

Boggy Branch Community Development District

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

The regular meetings of the Board of Supervisors and Auditor Selection Committee of **Boggy Branch Community Development District** will be held on **Thursday, April 18, 2024, at 12:00 pm at 14785 Old St. Augustine Road, Suite 3, Jacksonville, FL, 32258**. The following is the proposed agenda for this meeting.

Dial-In: 1-844-621-3956

Access Code: 2536 634 0209 #

Join online: <https://pfmcdd.webex.com/join/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 the Minutes of the February 15, 2024, Board of Supervisors Meeting
2. Appointment of Auditor Selection Committee
3. Consideration of Resolution 2024-10, Approving a Preliminary Budget for Fiscal Year 2025 and Setting a Public Hearing Date *[suggested date of July 11, 2024]*
4. Consideration of Resolution 2024-11, Designating a Date, Time, and Location for the 2024 Landowner's Meeting *[suggested date of November 5, 2024]*
5. Ratification of Assignment of Agreement for Engineering Services
6. Ratification of Vallencourt Change Order Nos. 13 & 14 for Seven Pines Phase 1B
7. Ratification of Series 2021 Requisitions Nos. 232 – 237, 239 – 241, & 243 - 248
8. Ratification of Series 2024A Requisitions Nos. 3 – 4
9. Ratification of Payment Authorizations Nos. 107 – 116
10. Review of District Financial Statements

Other Business

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

Adjournment



AUDITOR SELECTION COMMITTEE MEETING AGENDA

- Roll Call to Confirm a Quorum
- Review and Approval of Audit Documents
 - Audit RFP Notice
 - Instructions to Proposers
 - Evaluation Criteria – With and Without Price
- Adjournment



**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Minutes of the February 15, 2024
Board of Supervisors Meeting

MINUTES OF MEETING

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

**Thursday, February 15, 2024, at 10:00 a.m.
14775 Old St. Augustine Road
Jacksonville, FL 32258**

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

Kelly White	Chairperson
James Stowers	Vice Chairperson
Andy Hagan	Assistant Secretary
KC Middleton	Assistant Secretary
Jon Morris	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)
Jorge Jimenez	ADM - PFM Group Consulting LLC	(via phone)
Jennifer Glasgow	District Accountant - PFM Group Consulting LLC	(via phone)
Kevin Plenzler	PFM Financial Advisors	(via phone)
Michael Dennis	PFM Financial Advisors	(via phone)
Sete Zare	Underwriter- MBS Capital Markets	(via phone)
Brett Sealy	MBS Capital Markets	(via phone)
Mike Veazey	ICI Homes	
Scott Wild	District Engineer- England-Thims & Miller	
Keith Donnelly	David Weekley Homes	
Mark Watts	District Counsel – Cobb Cole	(via phone)
Lo Etienne	Bryant Miller Olive	(via phone)

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll

The meeting was called to order at 10:01 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 public comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

**Consideration of Minutes of the
January 11, 2024, Board of
Supervisors Meeting**

The Board reviewed the Minutes of the January 11, 2024, Board of Supervisors' Meeting.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board approved the Minutes of the January 11, 2024, Board of Supervisor's Meeting.

Consideration of Resolution 2024-07, Ratifying the Rescheduling of the Public Hearing on Equalizing and Imposing Special Assessments

ON MOTION by Mr. Hagan, seconded by Mr. Middleton, with all in favor, the Board approved Resolution 2024-07, Ratifying the Rescheduling of the Public Hearing on Equalizing and Imposing Special Assessments.

Public Hearing on the Equalization and Imposition of Special Assessments

- a) Public Comments and Testimony
- b) Board Comments
- c) Consideration of Resolution 2024-08, Equalizing and Imposing Special Assessments

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board opened the public hearing.

Mr. Watts reviewed the resolution for the Board as the final resolution in the assessment process.

ON MOTION by Ms. White, seconded by Mr. Middleton, with all in favor, the Board closed the public hearing.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board approved Resolution 2024-08, Equalizing and Imposing Special Assessments.

Consideration of the Supplemental Engineer's Report

Mr. Wild reviewed the report for the Board. There are 467 units in Phase 2 with the cost of the infrastructure totaling \$49,696,000.00. Phase 1 infrastructure that had been advanced funded by the developer totaled \$7,240,000.00.

ON MOTION by Mr. Hagan, seconded by Mr. Middleton, with all in favor, the Board approved the Supplemental Engineer's Report.

Consideration of the Supplemental Assessment Methodology Report

Mr. Dennis reviewed the Supplemental Assessment Methodology Report for the 2024 A Bonds for the Board. Mr. Dennis stated, that after review, the assessments have been found to be reasonably and equitably allocated.

ON MOTION by Mr. Hagan, seconded by Mr. Stowers, with all in favor, the Board approved the Supplemental Assessment Methodology Report.

Consideration of Resolution 2024-09, Supplemental Assessment Resolution

Mr. Watts reviewed the resolution for the Board. He stated that it is consistent with the Master Methodology that was approved back in December and is updated to reflect actual pricing.

ON MOTION by Ms. White, seconded by Mr. Middleton, with all in favor, the Board approved Resolution 2024-09, Supplemental Assessment Resolution.

Ratification of Completion Agreement, Collateral Assignment Agreement, True-Up Agreement, and Acquisition Agreement

Mr. Watts explained that these were some ancillary documents that have already been approved and executed in anticipation of the closing today. Ms. Etienne stated that these have been uploaded to the bond closing document portal/file.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board ratified the Completion Agreement, Collateral Assignment Agreement, True-Up Agreement, and Acquisition Agreement.

Consideration of Matters Pertaining to Reimbursement of Phase 1 improvements

Ms. White mentioned that the Board needed to ratify Series 2024A Requisition No. 1 for the reimbursement of Phase 1 improvements which totals \$7,240,000.00.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board ratified Series 2024A Requisition No. 1.

Review and Consideration of Bids for the Phase 2 Construction Project

Mr. Wild reviewed the four bids received for Phase 2A as of January 26, 2024. He provided the recommended rankings with W. Gardner at #1, AJ Johns, Inc. at #2, Vallencourt at #3, and Petticoat-Schmitt at #4. W. Gardner was the lowest bidder at \$9,807,726.98.

