Boggy Branch
Community Development District

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

The special meeting of the Board of Supervisors of **Boggy Branch Community Development District** will be held on **Thursday, October 29, 2026, at 1:30 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 July 16, 2026, Board of Supervisors' Meeting
2. Consideration of **Resolution 2027-01, Adopting a Revised Fiscal Year 2025-2026 O&M Budget**
3. Consideration of Third Supplemental Engineer's Report
4. Consideration of Master Special Assessment Methodology Report
5. Consideration of **Resolution 2027-02, Declaring Special Assessments for Series 2027 Bonds**
6. Consideration of Resolution **2027-03, Setting Public Hearing Date to Levy and Impose Special Assessments for Series 2027 Bonds**
7. Consideration of Raymond James Investment Banking Agreement
8. Consideration of Bryant Miller Olive Bond Counsel Agreement
9. Consideration of Amended Amenities Rules & Policies
10. Ratification of Agreement with Norlee Group for Seven Pines 2B Primary Conduit System
11. Ratification of Work Authorization #23 for England, Thims & Miller, Inc.
12. Ratification of Purchase Order BBCDD-26-001-Add1 Re: Core & Main LP
13. Ratification of Purchase Order BBCDD-26-002-Add Re: Rinker Materials
14. Ratification of Purchase Order BBCDD-26-002-Add2 Re: Rinker Materials
15. Ratification of Series 2024A Requisition Nos. 180 & 182 – 204
16. Ratification of Payment Authorization Nos. 228 – 239
17. Review of District Financial Statements

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Other Business

- Staff Reports
    - District Counsel
    - District Engineer
    - District Manager
        - Next Meeting: November 12, 2026, Landowner Meeting
- Supervisors Requests and Comments

Adjournment

Boggy Branch
Community Development District

Consideration of Minutes of the
July 16, 2025, Board of Supervisors Meeting

MINUTES OF MEETING

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES
Thursday, July 16, 2026, at 12:00 p.m.
14785 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
KC Middleton	Assistant Secretary
Pete Prikasky	Assistant Secretary

Also, present in person or via phone:

Vivian Carvalho	District Manager - PFM Management Services LLC	
Kwame Jackson	Associate DM - PFM Management Services LLC	
Ashley Quiros	ADM – PFM Management Services LLC	(via phone)
Kiara Cuesta	District Accountant – PFM Management Services LLC	(via phone)
Jennifer Glasgow	District Accountant – PFM Management Services LLC	(via phone)
Scott Wild	District Engineer – England-Thims & Miller	(via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Mike Veazey	Project Manager - ICI Homes	
Various Audience Members		

FIRST ORDER OF BUSINESS **Organizational Matters**

Call to Order and Roll

The meeting was called to order at 12:06 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 resident inquired about additional amenities, such as tennis courts.

A resident expressed concerns on the increase in utilities, YouTube TV expense, Pool Maintenance and Cleanup, and Pool Heating. She also requested emails being sent for meetings.

A resident expressed concern with access for the pickleball courts, heated pools and fire pits.

SECOND ORDER OF BUSINESS **General Business Matters**

Consideration of Minutes of April 16, 2025, Board of Supervisors Meeting

The Board reviewed the minutes.

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

Review of the Letter from the Supervisor of Elections – Duval County

Ms. Carvalho noted as of April 16, 2026, there are 780 registered voters within the District.

ON MOTION by Mr. Stowers, seconded by Mr. Prikasky, with all in favor, the Board accepted the Letter from the Supervisor of Elections – Duval County.

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

a) **Public Comments and Testimony**
b) **Board Comments**
c) **Consideration of Resolution 2026-08, Adopting the Fiscal Year 2026/2027 Budget and Appropriating Funds**

ON MOTION by Mr. Middleton, seconded by Ms. White, with all in favor, the Board opened the Public Hearing.

Ms. White gave an overview of the budget and the increased expenses for utilities.

Ms. White noted that gas is solely for the fire pit and fireplace. The pool is not heated.

Ms. White noted that the Pool Maintenance amount has not increased.

ON MOTION by Ms. White, seconded by Mr. Prikasky, with all in favor, the Board Closed the Public Hearing.

Ms. White reviewed the Budget with the Board.

Ms. White noted Line Items to re-name to update the descriptions.

ON MOTION by Ms. White, seconded by Mr. Middleton, with all in favor, the Board accepted Resolution 2026-08, Adopting the Fiscal Year 2026/2027 Budget and Appropriating Funds.

Consideration of Resolution 2026-09, Levying O&M Assessments and Certifying an Assessment Roll

Ms. Carvalho gave an overview of the Resolution.

Ms. White noted that section 3a of the resolution needs to be updated to reflect May 1 and November 1.

ON MOTION by Ms. White, seconded by Mr. Prikasky, with all in favor, the Board approved subject to revision, Resolution 2026-08, Levying O&M Assessments and Certifying an Assessment Roll with the noted revision.

Consideration of Resolution 2026-10, Adopting the Annual Meeting Schedule for Fiscal Year 2026/2027

Ms. Carvalho noted the April 15, 2027 meeting will change to April 22, 2027.

ON MOTION by Mr. Stowers, seconded by Ms. White, with all in favor, the Board approved Resolution 2026-10, Adopting the Annual Meeting Schedule for Fiscal Year 2026/2027 with the change of April 22, 2027.

Consideration Resolution 2026-2011, Adopting Goals, Objectives, and Performance Measures and Standards for Fiscal Year 2026/2027

The Board reviewed the Resolution.

ON MOTION by Mr. Middleton, seconded by Mr. Stowers, with all in favor, the Board approved Resolution 2026-2011, Adopting Goals, Objectives and Performance Measures and Standards for Fiscal Year 2026/2027.

Consideration of Resolution 2026-12, Designating Date, Time and Place of Public Hearing on Adoption of Rules of Procedure

Ms. Buchanan gave an overview of the Rules of Procedure.

The Board agreed to set the Hearing for January 21, 2027.

ON MOTION by Mr. Prikasky, seconded by Mr. Middleton, with all in favor, the Board approved Resolution 2026-12, Designating Date, Time, and Place of Public Hearing on Adoption of Rules of Procedure. January 21, 2027.

Consideration of Resolution 2026-13, Declaring Vacancies on the Board for Seat 3 and Seat 6

Ms. Carvalho noted there were no qualifiers during the qualifying period.

ON MOTION by Ms. White, seconded by Mr. Prikasky, with all in favor, the Board accepted Resolution 2026-13, Declaring Vacancies on the Board for Seats 3 and 6.

Consideration of Veredgo Addendum to Landscape Maintenance Service Agreement

for Not-To-Exceed Authorization Related to Hurricane/Storm Cleanup

Mr. Veazy noted that the landscape contractors are asking for authorization for up to $10,000 for post-storm cleanup. He noted this is not recommended.

The Board agreed to deny the request.

ON MOTION by Ms. White, seconded by Mr. Prikasky, with all in favor, the Board denied Veredgo Addendum to Landscape Maintenance Service Agreement for Not-To-Exceed Authorization Related to Hurricane/Storm Cleanup.

Review & Acceptance of Fiscal Year 2025 Audit Report

Ms. Carvalho noted the Audit was clean and had no material events.

ON MOTION by Mr. Middleton, seconded by Mr. Stowers, with all in favor, the Board accepted the Fiscal Year 2025 Audit Report.

Ratification of District Management Fee Increase Letter

The Board reviewed the District Management Fee Increase.

ON MOTION by Mr. Middleton, seconded by Mr. Prikasky, with all in favor, the Board ratified District Management Fee Increase Letter.

Ratification of Agreement with Perret and Associates Regarding SEQ Residential Phase 2C Plat in Seven Pines

The Board reviewed the item.

ON MOTION by Mr. Stowers, seconded by Mr. Middleton, with all in favor, the Board ratified Agreement with Perret and Associates Regarding SEQ Residential Phase 2C Play in Seven Pines.

Ratification of Work Authorization No. 22 – for Englas, Thims & Miller, Inc Phase 2C COJ Inspection Services

The Board reviewed all ratifications.

ON MOTION by Mr. Middleton, seconded by Mr. Stowers, with all in favor, the Board ratified Work Authorization No. 22 – For Englas, Thims & Miller Inc Phase 2C COJ Inspection Services.

Ratification of Purchase Order BBCDD-25-006-Add Re: Core & Main

The Board reviewed the change orders.

Ratification of Purchase Order BBCDD-25-006-Add2 Re: Core & Main

The Board reviewed the purchase order.

Ratification of Purchase Order BBCDD-25-006-Add3 Re: Core & Main

The Board reviewed the purchase order.

Ratification of Purchase Order BBCDD-25-002 Re: Rinker Materials

The Board reviewed the purchase order.

Ratification of Purchase Order BBCDD-25-003 Re: Central Florida Transport, LLC

The Board reviewed the purchase order.

ON MOTION by Ms. White, seconded by Mr. Middleton, with all in favor, the Board ratified BBCDD-25-006-Add Re: Core & Main, BBCCDD-25-006-Add2 Re: Core & Main, BBCDD-25-006-Add3 Re: Core & Main, BBCCDD-26-002 Re: Rinker Materials, BBCDD-26-003 Re: Central Florida Transport, LLC.

Ratification of Series 2024A Requisition Nos. 149-179 & 181

The Board reviewed the requisitions.

ON MOTION by Ms. White, seconded by Mr. Prikasky with all in favor, the Board ratified Series 2024A Requisition Nos. 149-179 & 181.

Ratification of Payment Authorization Nos. 215-227

The Board reviewed the Payment Authorization.

ON MOTION by Mr. Stowers, seconded by Mr. Middleton, with all in favor, the Board ratified Payment Authorization Nos. 215-227.

Review of District Financial Statements

Ms. Carvalho gave an overview of the District Financial Statements and noted they are as of May 2026.

No action was required.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – Ms. Buchanan gave an update on the legislative session and noted the sovereign immunity. She also noted that the Board in 2020 entered an Interlocal Agreement with Ryals Creek. They are working on updating the agreement to identify responsibilities.

ON MOTION by Mr. Stowers, seconded by Mr. Middleton, with all in favor, the Board ratified the Interlocal Agreement to Match the Budget.

Ms. White noted a change in staff at the Amenity Center and there has been a change in services that reflect an increase.

ON MOTION by Ms. White, seconded by Mr. Prikasky, with all in favor, the Board approved the signing with First Coast to reflect the updated amount.

District Engineer – No report.

District Manager – Ms. Carvalho noted that the next Board meeting is scheduled for October 15, 2026, at 12:00 p.m.

Audience Comments and Supervisors Requests

There were no further audience comments or Supervisor requests.

A resident asked about future amenities for Phase 3. She requested two additional tennis and pickleball Courts.

A resident requested cutting out fees such as gas and YouTube fees to increase the pool maintenance budget.

A resident noted that the pool only has music when the Lifestyle Coordinator is there and there are a lot of commercials in the music. She requested to widen the variety of music being played.

A resident had questions regarding the lifeguard being listed twice in the budget. She expressed concerns with the budget for swimming lessons and bridge maintenance and asked how a homeowner gets on the Board.

A resident expressed concerns about the amount of trash buildup in the lake. He also noted the preserve behind the lots is not maintained.

Ms. White noted the gas and cable amounts are based on actual use. If there is excess, the money is used for other things within the budget.

Ms. White noted that she does not see lifeguards in the budget more than once. She noted that they are required to have a lifeguard on duty when the splashpad is open.

Ms. White noted there are no swimming lessons in the budget.

Mr. Veazy noted that the area behind the preserve should be mowed once a month.

Mr. Veazey stated he would try to stay on top of lake cleanup. He also noted that he will talk with staff and maintenance about pool cleanup.

