

# Boggy Branch Community Development District

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[www.boggybranchcdd.net](http://www.boggybranchcdd.net)

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The rescheduled meeting of the Board of Supervisors of **Boggy Branch Community Development District** will be held on **Thursday, July 10, 2025, at 12:00 pm** at **14785 Old St. Augustine Road, Suite 3, Jacksonville, FL, 32258.**

Call in number: 1-844-621-3956 Passcode: 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 Minutes of the April 17, 2025, Board of Supervisors Meeting
2. Letter from Supervisor of Elections – Duval County
3. Public Hearing on the Adoption of the District's Annual Budget
  - a) Public Comments and Testimony
  - b) Board Comments
  - c) Consideration of **Resolution 2025-08, Adopting the Fiscal Year 2025/2026 Budget and Appropriating Funds**
4. Consideration of **Resolution 2025-09, Levying O&M Assessments and Certifying an Assessment Roll**
5. Consideration of **Resolution 2025-10, Adopting the Annual Meeting Schedule for Fiscal Year 2025/2026**
6. Consideration of Acquisition of Amenity Center
7. Consideration of Conveyance of Phase 1 Common Areas
  - a) Warranty Deed
  - b) Assignment and Assumption of Easement Agreement
8. Consideration of **Resolution 2025-11, Authorizing Amendment No. 1 to Second Supplemental Engineer's Report**
9. Consideration of Acquisition of Pickle Ball Courts
10. Ratification of Series 2024A Requisition Nos. 61 – 69, 71 – 73 & 75 - 76
11. Ratification of Payment Authorization Nos. 166 – 177
12. Review of District Financial Statements

## **Other Business**

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

## **Adjournment**



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# **Boggy Branch Community Development District**

Consideration of Minutes of the April 17, 2025,  
Board of Supervisors Meeting

**MINUTES OF MEETING**

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

**Thursday, April 17, 2025, at 12:00 p.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

Also, present in person or via phone:

Vivian Carvalho	District Manager - PFM Group Consulting LLC	
Kwame Jackson	ADM - PFM Group Consulting LLC	(via phone)
Amy Champagne	District Accountant – PFM Group Consulting LLC	(via phone)
Mike Veazey	Project Manager - ICI Homes	
Katie Buchanan	District Counsel - Kutak Rock LLP	
Keith Donnelly	Project Manager – David Weekly Homes	
Pete Prikazsky	Project Manager – David Weekly Homes	
Scott Wild	District Engineer – England-Thims & Miller	
Various Audience Members		

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order and Roll**

The meeting was called to order at 12:02 p.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above.

**Public Comment Period**

A homeowner, from Gathering Pines, had a comment regarding the lifeguard proposal. She noted the Amenity Center is beautiful, but in reviewing the proposal she noted that the center will not be open every day, and the times are limited. She would request the area be open earlier than 11:00 a.m. to accommodate smaller children and their schedule.

A homeowner, via phone, also expressed her concern with the hours of the Splash Pad compared to the other pool hours. She also had concerns regarding the timing of the new playground and new fence surrounding Epic Park. The playground is set to be completed prior to the fencing, which is a concern due to the pond location in that area. Alligators in the pond is an additional cause for concern. She requested that the fence and playground completion coincide.

A homeowner, from Stillwood Pines, thanked the Board for their work. She commented on the installation of speed humps on Reunion Circle and noted that Stillwood Pines could use them as well, as there is constant speeding on that road. She also commented on the construction vehicles that are coming in and out overnight causing loud disruptions. She requested consideration of a separate entrance for the construction vehicles. The homeowner commented regarding the rusted benches in the park and recommended considering different ones in the future. Lastly, she mentioned the sprinkler system timing as they are still going off when it is raining.

Mr. Veazey noted that the Splash Pad requirement to be monitored is governed by the Department of Health. The manufacturer recommends a pool monitor or lifeguard to oversee that area. This is an additional cost for the district. There is communication with Splashtacular, the manufacturer, to get clarification on that recommendation and try to see if that requirement is not necessary. There is also additional liability on the CDD when not monitored.

Another resident noted that the lifeguard/monitor requirement may be because there is a slide in that Splash Pad area. She recommended closing the slide when there is not a lifeguard/monitor available to still have use of the Splash Pad.

Mr. Veazey was willing to address construction-related questions after the meeting.

**Review and Acceptance of Letter of Resignation from the Board of Supervisors from Jon Morris**

The Board reviewed the letter.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board accepted the Letter of Resignation from the Board of Supervisors from Jon Morris.

**Nominations for Vacant Seat 3**

Ms. Carvalho stated there was a nomination for Pete Prikazsky to Seat 3. The term for this Seat expires November 2026.

ON MOTION by Mr. Middleton, seconded by Ms. White, with all in favor, the Board nominated Mr. Prikazsky to Seat 3.

**Administer Oath of Office to Newly Appointed Board Member to Seat 3**

Ms. Carvalho administered the oath of office to Mr. Prikazsky.

Ms. Buchanan reviewed the Florida Sunshine Laws, public record policies, and Ethics Laws for the newly appointed Board Member. Any questions can be directed to District Counsel or District Management.

Mr. Prikazsky waived his right to compensation.

**Consideration of Resolution 2025-05, Election of Officers**

Ms. Carvalho reviewed the current slate of Officers and noted this resolution will also add Mr. Prikazsky and Mr. Jackson as Assistant Secretaries.

ON MOTION by Ms. White, seconded by Mr. Middleton, with all in favor, the Board approved Resolution 2025-05, Election of Officers with the slate of officers remaining the same and adding Mr. Prikazsky and Mr. Jackson as Assistant Secretaries.

**SECOND ORDER OF BUSINESS**

**General Business Matters**

**Consideration of Minutes of January 16, 2025, Board of Supervisors Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Stowers, seconded by Mr. Hagan, with all in favor, the Board approved the Minutes of the January 16, 2025, Board of Supervisors Meeting.

**Consideration of VGlobalTech Website Maintenance Proposed Fee Increase**

Ms. Carvalho stated this is for an increase of \$10 per month.

ON MOTION by Ms. White, seconded by Mr. Middleton, with all in favor, the Board approved the VGlobalTech Website Maintenance Proposed Fee Increase.

**Consideration of PFM Group  
Consulting LLC District  
Management Proposed Fee  
Increase**

Ms. Carvalho stated this increase has been discussed with the Chair.

Ms. White noted the benefit of having PFM for District Management and as the District grows, the time commitment for PFM also grows. She noted her approval for the increase from \$27,500.00 to \$29,500.00.

ON MOTION by Ms. White, seconded by Mr. Middleton, with all in favor, the Board approved the PFM Group Consulting LLC District Management Proposed Fee Increase.

**Consideration of Resolution 2025-06, Approving a Preliminary Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Date**

Ms. Carvalho recommended July 10, 2025, as the Public Hearing date. The Board confirmed their attendance.

The Board reviewed the preliminary budget.

Ms. White gave an overview of the budget and a comparison of last year's budget. She noted there is an increase in the budget to provide for expanded services, such as the Amenity Center. The assessments will increase. Ms. White stated the budget is working off actual expenses this year, compared to working off estimations last year. There should be surplus funds moving forward to cover extra expenses. She gave an overview of the budget process for those in attendance.

Ms. Champagne reviewed the assessments and noted that last year's assessments were \$1,813.98 and will increase to \$1,861.40 this year.

There was brief discussion regarding the total budget amount.

The total budget for 2025/2026 was proposed to be \$1,397,540.19.

ON MOTION by Mr. Hagan, seconded by Mr. Stowers, with all in favor, the Board approved Resolution 2025-06, Approving a Preliminary Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Date.

### **Consideration of Acquisition of the Amenity Center**

Ms. Buchanan gave an overview. Currently, the Amenity Center is operating under the CDD's operational contract. The facility and the land need to be conveyed to the district. She requested the special warranty deed to be approved in substantial form with delegation to the Chair for final authorization. Currently, the deed is under review by the Developer.

ON MOTION by Mr. Middleton, seconded by Mr. Stowers, with all in favor, the Board approved the Acquisition of the Amenity Center as requested by District Counsel.

### **Consideration of Resolution 2025-07, Scheduling a Public Hearing to Amend and Revise the 2024 Project**

Ms. Buchanan gave an overview of the resolution and what needs to be included in the 2024 project amendment.

There was a brief discussion regarding the not-to-exceed cost and what is included in this amendment. It was also noted the amendment would include future improvements to the Amenity Center, Epic Park, pickleball, and various other amenities.

Ms. Buchanan noted the not-to-exceed cost as \$5,000,000.00 and stated the revised 2024 project will be included in a 2024 Engineers Report. She reviewed the process and noted that a Public Hearing must take place. The Board decided to hold the Public Hearing during the July Board Meeting.

ON MOTION by Mr. Hagan, seconded by Ms. White, with all in favor, the Board approved Resolution 2025-07, Scheduling a Public Hearing to Amend and Revise the 2024 Project.

**Consideration of Elite Amenities Agreement for Lifeguard Services**

Mr. Veazey gave an overview. This will be to monitor the Splash Pad.

There was a brief discussion regarding the contract. It was noted there has to be a 30-day notice for termination.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board approved the Elite Amenities Agreement for Lifeguard Services.

**Consideration of Fiscal Year 2024 Interlocal Agreement True Up Credit Memo**

Ms. Carvalho gave an overview.

Ms. White noted she is reviewing the invoice from last year and this year, and requested authorization for the Chair to execute, with a not to exceed amount of \$66,175.00 minus the credit of \$11,462.00.

ON MOTION by Mr. Stowers, seconded by Mr. Middleton, with all in favor, the Board approved the Fiscal Year 2024 Interlocal Agreement True Up Credit Memo.

**Consideration of Fiscal Year 2025 Interlocal Agreement Invoice**

Ms. Carvalho noted this coincides with the True Up Credit Memo.

**Ratification of Series 2021A Requisition Nos. 271 – 278**

Ms. White stated these were reviewed by the District Engineer and the Chair. They have already been paid. This is solely for ratification.

ON MOTION by Mr. Hagan, seconded by Mr. Stowers, with all in favor, the Board ratified Series 2021A Requisitions Nos. 271 – 278.

**Ratification of Series 2024  
Requisition Nos. 45 – 60**

Ms. Carvalho stated these were reviewed by the District Engineer and the Chair. They have already been paid. This is solely for ratification.

ON MOTION by Mr. Hagan, seconded by Mr. Middleton, with all in favor, the Board ratified Series 2024 Requisitions Nos. 45 – 60.

**Ratification of Payment  
Authorization Nos. 153 – 158 & 160  
– 165**

Ms. Carvalho stated these are tied to the General Fund account. These have been previously approved by the Chair and District Management prior to the meeting.

Ms. Carvalho called for a motion.

ON MOTION by Mr. Hagan, seconded by Mr. Middleton, with all in favor, the Board ratified Payment Authorizations Nos. 153-158 & 160-165.

**Review of District Financial  
Statements**

Ms. Carvalho gave an overview of the District Financial Statements and noted they are as of February 28, 2025.

There were no further questions or comments.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel –** Ms. Buchanan requested the Board to authorize the acquisition and transfer of the pickleball courts. This should be completed by the next Board Meeting.

ON MOTION by Ms. White, seconded by Mr. Middleton, with all in favor, the Board approved the Acquisition and Transfer of the Pickleball Courts.

**District Engineer –** No report.

**District Manager –** Ms. Carvalho stated there is an existing credit card for onsite staff. There is a request to increase the limit from \$500 to \$2,000 for the increased expenses onsite.

ON MOTION by Ms. White, seconded by Mr. Prikazsky, with all in favor, the Board approved the Onsite Credit Card Limit increase.

**Audience Comments and Supervisors Requests**

Mr. Veazey gave an overview of the proposal regarding the First Coast CMS. He noted that within the Amenity budget is Field Management. He gave an overview of this position. The proposal includes \$1,400.00 a month for Field Management and the hiring of a maintenance person at approximately \$71,000 for the year.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board approved the First Coast CMS proposal.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

There was no further business to discuss.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the April 17, 2025, Board of Supervisors' Meeting of the Boggy Branch Community Development District was adjourned at 12:38 p.m.

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

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



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# **Boggy Branch Community Development District**

Letter from Supervisor of Elections – Duval County



## OFFICE OF THE SUPERVISOR OF ELECTIONS

JERRY HOLLAND  
SUPERVISOR OF ELECTIONS  
OFFICE (904) 255-8683  
CELL (904) 318-6877

105 EAST MONROE STREET  
JACKSONVILLE, FLORIDA 32202  
FAX (904) 255-3434  
E-MAIL JHOLLAND@COJ.NET

May 9, 2025

Vivian Carvalho  
3501 Quadrangle Blvd  
Orlando, Florida 32817

Dear Vivian,

The information you requested on April 11, 2025, appears below:

**Boggy Branch Community Development District- 481 Registered Voters as of  
4/15/2025**

If you have any questions or need additional assistance, please contact Aries Torres at  
904-219-9302.

Sincerely,

Cierra Fackler  
Director of Candidates and Records



# Boggy Branch Community Development District

Public Hearing on the Adoption of the District's  
Annual Budget

- a) Public Comments and Testimony
- b) Board Comments
- c) Consideration of **Resolution 2025-08, Adopting the Fiscal Year 2025/2026 Budget and Appropriating Funds**

**RESOLUTION 2025-08**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Boggy Branch Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

**SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Boggy Branch Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND (SERIES 2021)	\$_____
DEBT SERVICE FUND (SERIES 2024)	\$_____
TOTAL ALL FUNDS	\$_____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026, or within 60 days following the end of the Fiscal Year 2025/2026, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if

the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 10<sup>TH</sup> DAY OF JULY, 2025.**

ATTEST:

**BOGGY BRANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2025/2026 Budget

**Exhibit A**

Fiscal Year 2025/2026 Budget



**EXHIBIT A**  
**Boggy Branch Community Development District**  
**Proposed Fiscal Year 2026 Annual Operations & Maintenance Budget**

	Actual Through 5/31/25	Anticipated June - Sept	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<b>Revenues</b>					
Assessments	\$ 1,100,339.98	\$ 140,651.52	\$ 1,240,991.50	\$ 1,240,991.50	\$ 1,271,532.84
Other Revenue (Keys and Rentals)	5,100.00	-	5,100.00	-	-
Carry Forward Surplus (Master)	-	-	-	-	140,979.00
<b>Net Revenues</b>	<b>\$ 1,105,439.98</b>	<b>\$ 140,651.52</b>	<b>\$ 1,246,091.50</b>	<b>\$ 1,240,991.50</b>	<b>\$ 1,412,511.84</b>
<b>Expenditures</b>					
Public Officials Liability Insurance	\$ 2,708.00	\$ -	\$ 2,708.00	\$ 2,864.00	\$ 3,047.00
Trustee Fees	7,183.33	-	7,183.33	9,000.00	9,700.00
District Management	18,333.36	9,166.64	27,500.00	27,500.00	29,500.00
Field Management	1,883.00	4,200.00	6,083.00	3,600.00	16,800.00
Engineering Fees	9,060.25	6,471.61	15,531.86	10,000.00	14,000.00
Disclosure Agent	5,000.00	5,000.00	10,000.00	10,000.00	10,000.00
District Counsel	6,806.74	3,193.26	10,000.00	10,000.00	10,000.00
Assessment Administration	15,000.00	-	15,000.00	15,000.00	15,000.00
Audit	6,100.00	-	6,100.00	3,575.00	6,300.00
Arbitrage Rebate Calculation	-	750.00	750.00	750.00	750.00
Tax Document Preparation Fee	-	-	-	-	29.09
Ryals Creek Interlocal Agreement	54,712.09	-	54,712.09	66,175.00	111,654.00
Legal Advertising	444.88	296.59	741.47	2,500.00	2,500.00
Miscellaneous - Bank Fees	2,002.67	667.56	2,670.23	250.00	2,800.00
Contingency	1,659.89	-	1,659.89	44,000.00	29,862.60
Office Misc.	188.58	100.00	288.58	750.00	750.00
Website Maintenance	1,680.00	1,140.00	2,820.00	2,820.00	2,940.00
Dues, Licenses & Fees	175.00	-	175.00	175.00	175.00
Security	-	-	-	12,000.00	-
Utilities	37,889.50	18,944.75	56,834.25	162,000.00	60,000.00
Irrigation Repairs	1,662.00	3,338.00	5,000.00	5,000.00	5,000.00
Fountains	580.00	580.00	1,160.00	580.00	1,160.00
General Insurance	3,309.00	-	3,309.00	3,500.00	3,723.00
Crime Insurance	-	-	-	-	500.00
General Maintenance	2,176.50	2,823.50	5,000.00	5,000.00	5,000.00
Lake Maintenance	7,524.00	3,612.00	11,136.00	9,290.00	11,836.00
Landscape Maintenance	58,545.44	38,918.35	97,463.79	98,000.00	100,000.00
Landscape Improvements	-	5,000.00	5,000.00	5,000.00	5,000.00
Bridge	15,012.00	-	15,012.00	5,000.00	20,000.00
<b>Master Expenditures Total</b>	<b>\$ 259,636.23</b>	<b>\$ 104,202.25</b>	<b>\$ 363,838.48</b>	<b>\$ 514,329.00</b>	<b>\$ 478,026.69</b>
Amenity - Reclaimed Water	\$ 13,476.01	\$ 6,738.01	\$ 20,214.02	\$ 31,500.00	\$ -
Amenity - Telephone	2,186.36	1,140.00	3,326.36	3,600.00	3,600.00
Amenity - Cable	280.06	360.00	640.06	2,250.00	2,250.00
Amenity - Insurance	46,162.00	-	46,162.00	50,000.00	57,291.00
Amenity - Dues & License	1,501.40	-	1,501.40	1,000.00	1,500.00
Amenity - Landscape Maintenance	22,878.02	13,073.16	35,951.18	30,000.00	39,216.00
Amenity - Pool and Splash Pad Maintenance	25,117.35	9,600.00	34,717.35	38,550.00	38,400.00
Amenity - Gates/ Control Access	-	1,250.00	1,250.00	3,750.00	3,750.00
Amenity - Janitorial	14,558.03	8,400.00	22,958.03	18,000.00	24,900.00
Amenity - Pest Control	1,069.53	300.00	1,369.53	2,250.00	900.00
Amenity - Maintenance	-	2,500.00	2,500.00	7,500.00	5,000.00
Amenity - Utilities - JEA	19,909.64	9,954.82	29,864.46	30,000.00	75,000.00
Amenity - Gas (Fireplace and Firepit)	1,005.13	502.57	1,507.70	1,500.00	1,500.00
Amenity - Mulch	-	12,187.50	12,187.50	12,187.50	12,187.50
Amenity - Refuse Services and Trash Removal	6,185.78	2,061.93	8,247.71	2,025.00	10,000.00
Lifestyle Programming	22,454.06	2,545.94	25,000.00	25,000.00	25,000.00
Amenity - Lifestyle Management	81,932.69	48,149.99	130,082.68	126,000.00	125,000.00
Amenity - Maintenance Mgmt	7,967.44	17,771.25	25,738.69	48,750.00	71,085.00
Amenity - Fitness Lease Cardio	13,275.30	8,700.20	21,975.50	28,800.00	26,100.60
Pool Monitoring (Lifeguards)	6,241.20	11,810.40	18,051.60	12,000.00	70,862.40
Website Amenity	-	2,100.00	2,100.00	6,300.00	6,300.00
Amenity Security	903.00	6,250.00	7,153.00	18,750.00	10,000.00
Fitness Facility - Maintenance	-	2,500.00	2,500.00	7,500.00	5,000.00
<b>Amenity Expenditures Total</b>	<b>\$ 287,103.00</b>	<b>\$ 167,895.76</b>	<b>\$ 454,998.76</b>	<b>\$ 507,212.50</b>	<b>\$ 614,842.50</b>
Field Management	\$ -	\$ 6,000.00	\$ 6,000.00	\$ 18,000.00	\$ -