ON MOTION by Mr. Hagan, seconded by Ms. White, with all in favor, the Board approved the ranking as of W. Gardner at #1, AJ Johns, Inc. at #2, Vallencourt at #3, and Petticoat-Schmitt at #4.

Ratification of Vallencourt Change Orders No. 1 & 2 – Seven Pines Phase 1C

Ms. Carvalho noted that these items have already been approved.

ON MOTION by Mr. Hagan, seconded by Mr. Stowers, with all in favor, the Board ratified Vallencourt Change Orders No. 1 & 2 – Seven Pines Phase 1C.

Ratification of Requisitions Nos. 227 – 231

Ms. Carvalho noted that these items have already been approved.

ON MOTION by Mr. Hagan, seconded by Mr. Middleton, with all in favor, the Board ratified Requisitions Nos. 227 – 231.

Ratification of Payment Authorizations Nos. 105 – 109

Ms. Carvalho noted that these items have already been approved.

ON MOTION by Mr. Hagan, seconded by Mr. Middleton, with all in favor, the Board ratified Payment Authorizations Nos. 105 – 109.

Review of District Financial Statements

The Board reviewed the District Financial Statements as of January 31, 2024. Ms. White noted that there are \$50,000.00 remaining in the acquisition fund.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Carvalho stated that the next meeting is scheduled for April 18, 2024, where they will present the preliminary FY 2025 budget.

**Audience Comments and
Supervisors Requests**

Ms. White suggested authorizing staff to proceed with the next steps following the approval of the ranking.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board approved for staff to proceed with next steps by sending notice of award and allowing the protest period to complete and authorizing District Council to enter into an agreement with the No. 1 Ranked company in regard to Bids for the Phase 2 Construction Project.

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. Middleton, with all in favor, the February 15, 2024, of Supervisors' Meeting of the Boggy Branch Community Development District was adjourned at 10:25 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Appointment of Auditor Selection Committee

**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2024-10,
Approving a Preliminary Budget
for Fiscal Year 2025 and
Setting a Public Hearing Date
[suggested date of July 11, 2024]

RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 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, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); 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 2024/2025 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: _____

HOUR: _____

LOCATION: _____

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 18TH DAY OF APRIL 2024.

ATTEST:

**BOGGY BRANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2024/2025 Proposed Budget (*provided under separate cover*)

Exhibit A

Fiscal Year 2024/2025 Proposed Budget
(provided under separate cover)

**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2024-11,
Designating a Date, Time, and Location for
the 2024 Landowner's Meeting
[suggested date of November 5, 2024]

RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Boggy Branch Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Duval County, Florida; and

WHEREAS, the District's Board of Supervisors ("**Board**") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on the first Tuesday after the first Monday in November, which shall be noticed pursuant to Section 190.006(2)(b), Florida Statutes.

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

Section 1. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on November ____, 2024, at _____ .m. at _____.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its April 18, 2024, meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office located at _____ and the office of the District Manager, PFM Group Consulting, LLC, Inc., 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18TH DAY OF APRIL 2024.

ATTEST:

**BOGGY BRANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Boggy Branch Community Development District (the "**District**"), containing approximately 556.56 acres in Duval County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: _____
TIME: _____
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District, for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817. There may be an occasion where one or more supervisors will participate in the meeting by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (407) 723-5900 at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

Vivian Carvalho
District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION.

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: _____

TIME: _____

LOCATION: _____

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
LANDOWNERS' MEETING – _____**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Boggy Branch Community Development District to be held at _____, on November ____, 2024, at _____ am., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
LANDOWNERS' MEETING - _____

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Boggy Branch Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
Seat 1. _____	_____
Seat 2. _____	_____
Seat 4. _____	_____

Date: _____

Signed: _____

Printed Name: _____

**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Assignment of Agreement
for Engineering Services

**ASSIGNMENT OF
AGREEMENT FOR ENGINEERING SERVICES**

THIS ASSIGNMENT AND ASSUMPTION (THE "ASSIGNMENT") is made and entered into as of this 29th day of Feb., 2024 by and between:

CND-ICI SEQ, LLC, a Florida limited liability company, the owner and developer of certain lands within the boundaries of the District, whose address is 2379 Beville Road, Daytona Beach, FL 32119 and its affiliates (the "Developer"); and

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes, being situated in Duval County, Florida, and whose mailing address is c/o PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the "District").

RECITALS

WHEREAS, the District was established by Ordinance No. 2019-483-E of the City Council of the City of Jacksonville, Florida, effective as of August 30, 2019, for the purpose of planning, financing, constructing, installing, operating and/or maintaining certain infrastructure; and

WHEREAS, the Developer and England-Thims & Miller, Inc. ("ETM") entered into that certain Agreement regarding engineering services for the Southeast Quadrant Residential Phase 2, dated February 8th, 2023 ("Engineering Agreement"); and

WHEREAS, the Developer and the ETM entered into the Engineering Agreement to ensure the timely provision of the infrastructure and development; and

WHEREAS, the Developer now desires to assign the Engineering Agreement to the District.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, Developer and the District agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Assignment.

2. ASSIGNMENT OF THE AGREEMENT. Developer hereby assigns to the District its rights and obligations set forth under the Engineering Agreement.

3. ASSUMPTION OF THE AGREEMENT. The District hereby accepts and assumes responsibility for the obligations of Developer with respect to the Engineering Agreement.

4. DEFAULT. A default by either party under this Assignment shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance.

5. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Assignment by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. AGREEMENT. This instrument shall constitute the final and complete expression of this Assignment between the Developer and the District relating to the subject matter of this Assignment.

7. AMENDMENTS. Amendments to and waivers of the provisions contained in this Assignment may be made only by an instrument in writing which is executed by all parties hereto.