Ms. Carvalho reviewed the process to serve on the Board. She noted that at the meeting in January, the Board will appoint residents to the open seats if there are any who show interest and meet the requirements.

Mr. Veazey noted that future amenities have not been determined. Ms. White noted that tennis courts and pickleball courts are not on the plan.

Ms. White noted that pickleball access for non-residence is being addressed.

FOURTH ORDER OF BUSINESS **Adjournment**

There was no further business to discuss.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the July 16, 2026, Board of Supervisors' Meeting of the Boggy Branch Community Development District was adjourned at 1:12 p.m.

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson

Boggy Branch
Community Development District

Consideration of Resolution 2027-01, Adopting a Revised Fiscal Year 2025-2026 O&M Budget

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2025/2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 10, 2025, the Board of Supervisors (the "**Board**") of the Boggy Branch Community Development District (the "**District**") adopted Resolution 2025-08 providing for the adoption of the District's fiscal year 2025/2026 annual budget (the "**Budget**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapter 189, *Florida Statutes*, and Section 3 of Resolution 2025-08 authorize the Board to amend the Budget; and

WHEREAS, the Board finds that it is in the best interest of the District to amend the Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are 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 amended Budget, attached hereto as **Exhibit A**, and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of section 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, the **"Adopted Annual Budget"**) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for fiscal year 2025/2026.

c. The Adopted Annual Budget, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Adopted Budget for the Boggy Branch Community Development District for the Fiscal Year Ending September 30, 2026, as amended and adopted by the Board of Supervisors effective October 29, 2026."

SECTION 2. APPROPRIATIONS.

There is hereby appropriated out of the revenues of the District, for Fiscal Year beginning October 1, 2025, and ending September 30, 2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2025-08, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2025-08 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. 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 5. EFFECTIVE DATE. This Resolution shall take effect upon passage and adoption by the Board.

PASSED AND ADOPTED THIS 29TH DAY OF OCTOBER, 2026.

ATTEST:

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Amended Fiscal Year 2025/2026 Budget

Exhibit A

Amended Fiscal Year 2025/2026 Budget

Boggy Branch CDD

Revised FY 2026 O&M Budget

September 30, 2026

PFM Management Services LLC
3501 Quadrangle Blvd Suite 270
Orlando, FL 32817
407-723-5900

EXHIBIT A

Boggy Branch Community Development District

Revised Fiscal Year 2026 Annual Operations & Maintenance Budget

	Adopted FY 2026	Actual Through 9/30/2026	Revised FY 2026
Revenues			
Assessments	$ 1,271,532.84	$ 1,273,802.76	$ 1,273,802.76
Other Revenue (Keys and Rentals)	-	7,175.00	7,175.00
Carry Forward Surplus (Master)	140,979.00	-	140,979.00
Net Revenues	**$ 1,412,511.84**	**$ 1,280,977.76**	**$ 1,421,956.76**
Expenditures			
Public Officials Liability Insurance	$ 3,047.00	$ 3,506.00	$ 3,506.00
Trustee Fees	9,700.00	9,571.81	9,571.81
District Management	29,500.00	29,500.00	29,500.00
Field Management	16,800.00	17,356.37	17,356.37
Engineering Fees	14,000.00	20,998.75	20,998.75
Disclosure Agent	10,000.00	10,000.00	10,000.00
District Counsel	10,000.00	11,313.03	11,313.03
Assessment Administration	15,000.00	15,000.00	15,000.00
Audit	6,300.00	5,900.00	5,900.00
Arbitrage Rebate Calculation	750.00	1,750.00	1,750.00
Tax Document Preparation Fee	29.09	58.94	58.94
Ryals Creek Interlocal Agreement	111,654.00	75,668.01	75,668.01
Legal Advertising	2,500.00	938.00	938.00
Miscellaneous - Bank Fees	2,800.00	2,844.39	2,844.39
Contingency	29,862.60	14,744.03	14,744.03
Office Misc.	750.00	1,928.69	1,928.69
Website Maintenance	2,940.00	2,940.00	2,940.00
Dues, Licenses & Fees	175.00	175.00	175.00
Utilities	60,000.00	106,573.52	106,573.52
Irrigation Repairs	5,000.00	5,754.87	5,754.87
Fountains	1,160.00	3,072.93	3,072.93
General Insurance	3,723.00	3,508.00	3,508.00
Crime Insurance	500.00	500.00	500.00
General Maintenance	5,000.00	4,733.22	4,733.22
Lake Maintenance	11,836.00	15,600.00	15,600.00
Landscape Maintenance	100,000.00	165,141.85	161,870.95
Landscape Improvements	5,000.00	4,451.12	4,451.12
Bridge	20,000.00	3,246.00	3,246.00
Master Expenditures Total	**$ 478,026.69**	**$ 536,774.53**	**$ 533,503.63**
Amenity - Reclaimed Water	$ -	$ -	$ -
Amenity - Telephone	3,600.00	4,990.55	4,990.55
Amenity - Cable	2,250.00	1,179.78	1,179.78
Amenity - Insurance	57,291.00	61,765.00	61,765.00
Amenity - Dues & License	1,500.00	651.05	651.05
Amenity - Landscape Maintenance	39,216.00	39,219.44	39,219.44
Amenity - Pool and Splash Pad Maintenance	38,400.00	42,052.03	42,052.03
Amenity - Gates/ Control Access	3,750.00	5,298.99	5,298.99
Amenity - Janitorial	24,900.00	27,435.62	27,435.62
Amenity - Pest Control	900.00	1,671.00	1,671.00
Amenity - Maintenance	5,000.00	10,129.24	10,129.24

EXHIBIT A

Boggy Branch Community Development District

Revised Fiscal Year 2026 Annual Operations & Maintenance Budget

	Adopted FY 2026	Actual Through 9/30/2026	Revised FY 2026
Amenity - Utilies - JEA	75,000.00	63,801.71	63,801.71
Amenity - Gas (Fireplace and Firepit)	1,500.00	1,246.87	1,246.87
Amenity - Mulch	12,187.50	1,950.00	1,950.00
Amenity - Refuse Services and Trash Removal	10,000.00	12,581.89	12,581.89
Lifestyle Programming	25,000.00	24,434.67	24,434.67
Amenity - Lifestyle Management	125,000.00	117,949.00	117,949.00
Amenity - Maintenance Mgmt	71,085.00	71,707.10	71,707.10
Amenity - Fitness Lease Cardio	26,100.60	26,100.60	26,100.60
Pool Monitoring (Lifeguards)	70,862.40	15,788.23	15,788.23
Website Amenity	6,300.00	348.00	348.00
Amenity Security	10,000.00	3,584.50	3,584.50
Fitness Facility - Maintenance	5,000.00	708.07	708.07
Amenity Expenditures Total	**$ 614,842.50**	**$ 534,593.34**	**$ 534,593.34**
Field Management	$ -	$ -	$ -
Lake Maintenance	12,387.00	45,880.00	45,880.00
Landscape Maintenance	56,000.00	30,532.50	30,532.50
Landscape Improvements	2,666.00	-	-
Irrigation Repairs	2,666.00	-	-
Utilities - JEA	40,000.00	96,260.93	96,260.93
Fountains	1,547.00	-	-
General Maintenance	2,667.00	-	-
Mowing Pond Banks	26,667.00	-	-
Neighborhood Expenditures Total	**$ 144,600.00**	**$ 172,673.43**	**$ 172,673.43**
Alley Lot Trash	$ 175,042.65	$ 181,186.36	$ 181,186.36
Alley Lot Expenditures Total	**$ 175,042.65**	**$ 181,186.36**	**$ 181,186.36**
Total Budget	**$ 1,412,511.84**	**$ 1,425,227.66**	**$ 1,421,956.76**

Boggy Branch
Community Development District

Consideration of Third Supplemental Engineer's Report

BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT
Third Supplemental Engineer's Report to the Capital Improvement Plan

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

October 29, 2026

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APPENDIX 8

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 Exhibit 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:

TYPE	AREA (ACRES)	RESIDENTIAL UNITS
Residential	487.2	1,558
Amenity Village	25.2	0
Neighborhood Parks System	9.0	0
Wetlands	32.6	0
Upland Buffer	2.6	0
TOTALS	**556.6**	**1,558**

The capital improvement program (“CIP”) is bifurcated into two (2) categories: Shared Master Infrastructure and Residential Master Infrastructure. Shared Master Infrastructure includes certain Transportation Management Area (TMA) roadways and other infrastructure improvements 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 third phase of the CIP is estimated to cost approximately $67,178,345 and includes only the Residential Master Infrastructure costs allocatable to Phase 3 of the District (the "Phase 3 Project"). No Shared Master Infrastructure costs are applicable to Phase 3. The Series 2027 Project will include the Phase 3 Project and $5,000,000 to be applied to the acquisition or repayment of developer-funded improvements included in the Phase 1 or Phase 2 Project.

The purpose of this Supplemental Engineer’s Report is to describe the Series 2027 Project and the associated infrastructure improvements for the Phase 3 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 Series 2027 Project and corresponding cost estimates are detailed in Table 1.

Phase 3 of the District is located westerly and easterly of the Phase 1 and Phase 2 projects. Phase 3 lands of the District consist of 212.34 acres and is planned for 601 residential units. The currently proposed development program for the Phase 3 lands of the District is presented on the next page.

UNIT TYPE	NUMBER OF UNITS (PHASE 1)	NUMBER OF UNITS (PHASE 2)	NUMBER OF UNITS (PHASE 3)	TOTAL
Townhome	34	0	149	183
SF 36’	0	0	84	84
SF 40’	72	172	122	366
SF 50’	142	149	59	350
SF 60’	178	137	98	413
SF 70’	60	13	89	162
TOTALS	**486**	**471**	**601**	**1,558**

Phase 3 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 3 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 3 of the District is underway, as shown below:

PHASE 3 DESIGN AND PERMITTING	
ITEM	**ESTIMATED AGENCY APPROVAL DATE**
U.S. Army Corps of Engineers	Issued
SJRWMD - ERP	12/15/26
JEA	12/15/26
FDEP (Water & Sewer)	12/15/26
COJ DMG	12/15/26

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 this phase of the residential development portions of the project. Construction plan approvals from the City of Jacksonville (COJ) will be obtained this phase of the residential development portion of the property. Construction of the Phase 3 improvements is currently anticipated to begin in January 2027. There is a reasonable expectation that the required permits for the District improvements are obtainable, however, all permits are subject to final agency action.

Cost estimates contained in this report are based upon contracts for prior phases. 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 has been built in a series of phases. The phasing of the project allowed 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.

TABLE 1 – Series 2027 - Project Infrastructure Summary of Costs

RESIDENTIAL MASTER INFRASTRUCTURE	Series 2027 PROJECTS COSTS
Phase 3 Projects	
Soft Cost (Surveying, Engineering, etc.)	$2,422,000
Boulevard Roads	$10,995,000
Residential Roads	$16,048,000
Alleys	$6,398,000
Stormwater Management Facilities	$9,364,000
Water / Reuse Distribution / Sanitary Sewer	$6,580,000
Central Park Amenity	$2,399,000
Landscaping and Irrigation	$3,743,000
Amenity Center Improvements	$9,229,345
Phase 3 Subtotal	***67,178,345***
Phase 1 and Phase 2 Projects	$5,000,000
TOTALS	**$72,178,345**

The District owns and operates an approximately 34-acre amenity parcel with a 7,900 square foot club house, fitness center, resort style swimming pool, lap pool, splash pad, event and social spaces, and pickle ball courts, as well as passive recreation including parks, walking trails and kayak launch. The amenity and recreation improvements were acquired by the District for costs described in the above table.

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 Exhibits 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 and alleys.