**EXHIBIT A**  
 Boggy Branch Community Development District  
 Proposed Fiscal Year 2026 Annual Operations & Maintenance Budget

	Actual Through 5/31/25	Anticipated June - Sept	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Lake Maintenance	-	3,096.67	3,096.67	9,290.00	12,387.00
Landscape Maintenance	-	-	-	42,000.00	56,000.00
Landscape Improvements	-	666.67	666.67	2,000.00	2,666.00
Irrigation Repairs	-	666.67	666.67	2,000.00	2,666.00
Utilities - JEA	16,384.54	8,192.27	24,576.81	18,000.00	40,000.00
Fountains	-	386.67	386.67	1,160.00	1,547.00
General Maintenance	-	666.67	666.67	2,000.00	2,667.00
Mowing Pond Banks	-	6,666.67	6,666.67	20,000.00	26,667.00
<b>Neighborhood Expenditures Total</b>	<b>\$ 16,384.54</b>	<b>\$ 26,342.27</b>	<b>\$ 42,726.81</b>	<b>\$ 114,450.00</b>	<b>\$ 144,600.00</b>
Alley Lot Trash	\$ 74,641.96	\$ 37,320.98	\$ 111,962.94	\$ 105,000.00	\$ 175,042.65
<b>Alley Lot Expenditures Total</b>	<b>\$ 74,641.96</b>	<b>\$ 37,320.98</b>	<b>\$ 111,962.94</b>	<b>\$ 105,000.00</b>	<b>\$ 175,042.65</b>
<b>Total Budget</b>	<b>\$ 637,765.73</b>	<b>\$ 335,761.26</b>	<b>\$ 973,526.99</b>	<b>\$ 1,240,991.50</b>	<b>\$ 1,412,511.84</b>

		<b>Net</b>	<b>Gross</b>	<b>Prior Year Net</b>	<b>Prior Year Gross</b>
Master Units (Phase 1 and 2)	957	\$ 994.66	\$ 1,075.31	\$ 1,067.44	\$ 1,153.99
Phase 1 & 2 Neighborhood Units	658	\$ 219.76	\$ 237.57	\$ 235.49	\$ 254.59
		\$ 1,214.42	\$ 1,312.88	\$ 1,302.93	\$ 1,408.58
Alley Lots	345	\$ 507.37	\$ 548.51	\$ 375.00	\$ 405.41
		\$ 1,721.79	\$ 1,861.39	\$ 1,677.93	\$ 1,813.98

Direct Bill/Funding Agreement Phase 2	299	Master Only	\$297,403.52
*On Roll Phase 1A (front)	58	Neighborhood & Master	\$70,436.21
*On Roll Phase 1A (alley)	115	Neighborhood & Master	\$198,005.55
*On Roll Phase 1B (front)	68	Neighborhood & Master	\$82,580.39
*On Roll Phase 1B (alley)	95	Neighborhood & Master	\$163,569.81
*On Roll Phase 1C (front)	112	Neighborhood & Master	\$136,014.75
*On Roll Phase 1C (alley)	38	Neighborhood & Master	\$65,427.92
*On Roll Phase 2 (front)	75	Neighborhood & Master	\$91,081.31
*On Roll Phase 2 (alley)	97	Neighborhood & Master	\$167,013.38
<b>TOTAL UNITS</b>	<b>957</b>		<b>\$1,271,532.84</b>

\*This breakdown uses the platted information per the lien book

Prior Year		Per Unit	Net	Gross
Master Units (Phase 1 and 2)	957		\$ 1,067.44	\$ 1,153.99
Phase 1 Neighborhood Units	486		\$ 235.49	\$ 254.59
		Total Front Lots	\$ 1,302.94	\$ 1,408.58
Alley Lot Units Phase 1	280		\$ 375.00	\$ 405.41
		Total Alley Lots	\$ 1,682.39	\$ 1,813.98

Direct Bill/Funding Agreement F	471	Master Only	\$ 502,764.94
*On Roll Phase 1A (front)	58	Neighborhood & Master	\$ 75,570.25
*On Roll Phase 1A (alley)	115	Neighborhood & Master	\$ 192,962.56
*On Roll Phase 1B (front)	68	Neighborhood & Master	\$ 88,599.60
*On Roll Phase 1B (alley)	95	Neighborhood & Master	\$ 159,403.85
*Direct Bill/Off Roll Phase 1C (fr	80	Neighborhood & Master	\$ 104,234.82
*Direct Bill/Off Roll Phase 1C (a	70	Neighborhood & Master	\$ 117,455.47
<b>TOTAL UNITS</b>	<b>957</b>		<b>\$ 1,240,991.50</b>

\*This breakdown uses the platted information per the lien book



# Boggy Branch Community Development District

Budget Item Description

FY 2026

## **Revenues:**

### **Assessments**

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments can also be collected through direct billing.

### **Carry Forward**

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

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## **General & Administrative Expenditures:**

### **Public Officials' Liability (POL) Insurance**

Supervisors' and Officers' liability insurance.

### **Trustee Fees**

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

### **District Management**

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

### **Field Management**

Management related to on site oversight of repairs and maintenance

### **Engineering Fees**

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

### **Disclosure Agent**

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

### **District Counsel**

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



# Boggy Branch Community Development District

Budget Item Description

FY 2026

## **Assessment Administration**

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

## **Audit**

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

## **Arbitrage Rebate Calculation**

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate an arbitrage rebate liability.

## **Tax Document Preparation Fee**

Annual 1099 processing is required to be electronically filed. These are the fee association with the electronic filing.

## **Ryals Creek Interlocal Agreement**

Agreement between Boggy Branch and Ryals Creek CDDs to share in expenses

## **Legal Advertising**

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

## **Miscellaneous – Bank Fees**

Bank fees incurred by banking with Renasant Bank.

## **Contingency**

Other expenses incurred throughout the year that may not be part of the existing line items within the current budget.

## **Office Misc.**

Postage, mail, overnight deliveries, correspondence, etc.

## **Website Maintenance**

Website maintenance fee for the district website.

## **Dues, Licenses & Fees**

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



# Boggy Branch Community Development District

Budget Item Description  
FY 2026

## **Security**

Security monitoring outside of the amenity center.

## **Utilities**

Water and lighting for entry ways and other areas besides the amenity center.

## **Irrigation Repair**

Inspection and repair of irrigation system.

## **Fountains**

Quarterly maintenance of the fountains.

## **General Insurance**

General liability insurance.

## **General Maintenance**

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

## **Lake Maintenance**

Maintenance of lakes owned by District.

## **Landscape Maintenance**

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

## **Landscape Improvements**

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

## **Bridge**

Maintenance of the bridge.

## **Amenity Expenses:**

### **Amenity - Reclaimed Water**

### **Amenity – Telephone**

AT&T service for the amenity center.



# Boggy Branch Community Development District

Budget Item Description  
FY 2026

## **Amenity – Cable**

YouTube service for the amenity center.

## **Amenity - Insurance**

Insurance to protect property and cover casualty.

## **Amenity – Dues & License**

The District is required to pay an annual fee for a pool permit.

## **Amenity - Landscape Maintenance**

Contracted landscaping for amenity area.

## **Amenity - Pool & Splash Pad Maintenance**

Swimming pool & splash pad requires cleaning and maintenance.

## **Amenity Gates/Control Access**

Cost to maintain the Gates and issue access cards.

## **Amenity - Janitorial**

Janitorial services and supplies for the clubhouse or amenity center.

## **Amenity - Pest Control**

Pest control services.

## **Amenity - Maintenance**

Repairs and maintenance to facility within the District.

## **Amenity - Electric**

The clubhouse requires electricity and running water to operate effectively.

## **Amenity - Gas**

Gas for amenity center.

## **Amenity - Mulch**

Replacement of mulch.

## **Amenity - Refuse Services and trash removal**



# Boggy Branch Community Development District

Budget Item Description

FY 2026

Waste pickup services

## **Lifestyle Programming**

Community Events and activities.

## **Lifestyles Coordinator**

Fees for onsite personnel including lifestyles coordinator, maintenance person, and lifeguards.

## **Amenity - Manager**

Management for amenities center.

## **Amenity - Fitness Lease Cardio.**

Maintenance of fitness equipment in the amenity center.

## **Pool Monitoring (Lifeguards)**

Lifeguards for the pool.

## **Lifestyle Management Fee**

Onsite management.

## **Website Amenity**

Website for the amenity center.

## **Amenity Security**

Security monitoring of the amenity center.

## **Fitness Facility - Maintenance**

Maintenance of the facility equipment.

## **Field Expenditures – Phase 1 and 2:**

### **Field Management**

Leland Management Fee.

### **Lake Maintenance**

Maintenance of lakes owned by District.



# **Boggy Branch Community Development District**

Budget Item Description

FY 2026

## **Landscape Maintenance**

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

## **Landscape Improvements**

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

## **Irrigation Repairs**

Inspection and repair of irrigation system.

## **Utilities**

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

## **Fountains**

Maintenance of lake fountain.

## **Mowing Pond Banks**

Landscaping maintenance of the pond banks within the phase.

## **Alley Lot Trash**

Trash service for alley lots.



Boggy Branch CDD  
Proposed Debt Service Fund Budget  
Series 2021 and 2024 Special Assessment Bonds FY 2026

"Exhibit B"

	<u>Proposed FY 2026</u> <u>Budget</u>
<b><u>Revenues:</u></b>	
Special Assessments	\$2,148,169
<b>Total Revenues</b>	<b><u><u>\$2,148,169</u></u></b>
<b><u>Expenditures:</u></b>	
Series 2021 - Interest 11/1/25	\$248,625
Series 2021 - Principal 5/1/26	\$330,000
Series 2021 - Interest 5/1/26	\$248,625
Series 2024 - Interest 11/1/25	\$306,726
Series 2024 - Principal 5/1/26	\$160,000
Series 2024 - Interest 5/1/26	\$306,726
<b>Total Expenditures</b>	<b><u><u>\$1,600,703</u></u></b>
<hr/> <hr/>	
<b>Excess Revenues / (Expenditures)</b>	<b><u><u>\$547,466</u></u></b>
11/1/26 Interest Series 2021	\$244,500
11/1/26 Interest Series 2024	\$302,966
	\$547,466



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# **Boggy Branch Community Development District**

**Consideration of Resolution 2025-09, Levying  
O&M Assessments and Certifying an  
Assessment Roll**

## RESOLUTION 2025-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Boggy Branch Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Duval County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached hereto as **Exhibit "A;"** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to directly collect the special assessments as identified in the Assessment Roll; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. **Direct Bill Assessments.** The operations and maintenance special assessments, and previously levied debt service special assessments, will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Operation and maintenance assessments directly collected by the District are due according to the following schedule: 25% due no later than October 15, 2025; 25% due no later than January 15, 2026; 25% due no later than April 15, 2026; and 25% due no later than July 15, 2026. Previously levied debt assessments directly collected by the District are due according to the following schedule: 60% no later than April 15, 2026, and 40% no later than October 15, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment

interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

**B. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 10<sup>th</sup> day of July, 2025.

ATTEST:

**BOGGY BRANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair / Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

**Exhibit A**  
Budget



**EXHIBIT A**  
**Boggy Branch Community Development District**  
**Proposed Fiscal Year 2026 Annual Operations & Maintenance Budget**

	Actual Through 5/31/25	Anticipated June - Sept	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<b>Revenues</b>					
Assessments	\$ 1,100,339.98	\$ 140,651.52	\$ 1,240,991.50	\$ 1,240,991.50	\$ 1,271,532.84
Other Revenue (Keys and Rentals)	5,100.00	-	5,100.00	-	-
Carry Forward Surplus (Master)	-	-	-	-	140,979.00
<b>Net Revenues</b>	<b>\$ 1,105,439.98</b>	<b>\$ 140,651.52</b>	<b>\$ 1,246,091.50</b>	<b>\$ 1,240,991.50</b>	<b>\$ 1,412,511.84</b>
<b>Expenditures</b>					
Public Officials Liability Insurance	\$ 2,708.00	\$ -	\$ 2,708.00	\$ 2,864.00	\$ 3,047.00
Trustee Fees	7,183.33	-	7,183.33	9,000.00	9,700.00
District Management	18,333.36	9,166.64	27,500.00	27,500.00	29,500.00
Field Management	1,883.00	4,200.00	6,083.00	3,600.00	16,800.00
Engineering Fees	9,060.25	6,471.61	15,531.86	10,000.00	14,000.00
Disclosure Agent	5,000.00	5,000.00	10,000.00	10,000.00	10,000.00
District Counsel	6,806.74	3,193.26	10,000.00	10,000.00	10,000.00
Assessment Administration	15,000.00	-	15,000.00	15,000.00	15,000.00
Audit	6,100.00	-	6,100.00	3,575.00	6,300.00
Arbitrage Rebate Calculation	-	750.00	750.00	750.00	750.00
Tax Document Preparation Fee	-	-	-	-	29.09
Ryals Creek Interlocal Agreement	54,712.09	-	54,712.09	66,175.00	111,654.00
Legal Advertising	444.88	296.59	741.47	2,500.00	2,500.00
Miscellaneous - Bank Fees	2,002.67	667.56	2,670.23	250.00	2,800.00
Contingency	1,659.89	-	1,659.89	44,000.00	29,862.60
Office Misc.	188.58	100.00	288.58	750.00	750.00
Website Maintenance	1,680.00	1,140.00	2,820.00	2,820.00	2,940.00
Dues, Licenses & Fees	175.00	-	175.00	175.00	175.00
Security	-	-	-	12,000.00	-
Utilities	37,889.50	18,944.75	56,834.25	162,000.00	60,000.00
Irrigation Repairs	1,662.00	3,338.00	5,000.00	5,000.00	5,000.00
Fountains	580.00	580.00	1,160.00	580.00	1,160.00
General Insurance	3,309.00	-	3,309.00	3,500.00	3,723.00
Crime Insurance	-	-	-	-	500.00
General Maintenance	2,176.50	2,823.50	5,000.00	5,000.00	5,000.00
Lake Maintenance	7,524.00	3,612.00	11,136.00	9,290.00	11,836.00
Landscape Maintenance	58,545.44	38,918.35	97,463.79	98,000.00	100,000.00
Landscape Improvements	-	5,000.00	5,000.00	5,000.00	5,000.00
Bridge	15,012.00	-	15,012.00	5,000.00	20,000.00
<b>Master Expenditures Total</b>	<b>\$ 259,636.23</b>	<b>\$ 104,202.25</b>	<b>\$ 363,838.48</b>	<b>\$ 514,329.00</b>	<b>\$ 478,026.69</b>
Amenity - Reclaimed Water	\$ 13,476.01	\$ 6,738.01	\$ 20,214.02	\$ 31,500.00	\$ -
Amenity - Telephone	2,186.36	1,140.00	3,326.36	3,600.00	3,600.00
Amenity - Cable	280.06	360.00	640.06	2,250.00	2,250.00
Amenity - Insurance	46,162.00	-	46,162.00	50,000.00	57,291.00
Amenity - Dues & License	1,501.40	-	1,501.40	1,000.00	1,500.00
Amenity - Landscape Maintenance	22,878.02	13,073.16	35,951.18	30,000.00	39,216.00
Amenity - Pool and Splash Pad Maintenance	25,117.35	9,600.00	34,717.35	38,550.00	38,400.00
Amenity - Gates/ Control Access	-	1,250.00	1,250.00	3,750.00	3,750.00
Amenity - Janitorial	14,558.03	8,400.00	22,958.03	18,000.00	24,900.00
Amenity - Pest Control	1,069.53	300.00	1,369.53	2,250.00	900.00
Amenity - Maintenance	-	2,500.00	2,500.00	7,500.00	5,000.00
Amenity - Utilities - JEA	19,909.64	9,954.82	29,864.46	30,000.00	75,000.00
Amenity - Gas (Fireplace and Firepit)	1,005.13	502.57	1,507.70	1,500.00	1,500.00
Amenity - Mulch	-	12,187.50	12,187.50	12,187.50	12,187.50
Amenity - Refuse Services and Trash Removal	6,185.78	2,061.93	8,247.71	2,025.00	10,000.00
Lifestyle Programming	22,454.06	2,545.94	25,000.00	25,000.00	25,000.00
Amenity - Lifestyle Management	81,932.69	48,149.99	130,082.68	126,000.00	125,000.00
Amenity - Maintenance Mgmt	7,967.44	17,771.25	25,738.69	48,750.00	71,085.00
Amenity - Fitness Lease Cardio	13,275.30	8,700.20	21,975.50	28,800.00	26,100.60
Pool Monitoring (Lifeguards)	6,241.20	11,810.40	18,051.60	12,000.00	70,862.40
Website Amenity	-	2,100.00	2,100.00	6,300.00	6,300.00
Amenity Security	903.00	6,250.00	7,153.00	18,750.00	10,000.00
Fitness Facility - Maintenance	-	2,500.00	2,500.00	7,500.00	5,000.00
<b>Amenity Expenditures Total</b>	<b>\$ 287,103.00</b>	<b>\$ 167,895.76</b>	<b>\$ 454,998.76</b>	<b>\$ 507,212.50</b>	<b>\$ 614,842.50</b>
Field Management	\$ -	\$ 6,000.00	\$ 6,000.00	\$ 18,000.00	\$ -



**EXHIBIT A**  
 Boggy Branch Community Development District  
 Proposed Fiscal Year 2026 Annual Operations & Maintenance Budget

	Actual Through 5/31/25	Anticipated June - Sept	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Lake Maintenance	-	3,096.67	3,096.67	9,290.00	12,387.00
Landscape Maintenance	-	-	-	42,000.00	56,000.00
Landscape Improvements	-	666.67	666.67	2,000.00	2,666.00
Irrigation Repairs	-	666.67	666.67	2,000.00	2,666.00
Utilities - JEA	16,384.54	8,192.27	24,576.81	18,000.00	40,000.00
Fountains	-	386.67	386.67	1,160.00	1,547.00
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Mowing Pond Banks	-	6,666.67	6,666.67	20,000.00	26,667.00
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		\$ 1,721.79	\$ 1,861.39	\$ 1,677.93	\$ 1,813.98

Direct Bill/Funding Agreement Phase 2	299	Master Only	\$297,403.52
*On Roll Phase 1A (front)	58	Neighborhood & Master	\$70,436.21
*On Roll Phase 1A (alley)	115	Neighborhood & Master	\$198,005.55
*On Roll Phase 1B (front)	68	Neighborhood & Master	\$82,580.39
*On Roll Phase 1B (alley)	95	Neighborhood & Master	\$163,569.81
*On Roll Phase 1C (front)	112	Neighborhood & Master	\$136,014.75
*On Roll Phase 1C (alley)	38	Neighborhood & Master	\$65,427.92
*On Roll Phase 2 (front)	75	Neighborhood & Master	\$91,081.31
*On Roll Phase 2 (alley)	97	Neighborhood & Master	\$167,013.38
<b>TOTAL UNITS</b>	<b>957</b>		<b>\$1,271,532.84</b>

\*This breakdown uses the platted information per the lien book

Prior Year		Per Unit	Net	Gross
Master Units (Phase 1 and 2)	957		\$ 1,067.44	\$ 1,153.99
Phase 1 Neighborhood Units	486		\$ 235.49	\$ 254.59
		Total Front Lots	\$ 1,302.94	\$ 1,408.58
Alley Lot Units Phase 1	280		\$ 375.00	\$ 405.41
		Total Alley Lots	\$ 1,682.39	\$ 1,813.98