8. AUTHORIZATION. The execution of this Assignment has been duly authorized by the appropriate body or official of the District and the Developer. The District, and the Developer have complied with all the requirements of law. The District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

9. NOTICES. All notices, requests, consents and other communications under this Assignment ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: Boggy Branch Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to: Cobb Cole, P.A.
231 N. Woodland Boulevard
DeLand, Florida 32720
Attn: Nika K. Hosseini

C. If to the Developer: CND-ICI SEQ, LLC
2379 Beville Road
Daytona Beach, FL 32119
Attn: Kelly White

Except as otherwise provided in this Assignment, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Assignment would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Developer may deliver Notice on behalf of the District and the Developer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Assignment.

10. APPLICABLE LAW AND VENUE. This Assignment and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Assignment shall be in Duval County, Florida.

11. PUBLIC RECORDS. The District understands and agrees that all documents of any kind provided to the Developer in connection with this Assignment may be public records and will be treated as such in accordance with Florida law.

12. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Assignment shall not affect the validity or enforceability of the remaining portions of this Assignment, or any part of this Assignment not held to be invalid or unenforceable.

13. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Assignment are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Assignment.

14. COUNTERPARTS. This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties execute this Assignment.

**BOGGY BRANCH COMMUNITY
DEVELOPMENT DISTRICT**

Attest:



Secretary/Assistant Secretary

By: 

Chair/Vice-Chair

29th day of February, 2024

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of February, 2024, by Kelly White as Chair/Vice-Chair of the Board of Supervisors for Boggy Branch Community Development District, who is personally known and/or produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his or her best knowledge.

[SEAL]





Notary Public Commission:

CND-ICI SEQ, LLC, a Florida limited liability company

Witnesses:

Joanne Schmiuder
Print Name: JOANNE SCHMIEDER

Teri L. Hansen
Print Name: TERI L. HANSEN

By: J. Andrew Hagan
Name: J. Andrew Hagan
Title: Authorized Representative

29 day of February, 2024

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of February, 2024, by J. Andrew Hagan as Authorized Rep. of CND-ICI SEQ, LLC, a Florida limited liability company. He/she is personally known and/or produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his or her best knowledge.

[SEAL]



Joanne Schmiuder
Notary Public Commission:

**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Vallencourt Change Order Nos. 13 & 14
for Seven Pines Phase 1B

CHANGE ORDER

No. 13

DATE OF ISSUANCE: March 1, 2024

EFFECTIVE DATE: March 1, 2024

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

Project: Seven Pines Phase 1B, 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: Erosion repairs and installation of curb and drainage around Central Park

Reason for Change: Eliminate future erosion issues

Attachments: (List documents supporting change) Vallencourt Change Order Request dated 2/27/2024.

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

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$ 11,393,608.18</u>
Net Increase/Decrease from previous Change Orders No. <u>0</u> to No. <u>12</u> <u>\$ 6,550,457.85</u>
Contract Price prior to this Change Order: <u>\$ 17,944,066.03</u>
Net Increase/Decrease of this Change Order: <u>\$ 46,000.00</u>
Contract Price with all approved Change Orders: <u>\$ 17,990,066.03</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>-12-</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: _____
CONTRACTOR (Authorized Signature)

Date: 3/1/2024

Date: _____

Date: _____

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

To:	Boggy Branch CDD	Contact:	Keith Donnelly
Address:	2300 Glades Rd, Suite 410W Boca Raton, FL 33431 USA	Phone:	
		Fax:	
Project Name:	Seven Pines, Phase 1B	Bid Number:	
Project Location:	SEQ, Jacksonville, FL	Bid Date:	12/13/2021

CHANGE ORDER REQUEST FOR DRAINAGE REPAIRS AROUND MUP

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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008 Demolition

812	Demo Existing Curbs	375.00	LF	\$18.00	\$6,750.00
Total Price for above 008 Demolition Items:					\$6,750.00

011 Earthwork

1116	Pond Dewatering	1.00	LS	\$5,041.00	\$5,041.00
1118	Final Dressout	1,085.00	SY	\$2.40	\$2,604.00
Total Price for above 011 Earthwork Items:					\$7,645.00

012 Grassing

1203	Pond Sod	1,085.00	SY	\$3.00	\$3,255.00
Total Price for above 012 Grassing Items:					\$3,255.00

018 Curbs

1807	12" Ribbon Curb for MUP	375.00	LF	\$19.00	\$7,125.00
Total Price for above 018 Curbs Items:					\$7,125.00

030 Storm Drain

3074	Yard Drains	3.00	EACH	\$2,975.00	\$8,925.00
3114	12" ADS 0-6' Deep	75.00	LF	\$98.00	\$7,350.00
3084	12" Mitered End Section	3.00	EACH	\$1,650.00	\$4,950.00
Total Price for above 030 Storm Drain Items:					\$21,225.00

Total Bid Price: \$46,000.00

Notes:

- The above price excludes Landscaping & Irrigation
- The above price excludes Sunday Work
- The above price is based on the owner providing horizontal and vertical site control

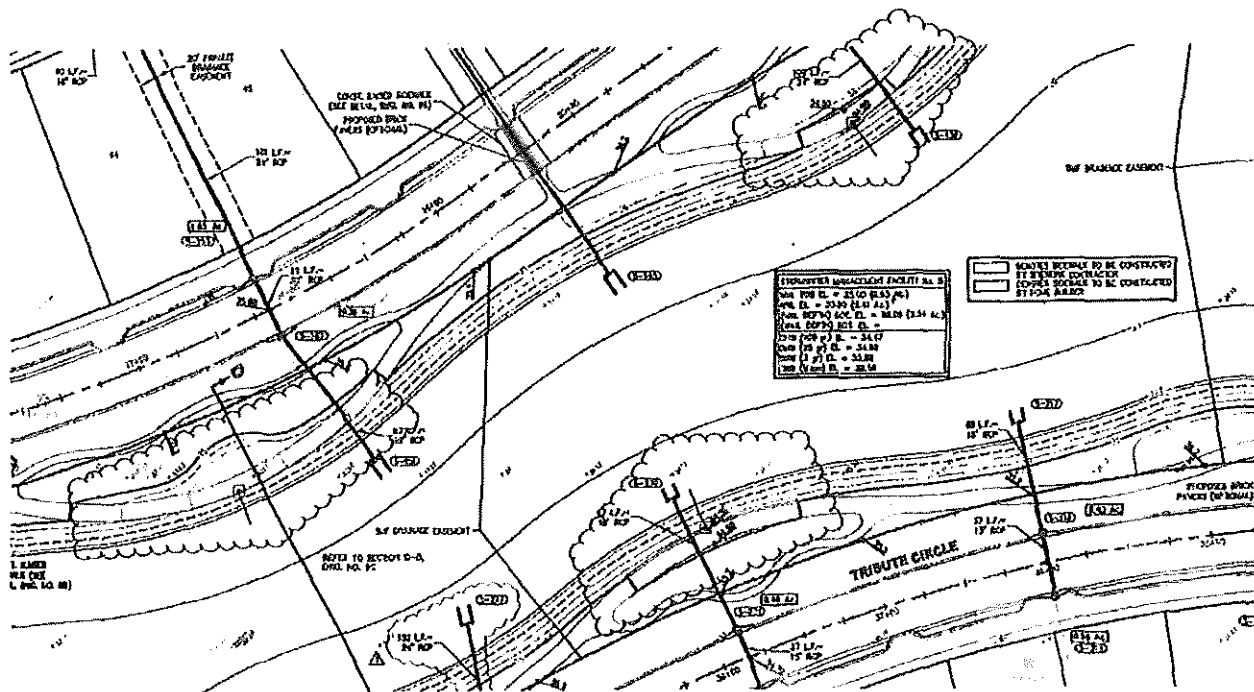
Payment Terms:

Payment due within 30 days of date of Invoice, regardless of when payment is made by Owner.

Handwritten notes:
MUP 5/13/24
KGD 5/13/24

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. Buyer: <u>Kelly White</u> Signature: <u>Kelly White</u> Date of Acceptance: <u>4/5/24</u>	CONFIRMED: Vallencourt Construction Company, Inc. Authorized Signature: <u>Tim Gaddis</u> Estimator: Tim Gaddis 904-291-9330 timg@vallencourt.com
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SEVEN PINES 1B, REVISIONS C/O TO MUP ALONG POND #5



STORMWATER MANAGEMENT FACILITY No. 5	
100% POF EL. = 25.00 (SLAS 66)	
40% EL. = 23.90 (SLAS 65)	
10% POF 600' EL. = 24.28 (SLAS 64)	
10% POF 300' EL. = 24.17	
10% POF 150' EL. = 24.08	
10% POF 75' EL. = 23.98	
10% POF 37.5' EL. = 23.88	

 SEWER SYSTEM TO BE CONSTRUCTED
 UTILITY EXISTING
 UTILITY TO BE CONSTRUCTED
 STORMWATER FACILITY

PROJECT: SEVEN PINES 1B, REVISIONS C/O TO MUP ALONG POND #5
 SHEET: 2/27/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

ENGINEER: [Name]
 LICENSE NO.: [Number]
 STATE: [State]
 PROFESSION: [Profession]

CHANGE ORDER

No. 14

DATE OF ISSUANCE: March 1, 2024

EFFECTIVE DATE: March 1, 2024

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

Project: Seven Pines Phase 1B, 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: Installation of pads for all mailboxes in Phase 1

Reason for Change: Preparation for mailbox placement

Attachments: (List documents supporting change) Vallencourt Change Order Request dated 2/16/2024.

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

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$ 11,393,608.18</u>
Net Increase/Decrease from previous Change Orders No. <u>0</u> to No. <u>13</u> <u>\$ 6,596,457.85</u>
Contract Price prior to this Change Order: <u>\$ 17,990,066.03</u>
Net Increase/Decrease of this Change Order: <u>\$ 12,437.00</u>
Contract Price with all approved Change Orders: <u>\$ 18,002,503.03</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>-13-</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: _____
CONTRACTOR (Authorized Signature)

Date: 3/1/2024

Date: 4/5/24

Date: _____

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 PE, Vice President

To:	Boggy Branch CDD	Contact:	Keith Donnelly
Address:	2300 Glades Rd, Suite 410W Boca Raton, FL 33431 USA	Phone:	
Project Name:	Seven Pines Ph. 1C (Contract)	Bid Number:	
Project Location:	Seven Pines Development, Jacksonville, FL	Bid Date:	6/9/2023

CHANGE ORDER REQUEST

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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011 Earthwork

1108	Site Cut	30.00	CY	\$38.00	\$1,140.00
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Total Price for above 011 Earthwork Items: \$1,140.00

013 Subsoil Stabilization

1302	Subgrade For Concrete Pad	65.00	SY	\$17.00	\$1,105.00
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Total Price for above 013 Subsoil Stabilization Items: \$1,105.00

016 Brick Pavers

1600	Brick Pavers	65.00	SY	\$92.00	\$5,980.00
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Total Price for above 016 Brick Pavers Items: \$5,980.00

019 Concrete - Flat Work

1900	Concrete - Flat Work	585.00	SF	\$7.20	\$4,212.00
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Total Price for above 019 Concrete - Flat Work Items: \$4,212.00

Total Bid Price: \$12,437.00

Notes:

- The above price excludes Landscaping & Irrigation
- The above price excludes Sunday Work
- The above price is based on the owner providing horizontal and vertical site control
- The above price is based on teh CADD only drawing recieved from ETM on 1/12/24. No PDF plans were received.

Handwritten notes:
Add 3/19/24
KWB 3/19/24

Payment Terms:

Payment due within 30 days of date of invoice, regardless of when payment is made by Owner.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: <u>Kelly White</u></p> <p>Signature: <u>Kelly White</u></p> <p>Date of Acceptance: <u>4/5/24</u></p>	<p>CONFIRMED: Valencourt Construction Company, Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: Tim Gaddis 904-291-9330 timg@valencourt.com</p>
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**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Series 2021 Requisitions
Nos. 232 – 237, 239 – 241, & 243, 246, & 248

**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: **232**

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

(C) Amount Payable: **\$ 16,128.95**

(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 2A Proposal Documents and RFP Process (WA#16) Invoice 211736 (December 2023)	\$ 12,641.95
Boggy Branch CDD - CDD Tax Exempt Purchase Administration - Invoice 211727 (December 2023)	\$ 640.00
COJ Inspection Services and Contract Administration (Phase 1C) Invoice 211742 (December 2023)	\$ 2,847.00

TOTAL REQUISITION 232

\$16,128.95

(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: Kelly 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.