The Developer funded certain improvements in Phase 1 and 2 Projects that were not funded with the proceeds of prior bonds. The Series 2027 project includes up to $5,000,000 reimbursement toward the developer funded costs.

BASIS OF COST ESTIMATE FOR RESIDENTIAL MASTER INFRASTRUCTURE IMPROVEMENTS

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

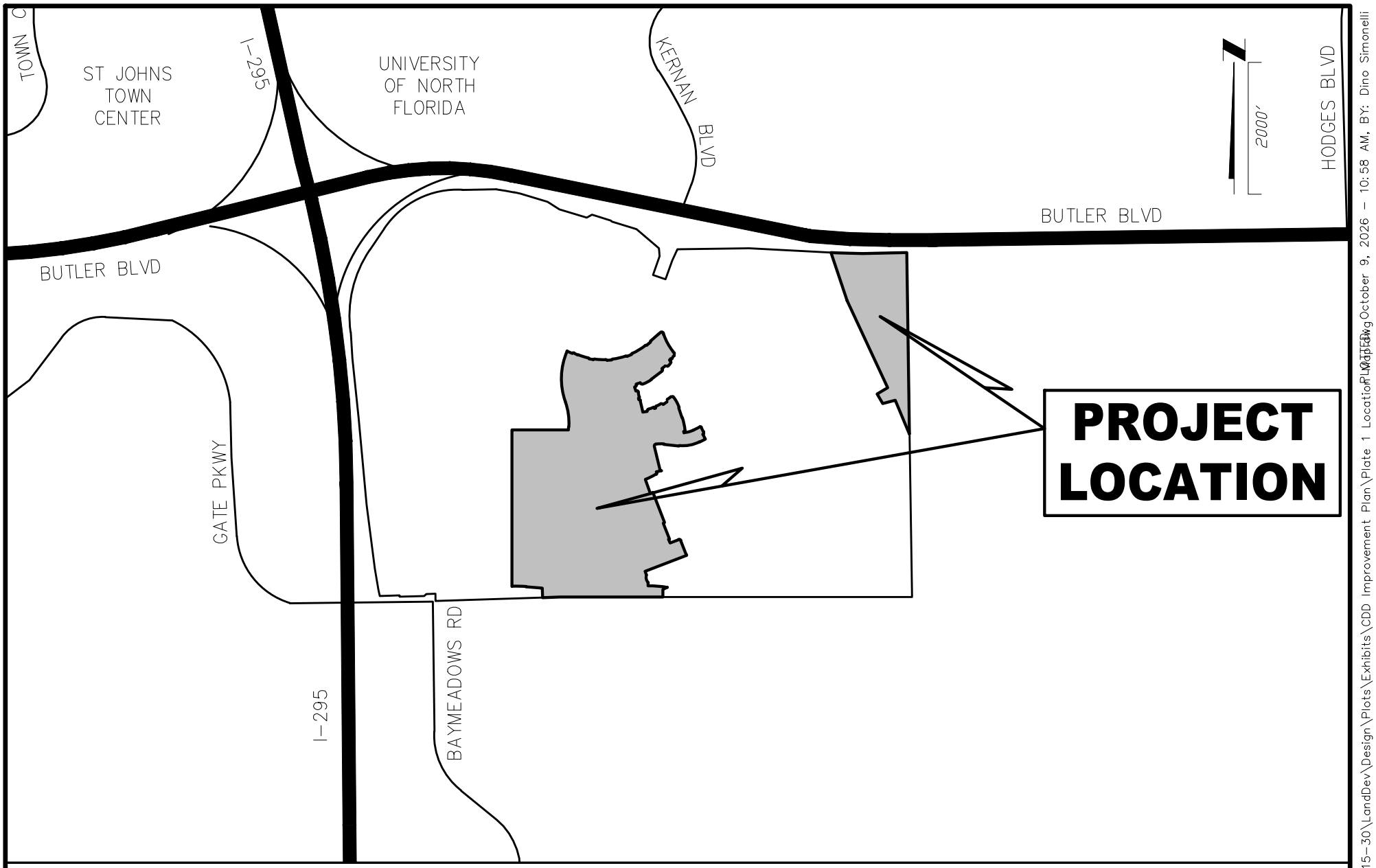
- Costs utilized were obtained using contractor pricing for Phase 2.
- Water and Sewer Facilities are designed in accordance with JEA and FDEP standards.
- The stormwater management system was designed pursuant to SJRWMD and City of Jacksonville standards.
- The engineering, permitting, construction inspection and other soft cost fees have been included in the estimated cost.
- For the purpose of this report, a 10% contingency factor has 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

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

Exhibit 1



ETM

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LOCATION MAP

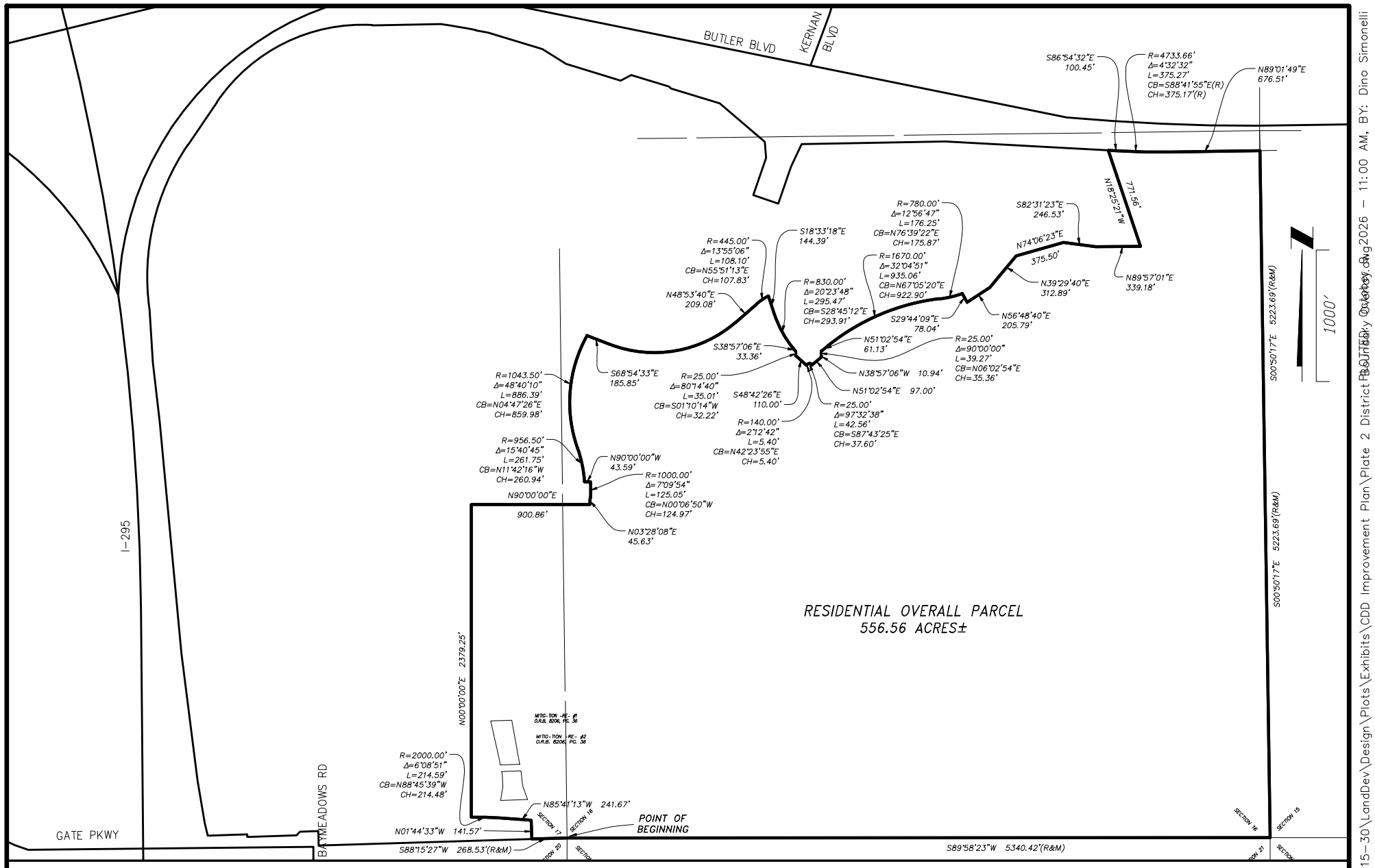
SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

ETM NO. 19-115-30099
DRAWN BY: D.G.S.
DATE: OCTOBER 2026
PLATE NO. 1

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Exhibit 2



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DISTRICT BOUNDARY

SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

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DATE: OCTOBER 2026
PLATE NO. 2

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Exhibit 3

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

A portion of Sections 16 and 17, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 17036, page 2398, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of said Section 17, thence South 88°15'27" West, along the Southerly line of said Section 17, a distance of 268.53 feet; thence North 01°44'33" West, departing said Southerly line, 141.57 feet; thence North 85°41'13" West, 241.67 feet to the point of curvature of a curve concave Southerly having a radius of 2000.00 feet; thence Westerly along the arc of said curve, through a central angle of 06°08'51", an arc length of 214.59 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 88°45'39" West, 214.48 feet; thence Due North, 2379.25 feet; thence Due East, 900.86 feet; thence North 03°28'08" East, 45.63 feet to a point on a curve concave Westerly having a radius of 1000.00 feet; thence Northerly along the arc of said curve, through a central angle of 23°00'46", an arc length of 401.65 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 08°02'15" West, 398.95 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 1000.00 feet, through a central angle of 47°11'47", an arc length of 823.73 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 04°03'15" East, 800.64 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 500.00 feet, through a central angle of 13°18'17", an arc length of 116.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 62°15'25" East, 115.85 feet; thence South 68°54'33" East, 32.07 feet to the point of curvature of a curve concave Northerly having a radius of 985.00 feet; thence Easterly along the arc of said curve, through a central angle of 62°11'46", an arc length of 1069.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 79°59'33" East, 1017.51 feet; thence North 48°53'40" East, 248.66 feet to the point of curvature of a curve concave Southeasterly having a radius of 460.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 20°12'00", an arc length of 162.18 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 58°59'41" East, 161.34 feet; thence South 19°55'14" East, 184.59 feet to the point of curvature of a curve concave Northeasterly having a radius of 1000.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 17°29'38", an arc length of 305.33 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 28°40'03" East, 304.14 feet; thence North 51°02'54" East, 134.63 feet to the point of curvature of a curve concave Southeasterly having a radius of 1718.50 feet; thence Northeasterly along the arc of said curve, through a central angle of 32°04'51", an arc length of 962.22 feet to a point of reverse curvature, said arc being by a chord bearing and distance of North 67°05'20" East, 949.70 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 731.50 feet, through a central angle of 08°30'41", an arc length of 108.67 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 78°52'25" East, 108.57 feet; thence South 15°22'56" East, 48.50 feet to a point on a curve concave Northerly having a radius of 780.00 feet; thence Easterly along the arc of a said curve, through a central angle of 04°26'06", an arc length of 60.38 feet to a point on said curve, said arc being subtended by a chord bearing a distance of North 72°24'01" East, 60.36 feet; thence South 29°44'09" East, 78.04 feet; thence North 56°48'40" East, 205.79 feet; thence North 39°29'40" East, 312.89 feet; thence North 74°06'23" East, 375.50 feet; thence South 82°31'23" East, 246.53 feet; thence North 89°57'01" East, 339.18 feet; thence North 18°25'21" West, 771.56 feet to a point lying on the Southerly limited access right of way line of J. Turner Boulevard, State Road No. 202, a variable width limited access right of way as presently established; thence Easterly, along said Southerly limited access right of way line the following 3 courses: Course 1, thence South 86°54'32" East, 100.45 feet to a point on a curve concave Northerly having a radius of 4733.66 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of 04°32'32", an arc length of 375.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°41'55" East, 375.17 feet; Course 3, thence North 89°01'49" East, 676.51 feet to its intersection with the Easterly line of said Section 16; thence South 00°50'17" East, departing said Southerly limited access right of way line and along said Easterly line, 5223.69 feet to the Southeasterly corner thereof; thence South 89°58'23" West, along the Southerly line of said Section 16, a distance of 5340.42 feet to the Point of Beginning.