Direct Bill/Funding Agreement F	471	Master Only	\$ 502,764.94
*On Roll Phase 1A (front)	58	Neighborhood & Master	\$ 75,570.25
*On Roll Phase 1A (alley)	115	Neighborhood & Master	\$ 192,962.56
*On Roll Phase 1B (front)	68	Neighborhood & Master	\$ 88,599.60
*On Roll Phase 1B (alley)	95	Neighborhood & Master	\$ 159,403.85
*Direct Bill/Off Roll Phase 1C (fr	80	Neighborhood & Master	\$ 104,234.82
*Direct Bill/Off Roll Phase 1C (a	70	Neighborhood & Master	\$ 117,455.47
<b>TOTAL UNITS</b>	<b>957</b>		<b>\$ 1,240,991.50</b>

\*This breakdown uses the platted information per the lien book



Boggy Branch CDD  
Proposed Debt Service Fund Budget  
Series 2021 and 2024 Special Assessment Bonds FY 2026

"Exhibit B"

	<u>Proposed FY 2026</u> <u>Budget</u>
<b><u>Revenues:</u></b>	
Special Assessments	\$2,148,169
<b>Total Revenues</b>	<b><u><u>\$2,148,169</u></u></b>
<b><u>Expenditures:</u></b>	
Series 2021 - Interest 11/1/25	\$248,625
Series 2021 - Principal 5/1/26	\$330,000
Series 2021 - Interest 5/1/26	\$248,625
Series 2024 - Interest 11/1/25	\$306,726
Series 2024 - Principal 5/1/26	\$160,000
Series 2024 - Interest 5/1/26	\$306,726
<b>Total Expenditures</b>	<b><u><u>\$1,600,703</u></u></b>
<hr/> <hr/>	
<b>Excess Revenues / (Expenditures)</b>	<b><u><u>\$547,466</u></u></b>
11/1/26 Interest Series 2021	\$244,500
11/1/26 Interest Series 2024	\$302,966
	\$547,466

**Exhibit B**  
Assessment Roll

<b>STRAP</b>	<b>DS 2021</b>	<b>DS 2024 A1</b>	<b>DS 2024 A2</b>	<b>O&amp;M</b>	<b>Total Assessments</b>
R-167740-0060					0
R-167740-0070					0
R-167740-0290					0
R-167740-0310					0
R-167740-0320					0
R-167740-0330					0
R-167740-0340					0
R-167740-0350					0
R-167740-0360					0
R-167740-0370					0
R-167740-0380					0
R-167740-0390					0
R-167740-0400					0
R-167740-0410					0
R-167740-0420					0
R-167740-0430					0
R-167740-0440					0
R-167740-0450					0
R-167740-0460					0
R-167740-0470					0
R-167740-0480					0
R-167740-0490					0
R-167740-0500					0
R-167740-0510					0
R-167740-0520					0
R-167740-0530					0
R-167740-0540					0
R-167740-0550					0
R-167740-0560					0
R-167740-0570					0
R-167740-0580					0
R-167740-0590	1605.61			1861.4	3467.01
R-167740-0595	1605.61			1861.4	3467.01
R-167740-0600	1605.61			1861.4	3467.01
R-167740-0605	1605.61			1861.4	3467.01
R-167740-0610	1605.61			1861.4	3467.01
R-167740-0615	1605.61			1861.4	3467.01
R-167740-0620	1605.61			1861.4	3467.01
R-167740-0625	1605.61			1861.4	3467.01
R-167740-0630	1605.61			1861.4	3467.01
R-167740-0635	1605.61			1861.4	3467.01
R-167740-0640	1605.61			1861.4	3467.01
R-167740-0645	1605.61			1861.4	3467.01
R-167740-0650	1605.61			1861.4	3467.01
R-167740-0655	1605.61			1861.4	3467.01
R-167740-0660	1605.61			1861.4	3467.01
R-167740-0665	1605.61			1861.4	3467.01
R-167740-0670	1605.61			1861.4	3467.01
R-167740-0675	1605.61			1861.4	3467.01
R-167740-0680	1605.61			1861.4	3467.01
R-167740-0685	2140.82			1861.4	4002.22
R-167740-0690	2140.82			1861.4	4002.22
R-167740-0695	2140.82			1861.4	4002.22
R-167740-0700	2140.82			1861.4	4002.22
R-167740-0705	2140.82			1861.4	4002.22
R-167740-0710	2140.82			1861.4	4002.22
R-167740-0715	2140.82			1861.4	4002.22

R-167740-0720	2140.82	1861.4	4002.22
R-167740-0725	2140.82	1861.4	4002.22
R-167740-0730	2140.82	1861.4	4002.22
R-167740-0735	2140.82	1861.4	4002.22
R-167740-0740	2140.82	1861.4	4002.22
R-167740-0745	2140.82	1861.4	4002.22
R-167740-0750	2140.82	1861.4	4002.22
R-167740-0755	2140.82	1861.4	4002.22
R-167740-0760	2140.82	1861.4	4002.22
R-167740-0765	2140.82	1861.4	4002.22
R-167740-0770	2140.82	1861.4	4002.22
R-167740-0775	1962.41	1312.88	3275.29
R-167740-0780	1962.41	1312.88	3275.29
R-167740-0785	1962.41	1312.88	3275.29
R-167740-0790	1962.41	1312.88	3275.29
R-167740-0795	1962.41	1312.88	3275.29
R-167740-0800	1962.41	1312.88	3275.29
R-167740-0805	1962.41	1312.88	3275.29
R-167740-0810	1962.41	1312.88	3275.29
R-167740-0815	1962.41	1312.88	3275.29
R-167740-0820	1962.41	1312.88	3275.29
R-167740-0825	1962.41	1312.88	3275.29
R-167740-0830	1962.41	1312.88	3275.29
R-167740-0835	1962.41	1312.88	3275.29
R-167740-0840	1784.01	1312.88	3096.89
R-167740-0845	1784.01	1312.88	3096.89
R-167740-0850	1784.01	1312.88	3096.89
R-167740-0855	1784.01	1312.88	3096.89
R-167740-0860	1784.01	1312.88	3096.89
R-167740-0865	1784.01	1312.88	3096.89
R-167740-0870	1784.01	1312.88	3096.89
R-167740-0875	1784.01	1312.88	3096.89
R-167740-0880	1962.41	1312.88	3275.29
R-167740-0885	1962.41	1312.88	3275.29
R-167740-0890	1962.41	1312.88	3275.29
R-167740-0895	1962.41	1312.88	3275.29
R-167740-0900	1784.01	1312.88	3096.89
R-167740-0905	1784.01	1312.88	3096.89
R-167740-0910	1962.41	1312.88	3275.29
R-167740-0915	1962.41	1312.88	3275.29
R-167740-0920	1962.41	1861.4	3823.81
R-167740-0925	1784.01	1861.4	3645.41
R-167740-0930	1962.41	1861.4	3823.81
R-167740-0935	1784.01	1861.4	3645.41
R-167740-0940	1784.01	1861.4	3645.41
R-167740-0945	1962.41	1861.4	3823.81
R-167740-0950	1962.41	1861.4	3823.81
R-167740-0955	1784.01	1861.4	3645.41
R-167740-0960	1784.01	1861.4	3645.41
R-167740-0965	1784.01	1861.4	3645.41
R-167740-0970	1605.61	1861.4	3467.01
R-167740-0975	1784.01	1861.4	3645.41
R-167740-0980	1784.01	1861.4	3645.41
R-167740-0985	1784.01	1861.4	3645.41
R-167740-0990	1784.01	1861.4	3645.41
R-167740-0995	1784.01	1861.4	3645.41
R-167740-1000	1784.01	1861.4	3645.41
R-167740-1005	1784.01	1861.4	3645.41

R-167740-1010	1784.01	1861.4	3645.41
R-167740-1015	1784.01	1861.4	3645.41
R-167740-1020	1784.01	1861.4	3645.41
R-167740-1025	1784.01	1861.4	3645.41
R-167740-1030	1784.01	1861.4	3645.41
R-167740-1035	1784.01	1861.4	3645.41
R-167740-1040	1784.01	1861.4	3645.41
R-167740-1045	1784.01	1861.4	3645.41
R-167740-1050	1784.01	1861.4	3645.41
R-167740-1055	1784.01	1861.4	3645.41
R-167740-1060	1784.01	1861.4	3645.41
R-167740-1065	1784.01	1861.4	3645.41
R-167740-1070	1962.41	1861.4	3823.81
R-167740-1075	1962.41	1861.4	3823.81
R-167740-1080	1962.41	1861.4	3823.81
R-167740-1085	1962.41	1861.4	3823.81
R-167740-1090	1962.41	1861.4	3823.81
R-167740-1095	1962.41	1861.4	3823.81
R-167740-1100	1962.41	1861.4	3823.81
R-167740-1105	1962.41	1861.4	3823.81
R-167740-1110	1962.41	1861.4	3823.81
R-167740-1115	1962.41	1861.4	3823.81
R-167740-1120	1962.41	1861.4	3823.81
R-167740-1125	1962.41	1861.4	3823.81
R-167740-1130	1962.41	1861.4	3823.81
R-167740-1135	1962.41	1312.88	3275.29
R-167740-1140	1962.41	1312.88	3275.29
R-167740-1145	1962.41	1312.88	3275.29
R-167740-1150	1962.41	1312.88	3275.29
R-167740-1155	1962.41	1312.88	3275.29
R-167740-1160	1962.41	1312.88	3275.29
R-167740-1165	1962.41	1312.88	3275.29
R-167740-1170	1962.41	1312.88	3275.29
R-167740-1175	1962.41	1312.88	3275.29
R-167740-1180	1962.41	1312.88	3275.29
R-167740-1185	1962.41	1312.88	3275.29
R-167740-1190	1962.41	1312.88	3275.29
R-167740-1195	1962.41	1312.88	3275.29
R-167740-1196	1962.41	1312.88	3275.29
R-167740-1206	1962.41	1312.88	3275.29
R-167740-1210	1962.41	1312.88	3275.29
R-167740-1215	1962.41	1312.88	3275.29
R-167740-1220	1962.41	1312.88	3275.29
R-167740-1225	1962.41	1312.88	3275.29
R-167740-1230	1962.41	1312.88	3275.29
R-167740-1235	1962.41	1312.88	3275.29
R-167740-1240	1962.41	1312.88	3275.29
R-167740-1245	1962.41	1312.88	3275.29
R-167740-1250	1962.41	1312.88	3275.29
R-167740-1255	1962.41	1312.88	3275.29
R-167740-1260	1962.41	1312.88	3275.29
R-167740-1265	1962.41	1312.88	3275.29
R-167740-1270	1962.41	1312.88	3275.29
R-167740-1275	1962.41	1312.88	3275.29
R-167740-1280	2140.82	1861.4	4002.22
R-167740-1285	2140.82	1861.4	4002.22
R-167740-1290	2140.82	1861.4	4002.22
R-167740-1295	2140.82	1861.4	4002.22

R-167740-1300	2140.82	1861.4	4002.22
R-167740-1305	2140.82	1861.4	4002.22
R-167740-1310	2140.82	1861.4	4002.22
R-167740-1315	2140.82	1861.4	4002.22
R-167740-1320	2140.82	1861.4	4002.22
R-167740-1325	2140.82	1861.4	4002.22
R-167740-1330	2140.82	1861.4	4002.22
R-167740-1335	2140.82	1861.4	4002.22
R-167740-1340	2140.82	1861.4	4002.22
R-167740-1345	2140.82	1861.4	4002.22
R-167740-1350	2140.82	1861.4	4002.22
R-167740-1355	2140.82	1861.4	4002.22
R-167740-1360	0	1861.4	1861.4
R-167740-1365	1784.01	1861.4	3645.41
R-167740-1370	1784.01	1861.4	3645.41
R-167740-1375	1784.01	1861.4	3645.41
R-167740-1380	1784.01	1861.4	3645.41
R-167740-1385	1784.01	1861.4	3645.41
R-167740-1390	1784.01	1861.4	3645.41
R-167740-1395	1784.01	1861.4	3645.41
R-167740-1400	1784.01	1861.4	3645.41
R-167740-1405	1784.01	1861.4	3645.41
R-167740-1410	1784.01	1861.4	3645.41
R-167740-1415	1784.01	1861.4	3645.41
R-167740-1420	1784.01	1861.4	3645.41
R-167740-1425	1784.01	1861.4	3645.41
R-167740-1430	1784.01	1861.4	3645.41
R-167740-1435	1784.01	1861.4	3645.41
R-167740-1440	1784.01	1861.4	3645.41
R-167740-1445	1784.01	1861.4	3645.41
R-167740-1450	1784.01	1861.4	3645.41
R-167740-1500			0
R-167740-1510			0
R-167740-1520			0
R-167740-1530			0
R-167740-1540			0
R-167740-1550			0
R-167740-1560			0
R-167740-1570			0
R-167740-1580			0
R-167740-1590			0
R-167740-1600			0
R-167740-1610			0
R-167740-1620			0
R-167740-1630			0
R-167740-1640			0
R-167740-1650			0
R-167740-1660			0
R-167740-1670			0
R-167740-1680			0
R-167740-1690			0
R-167740-1700			0
R-167740-1710			0
R-167740-1720			0
R-167740-1730			0
R-167740-1740			0
R-167740-1750			0
R-167740-1760	2140.82	1861.4	4002.22

R-167740-1765	2140.82	1861.4	4002.22
R-167740-1770	2140.82	1861.4	4002.22
R-167740-1775	2140.82	1861.4	4002.22
R-167740-1780	2140.82	1861.4	4002.22
R-167740-1785	2140.82	1861.4	4002.22
R-167740-1790	2140.82	1861.4	4002.22
R-167740-1795	2140.82	1861.4	4002.22
R-167740-1800	1962.41	1861.4	3823.81
R-167740-1805	1962.41	1861.4	3823.81
R-167740-1810	1962.41	1861.4	3823.81
R-167740-1815	1962.41	1861.4	3823.81
R-167740-1820	1962.41	1861.4	3823.81
R-167740-1825	1962.41	1861.4	3823.81
R-167740-1830	1962.41	1861.4	3823.81
R-167740-1835	1962.41	1861.4	3823.81
R-167740-1840	1962.41	1861.4	3823.81
R-167740-1845	1962.41	1861.4	3823.81
R-167740-1850	1962.41	1861.4	3823.81
R-167740-1855	1962.41	1312.88	3275.29
R-167740-1860	1962.41	1312.88	3275.29
R-167740-1865	1962.41	1312.88	3275.29
R-167740-1870	1962.41	1312.88	3275.29
R-167740-1875	1962.41	1312.88	3275.29
R-167740-1880	1962.41	1312.88	3275.29
R-167740-1885	1962.41	1312.88	3275.29
R-167740-1890	1962.41	1312.88	3275.29
R-167740-1895	1962.41	1312.88	3275.29
R-167740-1900	1962.41	1312.88	3275.29
R-167740-1905	1784.01	1861.4	3645.41
R-167740-1910	1784.01	1861.4	3645.41
R-167740-1915	1784.01	1861.4	3645.41
R-167740-1920	1784.01	1861.4	3645.41
R-167740-1925	1784.01	1861.4	3645.41
R-167740-1930	1784.01	1861.4	3645.41
R-167740-1935	1784.01	1861.4	3645.41
R-167740-1940	1784.01	1861.4	3645.41
R-167740-1945	1962.41	1861.4	3823.81
R-167740-1950	1962.41	1861.4	3823.81
R-167740-1955	1962.41	1861.4	3823.81
R-167740-1960	1962.41	1861.4	3823.81
R-167740-1965	1962.41	1861.4	3823.81
R-167740-1970	1962.41	1861.4	3823.81
R-167740-1975	1962.41	1861.4	3823.81
R-167740-1980	1962.41	1861.4	3823.81
R-167740-1985	1962.41	1861.4	3823.81
R-167740-1990	1962.41	1861.4	3823.81
R-167740-1995	1962.41	1861.4	3823.81
R-167740-2000	1962.41	1861.4	3823.81
R-167740-2005	1962.41	1861.4	3823.81
R-167740-2010	1962.41	1861.4	3823.81
R-167740-2015	1962.41	1861.4	3823.81
R-167740-2020	1962.41	1861.4	3823.81
R-167740-2025	1962.41	1861.4	3823.81
R-167740-2030	1962.41	1861.4	3823.81
R-167740-2035	1784.01	1861.4	3645.41
R-167740-2040	1784.01	1861.4	3645.41
R-167740-2045	1784.01	1861.4	3645.41
R-167740-2050	1784.01	1861.4	3645.41

R-167740-2055	1784.01	1861.4	3645.41
R-167740-2060	1784.01	1861.4	3645.41
R-167740-2065	1784.01	1861.4	3645.41
R-167740-2070	1784.01	1861.4	3645.41
R-167740-2075	1784.01	1861.4	3645.41
R-167740-2080	1784.01	1861.4	3645.41
R-167740-2085	1784.01	1312.88	3096.89
R-167740-2090	1784.01	1312.88	3096.89
R-167740-2095	1784.01	1312.88	3096.89
R-167740-2100	1784.01	1312.88	3096.89
R-167740-2105	1784.01	1312.88	3096.89
R-167740-2110	1784.01	1312.88	3096.89
R-167740-2115	1784.01	1312.88	3096.89
R-167740-2120	1784.01	1312.88	3096.89
R-167740-2125	1784.01	1312.88	3096.89
R-167740-2130	1784.01	1312.88	3096.89
R-167740-2135	1784.01	1312.88	3096.89
R-167740-2140	1784.01	1312.88	3096.89
R-167740-2145	1784.01	1312.88	3096.89
R-167740-2150	1784.01	1312.88	3096.89
R-167740-2155	1784.01	1312.88	3096.89
R-167740-2160	1784.01	1312.88	3096.89
R-167740-2165	1784.01	1312.88	3096.89
R-167740-2170	1784.01	1312.88	3096.89
R-167740-2175	1784.01	1312.88	3096.89
R-167740-2180	1784.01	1312.88	3096.89
R-167740-2185	1784.01	1312.88	3096.89
R-167740-2190	1784.01	1312.88	3096.89
R-167740-2195	1784.01	1312.88	3096.89
R-167740-2200	1784.01	1312.88	3096.89
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R-167740-2220	1784.01	1312.88	3096.89
R-167740-2225	1784.01	1312.88	3096.89
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R-167740-2265	1962.41	1312.88	3275.29
R-167740-2270	1962.41	1312.88	3275.29
R-167740-2275	1962.41	1312.88	3275.29
R-167740-2280	1784.01	1861.4	3645.41
R-167740-2285	1784.01	1861.4	3645.41
R-167740-2290	1784.01	1861.4	3645.41
R-167740-2295	1784.01	1861.4	3645.41
R-167740-2300	1784.01	1861.4	3645.41
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R-167740-2320	1784.01	1861.4	3645.41
R-167740-2325	1784.01	1861.4	3645.41
R-167740-2330	1784.01	1861.4	3645.41
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R-167740-2340	2140.82	1861.4	4002.22