Scott A. Wild
Consulting Engineer

**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: **233**

(B) Name of Payee: **GP Materials, Inc.**

(C) Amount Payable: **\$ 21,252.50**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **#14124 Seven Pines 1C– Invoices 5312 and 5340**

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

The undersigned hereby certifies that:

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

1. obligations in the stated amount set forth above have been incurred by the Issuer, 2021

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: Kerry 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.

Scott A. Wild
Consulting Engineer Date:

January 22, 2024

**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: **234**
- (B) Name of Payee: **Vallencourt Construction Co., Inc.**

(C) Amount Payable: **\$ 487,045.90**

(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 1C - Pay Request No. 7 (January 2024)**

(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.

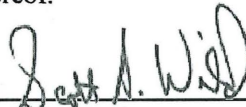
Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**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

**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: **235**

- (B) Name of Payee: **ETM Surveying & Mapping, Inc.**

- (C) Amount Payable: **\$1,395.00**

- (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 24420 (January 2024)**

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

- (F) Fund or Account from which disbursement to be made: **Special Assessments, 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: Kerry 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.

Scott A. Wild
Consulting Engineer

**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: **236**

- (B) Name of Payee: **ETM Surveying & Mapping, Inc.**

- (C) Amount Payable: **\$ 7,857.13**

- (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 1C – Platting Services – Invoice 24382 (January 2024)**

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

- (F) Fund or Account from which disbursement to be made: **Special Assessments, 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: Kelly 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.

Scott A. Wild
Consulting Engineer

**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: **237**

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

(C) Amount Payable: **\$ 4,513.50**

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

CDD Tax Exempt Purchase Administration - Invoice 212163 (January 2024)	\$ 1,120.00
COJ Inspection Services and Contract Administration (Phase 1C) Invoice 212166 (January 2024)	\$ 3,393.50
TOTAL REQUISITION 237	\$ 4,513.50

(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: Keugh 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.

John A. Wild
Consulting Engineer

**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: **238**

(B) Name of Payee: **GP Materials, Inc.**

(C) Amount Payable: **\$ 12,008.90**

(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): **#14124 Seven Pines 1C- Invoices 5435**

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

The undersigned hereby certifies that:

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

1. obligations in the stated amount set forth above have been incurred by the Issuer, 2021

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: Kenny 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.

Scott A. Ward
Consulting Engineer Date:

January 22, 2024

**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: **239**
- (B) Name of Payee: **Onsight Industries, LLC
900 Central Park Drive
Sanford, FL 32771-6634**
- (C) Amount Payable: **\$ 37,565.27**
- (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): **Custom Street Signage Phase1B – Invoices 408828 and 406981**
- (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.

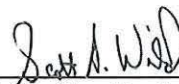
Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**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

September 21, 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: 240
- (B) Name of Payee: Vallencourt Construction Co., Inc.

(C) Amount Payable: \$ 702,878.64

(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 1C - Pay Request No. 8 (February 2024)**

(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: Kelly 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.

Scott A. Wisp
Consulting Engineer

**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: **241**

- (B) Name of Payee: **ETM Surveying & Mapping, Inc.**

- (C) Amount Payable: **\$ 3,006.85**

- (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 1C – Platting Services – Invoice 24532 (February 2024)**

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

- (F) Fund or Account from which disbursement to be made: **Special Assessments, 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

**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: **243**

(B) Name of Payee: **GP Materials, Inc.**

(C) Amount Payable: **\$ 15,627.45**

(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): **#14124 Seven Pines 1C- Invoice 5577**

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

The undersigned hereby certifies that:

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

1. obligations in the stated amount set forth above have been incurred by the Issuer, 2021
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.

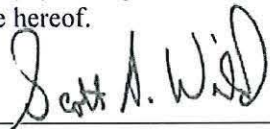
Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**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:

January 22, 2024

**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: **246**

(B) Name of Payee: **GP Materials, Inc.**

(C) Amount Payable: **\$ 7,706.61**

(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): **#14124 Seven Pines 1C- Invoice 5607**

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

The undersigned hereby certifies that:

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

1. obligations in the stated amount set forth above have been incurred by the Issuer, 2021
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: Kelly 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.

Scott A. Wild
Consulting Engineer Date:

January 22, 2024

**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: **248**

(B) Name of Payee: **GP Materials, Inc.**

(C) Amount Payable: **\$ 14,561.12**

(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): **#14124 Seven Pines 1C- Invoice 5627**

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

The undersigned hereby certifies that:

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

1. obligations in the stated amount set forth above have been incurred by the Issuer, 2021

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: Kelly 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.

Scott A. Wild
Consulting Engineer Date:

January 22, 2024

**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Series 2024A Requisitions Nos. 3 – 4

**REQUISITION
BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2024A**

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 Trust Company, National Association, as trustee (the "Trustee"), dated as of January 1, 2021 as supplemented by that certain Second Supplemental Trust Indenture dated as of February 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **3**
- (B) Name of Payee: **England-Thims & Miller, Inc.**

(C) Amount Payable: **\$74,381.21**

(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 2 - Invoice 210325 (September 2023)	\$46,358.75
SEQ Residential - Phase 2 - Invoice 212650 (February 2024)	<u>\$28,022.46</u>
Total Requisition 3	\$74,381.21

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

(F) Fund or Account from which disbursement to be made: **Acquisition and Construction**

The undersigned hereby certifies that:

- 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;
- each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
- each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
- 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.

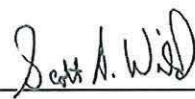
Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**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

**REQUISITION
BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2024A**

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 Trust Company, National Association, as trustee (the "Trustee"), dated as of January 1, 2021 as supplemented by that certain Second Supplemental Trust Indenture dated as of February 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 4

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

(C) Amount Payable: **\$ 2,608.75**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **SEQ Residential - Phase 2A Proposal Documents and RFP Process (WA#16) Invoice 212148 (January 2024)**

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

(F) Fund or Account from which disbursement to be made: **Acquisition and Construction**

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: Kelly 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.