Containing 556.56 acres, more or less.

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DISTRICT LEGAL DESCRIPTION

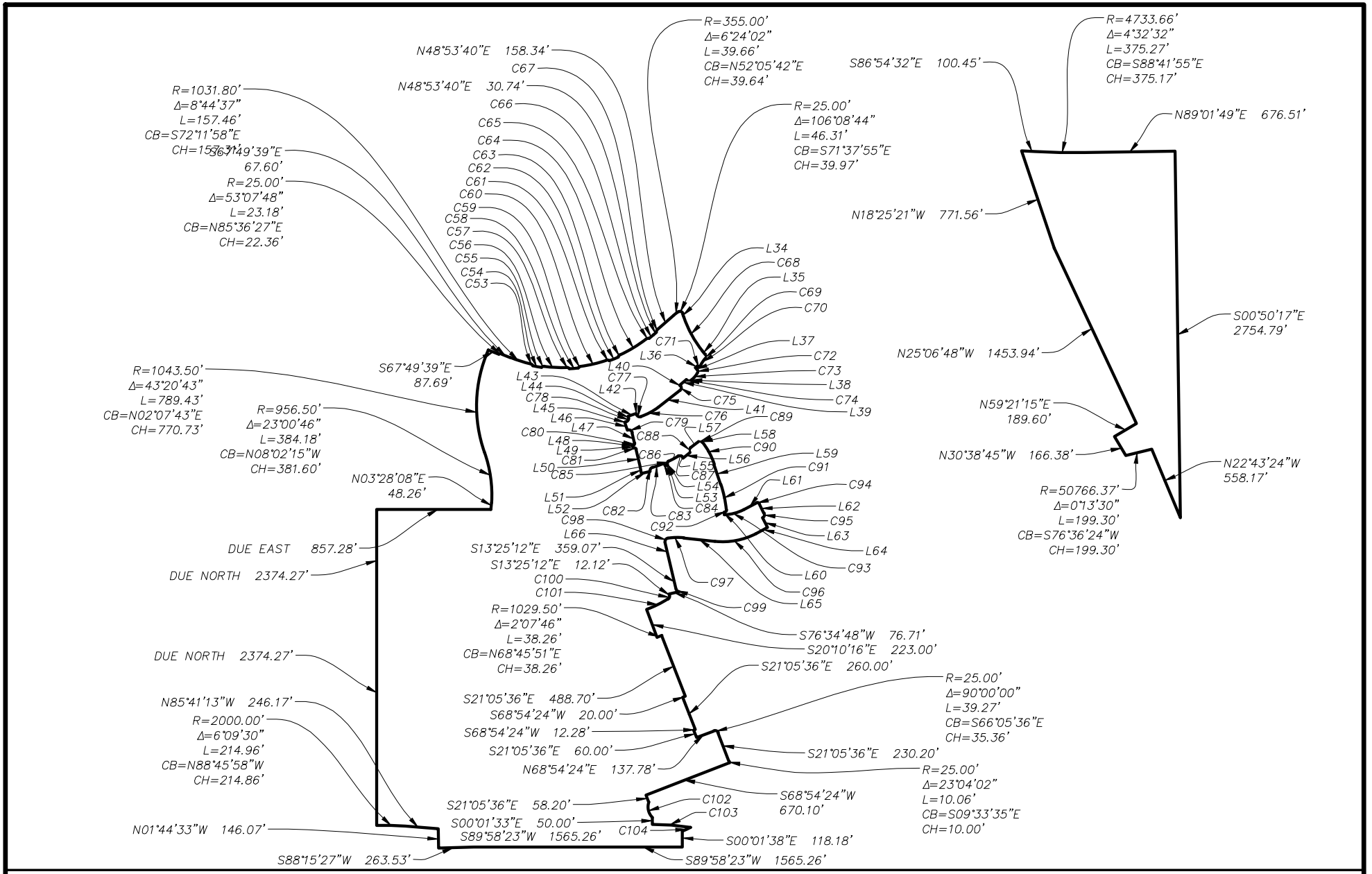
SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

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PLATE NO. 3

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Exhibit 4



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PHASE 3 BOUNDARY

SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

ETM NO. 19-115-30099

DRAWN BY: D.G.S.

DATE: OCTOBER 2026

PLATE NO. 4

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Exhibit 5A

March 25, 2025 Work Order No. 24-604.00
Revised September 1, 2026 File No. 130G-04.00C

SEQ Residential Phase 3

Parcel "A"

A portion of Sections 16 and 17, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 17036, page 2398, of the current Public Records of said county, be more particularly described as follows:

For a Point of Beginning, commence at the Southeast corner of said Section 17; thence South 88°15'27" West, along the Southerly line of said Section 17, a distance of 263.53 feet; thence North 01°44'33" West, departing said Southerly line, 146.07 feet; thence North 85°41'13" West, 246.17 feet to the point of curvature of a curve concave Southerly having a radius of 2000.00 feet; thence Westerly along the arc of said curve, through a central angle of 06°09'30", an arc length of 214.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 88°45'58" West, 214.86 feet; thence Due North, along a non-tangent line, 2374.27 feet to a point lying on the Westerly prolongation of the Southerly line of those lands described and recorded in Official Records Book 21510, page 1498, of said current Public Records; thence Due East, along said Westerly prolongation and along said Southerly line, 857.28 feet to the Southeast corner thereof; thence North 03°28'08" East, along the Easterly line of said Official Records Book 21510, page 1498, a distance of 48.26 feet to the point of curvature of a curve concave Westerly having a radius of 956.50 feet; thence Northerly, continuing along said Easterly line and along the arc of said curve, through a central angle of 23°00'46", an arc length of 384.18 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 08°02'15" West, 381.60 feet; thence Northerly, continuing along said Easterly line, its Northerly prolongation and along the arc of a curve concave Easterly having a radius of 1043.50 feet, through a central angle of 43°20'43", an arc length of 789.43 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 02°07'43" East, 770.73 feet; thence South 67°49'39" East, along a non-tangent line, 87.69 feet to a point on a non-tangent curve concave Southerly having a radius of 25.00 feet; thence Easterly along the arc of said curve, through a central angle of 53°07'48", an arc length of 23.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 85°36'27" East, 22.36 feet; thence South 67°49'39" East, 67.60 feet to the point of curvature of a curve concave Northerly having a radius of 1031.80 feet; thence Easterly along the arc of said curve, through a central angle of 08°44'37", an arc length of 157.46 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 72°11'58" East, 157.31 feet; thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 25.00 feet, through a central angle of 52°35'10", an arc length of 22.94 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 50°16'41" East, 22.15 feet; thence Easterly along the arc of a non-tangent curve concave Northerly having a radius of 1041.80 feet, through a central angle of 03°47'00", an arc length of 68.79 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 79°33'18" East, 68.78 feet; thence Easterly along the arc of a non-tangent curve concave Southerly having a radius of 25.00 feet, through a central angle of 52°35'10", an arc length of 22.94 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 71°10'06" East, 22.15 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 1031.80 feet, through a central angle of 09°13'55", an arc length of 166.25 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 87°09'17" East, 166.07 feet; thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 25.00 feet, through a central angle of 52°35'10", an arc length of 22.94 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 65°28'39" East, 22.15 feet; thence Easterly along the arc of a non-tangent curve concave Northerly having a radius of 1041.80 feet, through a central angle of 03°46'56", an arc length of 68.77 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 85°14'46" East, 68.76 feet; thence Northeasterly along the arc of a non-tangent curve concave Southeasterly having a radius of 25.00 feet, through a central angle of 52°35'10", an arc length of 22.94 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 55°58'12" East, 22.15 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 1031.80 feet, through a central angle of 10°56'10", an arc length of 196.94 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 76°47'42" East, 196.64 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 25.00 feet, through a central angle of 52°35'10", an arc length of 22.94 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 82°22'49" East, 22.15 feet; thence Easterly along the arc of a non-tangent curve concave Northerly having a radius of 1041.80 feet, through a central angle of 04°04'04", an arc length of 73.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 68°12'03" East, 73.95 feet; thence Northeasterly along the arc of a non-tangent curve concave Southeasterly having a radius of 25.00 feet, through a central angle of 52°35'10", an arc length of 22.94 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 38°46'55" East, 22.15 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 1031.80 feet, through a central angle of 12°39'59", an arc length of 228.10 feet to a point of reverse curvature, said

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PHASE 3 LEGAL DESCRIPTION

SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

ETM NO. 19-115-30099
DRAWN BY: D.G.S.
DATE: OCTOBER 2026
PLATE NO. 5A

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arc being subtended by a chord bearing and distance of North 58°44'30" East, 227.64 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 25.00 feet, through a central angle of 52°35'10", an arc length of 22.94 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 78°42'05" East, 22.15 feet; thence Northeasterly along the arc of a non-tangent curve concave Northwesterly having a radius of 1041.80 feet, through a central angle of 02°25'18", an arc length of 44.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 50°06'19" East, 44.03 feet; thence North 48°53'40" East, 30.74 feet to a point on a non-tangent curve concave Easterly having a radius of 25.00 feet; thence Northerly along the arc of said curve, through a central angle of 53°07'48", an arc length of 23.18feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 22°19'46" East, 22.36 feet; thence North 48°53'40" East, 158.34 feet to the point of curvature of a curve concave Southeasterly having a radius of 355.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 06°24'02", an arc length of 39.66 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 52°05'42" East, 39.64 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 25.00 feet, through a central angle of 106°08'44", an arc length of 46.31 feet to a point lying on the Westerly right of way line of Stillwood Pines Boulevard, a variable width right of way as presently established, said arc being subtended by a chord bearing and distance of South 71°37'55" East, 39.97 feet; thence along said Westerly right of way line the following 4 courses: Course 1, thence South 18°33'18" East, 21.41 feet to the point of curvature of a curve concave Northeasterly having a radius of 830.00 feet; Course 2, thence Southeasterly along the arc of said curve, through a central angle of 20°23'48", an arc length of 295.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 28°45'12" East, 293.91 feet; Course 3, thence South 38°57'06" East, 33.36 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; Course 4, thence Southerly along the arc of said curve, through a central angle of 80°14'53", an arc length of 35.01 feet to a point lying on the Westerly line of SEQ Residential Phase 1A, recorded in Plat Book 78, page 148, of said current Public Records, said arc being subtended by a chord bearing and distance of South 01°10'21" West, 32.22 feet; thence along said Westerly line of SEQ Residential Phase 1A the following 10 courses: Course 1, thence Southwesterly, departing said Westerly right of way line and along the arc of a curve concave Southeasterly having a radius of 250.00 feet, through a central angle of 14°17'47", an arc length of 62.38 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 34°08'40" West, 62.22 feet; Course 2, thence Westerly along the arc of a curve concave Northerly having a radius of 14.00 feet, through a central angle of 114°03'05", an arc length of 27.87 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 84°01'21" West, 23.49 feet; Course 3, thence South 51°02'54" West, along a non-tangent line, 20.00 feet; Course 4, thence South 38°57'06" East, 25.80 feet to the point of curvature of a curve concave Westerly having a radius of 14.00 feet; Course 5, thence Southerly along the arc of said curve, through a central angle of 64°46'50", an arc length of 15.83 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 06°33'41" East, 15.00 feet; Course 6, thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 160.50 feet, through a central angle of 26°17'26", an arc length of 73.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 38°58'27" West, 73.00 feet; Course 7, thence South 52°07'10" West, 4.55 feet to the point of curvature of a curve concave Northerly having a radius of 25.00 feet; Course 8, thence Westerly along the arc of said curve, through a central angle of 88°55'43", an arc length of 38.80 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 83°24'58" West, 35.02 feet; Course 9, thence South 51°02'54" West, 65.00 feet; Course 10, thence South 38°57'06" East, 6.35 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; thence Southerly, continuing along said Westerly line, along the boundary line of SEQ Residential Phase 1C, Parcel "A", recorded in Plat Book 82, page 47, of said current Public Records, and along the arc of said curve, through a central angle of 91°04'16", an arc length of 39.74 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 06°35'02" West, 35.68 feet; thence along the boundary line of said Parcel "A" the following 30 courses: Course 1, thence South 52°07'10" West, 204.67 feet to a point on a non-tangent curve concave Northwesterly having a radius of 470.02 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of 18°13'01", an arc length of 149.44 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 62°02'10" West, 148.81 feet; Course 3, thence Northwesterly along the arc of a non-tangent curve concave Northeasterly having a radius of 25.00 feet, through a central angle of 91°25'45", an arc length of 39.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 63°40'26" West, 35.79 feet; Course 4, thence North 17°57'33" West, 5.84 feet; Course 5, thence South 72°02'27" West, 65.00 feet; Course 6 thence South 13°32'41" East, 10.68 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; Course 7, thence Southwesterly along the arc of said curve, through a central angle of 84°09'23", an arc length of 36.72 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 28°32'01" West, 33.51 feet; Course 8, thence South 70°36'42" West, 11.77 feet; Course 9, thence South 19°23'18" East, 65.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 25.00 feet; Course 10, thence Southeasterly along the arc of said

