FL. 32301

VCC Job # 2021-04

ETM Job # 19-115-03-001

Credit for Excess Dirt, Phase 1B

| Item | Description | Qty. | Units | Unit Price | Total |
|------|------------------------|--------|-------|------------|----------------|
| 1000 | Credit for Excess DIRT | 35,000 | CY | \$ (1.50) | \$ (52,500.00) |

Net Total - \$52,500.00

Contract Time To Be Extend 0 Days

The Original Contract Sum Was \$ 12,404,920.87

Net Changed by Previously Authorized Requests and Change Orders \$ 5,873,096.05

The Contract Sum Prior to This Change Order was \$ 18,278,016.92


The Contract Sum Will be Increased \$ (52,500.00)

The New Contract Sum Including This Change Order \$ 18,225,516.92

Vallencourt Construction Co., Inc.

Boggy Branch CDD

By: 
Tim Gaddis

By: 
Print Name: KELLY WHITE

Date: 3/14/2023

Date: 3/21/23



**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Requisitions Nos. 183 – 187

**FORM OF REQUISITION
BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021**

The undersigned, a Responsible Officer of the Boggy Branch Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of January 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of January 1, 2021, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 183
- (B) Name of Payee: Vallencourt Construction Co., Inc.

ACH & Wire Instructions:
Receiving Bank: Synovus Bank
1148 Broadway
Columbus, GA 31901
ABA Routing Number: 061100606
Beneficiary Name: Vallencourt Construction Co, Inc.
449 Center St. Green Cove Springs, FL 32043
Account Number: 1011287909

- (C) Amount Payable: \$ 507,200.73
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Seven Pines, Phase 1A & 1B - Pay Request No. 25 (Feb 2023)**
- (E) Amount, if any, that is used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made: Special Assessment Bonds, Series

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Issuer,
or
- this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

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

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

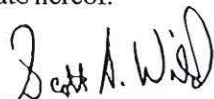
Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**BOGGY BRANCH COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

Date: March 6, 2023

**FORM OF REQUISITION
BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021**

The undersigned, a Responsible Officer of the Boggy Branch Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of January 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of January 1, 2021, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **184**

- (B) Name of Payee: **ETM Surveying & Mapping, Inc.**
WIRE INSTRUCTIONS: First Citizens Bank
ABA Routing No.: 053100300
Account No.: 009061592282

- (C) Amount Payable: **\$ 4,815.00**

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **SEQ Residential Ph 1B – Platting Services – Invoice 0022671 (Feb 2023)**

- (E) Amount, if any, that is used for a Deferred Cost:

- (F) Fund or Account from which disbursement to be made: **Special Assessment Bonds, Series 2021**

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the Issuer,
or
 this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
- 4. each disbursement represents a Cost of the Project which has not previously been paid.

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

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

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**BOGGY BRANCH COMMUNITY
DEVELOPMENT DISTRICT**

By: Kelley White
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

Seth A. Wild
Consulting Engineer

Date: March 10, 2023

**FORM OF REQUISITION
BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021**

The undersigned, a Responsible Officer of the Boggy Branch Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of January 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of January 1, 2021, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **185**
- (B) Name of Payee: **ENGLAND-THIMS & MILLER, INC.**
First Citizens
ABA Routing #053100300
Jacksonville, FL
Account #9061592290 - England, Thims & Miller, Inc.
- (C) Amount Payable: **\$ 4,456.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **SEQ Residential Phase 1C Proposal Documents & RFP Process Invoice 207233 (Feb 2023)**
- (E) Amount, if any, that is used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made: **Special Assessment Bonds, Series 2021**

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the Issuer,
or
 this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
- 4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any

of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**BOGGY BRANCH COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

Date: March 10, 2023

**FORM OF REQUISITION
BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021**

The undersigned, a Responsible Officer of the Boggy Branch Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of January 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of January 1, 2021, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **186**
- (B) Name of Payee: **ENGLAND-THIMS & MILLER, INC.**
First Citizens
ABA Routing #053100300
Jacksonville, FL
Account #9061592290 - England, Thims & Miller, Inc.
- (C) Amount Payable: **\$9,399.33**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **COJ Inspection Services and Contract Administration (Phase 1B) (WA#6) Invoice 207261 (Feb 2023)**
- (E) Amount, if any, that is used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made: **Special Assessment Bonds, Series 2021**

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the Issuer,
or
 this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
- 4. each disbursement represents a Cost of the Project which has not previously been paid.