R-167740-2345	2140.82	1861.4	4002.22
R-167740-2350	2140.82	1861.4	4002.22
R-167740-2355	2140.82	1861.4	4002.22
R-167740-2360	2140.82	1861.4	4002.22
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R-167740-2380	2140.82	1861.4	4002.22
R-167740-2385	2140.82	1861.4	4002.22
R-167740-2390	2140.82	1861.4	4002.22
R-167740-2395	2140.82	1861.4	4002.22
R-167740-2400	2140.82	1861.4	4002.22
R-167740-2405	1962.41	1861.4	3823.81
R-167740-2410	1962.41	1861.4	3823.81
R-167740-2415	1962.41	1861.4	3823.81
R-167740-2420	1962.41	1861.4	3823.81
R-167740-2425	1962.41	1861.4	3823.81
R-167740-2430	1962.41	1861.4	3823.81
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R-167740-2445	1962.41	1861.4	3823.81
R-167740-2450	1962.41	1861.4	3823.81
R-167740-2455	1962.41	1861.4	3823.81
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R-167740-2470	1962.41	1312.88	3275.29
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R-167740-2480	1962.41	1861.4	3823.81
R-167740-2485	1962.41	1861.4	3823.81
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R-167740-2555	1962.41	1312.88	3275.29
R-167740-2560	1962.41	1312.88	3275.29
R-167740-2565	1962.41	1312.88	3275.29
R-167740-2570	1962.41	1312.88	3275.29
R-167740-2580			0
R-167740-2590			0
R-167740-2600			0
R-167740-2610			0
R-167740-2620			0
R-167740-2630			0
R-167740-2640			0
R-167740-2650			0
R-167740-2660			0
R-167740-2670			0
R-167740-2680			0
R-167740-2690			0

R-167740-2700			0
R-167740-2710			0
R-167740-2720			0
R-167740-2730			0
R-167740-2740			0
R-167740-2750			0
R-167740-2760	1338.01	1312.88	2650.89
R-167740-2765	1338.01	1312.88	2650.89
R-167740-2770	1338.01	1312.88	2650.89
R-167740-2775	1338.01	1312.88	2650.89
R-167740-2780	1338.01	1312.88	2650.89
R-167740-2785	1338.01	1312.88	2650.89
R-167740-2790	1338.01	1312.88	2650.89
R-167740-2795	1338.01	1312.88	2650.89
R-167740-2800	1338.01	1312.88	2650.89
R-167740-2805	1338.01	1312.88	2650.89
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R-167740-2815	1338.01	1312.88	2650.89
R-167740-2820	1338.01	1312.88	2650.89
R-167740-2825	1338.01	1312.88	2650.89
R-167740-2830	1338.01	1312.88	2650.89
R-167740-2835	1338.01	1312.88	2650.89
R-167740-2840	1338.01	1312.88	2650.89
R-167740-2845	1338.01	1312.88	2650.89
R-167740-2850	1338.01	1312.88	2650.89
R-167740-2855	1338.01	1312.88	2650.89
R-167740-2860	1338.01	1312.88	2650.89
R-167740-2865	1338.01	1312.88	2650.89
R-167740-2870	1338.01	1312.88	2650.89
R-167740-2875	1338.01	1312.88	2650.89
R-167740-2880	1338.01	1312.88	2650.89
R-167740-2885	1338.01	1312.88	2650.89
R-167740-2890	1338.01	1312.88	2650.89
R-167740-2895	1338.01	1312.88	2650.89
R-167740-2900	1338.01	1312.88	2650.89
R-167740-2905	1338.01	1312.88	2650.89
R-167740-2910	1338.01	1312.88	2650.89
R-167740-2915	1338.01	1312.88	2650.89
R-167740-2920	1338.01	1312.88	2650.89
R-167740-2925	1338.01	1312.88	2650.89
R-167740-2930	1962.41	1312.88	3275.29
R-167740-2935	1962.41	1312.88	3275.29
R-167740-2940	1962.41	1312.88	3275.29
R-167740-2945	1962.41	1312.88	3275.29
R-167740-2950	1962.41	1312.88	3275.29
R-167740-2955	1962.41	1312.88	3275.29
R-167740-2960	1962.41	1312.88	3275.29
R-167740-2965	1962.41	1312.88	3275.29
R-167740-2970	1962.41	1312.88	3275.29
R-167740-2975	1962.41	1312.88	3275.29
R-167740-2980	1962.41	1312.88	3275.29
R-167740-2985	1962.41	1312.88	3275.29
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R-167740-2995	1962.41	1312.88	3275.29
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R-167740-3015	1962.41	1312.88	3275.29

R-167740-3020	1962.41	1312.88	3275.29
R-167740-3025	1962.41	1312.88	3275.29
R-167740-3030	1962.41	1312.88	3275.29
R-167740-3035	1962.41	1312.88	3275.29
R-167740-3040	1962.41	1312.88	3275.29
R-167740-3045	1962.41	1312.88	3275.29
R-167740-3050	1962.41	1312.88	3275.29
R-167740-3055	1962.41	1312.88	3275.29
R-167740-3060	1962.41	1312.88	3275.29
R-167740-3065	1962.41	1312.88	3275.29
R-167740-3070	1962.41	1312.88	3275.29
R-167740-3075	1784.01	1312.88	3096.89
R-167740-3080	1784.01	1312.88	3096.89
R-167740-3085	1784.01	1312.88	3096.89
R-167740-3090	1784.01	1312.88	3096.89
R-167740-3095	1784.01	1312.88	3096.89
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R-167740-3120	2140.82	1861.4	4002.22
R-167740-3125	1784.01	1861.4	3645.41
R-167740-3130	1784.01	1861.4	3645.41
R-167740-3135	1784.01	1861.4	3645.41
R-167740-3140	1784.01	1861.4	3645.41
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R-167740-3150	1605.61	1861.4	3467.01
R-167740-3155	1605.61	1861.4	3467.01
R-167740-3160	1605.61	1861.4	3467.01
R-167740-3165	1605.61	1861.4	3467.01
R-167740-3170	1605.61	1861.4	3467.01
R-167740-3175	1605.61	1861.4	3467.01
R-167740-3180	1962.41	1861.4	3823.81
R-167740-3185	1962.41	1861.4	3823.81
R-167740-3190	1962.41	1861.4	3823.81
R-167740-3195	1784.01	1861.4	3645.41
R-167740-3200	1784.01	1861.4	3645.41
R-167740-3205	1784.01	1861.4	3645.41
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R-167740-3215	1784.01	1861.4	3645.41
R-167740-3220	1784.01	1861.4	3645.41
R-167740-3225	1784.01	1861.4	3645.41
R-167740-3230	1784.01	1861.4	3645.41
R-167740-3235	1784.01	1861.4	3645.41
R-167740-3240	1605.61	1861.4	3467.01
R-167740-3245	1605.61	1861.4	3467.01
R-167740-3250	1605.61	1861.4	3467.01
R-167740-3255	1605.61	1861.4	3467.01
R-167740-3260	1605.61	1861.4	3467.01
R-167740-3265	1605.61	1861.4	3467.01
R-167740-3270	1605.61	1861.4	3467.01
R-167740-3275	1605.61	1861.4	3467.01
R-167740-3280	1605.61	1861.4	3467.01

R-167740-3285	1605.61		1861.4	3467.01
R-167740-3290	1605.61		1861.4	3467.01
R-167740-3295	1605.61		1861.4	3467.01
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R-167740-3320	1605.61		1312.88	2918.49
R-167740-3325	1605.61		1312.88	2918.49
R-167740-3330	1605.61		1312.88	2918.49
R-167740-3335	1605.61		1312.88	2918.49
R-167740-3340	1605.61		1312.88	2918.49
R-167740-3345	1605.61		1312.88	2918.49
R-167740-3350	1605.61		1312.88	2918.49
R-167740-3355	1605.61		1312.88	2918.49
R-167740-3360	1605.61		1312.88	2918.49
R-167740-3365	1605.61		1312.88	2918.49
R-167740-3370	1605.61		1312.88	2918.49
R-167740-3375	1605.61		1312.88	2918.49
R-167740-3380	1605.61		1312.88	2918.49
R-167740-3385	1605.61		1312.88	2918.49
R-167740-3390	1605.61		1312.88	2918.49
R-167740-3395	1605.61		1312.88	2918.49
R-167740-3400	1605.61		1312.88	2918.49
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R-167740-3420	1605.61		1312.88	2918.49
R-167740-3425	1605.61		1312.88	2918.49
R-167740-3430	1605.61		1312.88	2918.49
R-167740-3435	1605.61		1312.88	2918.49
R-167740-3440	1605.61		1312.88	2918.49
R-167740-3445	1605.61		1312.88	2918.49
R-167740-3450	1605.61		1312.88	2918.49
R-167740-3455	1605.61		1312.88	2918.49
R-167740-3460	1605.61		1312.88	2918.49
R-167740-3465	1784.01		1312.88	3096.89
R-167740-3470	1784.01		1312.88	3096.89
R-167740-3475	1784.01		1312.88	3096.89
R-167740-3480	1784.01		1312.88	3096.89
R-167740-3485	1784.01		1312.88	3096.89
R-167740-3490	1784.01		1312.88	3096.89
R-167740-3495	1784.01		1312.88	3096.89
R-167740-3500	1784.01		1312.88	3096.89
R-167740-3505	1962.41		1861.4	3823.81
Gross	889,864.63		774,092.64	1,663,957.27
Fee	66,739.85		58,056.95	
Net	823,124.78		716,035.69	
Direct Bill		769,692.50	1,244,012.50	562,770.15
Total Net		769,692.50	1,244,012.50	1,278,805.84
Budget	823,125.00	769,692.50		1,278,802.84
Variance	(0.22)	-		3.00



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# **Boggy Branch Community Development District**

**Consideration of Resolution 2025-10, Adopting the  
Annual Meeting Schedule for Fiscal Year  
2025/2026**

**RESOLUTION 2025-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL  
YEAR 2025-2026**

**WHEREAS**, the Boggy Branch Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 2004-423, Laws of Florida; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings; and

**WHEREAS**, the Board has proposed the Fiscal Year 2025-2026 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2025-2026 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law.
2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 10<sup>TH</sup> DAY OF JULY 2025.**

**ATTEST:**

**BOGGY BRANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair

**EXHIBIT "A"**

**BOARD OF SUPERVISORS' MEETING DATES  
BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026**

October 16, 2025

January 15, 2026

April 16, 2026

July 16, 2026

All meetings will convene at 12:00 p.m. at 14785 Old St. Augustine Road, Suite 3, Jacksonville, FI, 32258



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# **Boggy Branch Community Development District**

## **Consideration of Acquisition of Amenity Center**

Boggy Branch Community Development District  
c/o District Manager  
PFM Group Consulting LLC  
3501 Quadrangle Boulevard, Suite 270  
Orlando, Florida 32817

Re: Letter Agreement for Acquisition of Boggy Branch CDD Amenity Center Improvements

Dear District Manager,

You are hereby notified that the Developer has completed and wishes to sell (“Sale”) to the District certain “Improvements” as described in **Exhibit A** attached hereto. The following terms govern the proposed Sale:

- As consideration for the Sale, the District agrees to pay from future bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:

Sincerely,

**BOGGY BRANCH COMMUNITY  
DEVELOPMENT DISTRICT**

**CND-ICI SEQ, LLC**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT A**

**Description of Boggy Branch Amenity Center Improvements**

***Amenity Center Improvements*** – All site work (including but not limited to earthwork, storm drainage, sanitary sewer, water and paving/curbing), concrete, masonry, structural steel/metal fabrications, carpentry, moisture protection, doors and windows, finishes, specialties, landscape (including sod), hardscape, irrigation, pools, pool furnishings, pool fence, equipment fence, dumpster fence, gate mesh, mechanical, electrical and security improvements located on Tract Q, SEQ Residential Phase 1A, as recorded in Plat Book 78, Pages 148, of the Official Records of Duval County, Florida.

***Work Product*** – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the Amenity Center Improvements described above.

<b>Improvement / Work Product</b>	<b>Description</b>	<b>Total CDD Eligible Amount</b>
O.R. Dicky Smith Co., Inc.	Amenity Center Facilities	\$8,180,151.00
Basham & Lucas Design Group, Inc.	Amenity and Pool Design Plans	\$375,100.00
HabiTech	Cameras, Access Control, Audio/Video	\$135,721.00
Micamy Design Studio	FF&A & Design Services	\$230,000.00
	<b>TOTALS:</b>	<b>\$8,920,972.00</b>

**CORPORATE DECLARATION REGARDING COSTS PAID**

**[BOGGY BRANCH CDD AMENITY CENTER IMPROVEMENTS]**

CND-ICI SEQ, LLC ("**Developer**"), does hereby certify to the Boggy Branch Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the developer of certain lands within District.
2. The *Boggy Branch Community Development District Improvement Plan* dated November 11, 2020 ("**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

*[SIGNATURES ON FOLLOWING PAGE]*

**IN WITNESS WHEREOF**, the undersigned has executed this certificate for and on behalf of the Developer as of the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**CND-ICI SEQ, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF VOLUSIA**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of CND-ICI SEQ, LLC, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped  
or Typed as Commissioned)

**DISTRICT ENGINEER’S CERTIFICATE**

**[BOGGY BRANCH CDD AMENITY CENTER IMPROVEMENTS]**

\_\_\_\_\_, 2025

Board of Supervisors  
Boggy Branch Community Development District

Re: Acquisition of Improvements

Ladies and Gentlemen:

The undersigned is a representative of England, Thims & Miller, Inc. (“**District Engineer**”), as District Engineer for the Boggy Branch Community Development District (“**District**”) and does hereby make the following certifications in connection with the District’s acquisition from CND-ICI SEQ, LLC (“**Developer**”) as to certain public infrastructure improvements (“**Improvements**”) as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements are within the scope of the District’s capital improvement plan as set forth in the District’s *Improvement Plan*, dated November 11, 2020 (“**Engineer’s Report**”), and specially benefit property within the District as further described in the Engineer’s Report.
3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.
4. The total costs associated with the Improvements are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

[CONTINUED ON FOLLOWING PAGE]

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

**ENGLAND, THIMS & MILLER, INC.**

\_\_\_\_\_, P.E.  
Florida Registration No. \_\_\_\_\_  
District Engineer

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ as \_\_\_\_\_ of England, Thims & Miller, Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed,  
Stamped or Typed as Commissioned)

## CONTRACTOR ACKNOWLEDGMENT AND RELEASE

### [BOGGY BRANCH AMENITY CENTER IMPROVEMENTS]

**THIS ACKNOWLEDGMENT & RELEASE (“Release”)** is made to be effective the \_\_\_\_ day of \_\_\_\_\_, 2025, by **O.R. Dicky Smith & Co., Inc. (“Contractor”)**, with an address of 12740 Atlantic Boulevard, Suite 7, Jacksonville, Florida 32225, in favor of the **Boggy Branch Community Development District (“District”)**, which is a local unit of special-purpose government situated in Duval County, Florida, and having offices at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

### RECITALS

**WHEREAS**, pursuant to that *Standard Form of Agreement*, dated July 10, 2023 (“**Contract**”) and between Contractor and CND-ICI SEQ, LLC (“**Developer**”), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A (“Improvements”)**; and

**WHEREAS**, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

**WHEREAS**, Contractor has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the

Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed \$ \_\_\_\_\_ (including balance to finish and retainage) related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

**O.R. DICKY SMITH & CO., INC.**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ as \_\_\_\_\_ of O.R. Dicky Smith & Co., Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed,  
Stamped or Typed as Commissioned)

## **PROFESSIONAL ACKNOWLEDGMENT AND RELEASE**

### **[BOGGY BRANCH AMENITY CENTER WORK PRODUCT]**

**THIS ACKNOWLEDGMENT & RELEASE (“Release”)** is made the \_\_\_\_ day of \_\_\_\_\_, 2025, by **Basham & Lucas Design Group, Inc.**, having a mailing address 7645 Gate Parkway, Suite 201, Jacksonville, Florida 32256 (“**Professional**”), in favor of the **Boggy Branch Community Development District (“District”)**, which is a local unit of special-purpose government situated in Duval County, Florida, and having offices at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

### **RECITALS**

**WHEREAS**, pursuant to certain *Proposals for Skinner Southeast Quadrant Final Conceptual Design* dated September 18, 2019, *Final Design & Construction Documents* dated November 17, 2019, and, *Seven Pines Phase 2 Swimming Pool Engineering Construction Documents* dated November 9, 2023, between Professional and CND-ICI SEQ, LLC (“**Developer**”), Professional has created certain work products, as described in **Exhibit A (“Work Product”)**; and

**WHEREAS**, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District’s right to use and rely upon the Work Product; and

**WHEREAS**, Professional has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Work Product, and that there is no disagreement as to the appropriateness of payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

4. **EFFECTIVE DATE.** This Release shall take effect upon execution.

**BASHAM & LUCAS  
DESIGN GROUP, INC.**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ as \_\_\_\_\_ of Basham & Lucas Design Group, Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
Name: \_\_\_\_\_  
(Name of Notary Public, Printed,  
Stamped or Typed as Commissioned)

PREPARED BY AND RETURN TO:  
Katie S. Buchanan, Esquire  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this \_\_\_\_ day of \_\_\_\_\_, 2025, by **CND-ICI SEQ, LLC**, a Florida limited liability company, whose address is 2379 Beville Road, Daytona Beach, FL 32119, hereinafter called the "Grantor," to **BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, Florida Statutes, whose address 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, hereinafter called the "Grantee."

(Wherever used herein the terms "Grantor" and "Grantee" include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

**WITNESSETH:**

**WITNESSETH:** That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms to Grantee and its successors and assigns, all of the real property in Duval County, Florida, more particularly described on **Exhibit "A"** attached hereto and made a part of this Deed (the "Property"), together with all tenements, hereditaments, and appurtenances pertaining to the Property and subject to the restrictions, easements, agreements, reservations and other matters set forth on **Exhibit "B"** attached hereto and made a part hereof and other matters of record (the "Permitted Exceptions").

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

Grantor hereby specially warrants the title to the Property subject to the above-referenced encumbrances and restrictions and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in Our Presence:

**CND-ICI SEQ, LLC**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025 by \_\_\_\_\_, the \_\_\_\_\_ of CND-ICI SEQ, LLC, on behalf of the Company. He/She is (check one) \_\_ personally known to me or \_\_ has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print \_\_\_\_\_  
Notary Public, State and County aforesaid  
Commission No.: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

(seal)

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a) Florida Administrative Code.**

**Exhibit "A"**  
**Legal Description**

Tract Q, SEQ RESIDENTIAL PHASE 1A, according to the plat thereof recorded in Plat Book 78, Page 148, public records of Duval County, Florida.

**Exhibit "B"**  
**Permitted Exceptions**

1. Development Agreement recorded in OR 9158, Page 1750, First Amendment recorded in OR 14154, Page 621, Second Amendment recorded in OR 16774, Page 1190, of the public records of Duval County, Florida.
2. Master Declaration of Easements, Covenants, Conditions and Restrictions recorded in OR 19513, Page 581, Amendment recorded in OR 19988, Page 62, of the public records of Duval County, Florida.
3. Conservation Easement recorded in OR 19513, Page 526, public records of Duval County, Florida.
4. Declaration of Easements, Covenants, Conditions and Restrictions recorded in OR 19518, Page 1742, Amendment recorded in OR 20523, Page 1109, Amendment recorded in OR 20524, Page 1642, of the public records of Duval County, Florida.
5. Development Agreement recorded in OR 19138, Page 67, public records of Duval County, Florida.
6. Access Easement recorded in OR 19523, Page 1588, public records of Duval County, Florida.
7. Easement recorded in OR 19523, Page 1604, public records of Duval County, Florida.
8. Notice of Environmental Permits recorded in OR 18588, Page 77, OR 18689, Page 1122 and OR 18689, Page 1125, public records of Duval County, Florida.
9. Restrictive Covenants recorded in OR 20021, Page 2258, public records of Duval County, Florida.
10. JEA Grant of Easement recorded in OR 19994, Page 193, public records of Duval County, Florida.
11. Restrictions recorded in OR 19523, Page 1562, public records of Duval County, Florida.
12. Memorandum of Agreement recorded in OR 19523, Page 1576, public records of Duval County, Florida.
13. Memorandum of Option Agreement recorded in OR 19523, Page 1620, public records of Duval County, Florida.
14. Memorandum of Agreement recorded in OR 19523, Page 1632, public records of Duval County, Florida.
15. Collateral Assignment and Assumption of Development Rights recorded in OR 19563, Page 1569, public records of Duval County Florida.