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PHASE 3 LEGAL DESCRIPTION

SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

ETM NO. 19-115-30099
DRAWN BY: D.G.S.
DATE: OCTOBER 2026
PLATE NO. 5B

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curve, through a central angle of 95°50'37", an arc length of 41.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 61°27'59" East, 37.11 feet; Course 11, thence South 13°32'41" East, 79.39 feet to the point of curvature of a curve concave Northwesterly having a radius of 15.00 feet; Course 12, thence Southwesterly along the arc of said curve, through a central angle of 84°09'23", an arc length of 22.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 28°32'01" West, 20.10 feet; Course 13, thence South 70°36'42" West, 5.12 feet; Course 14, thence South 19°23'18" East, 20.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 15.00 feet; Course 15, thence Southeasterly along the arc of said curve, through a central angle of 95°50'37", an arc length of 25.09 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 61°28'00" East, 22.27 feet; Course 16, thence South 13°32'41" East, 129.39 feet; Course 17, thence South 12°02'41" East, 54.53 feet; Course 18, thence North 77°57'19" East, 65.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 25.00 feet; Course 19, thence Northeasterly along the arc of said curve, through a central angle of 85°35'48", an arc length of 37.35 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 30°45'13" East, 33.97 feet; Course 20, thence Easterly along the arc of a curve concave Northerly having a radius of 858.50 feet, through a central angle of 05°20'25", an arc length of 80.02 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 70°52'54" East, 79.99 feet; Course 21, thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 15.00 feet, through a central angle of 99°44'38", an arc length of 26.11 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 61°55'00" East, 22.94 feet; Course 22, thence North 77°57'19" East, along a non-tangent line, 20.00 feet; Course 23, thence North 12°02'41" West, 10.10 feet to the point of curvature of a curve concave Southeasterly having a radius of 15.00 feet; Course 24, thence Northeasterly along the arc of said curve, through a central angle of 76°54'36", an arc length of 20.13 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 26°24'37" East, 18.66 feet; Course 25, thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 858.50 feet, through a central angle of 05°26'30", an arc length of 81.54 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 62°08'40" East, 81.51 feet; Course 26, thence Easterly along the arc of a curve concave Southerly having a radius of 25.00 feet, through a central angle of 80°51'51", an arc length of 35.28 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 80°08'40" East, 32.43 feet; Course 27, thence South 39°01'12" East, along a non-tangent line, 8.46 feet; Course 28, thence North 51°40'21" East, 64.75 feet to a point on a non-tangent curve concave Easterly having a radius of 25.44 feet; Course 29, thence Northerly along the arc of said curve, through a central angle of 88°33'04", an arc length of 39.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°25'48" East, 35.53 feet; Course 30, thence North 52°07'10" East, 79.86 feet to a point lying on the boundary line of SEQ Residential Phase 1B, Parcel "B", recorded in Plat Book 80, page 37, of said current Public Records; thence along said boundary line of Parcel "B" the following 8 courses: Course 1, thence Easterly along the arc of a curve concave Southerly having a radius of 15.00 feet, through a central angle of 88°55'44", an arc length of 23.28 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 83°24'58" East, 21.01 feet; Course 2, thence South 38°57'06" East, 3.50 feet to the point of curvature of a curve concave Southwesterly having a radius of 535.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of 20°31'41", an arc length of 191.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 28°41'15" East, 190.66 feet; Course 4, thence South 18°25'25" East, 158.82 feet to the point of curvature of a curve concave Westerly having a radius of 885.00 feet; Course 5, thence Southerly along the arc of said curve, through a central angle of 12°38'46", an arc length of 195.33 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 12°06'02" East, 194.94 feet; Course 6, thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 15.00 feet, through a central angle of 93°28'59", an arc length of 24.47 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 40°57'51" West, 21.85 feet; Course 7, thence South 02°17'39" East, 20.00 feet to a point on a non-tangent curve concave Northerly having a radius of 340.50 feet; Course 8, thence Easterly along the arc of said curve, through a central angle of 25°10'09", an arc length of 149.58 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 75°07'16" East, 148.38 feet; thence North 62°32'12" East, along said boundary line Parcel "A" and along said Westerly line of Phase 1A, a distance of 109.08 feet; thence along said Westerly line of Phase 1A the following 11 courses: Course 1, thence Easterly along the arc of a curve concave Southerly having a radius of 15.00 feet, through a central angle of 90°00'00", an arc length of 23.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 72°27'48" East, 21.21 feet; Course 2, thence South 27°27'48" East, 80.00 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; Course 3, thence Southerly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 17°32'12" West, 35.36 feet; Course 4, thence South 27°27'48" East, 83.00 feet; Course 5, thence South 62°32'12" West, 99.08 feet to the

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CA - 00002584 LC - 0000316

PHASE 3 LEGAL DESCRIPTION

SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

ETM NO. 19-115-30099
DRAWN BY: D.G.S.
DATE: OCTOBER 2026
PLATE NO. 5C

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point of curvature of a curve concave Northerly having a radius of 543.50 feet; Course 6, thence Westerly along the arc of said curve, through a central angle of 33°38'12", an arc length of 319.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 79°21'18" West, 314.51 feet; Course 7, thence North 83°49'36" West, 234.70 feet to the point of curvature of a curve concave Southerly having a radius of 456.50 feet; Course 8, thence Westerly along the arc of said curve, through a central angle of 15°08'17", an arc length of 120.61 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 88°36'16" West, 120.26 feet; Course 9, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 25.00 feet, through a central angle of 94°27'19", an arc length of 41.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 33°48'27" West, 36.70 feet; Course 10, thence South 13°25'12" East, 359.07 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet; Course 11, thence Southeasterly along the arc of said curve, through a central angle of 70°37'55", an arc length of 30.82 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 20901, page 2333, of said current Public Records, said arc being subtended by a chord bearing and distance of South 48°44'10" East, 28.90 feet; thence along said Westerly line the following 15 courses: Course 1, thence South 76°34'48" West, departing said Westerly line of Phase 1A and along a non-tangent line, 76.71 feet; Course 2, thence South 13°25'12" East, 12.12 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; Course 3, thence Southwesterly along the arc of said curve, through a central angle of 72°01'00", an arc length of 31.42 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 22°35'18" West, 29.40 feet; Course 4, thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 819.77 feet, through a central angle of 12°23'15", an arc length of 177.24 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 63°36'24" West, 176.89 feet; Course 5, thence South 20°10'16" East, along a non-tangent line, 223.00 feet to a point on a non-tangent curve concave Northerly having a radius of 1029.50 feet; Course 6, thence Easterly along the arc of said curve, through a central angle of 02°07'46", an arc length of 38.26 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 68°45'51" East, 38.26 feet; Course 7, thence South 21°05'36" East, along a non-tangent line, 488.70 feet; Course 8, thence South 68°54'24" West, 20.00 feet; Course 9, thence South 21°05'36" East, 260.00 feet; Course 10, thence South 68°54'24" West, 12.28 feet; Course 11, thence South 21°05'36" East, 60.00 feet; Course 12, thence North 68°54'24" East, 137.78 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; Course 13, thence Southeasterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 66°05'36" East, 35.36 feet; Course 14, thence South 21°05'36" East, 230.20 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; Course 15, thence Southerly along the arc of said curve, through a central angle of 23°04'02", an arc length of 10.06 feet to a point lying on the boundary line of those lands described and recorded in Official Records Book 21735, page 1382, of said current Public Records, said arc being subtended by a chord bearing and distance of South 09°33'35" East, 10.00 feet; thence Westerly along said boundary line the following 5 courses: Course 1, thence South 68°54'24" West, departing said Westerly line and along a non-tangent line, 670.10 feet; Course 2, thence South 21°05'36" East, 58.20 feet to a point on a non-tangent curve concave Easterly having a radius of 110.00 feet; Course 3, thence Southerly along the arc of said curve, through a central angle of 65°19'03", an arc length of 125.40 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 13°00'08" East, 118.72 feet; Course 4, thence South 00°01'33" East, along a non-tangent line, 50.00 feet to a point on a non-tangent curve concave Southerly having a radius of 1675.91 feet; Course 5, thence Easterly along the arc of said curve, through a central angle of 09°50'57", an arc length of 288.09 feet to a point on said curve, said point lying on said Westerly line of Official Records Book 20901, page 2333, said arc being subtended by a chord bearing and distance of South 85°19'46" East, 287.73 feet; thence Southwesterly, departing said boundary line, along said Westerly line and along the arc of a non-tangent curve concave Northwesterly having a radius of 848.50 feet, through a central angle of 04°33'35", an arc length of 67.53 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 65°14'44" West, 67.51 feet; thence South 00°01'38" East, continuing along said Westerly line and along a non-tangent line, 118.18 feet to the Southwest corner of said Official Records Book 20901, page 2333, said corner lying on the Southerly line of said Section 16; thence South 89°58'23" West, along said Southerly line, 1565.26 feet to the Point of Beginning.

Containing 173.19 acres, more or less.

ETM
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PHASE 3 LEGAL DESCRIPTION

SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

ETM NO. 19-115-30099
DRAWN BY: D.G.S.
DATE: OCTOBER 2026
PLATE NO. 5D

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Exhibit 5E

Parcel "B"

A portion of Section 16, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 17036, page 2398, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 16; thence North 89°58'23" East, along the Southerly line of said Section 16, a distance of 5340.42 feet to the Southeast corner thereof; thence North 00°50'17" West, along the Easterly line of said Section 16, a distance of 2468.90 feet to a point lying on the boundary line of SEQ Residential Phase 1C, Parcel "C", recorded in Plat Book 82, page 47, of said current Public Records, and the Point of Beginning.