The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any

of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**BOGGY BRANCH COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

Date: March 10, 2023

**FORM OF REQUISITION
BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021**

The undersigned, a Responsible Officer of the Boggy Branch Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of January 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of January 1, 2021, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **187**
- (B) Name of Payee: **Vallencourt Construction Co., Inc.**

ACH & Wire Instructions:
Receiving Bank: Synovus Bank
1148 Broadway
Columbus, GA 31901
ABA Routing Number: 061100606
Beneficiary Name: Vallencourt Construction Co, Inc.
449 Center St. Green Cove Springs, FL 32043
Account Number: 1011287909

- (C) Amount Payable: **\$ 429,342.90**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Seven Pines, Phase 1A & 1B - Pay Request No. 26 (March 2023)**
- (E) Amount, if any, that is used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made: **Special Assessment Bonds, Series**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Issuer,
or
 this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

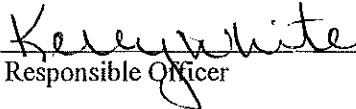
4. each disbursement represents a Cost of the Project which has not previously been paid.

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

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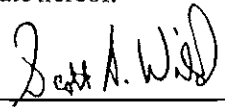
Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**BOGGY BRANCH COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

Date: April 5, 2023

**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 65

**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 65

11/17/2022

| Item No. | Vendor | Invoice Number | General Fund FY 2022 |
|--------------|-----------------------------------|-------------------|-------------------------|
| 1 | Renasant Bank | | |
| | Bank Maintenance Fee: March 2022 | -- | \$ 379.04 |
| | Bank Maintenance Fee: April 2022 | -- | \$ 387.06 |
| | Bank Maintenance Fee: May 2022 | -- | \$ 391.72 |
| | Bank Maintenance Fee: June 2022 | -- | \$ 423.20 |
| | Bank Maintenance Fee: July 2022 | -- | \$ 408.34 |
| | Bank Maintenance Fee: August 2022 | -- | \$ 413.00 |
| Subtotal | | | \$ 2,402.36 |
| TOTAL | | | \$2,402.36 |

Board Member

Please Return To:
Boggy Branch CDD
c/o PFM Group Consulting, LLC
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817

**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorizations Nos. 74 – 77

**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 74
2/16/2023

| Item No. | Vendor | Invoice Number | General Fund FY 2023 |
|--------------|----------------------------------------------------------------------|------------------|----------------------|
| 1 | England-Thims & Miller Engineering Services Through 01/28/2023 | 206915 | \$ 1,713.50 |
| 2 | JEA (paid online) 5211 Lacebark Pine (various); 12/15/22-01/24/23 | Acct: 1832950202 | \$ 16,284.59 |
| TOTAL | | | \$ 17,998.09 |


Board Member

Please Return To:
Boggy Branch CDD
c/o PFM Group Consulting, LLC
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817

**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 75

3/3/2023

| Item No. | Vendor | Invoice Number | General Fund FY 2023 |
|--------------|-------------------------------------------------------------------|-------------------|----------------------|
| 1 | Jacksonville Daily Record Legal Advertising on 03/02/23 | 23-01222D | \$ 103.25 |
| 2 | Kutak Rock District Counsel Through 01/31/23 | 3183183 | \$ 1,245.68 |
| 3 | PFM Group Consulting Postage: January 2023 | OE-EXP-02-2023-06 | \$ 3.66 |
| 4 | U.S. Bank S2021 Trustee Fees 02/01/23-01/31/24 | 6839334 | \$ 4,040.63 |
| TOTAL | | | \$ 5,393.22 |


Board Member

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**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 76

3/9/2023

| Item No. | Vendor | Invoice Number | General Fund FY 2023 |
|--------------|--------------------------------------------------------------------------------------------|------------------|----------------------|
| 1 | JEA (paid online) 5211 Lacebark Pine (various); 01/18/23-02/22/23 | Acct: 1832950202 | \$ 17,799.44 |
| 2 | The Landscape Design Group of North Florida Landscape Maintenance: February 2023 | 35269 | \$ 7,783.67 |
| | Landscape Maintenance: March 2023 | 35270 | \$ 7,783.67 |
| TOTAL | | | \$ 33,366.78 |



Board Member

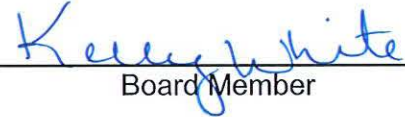
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**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 77