16. Notice of Establishment of the CDD recorded in OR 18944, Page 64, Declaration of Consent to CDD recorded in OR 19563, 1591, Notice of 2021 CDD Assessments recorded in OR 19563, Page 1601, Agreement to True Up CDD Assessments recorded in OR 19563, Page 1611, of the public records of Duval County, Florida.
17. JEA Utility Service Agreement recorded in OR 19908, Page 165, public records of Duval County, Florida.
18. Community Declaration recorded in OR 20474, Page 940, public records of Duval County, Florida.
19. Grant of Easement recorded in OR 20456, Page 1472, public records of Duval County, Florida.
20. All matters contained on the Plat thereof of SEQ Residential Phase 1A, as recorded in Plat Book 78, Page 149 and Plat thereof of SEQ Residential Phase 1B as recorded in Plat Book 80, Page 35, public records of Duval County, Florida.

PREPARED BY AND RETURN TO:  
Katie S. Buchanan, Esquire  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS CND-ICI SEQ, LLC, a Florida limited liability company ("Dedicator"), does hereby sell, convey, and transfer to Boggy Branch Community Development District, a special purpose unit of local government established under Chapter 190, Florida Statutes, whose address 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, (hereinafter referred to as the "Dedicatee") all its right, title, and interest in and to the following improvements, to have and to hold by Dedicatee, its successors, and its assigns forever (the "Improvements"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Dedicator covenants that it is the lawful owner of said Improvements; that said Improvements are free from all liens and encumbrances of whatever kind and character; and that it will warrant and defend the title to said Improvements against all lawful claims and demands of all persons.

[Signatures on Next Page]

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in Our Presence:

**CND-ICI SEQ, LLC**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025 by \_\_\_\_\_, the \_\_\_\_\_ of CND-ICI SEQ, LLC, on behalf of the Company. He/She is (check one) \_\_ personally known to me or \_\_ has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print \_\_\_\_\_  
Notary Public, State and County aforesaid  
Commission No.: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

## **EXHIBIT A**

Infrastructure, improvements, furnishings and fixtures as found in the Seven Pines Lodge and attached facilities, all as located on Tract Q, SEQ Residential Phase 1A, according to the plat thereof recorded in Plat Book 78, Page 148, public records of Duval County.



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# **Boggy Branch Community Development District**

## **Consideration of Conveyance of Phase 1 Common Areas**

- a) Warranty Deed**
- b) Assignment and Assumption of Easement Agreement**

Prepared by and  
Must Be Returned to:  
J. Andrew Hagan, Esquire  
2379 Beville Road  
Daytona Beach, Florida 32119

Property Appraisers Parcel I.D. (Folio) Number(s): #

### **GENERAL WARRANTY DEED**

**This General Warranty Deed** Made the \_\_\_\_ day of \_\_\_\_\_, 2025, by **CND-ICI SEQ, LLC**, a Florida limited liability company, whose address is 2379 Beville Road, Daytona Beach, FL 32119, hereinafter called the Grantor, to **BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government, whose post office address is c/o PFM Group Consulting, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817, hereinafter called the Grantee,

**WITNESSETH:** That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms to Grantee and its successors and assigns, all of the real property in Duval County, Florida, more particularly described on **Exhibit “A”** attached hereto and made a part of this Deed (the “Property”), together with all tenements, hereditaments, and appurtenances pertaining to the Property and subject to the restrictions, easements, agreements, reservations and other matters set forth on **Exhibit “B”** attached hereto and made a part hereof and other matters of record (the “Permitted Exceptions”).

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

*(Wherever used herein the terms “grantor” and “grantee” included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)*

**IN WITNESS WHEREOF**, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

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

By: ICI Jax 1, LLC, a Florida limited liability company, its Manager

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Morteza Hosseini-Kargar  
Its: President

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this by means of ( ) physical presence of ( ) online notarization this \_\_\_\_ day of \_\_\_\_\_, 2025, by Morteza Hosseini-Kargar, President of ICI Jax 1, LLC, a Florida limited liability company, Manager of CND-ICI SEQ, LLC, a Florida limited liability company, ( ) who is personally known to me or ( ) who produced \_\_\_\_\_ as identification and who executed on behalf of the corporation.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
(NOTARY SEAL)

Exhibit "A"  
Legal Description

Neddle Nest Drive, Tracts A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, and R, SEQ RESIDENTIAL PHASE 1A, according to the plat thereof recorded in Plat Book 78, Page 148, public records of Duval County, Florida

Tracts B, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X and Z, SEQ RESIDENTIAL PHASE 1B according to the plat thereof recorded in Plat Book 80, Page 36, public records of Duval County, Florida.

Exhibit "B"  
Permitted Exceptions

1. Development Agreement recorded in OR 9158, Page 1750, First Amendment recorded in OR 14154, Page 621, Second Amendment recorded in OR 16774, Page 1190, of the public records of Duval County, Florida.
2. Master Declaration of Easements, Covenants, Conditions and Restrictions recorded in OR 19513, Page 581, Amendment recorded in OR 19988, Page 62, of the public records of Duval County, Florida.
3. Conservation Easement recorded in OR 19513, Page 526, public records of Duval County, Florida.
4. Declaration of Easements, Covenants, Conditions and Restrictions recorded in OR 19518, Page 1742, Amendment recorded in OR 20523, Page 1109, Amendment recorded in OR 20524, Page 1642, of the public records of Duval County, Florida.
5. Development Agreement recorded in OR 19138, Page 67, public records of Duval County, Florida.
6. Access Easement recorded in OR 19523, Page 1588, public records of Duval County, Florida.
7. Easement recorded in OR 19523, Page 1604, public records of Duval County, Florida.
8. Notice of Environmental Permits recorded in OR 18588, Page 77, OR 18689, Page 1122 and OR 18689, Page 1125, public records of Duval County, Florida.
9. Restrictive Covenants recorded in OR 20021, Page 2258, public records of Duval County, Florida.
10. JEA Grant of Easement recorded in OR 19994, Page 193, public records of Duval County, Florida.
11. Restrictions recorded in OR 19523, Page 1562, public records of Duval County, Florida.
12. Memorandum of Agreement recorded in OR 19523, Page 1576, public records of Duval County, Florida.
13. Memorandum of Option Agreement recorded in OR 19523, Page 1620, public records of Duval County, Florida.
14. Memorandum of Agreement recorded in OR 19523, Page 1632, public records of Duval County, Florida.

15. Collateral Assignment and Assumption of Development Rights recorded in OR 19563, Page 1569, public records of Duval County Florida.
16. Notice of Establishment of the CDD recorded in OR 18944, Page 64, Declaration of Consent to CDD recorded in OR 19563, 1591, Notice of 2021 CDD Assessments recorded in OR 19563, Page 1601, Agreement to True Up CDD Assessments recorded in OR 19563, Page 1611, of the public records of Duval County, Florida.
17. JEA Utility Service Agreement recorded in OR 19908, Page 165, public records of Duval County, Florida.
18. Community Declaration recorded in OR 20474, Page 940, public records of Duval County, Florida.
19. Grant of Easement recorded in OR 20456, Page 1472, public records of Duval County, Florida.
20. All matters contained on the Plat thereof of SEQ Residential Phase 1A, as recorded in Plat Book 78, Page 149 and Plat thereof of SEQ Residential Phase 1B as recorded in Plat Book 80, Page 35, public records of Duval County, Florida.

Prepared by:  
Nika K. Hosseini  
2379 Beville Road  
Daytona Beach, FL 32119

**ASSIGNMENT AND ASSUMPTION OF EASEMENT AGREEMENT**

**THIS ASSIGNMENT AND ASSUMPTION OF EASEMENT** (the "Assignment"), executed to be effective as of \_\_\_\_\_, 2025, from **CND-ICI SEQ, LLC**, a Florida limited liability company, whose address is 2379 Beville Road, Daytona Beach, FL 32119 ("Assignor"), to **BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Duval County, Florida, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("Assignee").

**WITNESSETH:**

**WHEREAS**, Assignor desires to assign all of its easement interest in (i) Private Drainage Easements included within the SEQ Residential Phase 1A plat as recorded in plat book 78, page 148 of the Official Records of Duval County, Florida; (ii) Private Drainage Easements included within the SEQ Residential Phase 1B plat as recorded in plat book 80, page 36 of the Official Records of Duval County, Florida, and (iii) Private Drainage Easements included within the SEQ Residential Phase 1C plat as recorded in plat book 82, page 55 of the Official Records of Duval County, Florida (the "Easements"). Assignee desires to acquire Assignor's interest in and to the Easements and assume all of Assignor's obligations under the Easements.

**NOW, THEREFORE**, in consideration of foregoing, and other good and valuable consideration paid by Assignee to Assignor, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Assignor hereby assigns, transfers and sets over, delivers and conveys unto Assignee (a) all of Assignor's interest in and to the Easements; and (b) all of the rights, benefits, and privileges of Assignor under the Easements, subject to all terms, conditions, reservations and limitation set forth in the Easements.
2. Assignee hereby accepts the foregoing assignment, agrees to be bound by and subject to all of the terms, covenants and conditions of the Easements, and Assignee assumes and agrees to perform all of the obligations under the Easements to be performed or discharged from and after the date of this Assignment.

[Intentionally Left Blank]

**IN WITNESS WHEREOF**, ASSIGNOR has caused these presents to be executed as of the day and year first above written.

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

Witnesses:

By: **ICI JAX 1, LLC**, a Florida limited liability company, its Manager

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: Morteza Hosseini-Kargar  
Title: President

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ day of \_\_\_\_\_, 2025

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by Morteza Hosseini-Kargar as President of ICI JAX 1, LLC, a Florida limited liability company, Manager 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]

\_\_\_\_\_  
Notary Public Commission:

IN WITNESS WHEREOF, ASSIGNEE has caused these presents to be executed as of the day and year first above written.

**BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT**

Attest:

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

By: \_\_\_\_\_  
Chair/Vice-Chair

\_\_\_\_\_ day of \_\_\_\_\_, 2025

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ 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:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_ as Secretary/Assistant Secretary 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:



---

# **Boggy Branch Community Development District**

**Consideration of Resolution 2025-11, Authorizing  
Amendment No. 1 to Second Supplemental  
Engineer's Report**

**RESOLUTION 2025-11**

**A RESOLUTION OF THE BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A REVISED SUPPLEMENTAL ENGINEER’S REPORT TO PROVIDE FOR ADDITIONAL INFRASTRUCTURE; MODIFYING THE 2024 PROJECT; PROVIDING FOR BONDHOLDER CONSENT; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, the Boggy Branch Community Development District (“District”) is a local unit of special-purpose government duly organized and existing pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“Act”) and was established by Ordinance 2019-483-E of the City of Jacksonville; and

**WHEREAS**, the District adopted the Boggy Branch Community Development District Improvement Plan dated November 11, 2020 (“Improvement Plan”), and thereby identified the master infrastructure improvements intended to be funded by the District; and

**WHEREAS**, in connection with the issuance of the \$11,060,000 of Boggy Branch Community Development District Special Assessment Bonds, Series 2024A-1 and the \$24,120,000 of Boggy Branch Community Development District Special Assessment Bonds, Series 2024-2 (together, “the Series 2024 Bonds”), the District subsequently adopted the Second Supplemental Engineer’s Report dated December 7, 2023 (“2024 Report”) which identified the portion of the District’s capital improvement plan to be funded by the Series 2024 Bonds (“Series 2024 Project”); and

**WHEREAS**, in connection with the issuance of the Series 2024 Bonds, the District adopted a supplemental trust indenture which incorporated the definition of the Series 2024 Project; and

**WHEREAS**, the District desires to amend the 2024 Report and revise the Series 2024 Project to include recreation improvements that, while included in the original Improvement Plan, were not included in the 2024 Report or Series 2024 Project;

**WHEREAS**, the District hereby authorizes Amendment No. 1 to the 2024 Report dated June 30, 2025, attached as Exhibit A and incorporated herein by reference (“Amended 2024 Report”); and

**WHEREAS**, because the Amended 2024 Report is incorporated by reference into the supplemental indenture and offering documents relating to the Series 2024 Bonds, the District hereby authorizes its staff to (i) seek bondholder consent in the form attached as Exhibit B; (ii) seek landowner consent in the form attached as Exhibit C; and (iii) provide disclosure of such change in the District’s regular disclosures.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BOGGY BRANCH**

## **COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*.

**SECTION 2. FINDINGS.** In support for the actions proposed herein, the District's Board of Supervisors finds:

(a) The District is authorized under Chapter 190, Florida Statutes, to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain certain master recreation and infrastructure improvements necessitated by the development of, and serving lands within, the District.

(b) The Amended 2024 Report includes costs of necessary and appropriate improvements that were previously included in the District's capital improvement plan.

(c) It is in the best interest of the District that (i) the District provide the improvements as described in the Amended 2024 Report and (ii) the District use available bond proceeds (or any other legally available proceeds) for such purpose.

(d) Having considered the estimated costs as described in the Amended 2024 Report, such estimated costs are hereby adopted and approved, and the amount of such costs is reasonable and proper, and it is reasonable, proper, just and right to assess the cost of such improvements against properties specially benefitted thereby.

**SECTION 3. CONSENT.** The Board hereby authorizes the solicitation of consent of the Majority Owners of all of the outstanding 2024 Bonds ("Bondholder Consent") to amend the 2024 Report to reflect the additional infrastructure improvements described therein. Such Consent shall be evidenced by the execution by all of the Majority Owners of the Outstanding Bonds of an Acknowledgement and Consent in substantially the form attached hereto as Exhibit B and incorporated herein by reference. The Board further authorizes the solicitation of consent of the landowners subject to the special assessment securing the Series 2024 Bonds ("Landowner Consent") to amend the 2024 Report to reflect the additional infrastructure improvements described therein. Such Consent shall be evidenced by the execution of landowner in substantially the form attached hereto as Exhibit C and incorporated herein by reference.

**SECTION 4. ADOPTION OF AMENDED 2024 REPORT.** Based on the findings set forth above, the District hereby adopts the Amended 2024 Report attached hereto as **Exhibit A** contingent upon obtaining Consent in accordance with Section 2 above.

**SECTION 5. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 6. REPEAL OF RESOLUTION 2025-07.** Resolution 2025-07 is repealed in pull. Notwithstanding the prior sentence, all actions taken by District board members and staff in connection with the preparation of the Amended 2024 Report is here by ratified in full.

**SECTION 7. CONFLICTS.** This Resolution is intended to supplement Resolution 2012-12, which remains in full force and effect. This Resolution and Resolution 2024-09 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**APPROVED AND ADOPTED** this 10<sup>th</sup> day of July, 2025.

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

- Exhibit A:** Amendment 1 to Second Supplemental Engineer's Report  
**Exhibit B:** Form of Bondholder Consent  
**Exhibit C:** Form of Landowner Consent

## Exhibit A

**BOGGY BRANCH  
COMMUNITY DEVELOPMENT DISTRICT  
SECOND SUPPLEMENTAL ENGINEER'S REPORT  
TO THE CAPITAL IMPROVEMENT PLAN  
(AMENDMENT NO. 1)**

*Prepared for*

**Board of Supervisors  
Boggy Branch  
Community Development District**

Prepared by  
England-Thims & Miller, Inc.  
14775 Old St. Augustine Road  
Jacksonville, Florida 32258  
904-642-8990

**BACKGROUND**

The Boggy Branch Community Development District (The “Boggy Branch CDD” or the “District”) is a 557 ± acre community development district located in Duval County, Florida. (See *Plate 1*, Location Map). The land within the District is currently a partially developed parcel within the SEQ PUD, as defined further herein. The authorized land uses within the District include residential development as well as open space and recreational amenities. The District is planned to be developed in phases over time; these phases are intended to function as a single, interrelated community. The full development within the Boggy Branch CDD boundaries will include approximately:

<b>TYPE</b>	<b>Area (Acres)</b>	<b>Residential Units</b>
Residential	481.6	1,569
Amenity Village	30.8	0
Neighborhood Parks System	9.0	0
Wetlands	32.6	0
Upland Buffer	2.6	0
<b>TOTALS</b>	<b>556.6</b>	<b>1,569</b>

The capital improvement program (“CIP”) is bifurcated into two (2) categories consisting of Shared Master Infrastructure and Residential Master Infrastructure. The Shared Master Infrastructure is that portion of the CIP related to the construction of certain Transportation Management Area (TMA) roadways and other infrastructure that will provide mutual benefit to the lands within both the Ryals Creek CDD and Boggy Branch CDD’s boundaries (the “TMA Roadway Improvements”). The second phase of the CIP is estimated to cost approximately \$49,696,000 and includes only the Residential Master Infrastructure costs allocable to Phase 2 of the District (the "Phase 2 Project"). No Shared Master Infrastructure costs are applicable to Phase 2. The purpose of this Supplemental Engineer’s Report is to describe the Phase 2 Project and the associated infrastructure improvements for the Phase 2 Project and is meant to supplement the Master Engineer’s Report dated March 3, 2020 which describes the CIP for the District. Summaries of the proposed Phase 2 Project and corresponding cost estimates are detailed in Table 1A.

For the Phase 1 Project, the Developer funded certain improvements that were not funded with the proceeds of the Series 2021 Bonds. These include costs already expended by the Developer within the Phase 1 Project and are subject to reimbursement. These improvements and corresponding costs are detailed in Table 1B.

Phase 2 of the District is located southerly of the Phase 1 project. Phase 2 lands of the District consist of 139.84 acres and is planned for 467 residential units. The currently proposed development program for the Phase 2 lands of the District is presented below.

<b>UNIT TYPE</b>	<b>NUMBER OF UNITS (PHASE 1)</b>	<b>NUMBER OF UNITS (PHASE 2)</b>	<b>FUTURE</b>	<b>TOTAL</b>
Townhome/High Density	34	0	321	355
SF 40’	71	172	36	279
SF 50’	150	145	116	411
SF 60’	171	137	60	368
SF 70’	60	13	86	159
<b>TOTALS</b>	<b>486</b>	<b>467</b>	<b>619</b>	<b>1,572</b>

Phase 2 of the District is part of the 1,068-acre tract that received zoning approval from the City of Jacksonville as a mixed-use planned unit development (the “SEQ PUD”). Further, Phase 2 of the District lands is under the jurisdiction of St. Johns River Water Management District (SJRWMD), U.S. Army Corps of Engineers (USACOE) and the Florida Department of Environmental Protection (FDEP). Design and permitting for the improvements for Phase 2 of the District is underway, as shown below:

<b>Phase 2 Design and Permitting</b>	
<b>ITEM</b>	<b>ESTIMATED AGENCY APPROVAL DATE</b>
1. U.S. Army Corps of Engineers	Issued
2. SJRWMD – ERP	12/31/23
3. JEA	12/31/23
4. FDEP – Sewer and Water	12/31/23
5. COJ DMG	12/31/23

A jurisdictional wetland delineation for the entire property within the District has been completed and approved by the St. Johns River Water Management District (SJRWMD) and U.S. Army Corps of Engineers (USACOE). A SJRWMD permit has been obtained for mass grading improvements. SJRWMD permits will be obtained for the subsequent phases of the residential development portions of the project. Construction plan approvals from City of Jacksonville will be obtained for the residential development portions of the property by phases, which is currently anticipated to total 1,572 residential units. Construction of the Phase 2 improvements is currently anticipated to begin in January, 2024. There is a reasonable expectation that the required permits for the District improvements are obtainable, however, all permits are subject to final agency action.