From said Point of Beginning, thence North 22°43'24" West, departing said Easterly line and along said boundary line of Parcel "C", a distance of 558.17 feet to a point on a non-tangent curve concave Southerly having a radius of 50766.37 feet; thence Westerly, continuing along said boundary line and along the arc of said curve, through a central angle of 00°13'30", an arc length of 199.30 feet to a point lying on the Easterly line of SEQ Residential Phase 1B, Parcel "A", recorded in Plat Book 80, page 37, of said current Public Records, said arc being subtended by a chord bearing and distance of South 76°36'24" West, 199.30 feet; thence North 30°38'45" West, departing said boundary line, along said Easterly line and along a non-tangent line, 166.38 feet to a point lying on the Easterly line of SEQ Residential Phase 1A, recorded in Plat Book 78, page 148, of said current Public Records; thence North 59°21'15" East, departing said Easterly line of Parcel "A" and along said Easterly line of Phase 1A, a distance of 189.60 feet; thence North 25°06'48" West, continuing along said Easterly line of Phase 1A, a distance of 1453.94 feet to the Northeasterly corner thereof; thence North 18°25'21" West, 771.56 feet to a point lying on the Southerly limited access right of way line of J. Turner Butler Boulevard (State Road No. 202), a public variable width limited access right of way as presently established; thence along said Southerly limited access right of way line the following 3 courses: Course 1, thence South 86°54'32" East, 100.45 feet to a point on a non-tangent curve concave Northerly having a radius of 4733.66 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of 04°32'32", an arc length of 375.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°41'55" East, 375.17 feet; Course 3, thence North 89°01'49" East, 676.51 feet to a point lying on said Easterly line of Section 16; thence South 00°50'17" East, departing said Southerly limited access right of way line and along said Easterly line, 2754.79 feet to the Point of Beginning.

Containing 39.15 acres, more or less.

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PHASE 3 LEGAL DESCRIPTION

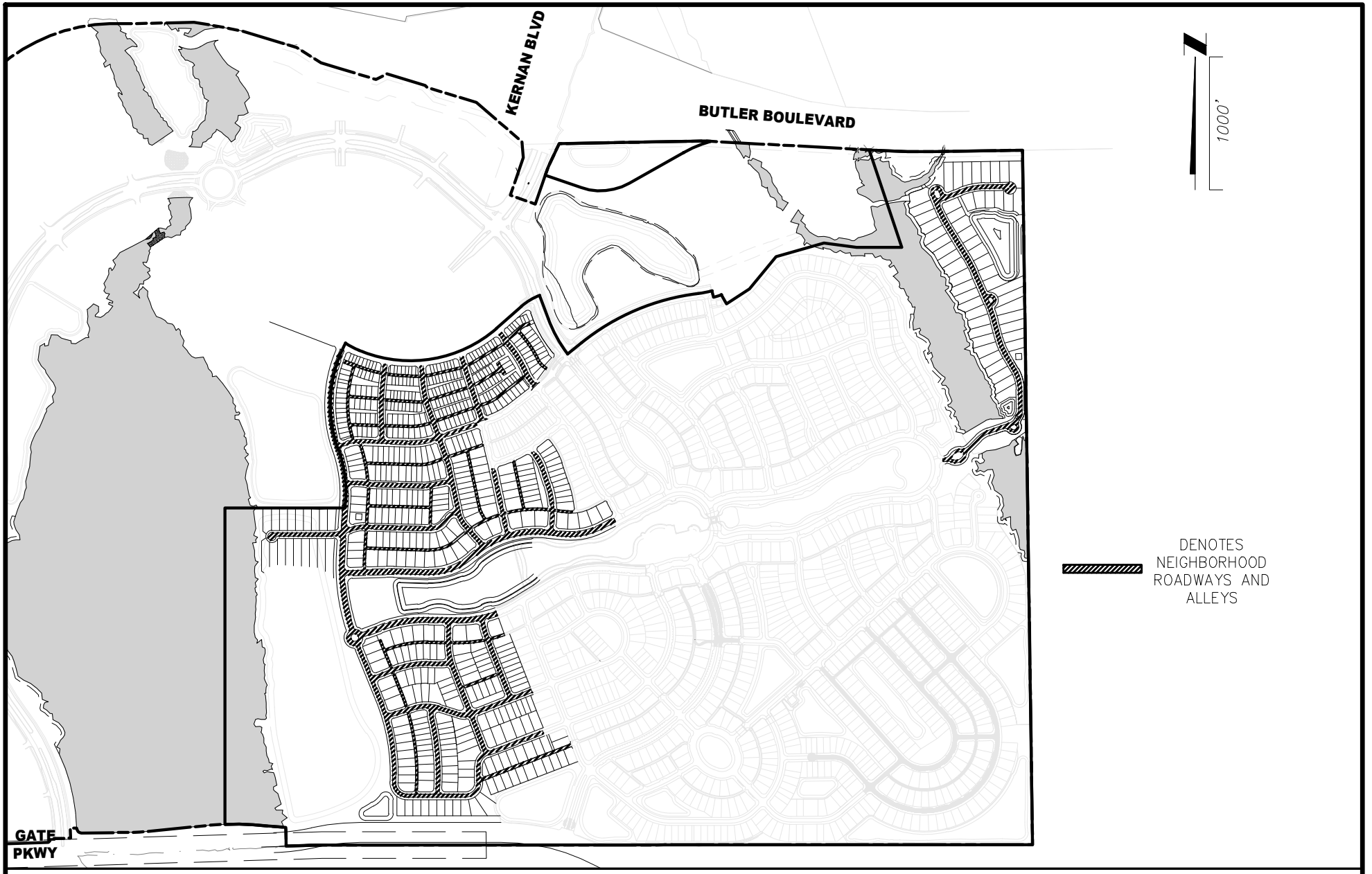
SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

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PLATE NO. 5E

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Exhibit 6



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NEIGHBORHOOD ROADS AND ALLEYS

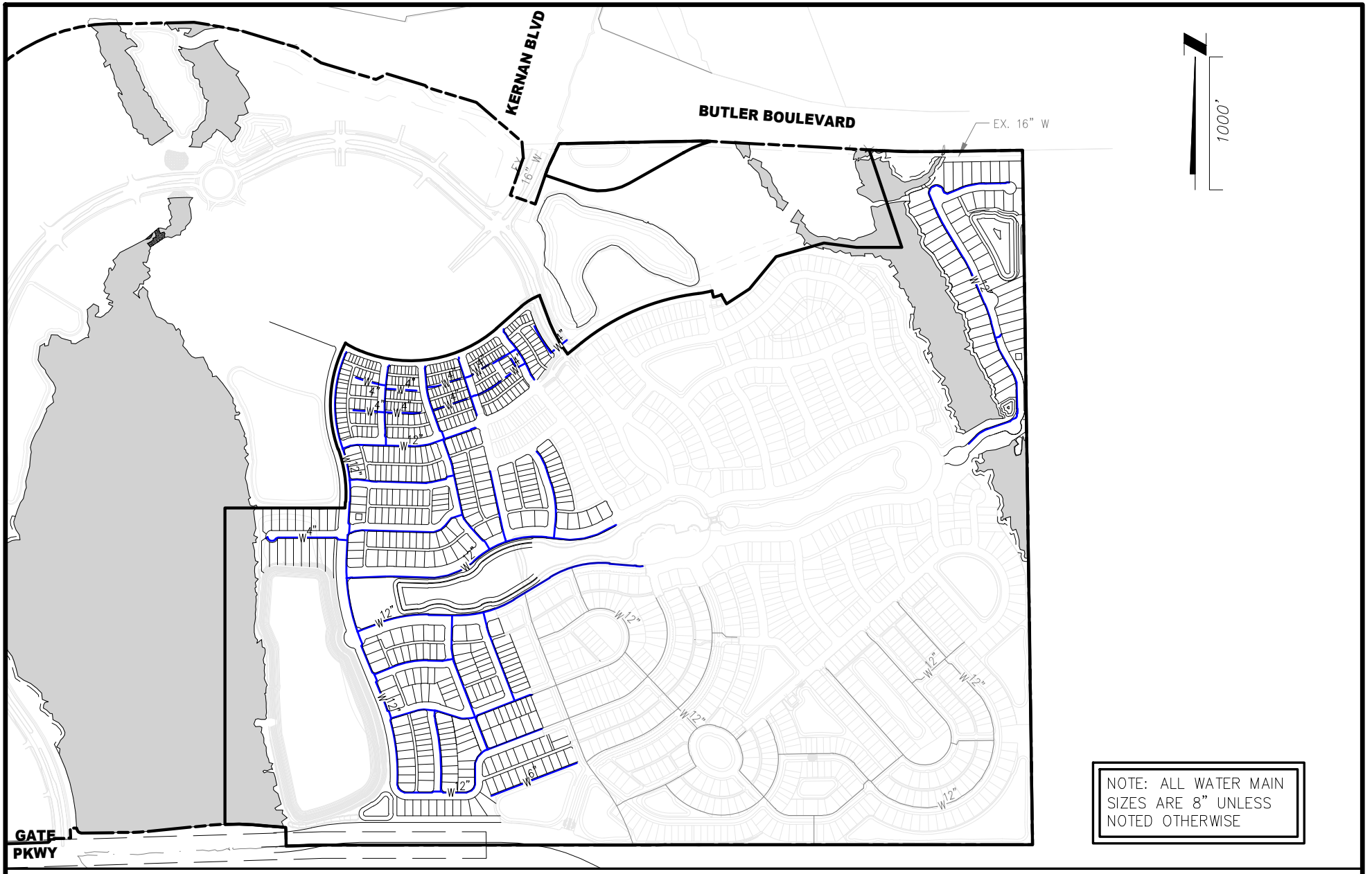
SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

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PLATE NO.	6

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Exhibit 7



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WATER DISTRIBUTION SYSTEM

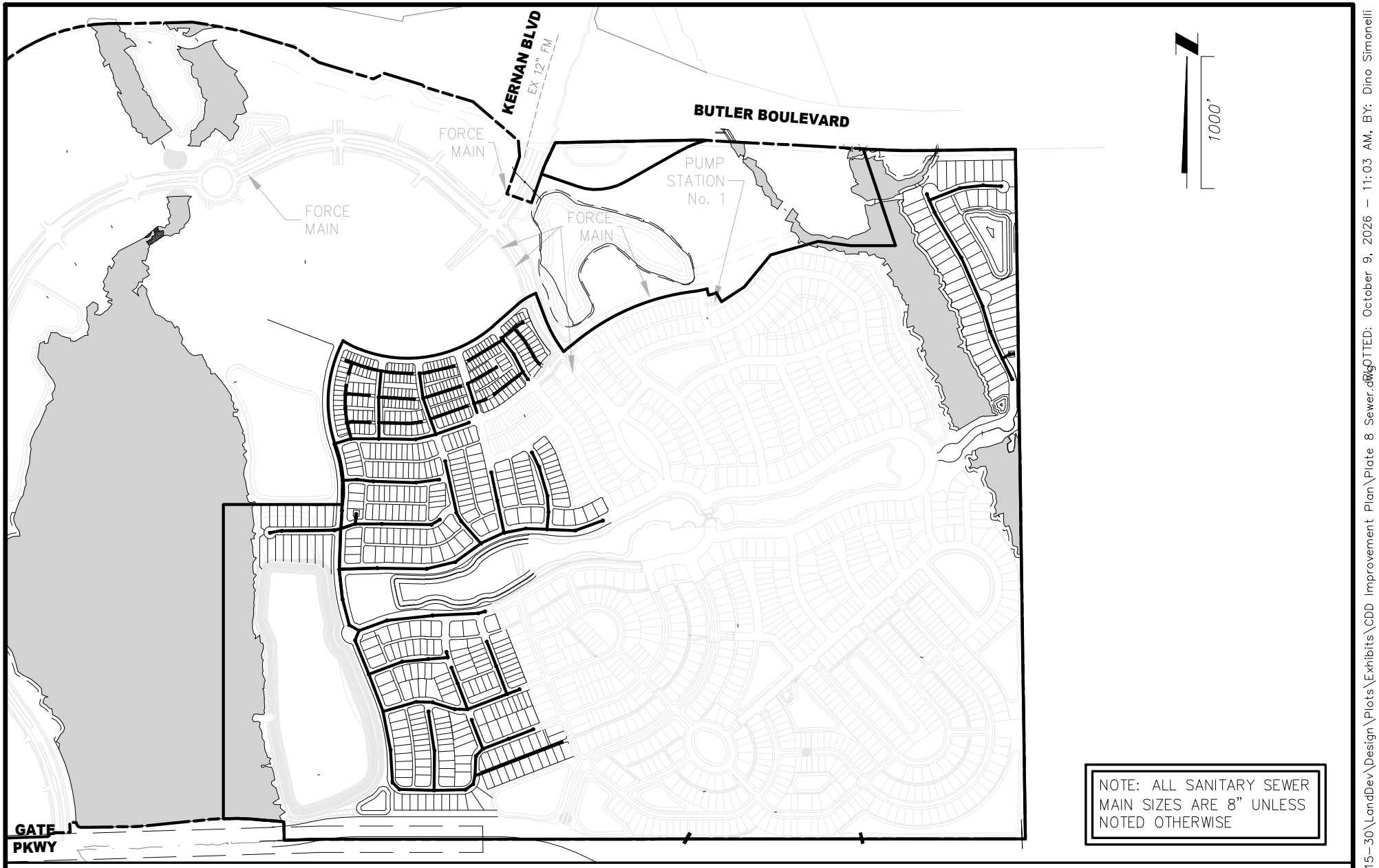
SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