3/16/2023

| Item No. | Vendor | Invoice Number | General Fund FY 2023 |
|--------------|------------------------------------------------------------------------------|----------------|----------------------|
| 1 | England-Thims & Miller Engineering Services Through 02/25/2023 | 207278 | \$ 128.50 |
| 2 | PFM Group Consulting District Management Fee: March 2023 | DM-03-2023-05 | \$ 2,083.33 |
| 3 | Waste Pro (paid online) Acct: 172471; Service 03/01/23-03/31/23 | 1578639 | \$ 81.00 |
| TOTAL | | | \$ 2,292.83 |


Board Member

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**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

District Financial Statements

Boggy Branch CDD
Statement of Financial Position
As of 2/28/2023

| | General Fund | Debt Service Fund | Capital Projects Fund | Long Term Debt | Total |
|------------------------------------------|----------------------------|------------------------------|----------------------------|-------------------------------|-------------------------------|
| <u>Assets</u> | | | | | |
| <u>Current Assets</u> | | | | | |
| General Checking Account | \$96,122.77 | | | | \$96,122.77 |
| Assessments Receivable | 152,009.00 | | | | 152,009.00 |
| Assessments Receivable | | \$828,300.00 | | | 828,300.00 |
| Debt Service Reserve 2021 Bond | | 828,600.00 | | | 828,600.00 |
| Revenue 2021 Bond | | 751.45 | | | 751.45 |
| Acquisition/Construction 2021 Bond | | | \$14,516.16 | | 14,516.16 |
| Total Current Assets | <u>\$248,131.77</u> | <u>\$1,657,651.45</u> | <u>\$14,516.16</u> | <u>\$0.00</u> | <u>\$1,920,299.38</u> |
| <u>Investments</u> | | | | | |
| Amount Available in Debt Service Funds | | | | \$829,351.45 | \$829,351.45 |
| Amount To Be Provided | | | | 13,740,648.55 | 13,740,648.55 |
| Total Investments | | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$14,570,000.00</u> | <u>\$14,570,000.00</u> |
| Total Assets | <u><u>\$248,131.77</u></u> | <u><u>\$1,657,651.45</u></u> | <u><u>\$14,516.16</u></u> | <u><u>\$14,570,000.00</u></u> | <u><u>\$16,490,299.38</u></u> |
| <u>Liabilities and Net Assets</u> | | | | | |
| <u>Current Liabilities</u> | | | | | |
| Accounts Payable | \$52,533.29 | | | | \$52,533.29 |
| Due to Developer | 12,000.00 | | | | 12,000.00 |
| Deferred Revenue | 152,009.00 | | | | 152,009.00 |
| Deferred Revenue | | \$828,300.00 | | | 828,300.00 |
| Retainage Payable | | | \$815,839.03 | | 815,839.03 |
| Total Current Liabilities | <u>\$216,542.29</u> | <u>\$828,300.00</u> | <u>\$815,839.03</u> | <u>\$0.00</u> | <u>\$1,860,681.32</u> |
| <u>Long Term Liabilities</u> | | | | | |
| Revenue Bonds Payable - Long-Term | | | | \$14,570,000.00 | \$14,570,000.00 |
| Total Long Term Liabilities | | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$14,570,000.00</u> | <u>\$14,570,000.00</u> |
| Total Liabilities | <u><u>\$216,542.29</u></u> | <u><u>\$828,300.00</u></u> | <u><u>\$815,839.03</u></u> | <u><u>\$14,570,000.00</u></u> | <u><u>\$16,430,681.32</u></u> |

Boggy Branch CDD
Statement of Financial Position
As of 2/28/2023

| | General Fund | Debt Service Fund | Capital Projects Fund | Long Term Debt | Total |
|----------------------------------------------|---------------------|-----------------------|-----------------------|------------------------|------------------------|
| <u>Net Assets</u> | | | | | |
| Net Assets, Unrestricted | (\$1,797.00) | | | | (\$1,797.00) |
| Net Assets - General Government | (689.14) | | | | (689.14) |
| Current Year Net Assets - General Government | 34,075.62 | | | | 34,075.62 |
| Net Assets, Unrestricted | | \$1,091,204.73 | | | 1,091,204.73 |
| Current Year Net Assets, Unrestricted | | (261,853.28) | | | (261,853.28) |
| Net Assets, Unrestricted | | | (\$740,990.92) | | (740,990.92) |
| Current Year Net Assets, Unrestricted | | | (60,331.95) | | (60,331.95) |
| Total Net Assets | \$31,589.48 | \$829,351.45 | (\$801,322.87) | \$0.00 | \$59,618.06 |
| Total Liabilities and Net Assets | \$248,131.77 | \$1,657,651.45 | \$14,516.16 | \$14,570,000.00 | \$16,490,299.38 |