The purpose of this amendment is to incorporate recreation projects into the Phase 2 project. Table 2 provides the recreation projects and the associated costs.

Cost estimates contained in this report are based upon a contractor estimate for Phase 2A. England, Thims & Miller, Inc. believes the estimates to be accurate based upon the available information, however, actual costs will vary based on final contractor bids.

**PROJECT PHASING**

The overall Project will be built in a series of phases. The phasing of the project allows the clearing, earthwork, stormwater management systems, roadways, alleys, utilities, entry features, recreational areas, landscaping, sidewalks and paths to be constructed as needed throughout the build-out of the District. The Project has been designed in such a manner so that Phase 2 can be developed and be self-sufficient, completely separate from Phase 3 which is not currently owned by the Developer. Further, Phase 1 and Phase 2 are both self-sufficient, separate from Phase 3. It is intended that ultimately all phases will act as a system of improvements.

**TABLE 1A**

**PHASE 2 PROJECT INFRASTRUCTURE SUMMARY OF COSTS**

<b>Infrastructure</b>	<b>Phase 2 Project Costs</b>
<b>Residential Master Infrastructure</b>	
Boulevard Roads	\$ 9,615,000
Residential Roads	\$14,034,000
Alleys	\$ 5,595,000
Stormwater Management Facilities	\$ 8,189,000
Water/Reuse Distribution/Sanitary Sewer	\$ 5,755,000
Signage and Striping	\$ 142,000
Mobilization/As-Builts/Erosion Control	\$ 6,366,000
<b>TOTAL</b>	<b>\$49,696,000</b>

**TABLE 1B**

**PHASE 1 PROJECT INFRASTRUCTURE SUMMARY OF COSTS**

(Existing Phase 1 Infrastructure Improvement Costs that were Advance Funded by Developer)

<b>Infrastructure</b>	<b>Phase 1 Project Costs</b>
<b>Residential Master Infrastructure</b>	
Boulevard Roads	\$1,401,000
Residential Roads	\$2,045,000
Alleys	\$ 815,000
Stormwater Management Facilities	\$1,193,000
Water/Reuse Distribution/Sanitary Sewer	\$ 838,000
Signage and Striping	\$ 21,000
Mobilization/As-Builts/Erosion Control	\$ 927,000
<b>TOTAL</b>	<b>\$7,240,000</b>

**TABLE 2**

**PHASE 2 PROJECT RECREATION SUMMARY OF COSTS**

<b>Project</b>	<b>Phase 2 Project Costs</b>
Pickleball Courts	\$ 309,000
Boathouse/Kayak Launch	\$ 500,000
Epic Park	\$2,500,000
Central Park	\$ 419,000
<b>TOTAL</b>	<b>\$3,728,000</b>

## **RESIDENTIAL MASTER INFRASTRUCTURE IMPROVEMENTS**

The District currently intends to finance, design and construct certain infrastructure improvements for the residential development within the District boundaries. The improvements include complete construction of the basic infrastructure for each neighborhood, including but not limited to: clearing and grubbing, earthwork, amenities, entry features, water, reuse and sewer underground utility construction, drainage, stormwater management, grassing, sodding, JEA underground electrical conduit and neighborhood street lighting. Refer to Plates 6-11 for the Neighborhood Infrastructure Improvements.

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

Stormwater management cost estimates included in the residential master infrastructure improvements provide for the attenuation and treatment of stormwater runoff from the project roadways in accordance with St. Johns River Water Management District and City of Jacksonville standards. Costs include detention pond construction, outfall control structures, and any site fill required to provide a complete stormwater management system.

Water, sewer and reuse cost estimates included in the residential master infrastructure improvements consist of the underground water and reuse transmission systems and wastewater (sewer) collection system serving the development. Costs include piping, manholes, valves, services, and all appurtenances required in order to construct the system in accordance with JEA and Florida Department of Environmental Protection standards.

The residential master infrastructure improvements shall be designed and constructed to City of Jacksonville, JEA, Florida Department of Environmental Protection, and St. Johns River Water Management District standards. Roadways shall be owned and maintained by the City of Jacksonville. Water, reuse and sewer facilities shall be owned and maintained by JEA. The neighborhood street lighting shall be owned and operated by JEA, and the electrical cost to operate it is presently expected to be paid by the City of Jacksonville. The District shall maintain stormwater management improvements.

**BASIS OF COST ESTIMATE FOR RESIDENTIAL  
MASTER INFRASTRUCTURE IMPROVEMENTS**

The following is the basis for the residential master infrastructure cost estimates:

- Costs utilized were obtained using contractor pricing for Phase 2A.
- Water and Sewer Facilities are designed in accordance with JEA and FDEP standards.
- The stormwater management system was designed pursuant to SJRWMD and City of Jacksonville standards.
- The engineering, permitting, construction inspection and other soft cost fees have been included in the estimated cost.
- For the purpose of this report, a 10% contingency factor and 10% for soft cost have been included for neighborhood master infrastructure.
- England-Thims & Miller, Inc. believes the enclosed estimates to be accurate based upon the available information, however, actual costs will vary based upon final contractor bids.
- Costs have been included for street lighting and electrical conduit on all roadways in accordance with JEA standards.

## **APPENDIX** **Description**

**Plate No.**

1	Location Map
2	District Boundary
3	District Legal Description
4	Phase 2 Boundary
5A-5D	Phase 2 Legal Description
6	Neighborhood Roads and Alleys
7	Water Distribution System
8	Sanitary Sewer Collection System
9	Reuse Distribution System
10	Stormwater Management Facilities
11	Master Plan

**Exhibit B**  
Form of Bondholder Consent

**§ \_\_\_\_\_ Boggy Branch Community Development District  
Special Assessment Refunding Bonds, Series 2024-\_\_ (the “Bonds”)**

**THIS CONSENT OF BONDHOLDER (“Bondholder Consent”)** is being given by the undersigned (“**Bondholder**”), as a beneficial owner of the principal amount of outstanding Bonds identified below, which Bonds were issued pursuant to a Master Trust Indenture dated as of January 1, 2021 (“**Master Indenture**”), between Boggy Branch Community Development District (“**District**”) and U.S. National Bank, as Trustee, as amended and supplemented by a Second Supplemental Trust Indenture, dated as of February 1, 2024 (“**Second Supplemental Indenture**”) (the Master Indenture, as amended and supplemented by the Second Supplemental Indenture, are hereinafter referred to collectively as “**Indenture**”). The undersigned understands and agrees that:

1. The District is a special purpose unit of local government established for the purpose of financing, constructing, acquiring, operating and maintaining public infrastructure improvements pursuant to Chapter 190 of the Florida Statutes.

2. On or about February 15, 2024, and pursuant to District Resolution 2024-09, among others, the District adopted its *Second Supplemental Engineer’s Report* (“**2024 Report**”) which identified those master infrastructure improvements to be funded, in whole or in part, by the 2024 Bonds (“Series 2024 Project”).

3. In connection with District Resolution 2024-08, the District levied and imposed non-ad valorem special assessments (“**Debt Assessments**”) on certain developable real property within the boundaries of the District in order to secure the repayment of certain future bonds issued to fund a portion of the Capital Improvement Plan.

4. As a result of some changes in the development plan for the District, the District has determined that it would like to adopt the *First Amendment to the Second Supplemental Engineer’s Report* to reflect additional infrastructure improvements to be included in the Series 2024 Project attached hereto as **Exhibit A** (“**Amended 2024 Report**”). The Amended 2024 Project identifies additional recreational improvements to support development lands within the District.

5. The District desires to secure the consent of the Bondholder in order to approve the Amended 2024 Report in substantially the form attached hereto as **Exhibit A**, to adopt any resolutions to effectuate the modifications described in the Amended 2024 Report and to make any further modifications to related bond documents (together, “**Modification**”).

6. Absent fraud, negligence or willful misconduct, the Bondholder hereby consents and agrees to the Modification.

7. The undersigned acknowledges and agrees that it has the full power and authority to execute and deliver this Bondholder Consent on behalf of the Bondholder. The undersigned

further represents, warrants, acknowledges and agrees on behalf of the Bondholder that (i) it has reviewed the documents and matters referenced herein and understands the information contained therein and related thereto; (ii) it has such knowledge and experience in business and financial matters as to be capable of evaluating the merits and risks attendant to the execution of this Bondholder Consent; (iii) it has had the opportunity to ask questions and to obtain such information from the District as the Bondholder has determined to be necessary to enable the Bondholder to evaluate the merits and risks; and (iv) it has independently determined that providing this Bondholder Consent does not adversely affect its interests.

8. This Bondholder Consent may be executed in counterparts, and fax and electronic signatures shall be treated as originals.

**WHEREFORE**, the Bondholder executes the foregoing Bondholder Consent, Amended 2024 Report, set forth above, to be effective as of this \_\_\_\_ day of \_\_\_\_\_, 2025.

BONDHOLDER, as beneficial owner

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Aggregate principal amount of \_\_\_\_\_ Bonds held on the Record Date hereof:

PRINCIPAL AMOUNT \_\_\_\_\_

CUSIP \_\_\_\_\_

PRINCIPAL AMOUNT \_\_\_\_\_

CUSIP \_\_\_\_\_

## Exhibit C

### Form of Landowner Consent

**THIS CONSENT (“Landowner Consent”)** is being given by the undersigned on behalf of CND-SEQ ICI, LLC, a Florida limited liability company (“**Landowner**”). The undersigned understands and agrees that:

1. The District is a special purpose unit of local government established for the purpose of financing, constructing, acquiring, operating and maintaining public infrastructure improvements pursuant to Chapter 190 of the Florida Statutes.

2. On or about February 15, 2024, and pursuant to District Resolution 2024-09, among others, the District adopted its *Second Supplemental Engineer’s Report* (“**2024 Report**”) which identified those master infrastructure improvements to be funded, in whole or in part, by the 2024 Bonds (“**Series 2024 Project**”).

3. In connection with District Resolution 2024-08, the District levied and imposed non-ad valorem special assessments (“**Debt Assessments**”) on certain developable real property within the boundaries of the District in order to secure the repayment of certain future bonds issued to fund a portion of the Capital Improvement Plan.

4. As a result of changes in the development plan for the District, the District has determined that it would like to adopt the *First Amendment to the Second Supplemental Engineer’s Report* to reflect additional infrastructure improvements to be included in the Series 2024 Project attached hereto as **Exhibit A (“Amended 2024 Report”)**. The Amended 2024 Project identifies additional recreational improvements to support lands within the District.

5. The District desires to secure the consent of the Landowner to the Amended 2024 Report, to adopt any resolutions to effectuate the modifications described in the Amended 2024 Report and to make any further modifications to related bond documents (together, “**Modification**”).

6. Absent fraud, negligence or willful misconduct, the Landowner hereby consents and agrees to the Modification.

7. The undersigned acknowledges and agrees that it has the full power and authority to execute and deliver this Landowner Consent on behalf of the Landowner.

[Signature on Next Page]

**IN WITNESS WHEREOF**, the undersigned has executed this certificate for and on behalf of the Landowner as of the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**CND-ICI SEQ, LLC**, a Florida limited liability company  
By: **ICI JAX 1, LLC**, a Florida limited liability company, its Manager

By: \_\_\_\_\_  
Name: Morteza Hosseini-Kargar  
Title: President



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# **Boggy Branch Community Development District**

## **Consideration of Acquisition of Pickle Ball Courts**

Boggy Branch Community Development District  
c/o District Manager  
PFM Group Consulting LLC  
3501 Quadrangle Boulevard, Suite 270  
Orlando, Florida 32817

Re: Letter Agreement for Acquisition of Boggy Branch CDD Pickleball Court Improvements

Dear District Manager,

You are hereby notified that the Developer has completed and wishes to sell (“Sale”) to the District certain “Improvements” as described in **Exhibit A** attached hereto. The following terms govern the proposed Sale:

- As consideration for the Sale, the District agrees to pay from the Series 2024 Bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:

Sincerely,

**BOGGY BRANCH COMMUNITY  
DEVELOPMENT DISTRICT**

**CND-ICI SEQ, LLC**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT A**

**Description of Boggy Branch Pickleball Court Improvements**

***Pickleball Court Improvements*** – All site work (including but not limited to earthwork, storm drainage, sanitary sewer, water and paving/curbing), concrete, masonry, structural steel/metal fabrications, carpentry, specialties, landscape (including sod), hardscape, irrigation, fence, mechanical, electrical and security improvements located on Tract Q, SEQ Residential Phase 1A, as recorded in Plat Book 78, Pages 148, of the Official Records of Duval County, Florida.

***Work Product*** – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the Pickleball Court Improvements described above.

<b>Improvement / Work Product</b>	<b>Description</b>	<b>Total CDD Eligible Amount</b>
O.R. Dicky Smith Co., Inc.	Pickleball Court Facilities	\$254,348.00
Basham & Lucas Design Group, Inc.	Design Plans	\$5,800.00
England, Thims & Miller, Inc.	Site Design	\$41,725.00
HabiTech Systems, Inc.	Access Control	\$4,000
Gardner Storm	Site Work	\$2,500
	<b>TOTALS:</b>	<b>\$308,373.00</b>

**CORPORATE DECLARATION REGARDING COSTS PAID**

**[BOGGY BRANCH CDD PICKLEBALL COURT IMPROVEMENTS]**

CND-ICI SEQ, LLC (“**Developer**”), does hereby certify to the Boggy Branch Community Development District (“**District**”), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the developer of certain lands within District.
2. The *Boggy Branch Community Development District Improvement Plan* dated November 11, 2020 (“**Engineer’s Report**”) describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer’s Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

*[SIGNATURES ON FOLLOWING PAGE]*

**IN WITNESS WHEREOF**, the undersigned has executed this certificate for and on behalf of the Developer as of the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**CND-ICI SEQ, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF VOLUSIA**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of CND-ICI SEQ, LLC, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped  
or Typed as Commissioned)

**DISTRICT ENGINEER’S CERTIFICATE**

**[BOGGY BRANCH CDD PICKLEBALL COURT IMPROVEMENTS]**

\_\_\_\_\_, 2025

Board of Supervisors  
Boggy Branch Community Development District

Re: Acquisition of Improvements

Ladies and Gentlemen:

The undersigned is a representative of England, Thims & Miller, Inc. (“**District Engineer**”), as District Engineer for the Boggy Branch Community Development District (“**District**”) and does hereby make the following certifications in connection with the District’s acquisition from CND-ICI SEQ, LLC (“**Developer**”) as to certain public infrastructure improvements (“**Improvements**”) as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements are within the scope of the District’s capital improvement plan as set forth in the District’s *Improvement Plan*, dated November 11, 2020 (“**Engineer’s Report**”), and specially benefit property within the District as further described in the Engineer’s Report.
3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.
4. The total costs associated with the Improvements are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

[CONTINUED ON FOLLOWING PAGE]

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

**ENGLAND, THIMS & MILLER, INC.**

\_\_\_\_\_, P.E.  
Florida Registration No. \_\_\_\_\_  
District Engineer

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ as \_\_\_\_\_ of England, Thims & Miller, Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed,  
Stamped or Typed as Commissioned)

## CONTRACTOR ACKNOWLEDGMENT AND RELEASE

### [BOGGY BRANCH PICKLEBALL COURT IMPROVEMENTS]

**THIS ACKNOWLEDGMENT & RELEASE (“Release”)** is made to be effective the \_\_\_\_ day of \_\_\_\_\_, 2025, by **O.R. Dicky Smith & Co., Inc. (“Contractor”)**, with an address of 12740 Atlantic Boulevard, Suite 7, Jacksonville, Florida 32225, in favor of the **Boggy Branch Community Development District (“District”)**, which is a local unit of special-purpose government situated in Duval County, Florida, and having offices at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

### RECITALS

**WHEREAS**, pursuant to that *Standard Form of Agreement*, dated March 17, 2025 (“**Contract**”) and between Contractor and CND-ICI SEQ, LLC (“**Developer**”), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A (“Improvements”)**; and

**WHEREAS**, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

**WHEREAS**, Contractor has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the

Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed \$ \_\_\_\_\_ (including balance to finish and retainage) related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

**O.R. DICKY SMITH & CO., INC.**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ as \_\_\_\_\_ of O.R. Dicky Smith & Co., Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed,  
Stamped or Typed as Commissioned)

**PROFESSIONAL ACKNOWLEDGMENT AND RELEASE**

**[BOGGY BRANCH PICKLEBALL COURT WORK PRODUCT]**

**THIS ACKNOWLEDGMENT & RELEASE (“Release”)** is made the \_\_\_\_ day of \_\_\_\_\_, 2025, by **Basham & Lucas Design Group, Inc.**, having a mailing address 7645 Gate Parkway, Suite 201, Jacksonville, Florida 32256 (“**Professional**”), in favor of the **Boggy Branch Community Development District (“District”)**, which is a local unit of special-purpose government situated in Duval County, Florida, and having offices at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

**RECITALS**

**WHEREAS**, pursuant to certain *Proposals for Skinner Southeast Quadrant Final Conceptual Design* dated September 18, 2019, *Final Design & Construction Documents* dated November 17, 2019, and, *Seven Pines Phase 2 Swimming Pool Engineering Construction Documents* dated November 9, 2023, between Professional and CND-ICI SEQ, LLC (“**Developer**”), Professional has created certain work products, as described in **Exhibit A (“Work Product”)**; and

**WHEREAS**, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District’s right to use and rely upon the Work Product; and

**WHEREAS**, Professional has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Work Product, and that there is no disagreement as to the appropriateness of payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

[CONTINUED ON FOLLOWING PAGE]

4. **EFFECTIVE DATE.** This Release shall take effect upon execution.

**BASHAM & LUCAS  
DESIGN GROUP, INC.**

By: \_\_\_\_\_

Its: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ as \_\_\_\_\_ of Basham & Lucas Design Group, Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

Name: \_\_\_\_\_

(Name of Notary Public, Printed,  
Stamped or Typed as Commissioned)

**PROFESSIONAL ACKNOWLEDGMENT AND RELEASE**

**[BOGGY BRANCH PICKLEBALL COURT WORK PRODUCT]**

**THIS ACKNOWLEDGMENT & RELEASE (“Release”)** is made the \_\_\_\_ day of \_\_\_\_\_, 2025, by **England, Thims & Miller, Inc.**, having a mailing address 14775 Old St. Augustine Road, Jacksonville, Florida 32258 (“**Professional**”), in favor of the **Boggy Branch Community Development District (“District”)**, which is a local unit of special-purpose government situated in Duval County, Florida, and having offices at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

**RECITALS**

**WHEREAS**, pursuant to certain *Work Authorization No. 2 – SEQ Pickleball Court*, between Professional and CND-ICI SEQ, LLC (“**Developer**”), Professional has created certain work products, as described in **Exhibit A (“Work Product”)**; and

**WHEREAS**, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District’s right to use and rely upon the Work Product; and

**WHEREAS**, Professional has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.
3. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Work Product, and that there is no disagreement as to the appropriateness of payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

[CONTINUED ON FOLLOWING PAGE]

4. **EFFECTIVE DATE.** This Release shall take effect upon execution.