ETM NO.	19-115-30099
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DATE:	OCTOBER 2026
PLATE NO.	7

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Exhibit 8



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SANITARY SEWER COLLECTION SYSTEM

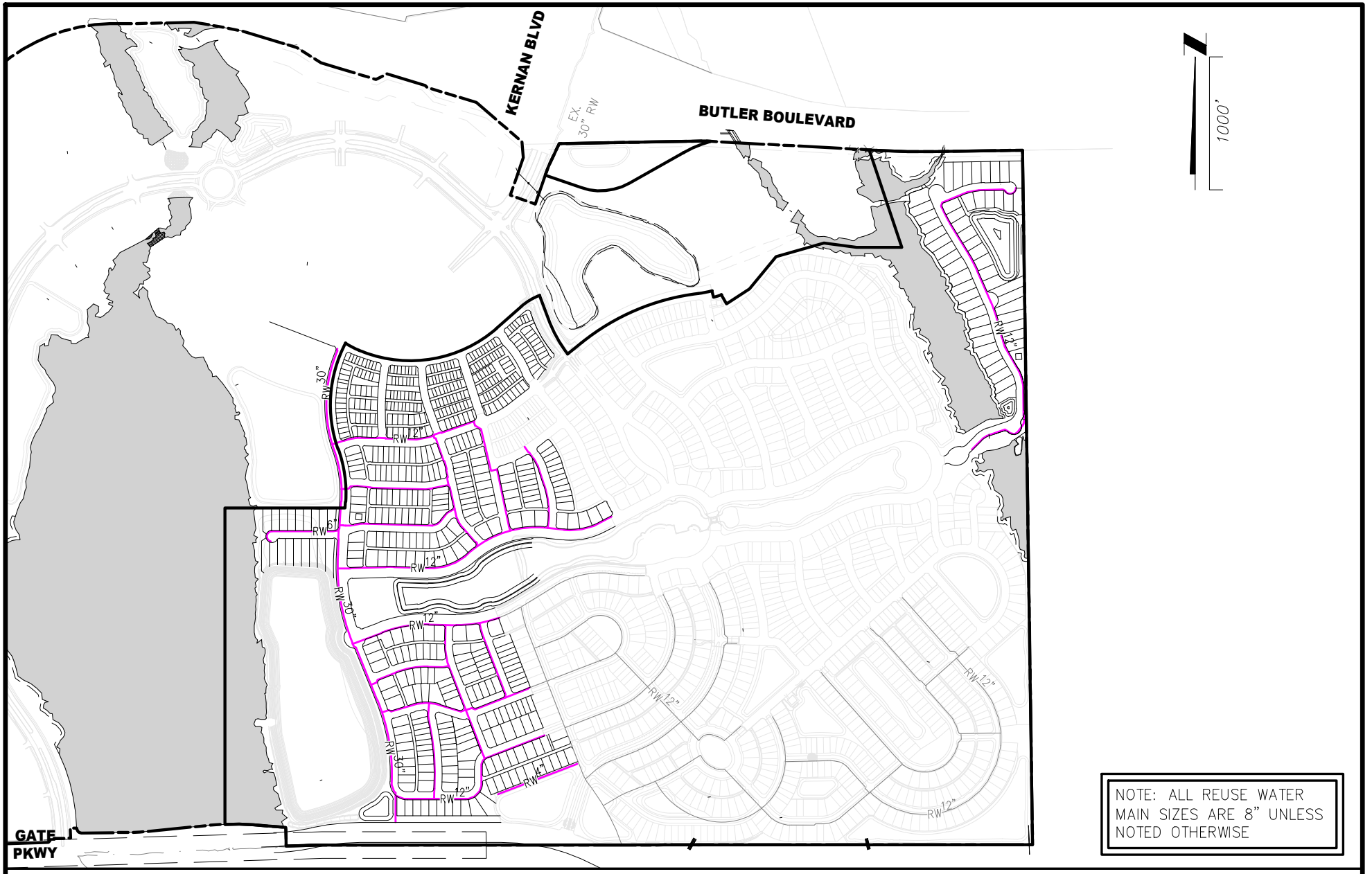
SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

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DATE:	OCTOBER 2026
PLATE NO.	8

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Exhibit 9



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REUSE DISTRIBUTION SYSTEM

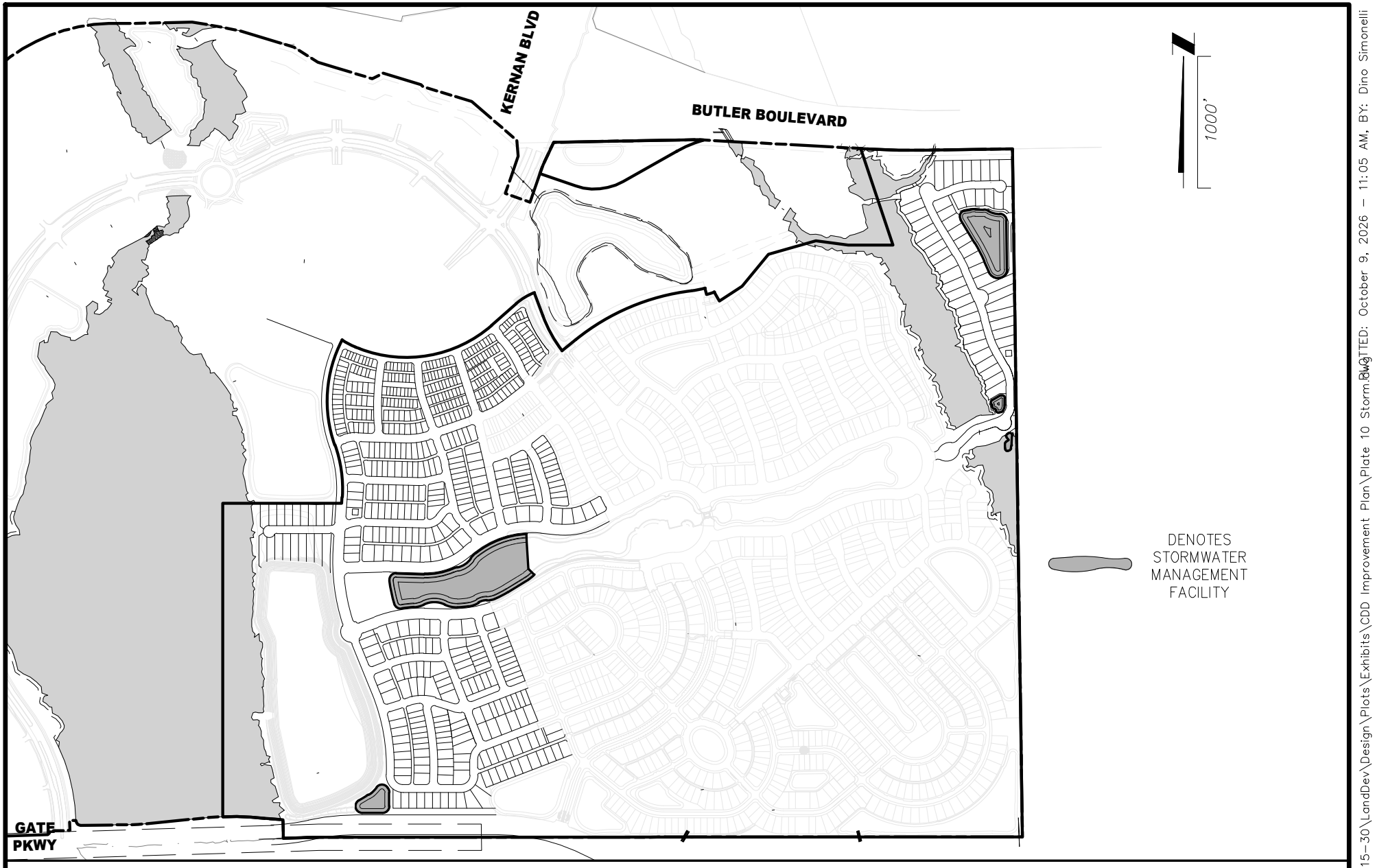
SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

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PLATE NO.	9

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Exhibit 10



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STORMWATER MANAGEMENT FACILITIES