Scott A. Wild
Consulting Engineer

**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorizations Nos. 107 – 116

**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 107
12/21/2023

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	Jacksonville Daily Record Legal Advertising Through 12/28/23	23-08128D	\$ 710.75
2	PFM Group Consulting Postage: November 2023	OE-EXP-12-2023-06	\$ 33.39
3	VGlobalTech Monthly Website Fee: December 2023	5730	\$ 135.00
TOTAL			\$ 879.14

Venessa Ripoll

Kelly White
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. 108

1/8/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	Cobb Cole District Counsel Through 12/31/23	44848	\$ 892.50
2	JEA (paid online) 5211 Lacebark Pine (various); 11/17/23-12/20/23	Acct: 1832950202	\$ 2,365.68
3	Kutak Rock District Counsel Through 11/30/23	3329109	\$ 2,752.00
4	The Lake Doctors Lake Maintenance: December 2023	1836460	\$ 903.00
5	PFM Group Consulting District Management Fee: January 2024	DM-01-2024-05	\$ 2,291.67
TOTAL			\$ 9,204.85

Venessa Ripoll

Kelly White
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. 109
1/12/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	Jacksonville Daily Record Legal Advertising Through 01/11/24	24-00137D	\$ 96.50
2	Waste Pro (paid online) Acct: 172471; January 2024 Service	2395417	\$ 7,746.50
TOTAL			\$ 7,843.00

Vivian Carvalho

Kelly White

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. 110

1/19/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	England-Thims & Miller Engineering Services Through 12/30/2023	211757	\$ 1,361.25
2	VGlobalTech Quarter 4 ADA Audit	5754	\$ 300.00
	Monthly Website Fee: January 2024	5775	\$ 135.00
TOTAL			\$ 1,796.25

Vivian Carvalho

Secretary / Assistant Secretary

Keely White

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. 111
1/26/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	Jacksonville Daily Record Legal Advertising Through 02/01/24	24-00456D	\$ 2,128.25
2	The Lake Doctors Lake Maintenance: January 2024	1845801	\$ 903.00
TOTAL			\$ 3,031.25

Venessa Ripoll
Secretary / Assistant Secretary

Kerley White
Chairman / Vice Chairman

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. 112
2/2/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	The Landscape Design Group of North Florida		
	Landscape Maintenance: December 2023	38561	\$ 7,783.67
	Landscape Maintenance: January 2024	38562	\$ 7,783.67
TOTAL			\$ 15,567.34

Vivian Carvalho

Secretary / Assistant Secretary

Kelly White

Chairman / Vice Chairman

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. 113

2/9/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	Cobb Cole District Counsel Through 01/31/24	46182	\$ 700.00
2	Fountain Design Group Quarterly Fountain Cleaning / Digital Timer	32413A	\$ 364.69
3	JEA (paid online) 5211 Lacebark Pine (various); 12/19/23-01/24/24	Acct: 1832950202	\$ 2,888.54
TOTAL			\$ 3,953.23

Vivian Carvalho

Secretary / Assistant Secretary

K. C. White

Chairman / Vice Chairman

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. 114
2/16/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	England-Thims & Miller Engineering Services Through 01/27/2024	212181	\$ 833.75
2	PFM Group Consulting District Management Fee: February 2024	DM-02-2024-05	\$ 2,291.67
3	Waste Pro (paid online) Acct: 172471; February 2024 Service	2476187	\$ 4,296.55
TOTAL			\$ 7,421.97

Venessa Ripoll
Secretary / Assistant Secretary

Kelly White
Chairman / Vice Chairman

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. 115

3/1/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	The Lake Doctors Lake Maintenance: February 2024	1853450	\$ 903.00
2	PFM Group Consulting District Management Fee: March 2024	DM-03-2024-05	\$ 2,291.67
3	U.S. Bank S2021 Trustee Fees 02/01/24-01/31/25	7235416	\$ 4,040.63
4	VGlobalTech Monthly Website Fee: February 2024 Monthly Website Fee: March 2024	5884 5971	\$ 135.00 \$ 135.00
TOTAL			\$ 7,505.30

Venessa Ripoll
Secretary / Assistant Secretary

Kelly White
Chairman / Vice Chairman

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. 116

3/8/2024

Item No.	Vendor	Invoice Number	General Fund FY 2024
1	Cobb Cole District Counsel Through 02/29/24	46934	\$ 852.50
2	England-Thims & Miller Engineering Services Through 02/24/2024	212687	\$ 1,695.00
3	JEA (paid online) 5211 Lacebark Pine (various); 01/22/24-02/22/24	Acct: 1832950202	\$ 2,404.12
TOTAL			\$ 4,951.62