**ENGLAND, THIMS & MILLER, INC**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ as \_\_\_\_\_ of England, Thims & Miller, Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
Name: \_\_\_\_\_  
(Name of Notary Public, Printed,  
Stamped or Typed as Commissioned)

PREPARED BY AND RETURN TO:  
Katie S. Buchanan, Esquire  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS CND-ICI SEQ, LLC, a Florida limited liability company (“Dedicator”), does hereby sell, convey, and transfer to Boggy Branch Community Development District, a special purpose unit of local government established under Chapter 190, Florida Statutes, whose address 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, (hereinafter referred to as the “Dedicatee”) all its right, title, and interest in and to the following improvements, to have and to hold by Dedicatee, its successors, and its assigns forever (the “Improvements”):

SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN.

Dedicator covenants that it is the lawful owner of said Improvements; that said Improvements are free from all liens and encumbrances of whatever kind and character; and that it will warrant and defend the title to said Improvements against all lawful claims and demands of all persons.

[Signatures on Next Page]

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in Our Presence:

**CND-ICI SEQ, LLC**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025 by \_\_\_\_\_, the \_\_\_\_\_ of CND-ICI SEQ, LLC, on behalf of the Company. He/She is (check one) \_\_ personally known to me or \_\_ has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print \_\_\_\_\_  
Notary Public, State and County aforesaid  
Commission No.: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

(seal)

## **EXHIBIT A**



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# **Boggy Branch Community Development District**

**Ratification of Series 2024A Requisition  
Nos. 61 – 69, 71 – 73 & 75 - 76**

**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: 61
- (B) Name of Payee: England-Thims & Miller, Inc.  
First Citizens  
ABA Routing #053100300  
Jacksonville, FL  
Account #9061592290
- (C) Amount Payable: \$ 11,748.50
- (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):
- |  |                    |
|--|--------------------|
| SEQ Residential Phase 2 - Invoice 218422 (Feb 2025)          | \$ 3,681.00        |
| SEQ Residential - Phase 2A (WA#17) Invoice 218425 (Feb 2025) | <u>\$ 8,067.50</u> |
| <b>REQUISITION TOTAL</b>                                     | <b>\$11,748.50</b> |
- (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: Kerey 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

**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: 62
- (B) Name of Payee:           Onsight Industries, LLC  
                                  900 Central Park Drive  
                                  Sanford, FL 32771
- (C) Amount Payable:       \$ 16,520.80
- (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 Custom Street Signs - Invoice W000393978**
- (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: Kasey 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

**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: 63
- (B) Name of Payee: Adkins Electric, Inc.  
10477 New Kings Road  
Jacksonville, FL 32219
- (C) Amount Payable: \$ 110,610.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **SEQ Residential Phase 2A Primary Conduit System Installation - Invoice 25040011.02**
- (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: Keely 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

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: 64
- (B) Name of Payee: **CND ICI SEQ, LLC**  
**2379 Beville Road**  
**Daytona Beach, FL 32119**
- (C) Amount Payable: **\$ 376,966.54**
- (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): **Reimbursement for advanced payments prior to bond issuance**
- (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: Kacey 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

**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: 65
- (B) Name of Payee: England-Thims & Miller, Inc.  
First Citizens  
ABA Routing #053100300  
Jacksonville, FL  
Account #9061592290
- (C) Amount Payable: \$ 62,201.23
- (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 218893 (March 2025)	\$ 54,479.30
SEQ Residential - Phase 2A (WA#17) Invoice 218897 (March 2025)	<u>\$ 7,721.93</u>
<b>REQUISITION TOTAL</b>	<b>\$ 62,201.23</b>

- (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:

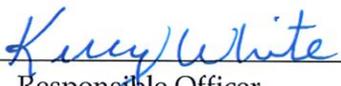
- 1.  obligations in the stated amount set forth above have been incurred by the Issuer,  
or  
 this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition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

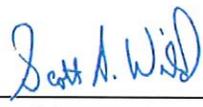
Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**BOGGY BRANCH COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
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: 66
- (B) Name of Payee: ETM Surveying & Mapping, Inc.  
First Citizens  
ABA Routing #053100300  
Jacksonville, FL  
Account #9061592290
- (C) Amount Payable: \$ 8,667.00
- (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 2A (Rev) Platting Services - Invoice 26223 (February 2025)**

- (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.

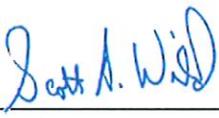
Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**BOGGY BRANCH COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
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: 67
- (B) Name of Payee: ETM Surveying & Mapping, Inc.  
First Citizens  
ABA Routing #053100300  
Jacksonville, FL  
Account #9061592290
- (C) Amount Payable: \$ 6,236.00
- (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 2A (Rev) Platting Services - Invoice 26252 (March 2025)**
- (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:

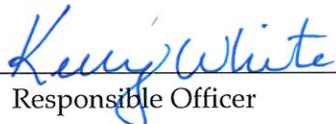
- 1.  obligations in the stated amount set forth above have been incurred by the Issuer,  
or  
 this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition 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:   
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: 68
- (B) Name of Payee: Wiring                      W. Gardner, LLC  
Instructions:                                      Bank Name: PNC Bank  
   Bank City & State: Jacksonville, Florida  
   Beneficiary's Name: W. Gardner, LLC  
   Beneficiary's Address: 4929 Atlantic Blvd,  
   Jacksonville, FL 32207  
   Routing Number: 267084199  
   Account Number: 1271344643  
   Account Type: Business Checking
- (C) Amount Payable:        \$ 365,208.54
- (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 2A Contractor Payment Application No. 24005-12 (March 2025)**
- (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: Keely 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

**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: 69
- (B) Name of Payee: Wiring                      W. Gardner, LLC  
Instructions:                                      Bank Name: PNC Bank  
   Bank City & State: Jacksonville, Florida  
   Beneficiary's Name: W. Gardner, LLC  
   Beneficiary's Address: 4929 Atlantic Blvd,  
   Jacksonville, FL 32207  
   Routing Number: 267084199  
   Account Number: 1271344643  
   Account Type: Business Checking
- (C) Amount Payable:        \$ 104,552.63
- (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 2A Contractor Payment Application No. 24005-13 (April 2025)**
- (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: Kelley White  
Responsible Officer

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

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

Scott A. Wild  
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: 71
- (B) Name of Payee: ETM Surveying & Mapping, Inc.  
First Citizens  
ABA Routing #053100300  
Jacksonville, FL  
Account #9061592290
- (C) Amount Payable: \$ 2,352.00
- (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 2A-2 Boundary Survey and Plat Services - Invoice 26525  
(April 2025)
- (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: Kacey 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

**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: 72
- (B) Name of Payee: ETM Surveying & Mapping, Inc.  
First Citizens  
ABA Routing #053100300  
Jacksonville, FL  
Account #9061592290
- (C) Amount Payable: \$ 22,658.18
- (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 2A (Rev) Platting Services - Invoice 26511 (April 2025)**

- (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:   
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: **73**
- (B) Name of Payee: **CORE & MAIN**  
Payment/wire instructions:  
**CORE & MAIN LP**  
**WIRE INSTRUCTIONS**  
Bank: **Bank of America**  
Bank Address: **222 Broadway, New York, NY 10038**  
Account Name: **CORE & MAIN, LP**  
Checking Account#: **3756670095**  
ABA# for Wire: **026009593**  
Swift Code: **BOFAUS3N**  
Please include company name as reference and the invoice number.  
**achpayment@coreandmain.com**  
SSN or EIN **03-0550887**  
Customer Number: **252417**
- (C) Amount Payable: **\$177,465.70**
- (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 2A Materials**
- (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.

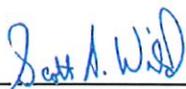
Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**BOGGY BRANCH COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
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: **75**
- (B) Name of Payee: **CORE & MAIN**  
Payment/wire instructions:  
**CORE & MAIN LP**  
**WIRE INSTRUCTIONS**  
Bank: Bank of America  
Bank Address: 222 Broadway, New York, NY 10038  
Account Name: CORE & MAIN, LP  
Checking Account#: 3756670095  
ABA# for Wire: 026009593  
Swift Code: BOFAUS3N  
Please include company name as reference and the invoice number.  
achpayment@coreandmain.com  
SSN or EIN 03-0550887  
Customer Number: 252417
- (C) Amount Payable: **\$ 11,355.00**
- (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): **Seven Pines 2A Materials**
- (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: 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

**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: 76
- (B) Name of Payee: **ONSIGHT INDUSTRIES, LLC  
900 CENTRAL PARK DR  
SANFORD FL 32771**
- (C) Amount Payable: **\$ 16,520.80**
- (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 2A Street Signs – Invoice 435641**
- (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.





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# **Boggy Branch Community Development District**

**Ratification of Payment  
Authorization Nos. 166 – 177**

**BOGGY BRANCH  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 166

4/4/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025
1	<b>Elite Amenities</b>		
	Splash Pad Monitor - Event 4/19/25-4/20/25	1808	\$ 336.00
	Pool Monitoring: April 2025	1810	\$ 2,952.60
	Pool Monitoring: May 2025	1817	\$ 2,952.60
2	<b>TECO</b>		
	12082 Reunion Cir, Amenity C; 02/21/25-03/20/25	Acct: 221009297286	\$ 114.07
3	<b>U.S. Bank</b>		
	S2024A1/2 Trustee Fees 03/01/25-02/28/26	7689639	\$ 5,387.50
4	<b>VerdeGo Landscape</b>		
	Landscape Maintenance: April 2025	21369	\$ 3,268.28
5	<b>VGlobalTech</b>		
	Quarter 1 ADA Audit	7139	\$ 300.00
	Monthly Website Fee: April 2025	7235	\$ 135.00
6	<b>Waste Pro</b>		<del>10,899.20</del>
	Acct: 172471; April 2025 Service - <i>revised invoice</i>	3669828	\$ 15,546.30
	Acct: 186972; May 2025 Service	3670630	\$ 500.01
			<del>26,845.26</del>
<b>TOTAL</b>			<b>\$ 31,492.36</b>

*Vivian Carvalho*

Secretary / Assistant Secretary

*Keely White*

Chairman / Vice Chairman



**BOGGY BRANCH  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 167  
4/11/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025
1	<b>AT&amp;T</b> 12082 Reunion Cir; 04/01/25-04/30/25	Acct: 336071360	\$ 285.00
2	<b>DoodyCalls of Jacksonville FL</b> Pet Waste Station Service: March 2025	JAC-0275878	\$ 480.00
3	<b>England-Thims &amp; Miller</b> Engineering Services Through 03/29/2025	218923	\$ 1,862.50
4	<b>The Huntington National Bank (paid ACH)</b> Fitness Equipment Lease; 04/14/25-05/13/25	1711776	\$ 2,175.05
5	<b>Jacksonville Daily Record</b> Legal Advertising on 04/10/25	25-01846D	\$ 100.00
6	<b>JEA</b> Account: 1832950202; 02/20/25-03/27/25	--	\$ 16,285.96
7	<b>Kutak Rock</b> District Counsel Through 02/28/25	3550243	\$ 1,039.00
8	<b>The Landscape Design Group of North Florida</b> Landscape Maintenance: April 2025	54252	\$ 7,783.67
9	<b>Nader's Pest Raiders</b> Pest Control Service Initial Fly Control Service Aura Fly Light	61004664 61317423 61317771	\$ 75.00 \$ 37.00 \$ 225.00
10	<b>OnVie</b> Lifestyle Management Fee: May 2025	1523	\$ 4,000.00
<b>TOTAL</b>			<b>\$ 34,348.18</b>

*Vivian Carvalho*

Secretary / Assistant Secretary

*Kelly White*

Chairman / Vice Chairman



**BOGGY BRANCH  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 168  
4/18/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025
1	<b>Biscottis</b> Easter Bunny Brunch Event 04/19/25	--	\$ 7,406.25
2	<b>Florida Natural Gas (paid online)</b> 12082 Reunion Circle; 02/20/25-03/20/25	1192297ES	\$ 15.58
3	<b>The Lake Doctors</b> Lake Maintenance: April 2025	2016146	\$ 903.00
4	<b>Majestic Touch of Class Cleaning</b> Janitorial Cleaning: April 2025	3850	\$ 1,992.00
5	<b>OnVie</b> Lifestyle Start Up Supplies/Welcome Packets	1508	\$ 4,082.68
<b>TOTAL</b>			<b>\$ 14,399.51</b>

*Vivian Carvalho*  
Secretary / Assistant Secretary

*Keely White*  
Chairman / Vice Chairman

**BOGGY BRANCH  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 169  
4/25/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025
1	<b>Fast Jax Trivia</b> Bingo - Event 04/18/25	--	\$ 213.00
<b>TOTAL</b>			<b>\$ 213.00</b>

*Kwame Jackson*  
Secretary / Assistant Secretary

*Karey White*  
Chairman / Vice Chairman



**BOGGY BRANCH  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 170  
5/2/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025
1	<b>C Buss Enterprises</b> Pool Service: May 2025	3544	\$ 3,200.00
2	<b>Cortnie Frazier Music</b> Happy Hour Event 04/25/25	INV04252025	\$ 465.00
3	<b>Florida Natural Gas (paid online)</b> 12082 Reunion Circle; 03/20/25-04/21/25	1212480ES	\$ 11.80
4	<b>JEA</b> Account: 1832950202; 03/26/25-04/25/25	--	\$ 22,525.86
5	<b>The Landscape Design Group of North Florida</b> Sod Installation - Central Park Irrigation Repair Lake Bank Mowing - Gathering Pines Lake Bank Mowing - Serene/Old Canal/Grand Pine	54599 54605 54630 54639	\$ 659.75 \$ 240.00 \$ 1,190.00 \$ 1,190.00
6	<b>Mike Veazey</b> Reimbursement: Message Board	--	\$ 714.89
7	<b>Nader's Pest Raiders</b> Pest Control Service Fly Control Service	61496809 61496851	\$ 75.00 \$ 7.53
8	<b>PFM Group Consulting</b> District Management Fee: April 2025	DM-04-2025-05	\$ 2,291.67
9	<b>TECO</b> 12082 Reunion Cir, Amenity C; 03/21/25-04/21/25	Acct: 221009297286	\$ 110.43
10	<b>VerdeGo Landscape</b> Landscape Maintenance: May 2025	21869	\$ 3,268.29
11	<b>VGlobalTech</b> Monthly Website Fee: May 2025	7309	\$ 135.00
<b>TOTAL</b>			<b>\$ 36,085.22</b>

*Kwame Jackson*  
Secretary / Assistant Secretary

*Kelsey White*  
Chairman / Vice Chairman

**BOGGY BRANCH  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 171

5/9/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025
1	<b>AT&amp;T</b> 12082 Reunion Cir; 05/01/25-05/31/25	Acct: 336071360	\$ 285.00
2	<b>England-Thims &amp; Miller</b> Engineering Services Through 04/26/2025	219423	\$ 1,397.50
3	<b>Florida Department of Health - Duval (Paid Online)</b> Pool Permit No. 16-60-2754710 Online Convenience Fee Pool Permit No. 16-60-2872923 Online Convenience Fee	16-BID-7819143 -- 16-BID-7819447 --	\$ 200.00 \$ 0.35 \$ 325.00 \$ 0.35
4	<b>The Landscape Design Group of North Florida</b> Lake Bank Mowing - Pathfinder/Grand Pine	54689	\$ 1,020.00
5	<b>OnVie</b> Lifestyle Management Fee: June 2025 Passthrough Payroll - May/June 2025	1584 1608	\$ 4,000.00 \$ 10,500.00
6	<b>Waste Pro</b> Acct: 172471; May 2025 Service Acct: 186972; June 2025 Service	3754620 3755732	\$ 10,935.71 \$ 498.23
<b>TOTAL</b>			<b>\$ 29,162.14</b>

*Vivian Carvalho*

Secretary / Assistant Secretary

*Kelley White*

Chairman / Vice Chairman



**BOGGY BRANCH  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 172  
5/16/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025
1	<b>The Huntington National Bank (paid ACH)</b> Fitness Equipment Lease; 05/14/25-06/13/25	1795461	\$ 2,175.05
2	<b>The Lake Doctors</b> Lake Maintenance: May 2025	2028482	\$ 903.00
3	<b>The Landscape Design Group of North Florida</b> Irrigation Repair - Front Entry	54833	\$ 235.00
4	<b>OnVie</b> Amenity/Event Expenses	1639	\$ 484.61
5	<b>PFM Group Consulting</b> District Management Fee: May 2025 Postage: April 2025	DM-05-2025-05 OE-EXP-05-2025-08	\$ 2,291.67 \$ 0.69
<b>TOTAL</b>			<b>\$ 6,090.02</b>

*Kwame Jackson*  
Secretary / Assistant Secretary

*Kenny White*  
Chairman / Vice Chairman

**BOGGY BRANCH  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 173  
5/23/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025
1	<b>Fast Jax Trivia</b>		
	Bingo - Event 05/16/25	--	\$ 195.41
	Trivia - Event 05/22/25	--	\$ 195.41
2	<b>First Coast Contract Maintenance Services</b>		
	Field/Amenity Management: May 2025 - Initial	9498	\$ 2,526.69
	Field/Amenity Management: June 2025	9499	\$ 7,323.75
3	<b>The Landscape Design Group of North Florida</b>		
	Irrigation Repair - Front Entry	54953	\$ 1,110.00
4	<b>Majestic Touch of Class Cleaning</b>		
	Janitorial Cleaning: May 2025	3919	\$ 2,463.35
5	<b>Nader's Pest Raiders</b>		
	Wildlife Service Cage	62158755	\$ 500.00
<b>TOTAL</b>			<b>\$ 14,314.61</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

*Keray White*  
Chairman / Vice Chairman

**BOGGY BRANCH  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 174  
5/30/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025
1	<b>C Buss Enterprises</b> Pool Service: June 2025	3712	\$ 3,200.00
2	<b>Florida Department of Health - Duval (Paid Online)</b> Pool Permit No. 16-60-2754702	16-BID-7819441	\$ 125.35
3	<b>Florida Natural Gas</b> 12082 Reunion Circle; 04/21/25-05/21/25	1233763ES	\$ 7.12
4	<b>JEA</b> Account: 1832950202; 04/22/25-05/27/25	--	\$ 9,549.34
5	<b>OnVie</b> Amenity/Event Expenses Lifestyle Management Fee: July 2025	1561 1647	\$ 2,219.65 \$ 4,000.00
6	<b>TECO</b> 12082 Reunion Cir, Amenity C; 04/22/25-05/21/25	Acct: 221009297286	\$ 106.03
7	<b>VerdeGo Landscape</b> Irrigation Inspection Repairs: May 2025	22306	\$ 77.00
<b>TOTAL</b>			<b>\$ 19,284.49</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

*Kelley White*  
Chairman / Vice Chairman

**BOGGY BRANCH  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 175  
6/6/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025
1	<b>AT&amp;T</b> 12082 Reunion Cir; 06/01/25-06/30/25	Acct: 336071360	\$ 285.00
2	<b>England-Thims &amp; Miller</b> Engineering Services Through 05/24/2025	219950	\$ 939.75
3	<b>First Coast Contract Maintenance Services</b> Field/Amenity Management: July 2025 Reimbursement - Tools/Supplies: May 2025	9570 9575	\$ 7,323.75 \$ 470.47
4	<b>General Sign Service</b> Entry Signs Repainting/Hardware Replacement	13230	\$ 2,150.00
5	<b>The Landscape Design Group of North Florida</b> Irrigation Repair	55122	\$ 260.00
6	<b>Mike Veazey</b> Reimbursement: Supplies - Shelves Reimbursement: Supplies - Hose	-- --	\$ 290.22 \$ 32.23
7	<b>Nader's Pest Raiders</b> Pest Control Service Fly Control Service	61948505 61948553	\$ 75.00 \$ 7.00
8	<b>PFM Group Consulting</b> District Management Fee: June 2025 FedEx: May 2025	DM-06-2025-05 OE-EXP-06-2025-06	\$ 2,291.67 \$ 5.03
9	<b>VerdeGo Landscape</b> Landscape Maintenance: June 2025	22404	\$ 3,268.28
10	<b>VGlobalTech</b> Monthly Website Fee: June 2025	7392	\$ 135.00
11	<b>Waste Pro</b> Acct: 172471; June 2025 Service Acct: 186972; July 2025 Service	3839684 3841549	\$ 10,104.70 \$ 480.99
<b>TOTAL</b>			<b>\$ 28,119.09</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