Boggy Branch CDD
Statement of Activities
As of 2/28/2023

| | General Fund | Debt Service Fund | Capital Projects Fund | Long Term Debt | Total |
|--------------------------------------------------------------|---------------------|-----------------------|-----------------------|----------------|-----------------------|
| <u>Revenues</u> | | | | | |
| Off-Roll Assessments | \$152,009.00 | | | | \$152,009.00 |
| Developer Contributions | 7,491.70 | | | | 7,491.70 |
| Inter-Fund Group Transfers In | | (\$10,411.83) | | | (10,411.83) |
| Developer Contributions | | | \$1,532,688.95 | | 1,532,688.95 |
| Inter-Fund Transfers In | | | 10,411.83 | | 10,411.83 |
| Total Revenues | \$159,500.70 | (\$10,411.83) | \$1,543,100.78 | \$0.00 | \$1,692,189.65 |
| <u>Expenses</u> | | | | | |
| Public Officials Insurance | \$2,504.00 | | | | \$2,504.00 |
| Trustee Services | 1,346.88 | | | | 1,346.88 |
| Management | 10,416.65 | | | | 10,416.65 |
| Engineering | 1,713.50 | | | | 1,713.50 |
| Dissemination Agent | 1,250.00 | | | | 1,250.00 |
| District Counsel | 1,576.50 | | | | 1,576.50 |
| Ryals Creek Interlocal Agreement | 45,441.13 | | | | 45,441.13 |
| Legal Advertising | 492.01 | | | | 492.01 |
| Miscellaneous | 1,305.17 | | | | 1,305.17 |
| Web Site Maintenance | 750.00 | | | | 750.00 |
| Dues, Licenses, and Fees | 175.00 | | | | 175.00 |
| Water | 55,074.78 | | | | 55,074.78 |
| Dumpster | 320.46 | | | | 320.46 |
| General Liability Insurance | 3,059.00 | | | | 3,059.00 |
| Interest Payments | | \$261,087.50 | | | 261,087.50 |
| Engineering | | | \$17,916.66 | | 17,916.66 |
| Capital Expenditures | | | 1,585,989.80 | | 1,585,989.80 |
| Total Expenses | \$125,425.08 | \$261,087.50 | \$1,603,906.46 | \$0.00 | \$1,990,419.04 |
| <u>Other Revenues (Expenses) & Gains (Losses)</u> | | | | | |
| Interest Income | | \$9,646.05 | | | \$9,646.05 |
| Interest Income | | | \$473.73 | | 473.73 |
| Total Other Revenues (Expenses) & Gains (Losses) | \$0.00 | \$9,646.05 | \$473.73 | \$0.00 | \$10,119.78 |
| Change In Net Assets | \$34,075.62 | (\$261,853.28) | (\$60,331.95) | \$0.00 | (\$288,109.61) |
| Net Assets At Beginning Of Year | (\$2,486.14) | \$1,091,204.73 | (\$740,990.92) | \$0.00 | \$347,727.67 |
| Net Assets At End Of Year | \$31,589.48 | \$829,351.45 | (\$801,322.87) | \$0.00 | \$59,618.06 |

Boggy Branch Community Development District
 Budget to Actual
 For the Month Ending 2/28/23