Venessa Ripoll
Secretary / Assistant Secretary

Kerry White
Chairman / Vice Chairman

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**

District Financial Statements

Boggy Branch CDD
Statement of Financial Position
As of 2/29/2024

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$73,525.76				\$73,525.76
Assessments Receivable	474,504.90				474,504.90
Assessments Receivable		\$715,084.08			715,084.08
Due From Other Funds		3,333.27			3,333.27
Debt Service Reserve 2021 Bond		828,600.03			828,600.03
Debt Service Reserve 2024 A1 Bond		386,418.75			386,418.75
Debt Service Reserve 2024 A2 Bond		693,450.00			693,450.00
Revenue 2021 Bond		108,704.07			108,704.07
Interest 2024 A1 Bond		441,413.33			441,413.33
Interest 2024 A2 Bond		986,240.00			986,240.00
Acquisition/Construction 2021 Bond			\$54,358.21		54,358.21
Acquisition/Construction 2024 Bond			24,649,577.92		24,649,577.92
Cost of Issuance 2024 Bond			5,750.00		5,750.00
Total Current Assets	\$548,030.66	\$4,163,243.53	\$24,709,686.13	\$0.00	\$29,420,960.32
<u>Investments</u>					
Amount Available in Debt Service Funds				\$3,444,826.18	\$3,444,826.18
Amount To Be Provided				45,995,173.82	45,995,173.82
Total Investments		\$0.00	\$0.00	\$49,440,000.00	\$49,440,000.00
Total Assets	\$548,030.66	\$4,163,243.53	\$24,709,686.13	\$49,440,000.00	\$78,860,960.32
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$6,014.85				\$6,014.85
Due to Developer	12,000.00				12,000.00
Due To Other Funds	1,508.54				1,508.54
Deferred Revenue	474,504.90				474,504.90
Deferred Revenue		\$715,084.08			715,084.08
Retainage Payable			\$313,099.43		313,099.43
Total Current Liabilities	\$494,028.29	\$715,084.08	\$313,099.43	\$0.00	\$1,522,211.80
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$49,440,000.00	\$49,440,000.00
Total Long Term Liabilities		\$0.00	\$0.00	\$49,440,000.00	\$49,440,000.00
Total Liabilities	\$494,028.29	\$715,084.08	\$313,099.43	\$49,440,000.00	\$50,962,211.80
<u>Net Assets</u>					
Net Assets, Unrestricted	(\$1,797.00)				(\$1,797.00)
Net Assets - General Government	137,808.72				137,808.72
Current Year Net Assets - General Government	(82,009.35)				(82,009.35)
Net Assets, Unrestricted		\$1,090,330.80			1,090,330.80
Current Year Net Assets, Unrestricted		2,357,828.65			2,357,828.65
Net Assets, Unrestricted			(\$2,455,721.38)		(2,455,721.38)
Current Year Net Assets, Unrestricted			26,877,308.08		26,877,308.08
Current Year Net Assets - General Government			(\$25,000.00)		(25,000.00)
Total Net Assets	\$54,002.37	\$3,448,159.45	\$24,396,586.70	\$0.00	\$27,898,748.52
Total Liabilities and Net Assets	\$548,030.66	\$4,163,243.53	\$24,709,686.13	\$49,440,000.00	\$78,860,960.32

Boggy Branch CDD
Statement of Activities (YTD)
As of 2/29/2024

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Revenues</u>					
Off-Roll Assessments	\$84,747.10				\$84,747.10
Off-Roll Assessments		\$110,403.92			110,403.92
Inter-Fund Group Transfers In		(16,687.36)			(16,687.36)
Debt Proceeds		2,507,522.08			2,507,522.08
Developer Contributions			\$4,267,306.31		4,267,306.31
Inter-Fund Transfers In			16,687.36		16,687.36
Debt Proceeds			32,056,827.92		32,056,827.92
Total Revenues	\$84,747.10	\$2,601,238.64	\$36,340,821.59	\$0.00	\$39,026,807.33
<u>Expenses</u>					
Public Officials Insurance	\$2,604.00				\$2,604.00
Trustee Services	1,346.88				1,346.88
Management	11,458.35				11,458.35
Engineering	3,532.50				3,532.50
Disclosure Agent	1,250.00				1,250.00
District Counsel	4,446.50				4,446.50
Assessment Administration	5,000.00				5,000.00
Ryals Creek Interlocal Agreement	64,635.00				64,635.00
Postage & Shipping	33.39				33.39
Legal Advertising	3,204.76				3,204.76
Web Site Maintenance	840.00				840.00
Dues, Licenses, and Fees	175.00				175.00
Utilities	8,020.23				8,020.23
Fountains	654.69				654.69
Dumpster	21,376.47				21,376.47
General Liability Insurance	3,182.00				3,182.00
Lake Maintenance	3,612.00				3,612.00
Landscaping Maintenance & Material	31,134.68				31,134.68
Bridge	250.00				250.00
Interest Payments		\$257,212.50			257,212.50
Trustee Services			\$7,000.00		7,000.00
Management			10,000.00		10,000.00
Engineering			7,250,000.00		7,250,000.00
Disclosure Agent			1,500.00		1,500.00
District Counsel			45,000.00		45,000.00
Trustee Counsel			6,250.00		6,250.00
Bond Counsel			55,000.00		55,000.00
Copies			1,750.00		1,750.00
Capital Expenditures			2,087,895.36		2,087,895.36
Total Expenses	\$166,756.45	\$257,212.50	\$9,464,395.36	\$0.00	\$9,888,364.31
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income		\$13,801.66			\$13,801.66
Net Increase (Decrease) in FV of Inv		0.85			0.85
Financial Adviser			(\$25,000.00)		(25,000.00)
Interest Income			881.80		881.80
Net Increase (Decrease) in FV of Inv			0.05		0.05
Total Other Revenues (Expenses) & Gains (Losses)	\$0.00	\$13,802.51	(\$24,118.15)	\$0.00	(\$10,315.64)
Change In Net Assets	(\$82,009.35)	\$2,357,828.65	\$26,852,308.08	\$0.00	\$29,128,127.38
Net Assets At Beginning Of Year	\$136,011.72	\$1,090,330.80	(\$2,455,721.38)	\$0.00	(\$1,229,378.86)
Net Assets At End Of Year	\$54,002.37	\$3,448,159.45	\$24,396,586.70	\$0.00	\$27,898,748.52

Boggy Branch Community Development District
 Budget to Actual
 For the Month Ending 2/29/24