*Kenneth St.*  
Chairman / Vice Chairman

**BOGGY BRANCH  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 176  
6/13/2025

Item No.	Vendor	Invoice Number	General Fund FY 2025
1	<b>Catherine Rockwell</b> Community Yoga Class	1	\$ 50.00
2	<b>DoodyCalls of Jacksonville FL</b> Pet Waste Station Service: April 2025 Pet Waste Station Service: May 2025	JAC-0291477 JAC-0304641	\$ 540.00 \$ 540.00
3	<b>Gary Whitaker</b> Music Bingo DJ Services: Event 06/20/25	0001	\$ 250.00
4	<b>The Huntington National Bank (paid ACH)</b> Fitness Equipment Lease; 06/14/25-07/13/25	1869184	\$ 2,175.05
5	<b>The Landscape Design Group of North Florida</b> Landscape Maintenance: June 2025 Lawn Maintenance: June 2025	55129 55561	\$ 7,783.67 \$ 2,890.33
<b>TOTAL</b>			<b>\$ 14,229.05</b>

*Vivian Carvalho*

Secretary / Assistant Secretary

*Kerry White*

Chairman / Vice Chairman

**BOGGY BRANCH  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 177  
6/20/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
1872	Elite Amenities NE FL LLC (BOGGYB)	06/18/2025	Boggy Branch CDD	392.00
25-03398D	Jacksonville Daily Record (BOGGYB)	06/19/2025	Boggy Branch CDD	247.00
3991	Majestic Touch of Class Cleani (BOGGYB)	06/14/2025	Boggy Branch CDD	2,149.15
2037008	The Lake Doctors (BOGGYB)	06/17/2025	Boggy Branch CDD	903.00
<b>Total:</b>				<b>3,691.15</b>

*Kwame Jackson*  
Secretary / Assistant Secretary

*Keezy White*  
Chairman / Vice Chairman



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# **Boggy Branch Community Development District**

## **Review of District Financial Statements**



# Boggy Branch CDD

## 2025 Financial Package

MAY 31, 2025

**PFM Group Consulting LLC**  
3501 Quadrangle Blvd  
Suite 270  
Orlando, FL 32817  
407-723-5900



**Boggy Branch CDD**  
Statement of Financial Position  
As of 5/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$874,573.34				\$874,573.34
Debit Card Account	1,481.86				1,481.86
Assessments Receivable	152,650.90				152,650.90
Prepaid Expenses	3,591.68				3,591.68
Assessments Receivable		\$1,043,952.28			1,043,952.28
Due From Other Funds		1,797.42			1,797.42
Debt Service Reserve 2021 Bond		826,875.00			826,875.00
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		234,121.04			234,121.04
Revenue Series 2024A-1 and A-2		97,685.29			97,685.29
Interest 2024 A1 Bond		106.62			106.62
Interest 2024 A2 Bond		35,864.82			35,864.82
Prepayment 2021 Bond		3,896.24			3,896.24
Prepayment Series 2024A-2		2,479,506.00			2,479,506.00
Principal Series 2024A-1		16.20			16.20
Acquisition/Construction 2021 Bond			\$57,471.16		57,471.16
Acquisition/Construction 2024 Bond			17,142,942.80		17,142,942.80
Total Current Assets	<u>\$1,032,297.78</u>	<u>\$5,803,689.66</u>	<u>\$17,200,413.96</u>	<u>\$0.00</u>	<u>\$24,036,401.40</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$4,757,939.96	\$4,757,939.96
Amount To Be Provided				43,857,060.04	43,857,060.04
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$48,615,000.00</u>	<u>\$48,615,000.00</u>
<b>Total Assets</b>	<b><u><u>\$1,032,297.78</u></u></b>	<b><u><u>\$5,803,689.66</u></u></b>	<b><u><u>\$17,200,413.96</u></u></b>	<b><u><u>\$48,615,000.00</u></u></b>	<b><u><u>\$72,651,401.40</u></u></b>



**Boggy Branch CDD**  
Statement of Financial Position  
As of 5/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$92,100.81				\$92,100.81
Due To Other Funds	1,797.42				1,797.42
Deferred Revenue	152,650.90				152,650.90
Deferred Revenue		\$1,043,952.28			1,043,952.28
Retainage Payable Series 2021			\$433,802.46		433,802.46
Retainage Payable Series 2024			316,503.02		316,503.02
Total Current Liabilities	<u>\$246,549.13</u>	<u>\$1,043,952.28</u>	<u>\$750,305.48</u>	<u>\$0.00</u>	<u>\$2,040,806.89</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$48,615,000.00	\$48,615,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$48,615,000.00</u>	<u>\$48,615,000.00</u>
<b>Total Liabilities</b>	<u>\$246,549.13</u>	<u>\$1,043,952.28</u>	<u>\$750,305.48</u>	<u>\$48,615,000.00</u>	<u>\$50,655,806.89</u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	(\$1,797.00)				(\$1,797.00)
Current Year Net Assets, Unrestricted	(5,073.95)				(5,073.95)
Net Assets - General Government	330,045.35				330,045.35
Current Year Net Assets - General Government	462,574.25				462,574.25
Net Assets, Unrestricted		\$3,251,124.73			3,251,124.73
Current Year Net Assets, Unrestricted		1,508,612.65			1,508,612.65
Net Assets, Unrestricted			\$20,567,740.16		20,567,740.16
Current Year Net Assets, Unrestricted			(4,092,631.68)		(4,092,631.68)
Net Assets - General Government			(25,000.00)		(25,000.00)
<b>Total Net Assets</b>	<u>\$785,748.65</u>	<u>\$4,759,737.38</u>	<u>\$16,450,108.48</u>	<u>\$0.00</u>	<u>\$21,995,594.51</u>
<b>Total Liabilities and Net Assets</b>	<u>\$1,032,297.78</u>	<u>\$5,803,689.66</u>	<u>\$17,200,413.96</u>	<u>\$48,615,000.00</u>	<u>\$72,651,401.40</u>



**Buggy Branch CDD**  
Statement of Activities  
As of 5/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<b>Revenues</b>					
On-Roll Assessments	\$489,231.14				\$489,231.14
Off-Roll Assessments	611,108.84				611,108.84
Other Revenue	5,100.00				5,100.00
Inter-Fund Transfers In	(10,173.95)				(10,173.95)
On-Roll Assessments		\$563,171.76			563,171.76
Off-Roll Assessments		1,378,183.46			1,378,183.46
Other Assessments		2,512,010.58			2,512,010.58
Inter-Fund Group Transfers In		(13,709.65)			(13,709.65)
Developer Contributions			\$114,692.19		114,692.19
Inter-Fund Transfers In			23,883.59		23,883.59
Total Revenues	\$1,095,266.03	\$4,439,656.15	\$138,575.78	\$0.00	\$5,673,497.96
<b>Expenses</b>					
Public Officials Insurance	\$2,708.00				\$2,708.00
Trustee Services	7,183.33				7,183.33
Management	18,333.36				18,333.36
Field Management	1,883.00				1,883.00
Engineering	9,060.25				9,060.25
Disclosure Agent	5,000.00				5,000.00
District Counsel	6,806.74				6,806.74
Assessment Administration	15,000.00				15,000.00
Audit	6,100.00				6,100.00
Ryals Creek Interlocal Agreement	54,712.09				54,712.09
Legal Advertising	444.88				444.88
Miscellaneous	2,002.67				2,002.67
Contingency	1,659.89				1,659.89
Office Supplies	188.58				188.58
Web Site Maintenance	1,680.00				1,680.00
Dues, Licenses, and Fees	175.00				175.00
Utilities	37,889.50				37,889.50
Irrigation	1,662.00				1,662.00
Fountains	580.00				580.00
Dumpster	74,641.96				74,641.96
Amenity - Reclaimed Water	13,476.01				13,476.01
Amenity - Telephone	2,186.36				2,186.36
Amenity - Cable TV	280.06				280.06
Amenity - Insurance	46,162.00				46,162.00
Amenity - Dues & License	1,501.40				1,501.40
Amenity - Landscape Maintenance	22,878.02				22,878.02
Amenity - Pool Maintenance	25,117.35				25,117.35
Amenity - Janitorial	14,558.03				14,558.03
Amenity - Pest Control	1,069.53				1,069.53
Amenity - Electric	19,909.64				19,909.64
Amenity - Gas	1,005.13				1,005.13
Amenity - Refuse & Trash Removal	6,185.78				6,185.78



**Boggy Branch CDD**  
Statement of Activities  
As of 5/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
Amenity - Lifestyle Programming	22,454.06				22,454.06
Amenity - Lifestyle Coordinator	37,850.01				37,850.01
Amenity - Manager	7,967.44				7,967.44
Amenity - Fitness Lease Cardio	13,275.30				13,275.30
Amenity - Lifeguards	6,241.20				6,241.20
Amenity - Lifestyle Management Fee	44,082.68				44,082.68
Amenity - Security	903.00				903.00
General Liability Insurance	3,309.00				3,309.00
General Repair & Maintenance	2,176.50				2,176.50
Lake Maintenance	7,524.00				7,524.00
Landscaping Maintenance & Material	58,545.44				58,545.44
Utilities - Phase 1	16,384.54				16,384.54
Bridge	15,012.00				15,012.00
Principal Payment		\$480,000.00			480,000.00
Interest Payment Series 2021		815,743.75			815,743.75
Interest Payments Series 2024		1,697,268.75			1,697,268.75
Engineering			\$52,079.26		52,079.26
Capital Expenditures Series 2021			52,449.92		52,449.92
Capital Expenditures Series 2024			4,589,501.39		4,589,501.39
Total Expenses	<u>\$637,765.73</u>	<u>\$2,993,012.50</u>	<u>\$4,694,030.57</u>	<u>\$0.00</u>	<u>\$8,324,808.80</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income		\$61,969.00			\$61,969.00
Interest Income			\$462,823.11		462,823.11
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$61,969.00</u>	<u>\$462,823.11</u>	<u>\$0.00</u>	<u>\$524,792.11</u>
<b>Change In Net Assets</b>	<b>\$457,500.30</b>	<b>\$1,508,612.65</b>	<b>(\$4,092,631.68)</b>	<b>\$0.00</b>	<b>(\$2,126,518.73)</b>
<b>Net Assets At Beginning Of Year</b>	<u><b>\$328,248.35</b></u>	<u><b>\$3,251,124.73</b></u>	<u><b>\$20,542,740.16</b></u>	<u><b>\$0.00</b></u>	<u><b>\$24,122,113.24</b></u>
<b>Net Assets At End Of Year</b>	<u><u><b>\$785,748.65</b></u></u>	<u><u><b>\$4,759,737.38</b></u></u>	<u><u><b>\$16,450,108.48</b></u></u>	<u><u><b>\$0.00</b></u></u>	<u><u><b>\$21,995,594.51</b></u></u>



**Boggy Branch Community Development District**  
**Budget to Actual**  
**For the Month Ending 5/31/25**

	Year to Date			FY 2025 Adopted Budget	Percentage Spent
	Actual	Budget	Variance		
<b>Revenues</b>					
Assessments	\$ 1,100,339.98	\$ 827,327.67	\$ 273,012.31	\$ 1,240,991.50	88.67%
Other Revenue	5,100.00	-	5,100.00	-	0.00%
<b>Net Revenues</b>	<b>\$ 1,105,439.98</b>	<b>\$ 827,327.67</b>	<b>\$ 278,112.31</b>	<b>\$ 1,240,991.50</b>	<b>88.67%</b>
<b>Expenditures</b>					
Public Officials Insurance	\$ 2,708.00	\$ 1,909.33	\$ 798.67	\$ 2,864.00	94.55%
Trustee Fees	7,183.33	6,000.00	1,183.33	9,000.00	79.81%
District Management	18,333.36	18,333.33	0.03	27,500.00	66.67%
Field Management	1,883.00	2,400.00	(517.00)	3,600.00	52.31%
Engineering Fees	9,060.25	6,666.67	2,393.58	10,000.00	90.60%
Disclosure Agent	5,000.00	6,666.67	(1,666.67)	10,000.00	50.00%
District Counsel	6,806.74	6,666.67	140.07	10,000.00	68.07%
Assessment Administration	15,000.00	10,000.00	5,000.00	15,000.00	100.00%
Audit	6,100.00	2,383.33	3,716.67	3,575.00	170.63%
Arbitrage Rebate Calculation	-	500.00	(500.00)	750.00	0.00%
Ryals Creek Interlocal Agreement	54,712.09	44,116.67	10,595.42	66,175.00	82.68%
Legal Advertising	444.88	1,666.67	(1,221.79)	2,500.00	17.80%
Miscellaneous - bank charges	2,002.67	166.67	1,836.00	250.00	801.07%
Contingency	1,659.89	29,333.33	(27,673.44)	44,000.00	3.77%
Office miscellaneous	188.58	500.00	(311.42)	750.00	25.14%
Web Site Maintenance	1,680.00	1,880.00	(200.00)	2,820.00	59.57%
Dues, Licenses & Fees	175.00	116.67	58.33	175.00	100.00%
Security	-	8,000.00	(8,000.00)	12,000.00	0.00%
Utilities	37,889.50	108,000.00	(70,110.50)	162,000.00	23.39%
Irrigation Repairs	1,662.00	3,333.33	(1,671.33)	5,000.00	33.24%
Fountains	580.00	386.67	193.33	580.00	100.00%
General Liability Insurance	3,309.00	2,333.33	975.67	3,500.00	94.54%
General Maintenance	2,176.50	3,333.33	(1,156.83)	5,000.00	43.53%
Lake Maintenance	7,524.00	6,193.33	1,330.67	9,290.00	80.99%
Landscape Maintenance	58,545.44	65,333.33	(6,787.89)	98,000.00	59.74%
Landscape Improvements	-	3,333.33	(3,333.33)	5,000.00	0.00%
Bridge	15,012.00	3,333.33	11,678.67	5,000.00	300.24%
<b>Master Expenditures</b>	<b>\$ 259,636.23</b>	<b>\$ 342,886.00</b>	<b>\$ (83,249.77)</b>	<b>\$ 514,329.00</b>	<b>50.48%</b>
Amenity - Reclaimed Water	\$ 13,476.01	\$ 21,000.00	\$ (7,523.99)	\$ 31,500.00	42.78%
Amenity - Telephone	2,186.36	2,400.00	(213.64)	3,600.00	60.73%
Amenity - Cable	280.06	1,500.00	(1,219.94)	2,250.00	12.45%
Amenity - Insurance	46,162.00	33,333.33	12,828.67	50,000.00	92.32%
Amenity - Dues & License	1,501.40	666.67	834.73	1,000.00	150.14%
Amenity - Landscape Maintenance	22,878.02	20,000.00	2,878.02	30,000.00	76.26%
Amenity - Pool and Splash Pad Maintenance	25,117.35	25,700.00	(582.65)	38,550.00	65.16%
Amenity - Gates/ Control Access	-	2,500.00	(2,500.00)	3,750.00	0.00%
Amenity - Janitorial	14,558.03	12,000.00	2,558.03	18,000.00	80.88%
Amenity - Pest Control	1,069.53	1,500.00	(430.47)	2,250.00	47.53%



**Boggy Branch Community Development District**  
 Budget to Actual  
 For the Month Ending 5/31/25

Year to Date

	Actual	Budget	Variance	FY 2025 Adopted Budget	Percentage Spent
Amenity - Maintenance	-	5,000.00	(5,000.00)	7,500.00	0.00%
Amenity - Electric	19,909.64	20,000.00	(90.36)	30,000.00	66.37%
Amenity - Gas (Pool Heating)	1,005.13	1,000.00	5.13	1,500.00	67.01%
Amenity - Mulch	-	8,125.00	(8,125.00)	12,187.50	0.00%
Amenity - Refuse Services and Trash Removal	6,185.78	1,350.00	4,835.78	2,025.00	305.47%
Amenity - Lifestyle Programming	22,454.06	16,666.67	5,787.39	25,000.00	89.82%
Amenity - Lifestyle Coordinator	37,850.01	52,000.00	(14,149.99)	78,000.00	48.53%
Amenity - Manager	7,967.44	32,500.00	(24,532.56)	48,750.00	16.34%
Amenity - Fitness Lease Cardio	13,275.30	19,200.00	(5,924.70)	28,800.00	46.09%
Amenity - Lifeguards	6,241.20	8,000.00	(1,758.80)	12,000.00	52.01%
Amenity - Lifestyle Management	44,082.68	32,000.00	12,082.68	48,000.00	91.84%
Website Amenity	-	4,200.00	(4,200.00)	6,300.00	0.00%
Amenity Security	903.00	12,500.00	(11,597.00)	18,750.00	4.82%
Fitness Facility - Maintenance	-	5,000.00	(5,000.00)	7,500.00	0.00%
<b>Amenity Expenditures Total</b>	<b>\$ 287,103.00</b>	<b>\$ 338,141.67</b>	<b>\$ (51,038.67)</b>	<b>\$ 507,212.50</b>	<b>56.60%</b>
Field Management	\$ -	\$ 12,000.00	\$ (12,000.00)	\$ 18,000.00	0.00%
Lake Maintenance	-	6,193.33	(6,193.33)	9,290.00	0.00%
Landscape Maintenance	-	28,000.00	(28,000.00)	42,000.00	0.00%
Landscape Improvements	-	1,333.33	(1,333.33)	2,000.00	0.00%
Irrigation Repairs	-	1,333.33	(1,333.33)	2,000.00	0.00%
Utilities	16,384.54	12,000.00	4,384.54	18,000.00	91.03%
Fountains	-	773.33	(773.33)	1,160.00	0.00%
General Maintenance	-	1,333.33	(1,333.33)	2,000.00	0.00%
Mowing Pond Banks	-	13,333.33	(13,333.33)	20,000.00	0.00%
<b>Phase 1A</b>	<b>\$ 16,384.54</b>	<b>\$ 76,300.00</b>	<b>\$ (59,915.46)</b>	<b>\$ 114,450.00</b>	<b>14.32%</b>
Alley Lot Trash	\$ 74,641.96	\$ 70,000.00	\$ 4,641.96	\$ 105,000.00	71.09%
<b>Alley Lot total</b>	<b>\$ 74,641.96</b>	<b>\$ 70,000.00</b>	<b>\$ 4,641.96</b>	<b>\$ 105,000.00</b>	<b>71.09%</b>
<b>Total Expenses</b>	<b>\$ 637,765.73</b>	<b>\$ 827,327.67</b>	<b>\$ (189,561.94)</b>	<b>\$ 1,240,991.50</b>	<b>51.39%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 467,674.25</b>	<b>\$ -</b>	<b>\$ 467,674.25</b>	<b>\$ -</b>	
<b>Other Income (Expense)</b>					
Interest Income	\$ -	\$ -	\$ -	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 467,674.25</b>	<b>\$ -</b>	<b>\$ 467,674.25</b>	<b>\$ -</b>	