| | Actual | Year To Date Budget | Variance | FY 2023 Adopted Budget |
|----------------------------------|----------------------|------------------------|---------------------|---------------------------|
| Revenues | | | | |
| Developer Contributions | \$ 7,491.70 | \$ - | \$ 7,491.70 | \$ - |
| Assessments | 152,009.00 | 126,674.17 | 25,334.83 | 304,018.00 |
| Net Revenues | \$ 159,500.70 | \$ 126,674.17 | \$ 32,826.53 | \$ 304,018.00 |
| Expenditures | | | | |
| Public Officials Insurance | 2,504.00 | 1,091.67 | 1,412.33 | 2,620.00 |
| Trustee Fees | 1,346.88 | 2,291.67 | (944.79) | 5,500.00 |
| District Management | 10,416.65 | 10,416.67 | (0.02) | 25,000.00 |
| Engineering Fees | 1,713.50 | 4,166.67 | (2,453.17) | 10,000.00 |
| Dissemination Agent | 1,250.00 | 2,083.33 | (833.33) | 5,000.00 |
| District Counsel | 1,576.50 | 10,416.67 | (8,840.17) | 25,000.00 |
| Ryals Creek Interlocal Agreement | 45,441.13 | 0.00 | 45,441.13 | 0.00 |
| Legal Advertising | 492.01 | 625.00 | (132.99) | 1,500.00 |
| Postage | 0.00 | 208.33 | (208.33) | 500.00 |
| Arbitrage Rebate Calculation | 0.00 | 312.50 | (312.50) | 750.00 |
| Audit | 0.00 | 1,489.58 | (1,489.58) | 3,575.00 |
| Insurance - General Liability | 3,059.00 | 1,334.17 | 1,724.83 | 3,202.00 |
| Miscellaneous - bank charges | 1,305.17 | 1,250.00 | 55.17 | 3,000.00 |
| Website | 750.00 | 1,050.00 | (300.00) | 2,520.00 |
| Dues, Licenses & Fees | 175.00 | 72.92 | 102.08 | 175.00 |
| Office miscellaneous | 0.00 | 208.33 | (208.33) | 500.00 |
| Contingency | 0.00 | 4,166.67 | (4,166.67) | 10,000.00 |
| Field Management | 0.00 | 1,500.00 | (1,500.00) | 3,600.00 |
| Lake Maintenance | 0.00 | 1,000.00 | (1,000.00) | 2,400.00 |
| Landscape Maintenance | 0.00 | 20,000.00 | (20,000.00) | 48,000.00 |
| Landscape Improvements | 0.00 | 2,085.00 | (2,085.00) | 5,004.00 |
| Irrigation Repairs | 0.00 | 2,085.00 | (2,085.00) | 5,004.00 |
| Utilities | 55,074.78 | 17,500.00 | 37,574.78 | 42,000.00 |
| Fountains | 0.00 | 408.33 | (408.33) | 980.00 |
| General Maintenance | 0.00 | 2,085.00 | (2,085.00) | 5,004.00 |
| Security | 0.00 | 5,000.00 | (5,000.00) | 12,000.00 |
| Bridge | 0.00 | 2,083.33 | (2,083.33) | 5,000.00 |
| Master Expenditures | \$ 125,104.62 | \$ 94,930.83 | \$ 30,173.79 | \$ 227,834.00 |
| Field Management | 0.00 | 1,500.00 | (1,500.00) | 3,600.00 |
| Lake Maintenance | 0.00 | 2,000.00 | (2,000.00) | 4,800.00 |
| Landscape Maintenance | 0.00 | 6,000.00 | (6,000.00) | 14,400.00 |
| Landscape Improvements | 0.00 | 833.33 | (833.33) | 2,000.00 |
| Irrigation Repairs | 0.00 | 833.33 | (833.33) | 2,000.00 |
| Utilities | 320.46 | 9,000.00 | (8,679.54) | 21,600.00 |

| | | | | |
|--------------------------------------|----------------------|----------------------|-----------------------|----------------------|
| Fountains | 0.00 | 408.33 | (408.33) | 980.00 |
| General Maintenance | 0.00 | 835.00 | (835.00) | 2,004.00 |
| Mowing Pond Banks | 0.00 | 2,000.00 | (2,000.00) | 4,800.00 |
| Phase 1A | \$ 320.46 | \$ 23,410.00 | \$ (23,089.54) | \$ 56,184.00 |
| Mowing Pond Banks | 0.00 | 8,333.33 | (8,333.33) | 20,000.00 |
| Alley Lot total | \$ - | \$ 8,333.33 | \$ (8,333.33) | \$ 20,000.00 |
| Total Expenses | \$ 125,425.08 | \$ 126,674.17 | \$ (1,249.09) | \$ 304,018.00 |
| Income (Loss) from Operations | \$ 34,075.62 | \$ - | \$ 34,075.62 | \$ - |
| <u>Other Income (Expense)</u> | | | | |
| Interest Income | \$ - | \$ - | - | \$ - |
| Total Other Income (Expense) | \$ - | \$ - | \$ - | \$ - |
| Net Income (Loss) | \$ 34,075.62 | \$ - | \$ 34,075.62 | \$ - |