	Actual	Year To Date Budget	Variance	FY 2024 Adopted Budget
Revenues				
Assessments	\$ 84,747.10	\$ 233,021.67	\$ (148,274.57)	\$ 559,252.00
Net Revenues	\$ 84,747.10	\$ 233,021.67	\$ (148,274.57)	\$ 559,252.00
Expenditures				
Public Officials Insurance	\$ 2,604.00	\$ 1,147.50	\$ 1,456.50	\$ 2,754.00
Trustee Fees	1,346.88	1,875.00	(528.12)	4,500.00
District Management	11,458.35	11,458.33	0.02	27,500.00
Engineering Fees	3,532.50	4,166.67	(634.17)	10,000.00
Disclosure Agent	1,250.00	2,083.33	(833.33)	5,000.00
District Counsel	4,446.50	10,416.67	(5,970.17)	25,000.00
Assessment Administration	5,000.00	0.00	5,000.00	0.00
Ryals Creek Interlocal Agreement	64,635.00	18,750.00	45,885.00	45,000.00
Legal Advertising	3,204.76	625.00	2,579.76	1,500.00
Postage	33.39	0.00	33.39	0.00
Arbitrage Rebate Calculation	0.00	312.50	(312.50)	750.00
Audit	0.00	1,489.58	(1,489.58)	3,575.00
General Liability Insurance	3,182.00	1,402.08	1,779.92	3,365.00
Miscellaneous - bank charges	0.00	1,126.25	(1,126.25)	2,703.00
Web Site Maintenance	840.00	1,050.00	(210.00)	2,520.00
Dues, Licenses & Fees	175.00	72.92	102.08	175.00
Office miscellaneous	0.00	312.50	(312.50)	750.00
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	3,612.00	1,000.00	2,612.00	2,400.00
Landscape Maintenance	31,134.68	58,333.33	(27,198.65)	140,000.00
Landscape Improvements	0.00	2,083.33	(2,083.33)	5,000.00
Irrigation Repairs	0.00	2,083.33	(2,083.33)	5,000.00
Utilities	8,020.23	67,500.00	(59,479.77)	162,000.00
Fountains	654.69	408.33	246.36	980.00
General Maintenance	0.00	2,083.33	(2,083.33)	5,000.00
Security	0.00	5,000.00	(5,000.00)	12,000.00
Bridge	250.00	2,083.33	(1,833.33)	5,000.00
Master Expenditures	\$ 145,379.98	\$ 202,530.00	\$ (57,150.02)	\$ 486,072.00

Boggy Branch Community Development District
 Budget to Actual
 For the Month Ending 2/29/24

	Actual	Year To Date Budget	Variance	FY 2024 Adopted Budget
Field Management	\$ -	\$ 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	6,250.00	(6,250.00)	15,000.00
Landscape Improvements	0.00	833.33	(833.33)	2,000.00
Irrigation Repairs	0.00	833.33	(833.33)	2,000.00
Utilities	0.00	7,500.00	(7,500.00)	18,000.00
Fountains	0.00	408.33	(408.33)	980.00
General Maintenance	0.00	833.33	(833.33)	2,000.00
Mowing Pond Banks	0.00	2,000.00	(2,000.00)	4,800.00
Phase 1A	\$ -	\$ 22,158.33	\$ (22,158.33)	\$ 53,180.00
Alley Lot Trash	\$ 21,376.47	\$ 8,333.33	\$ 13,043.14	\$ 20,000.00
Alley Lot total	\$ 21,376.47	\$ 8,333.33	\$ 13,043.14	\$ 20,000.00
Total Expenses	\$ 166,756.45	\$ 233,021.67	\$ (66,265.22)	\$ 559,252.00
Income (Loss) from Operations	\$ (82,009.35)	\$ -	\$ (82,009.35)	\$ -
<u>Other Income (Expense)</u>				
Interest Income	\$ -	\$ -	-	\$ -
Total Other Income (Expense)	\$ -	\$ -	\$ -	\$ -
Net Income (Loss)	\$ (82,009.35)	\$ -	\$ (82,009.35)	\$ -

**BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Auditor Selection Committee

**BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR BOARD OF
SUPERVISORS MEETING**

The Board of Supervisors of the Boggy Branch Community Development District will hold an Auditor Selection Committee meeting and regular meeting of the Board of Supervisors on July 11, 2024 at 12:00 p.m. at 14785 Old St. Augustine Road, Suite 3, Jacksonville, FL 32258. The regular meeting will take place immediately following the adjournment of the Auditor Selection Committee meeting. The Auditor Selection Committee will review, discuss and recommend an auditor to provide audit services to the District for Fiscal Year 2024. A copy of the agendas and budget may be obtained at the offices of the District Manager, PFM Group Consulting, LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817, (407) 723-5900, during normal business hours.

The public hearing and meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any person who decides to appeal any decision made by the Board or the Committee with respect to any matter considered at the meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Vivian Carvalho
District Manager

RUN DATE: _____

**BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Boggy Branch Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the city of Jacksonville, Duval County and has an operating budget of approximately \$559,252.00. The final contract will require that, among other things, the audit for Fiscal Year 2024 be completed no later than June 1, 2025.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include additional qualification requirements, evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide three (3) copies of their proposal to Vivian Carvalho, District Manager, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 in an envelope marked on the outside "Auditing Services – Boggy Branch Community Development District." Proposals must be received by _____, **2024, at 5:00 p.m.**, at the office of the District Manager. Please direct all questions regarding this Request for Proposals to the District Manager, who can be reached at (407) 723-5900.

Any protest regarding the terms of this Notice, or the proposal packages on file with the District Manager, must be filed in writing at the offices of the District Manager within seventy-two (72) calendar hours (excluding weekends) after publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or proposal package provisions.

Boggy Branch Community Development District
Vivian Carvalho, District Manager

RUN DATE: _____

**BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2024
Jacksonville, Duval County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than _____, 2024, at 5:00 p.m., at the offices of the District Manager, PFM Group Consulting, LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Each Proposer shall submit three (3) copies of the Proposal Documents (defined below), and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Boggy Branch Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the evaluation criteria and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a contract or engagement letter with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of Districts limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. CONTENTS OF PROPOSALS. All proposals shall include the following information in addition to any other requirements of the Proposal Documents.

- A.** List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B.** Describe proposed staffing levels, including resumes with applicable certifications.
- C.** Provide three (3) references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person. Identify any work previously conducted for other community development districts.
- D.** The lump sum cost of the provision of the services under the proposal, plus the cost of four (4) annual renewals.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the proposed contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid contract award.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the evaluation criteria, contained within the Proposal Documents.

**AUDITOR SELECTION
EVALUATION CRITERIA (WITH PRICE)**

1. *Ability of Personnel.* (20 Points)

This includes the geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.

2. *Proposer's Experience.* (20 Points)

This includes past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation, of respondent, etc.

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. *Price.* (20 Points)

Points will be awarded based upon the lowest total bid for rendering the services and the reasonableness of the proposal.

**AUDITOR SELECTION
EVALUATION CRITERIA (WITHOUT PRICE)**

1. *Ability of Personnel.* (25 Points)

This includes the geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.

2. *Proposer's Experience.* (25 Points)

This includes past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation, of respondent, etc.

3. *Understanding of Scope of Work.* (25 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (25 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.