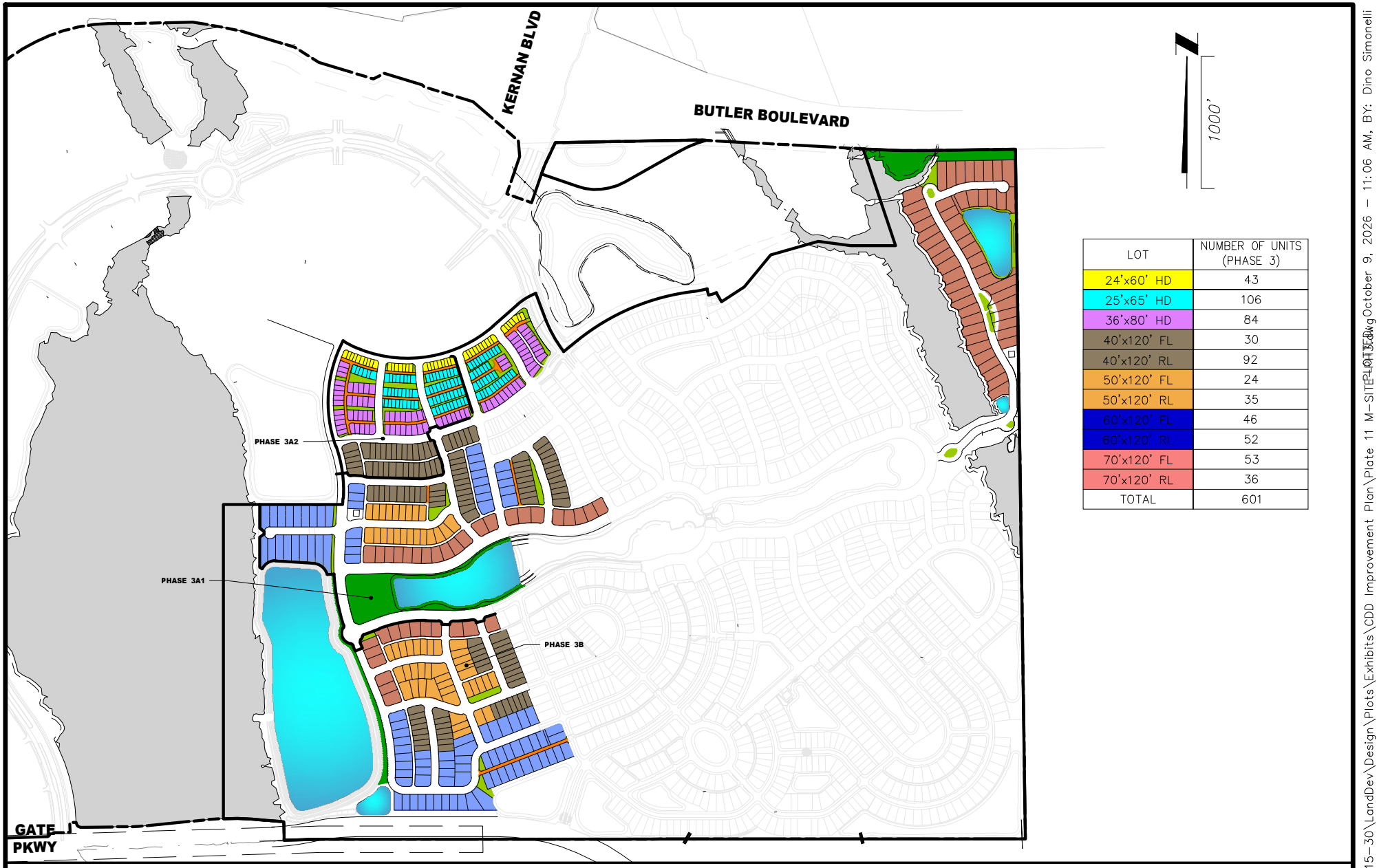
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DUVAL COUNTY, FLORIDA

ETM NO. 19-115-30099
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DATE: OCTOBER 2026
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Exhibit 11



LOT	NUMBER OF UNITS (PHASE 3)
24'x60' HD	43
25'x65' HD	106
36'x80' HD	84
40'x120' FL	30
40'x120' RL	92
50'x120' FL	24
50'x120' RL	35
60'x120' FL	46
60'x120' RL	52
70'x120' FL	53
70'x120' RL	36
TOTAL	601

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MASTER SITE PLAN

SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

ETM NO. 19-115-30099
DRAWN BY: D.G.S.
DATE: OCTOBER 2026
PLATE NO. 11

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Boggy Branch
Community Development District

Consideration of Master
Special Assessment Methodology Report

MASTER ASSESSMENT METHODOLOGY, 2027 PROJECT

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

October 2026

Prepared for:

Members of the Board of Supervisors,
Boggy Branch Community Development District

Prepared on October 29, 2026

PFM Financial Advisors LLC
3501 Quadrangle Boulevard, Ste 270
Orlando, FL 32817

MASTER ASSESSMENT METHODOLOGY, 2027 PROJECT
BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

October 29, 2026

1.0 Introduction

1.1 Purpose

This "Master Assessment Methodology, 2027 Project," ("Master Methodology 2027 Project") provides a system for the allocation of non-ad valorem special assessments securing the repayment of bond debt planned to be issued by the Boggy Branch Community Development District ("District") to fund beneficial public infrastructure improvements and facilities within the District. The Master Methodology 2027 Project described herein has two goals: (1) quantifying the special benefits received by properties within the District as a result of the construction of the District's improvements and facilities, and (2) equitably allocating the costs incurred by the District to provide these benefits to properties in the District.

The District plans to implement its 2027 capital improvement program ("2027 CIP" or "2027 Project") that will allow for the development of lands within the District. The District plans to fund a portion of its 2027 Project through bond debt financing. This bond debt will be repaid from the proceeds of non-ad valorem special assessments levied by the District. These special assessments will serve as liens against properties within the boundary of the District that receive a special benefit from the 2027 Project. This Master Methodology 2027 Project is designed to conform to the requirements of Chapters 170, 190, and 197 of the Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

1.2 Background

The District was created on August 30, 2019. The District encompasses approximately 557+/- acres in the City of Jacksonville, Florida. In January 2021, the District issued $14,870,000 in Special Assessment Bonds, Series 2021 ("Series 2021 Bonds") to fund development associated with its Phase 1, which included the development of 486 residential units. In February 2024, the District issued $35,180,000 in Special Assessment Bonds, Series 2024 ("Series 2024 Bonds") to partially fund the Phase 2 Project associated with its Phase 2, which included the development of 471 residential units, and reimburse the Developer for advancements including a portion of the Phase 1 infrastructure costs. The District is now in the process of funding its 2027 Project. The Boggy Branch CDD Third Supplemental Engineer's Report to the Capital Improvement Plan, dated October 29, 2026 ("Engineer's Report")[1] as provided by England-Thims & Miller, Inc. ("District Engineer") provides a description of the area and a location map for the District's Phase 3.

[1] England-Thims & Miller, Inc.., (October 29, 2026), "Boggy Branch CDD Third Supplemental Engineer's Report to the Capital Improvement Plan"

This Master Methodology 2027 Project provides a methodology to allocate the debt over the approximately 212.34 acres in the District's Phase 3 that will receive a special benefit from the installation of the proposed District's portion of the 2027 Project. It is the District's debt-funded capital infrastructure improvements that will allow the development of the lands within the District. By making development of the lands within the District possible, the District creates benefits to the lands within the District.

The methodology described herein allocates the District's debt to the District's lands based upon the benefits received from the infrastructure program. This report is designed to conform to the requirements of Chapter 170, F.S. with respect to special assessments and is consistent with our understanding of the case law on this subject.[2]

1.3 Projected Land Use Plan for the District

Table 1 summarizes the land use development plan for the District, which includes Phase 3. As detailed in the Engineer's Report, the land use plan envisions a mix of residential units over multiple phases. At this time, the established development entity is a joint venture between ICI Homes and David Weekley Homes (collectively, "Developer") which Developer intends to develop the property as described in the Engineer's Report.

Table 1. Development Plan for Boggy Branch, Phase 3

Land Use Type:	PH3
Townhomes	149
SF 36'	84
SF 40'	122
SF 50'	59
SF 60'	98
SF 70'	89
Total	601

Source: District Engineer

At the outset, the 2027 Project is based on the land uses the Developer plans for the lands within the District's Phase 3 as shown in Table 1. However, until either: (a) parcels of land along with their development entitlements are sold by the landowner to the new landowner and entitlements conveyed or (b) plats are filed, the precise land uses are unknown.

Therefore, the District initially will impose assessments on a per gross acre basis on the unsold and unplatted properties within Phase 3 of the District based on the land use plan outlined in Table 1 (or in any updates issued from time to time), and on any sold or platted property in accordance with its actual land use or contractual entitlement as transferred to the new landowner from the landowner.

[2] See for City of Winter Springs v. State, 776 So.2d 255 (Fla 2003) and City of Boca Raton, v. State, 595 So.2d 25 (Fla 1992)

1.4 CIP - Infrastructure Installation

The District will construct its public infrastructure and improvements as outlined in the Engineer's Report, as prepared by the District Engineer. The District infrastructure and improvements for the District's 2027 Project are presented in Table 2.

Table 2. Summary of CIP Cost Estimates – 2027 Project (1)

Infrastructure	**2027**
Residential Master Infrastructure	**Project Costs**
Soft Costs	$2,422,000
Boulevard Roads	$10,995,000
Residential Roads	$16,048,000
Alleys	$6,398,000
Stormwater Management Facilities	$9,364,000
Water/Reuse Distribution/Sanitary Sewer	$6,580,000
Central Park Amenity	$2,399,000
Landscaping and Irrigation	$3,743,000
Amenity Center Improvements	$8,920,972
Pickleball Improvements	$308,373
Phase 1 & Phase 2 Projects	$5,000,000
Total	**$72,178,345**

Source: District Engineer

(1) Any costs outlined in the Engineer's Report not funded with bond proceeds will be funded via Developer's Agreement with the District

1.5 Requirements of a Valid Assessment Methodology

In PFM Financial Advisors LLC, (the Assessment Consultant's) ("PFM" and/or "AC") experience, there are two primary requirements for special assessments to be valid under Florida law. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the District's Board of Supervisors, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is impossible, and, accordingly, a special assessment is valid as long as there is a logical relationship between the services provided and the benefit to real property. A court must give deference to the District's determinations regarding the levy of special assessments, and such special assessments are only invalid if the District's determinations are found to be arbitrary.

1.6 Special Benefits and General Benefits

Improvements undertaken by the District create both special benefits and general benefits to property owners located within and surrounding the District. However, in our opinion, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special benefits which accrue to property located within the District. It is the District's 2027 Project that enables properties within the District's Phase 3 boundaries to be developed. Without the District's 2027 Project there would be no infrastructure to support development of land within the District. Without these improvements, development of property in the District would not be permitted.

The new infrastructure improvements included in the 2027 Project create both: (1) special benefits to the developable property within the District and (2) general benefits to properties outside the District. However, as discussed below, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to the developable property within the District. The 2027 Project described in the District Engineer's Report enables the developable property within the Phase 3 of the District to be developed. Without the 2027 Project, there would be no infrastructure to support development of the Phase 3 developable property within the District.

1.7 Demonstration of Benefit

As shown in Table 2, the estimated cost of the 2027 Project is $72,178,345. The District plans to issue bonds to fund its portion of these costs, with total bond principal estimated at $88,415,000 (Table 4). There are an estimated 212.34 acres (65.9 acres associated with the lot residential lot acreage) within the District's Phase 3. Therefore, the average cost of the District's 2027 Project, per assessable acre, is $1,342,456 on an as-financed basis. As discussed in more detail below, at the time all of the Phase 3 properties are developed according to the land plan in Table 1, the developed properties will have absorbed all of the debt that was initially allocated on a gross acre basis.

Therefore, the proper analysis of the special benefit to the properties in the District planned for development is to compare the current value of the property to be developed to the expected future value of the property after the 2027 Project is installed. As demonstrated below, the installation of the infrastructure will generate benefits in excess of its $1,342,456 per acre cost by boosting the market value of the now undeveloped property well above the current land value (as described below) plus the cost of the infrastructure.

Table 3 demonstrates the expected special benefit to the properties from the installation of the CIP. The development plan shown in Table 1 estimates 601 Phase 3 residential units. Since the District comprises approximately 65.9 residential lot acres, the plan is for a density of 9.1 units per acre.

Based on current market pricing provided by the current landowner, the estimated average market price of residential units to be developed in the District will be $900,000. On average, per data via the National Association of Homebuilders ("NAHB") a finished building lot is valued at 18.5% of the total home and lot package for a single family unit. This produces an estimated finished lot value of $166,500. The 2027 Project has a total cost as financed of $88,415,000 for 601 units, thus the cost to produce a finished lot is $147,113. The market value of the land, as improved by the CIP, is then estimated as the difference between the value of the finished lot of $166,500 and the cost of the improvements per lot of $147,113

resulting in a residual value for the land, as improved, of $19,387 per lot. The foregoing market value is subject to change based on the final pricing details of the District's bond issues and the market value of the homes to be built on the properties.

According to the Duval County Property Appraiser, the 65.9+/- acres of land that comprise the District's Phase 3 residential lots has an estimated land value of $10,907,559. The development program produces a density of 9.1 units per acre for a total of 601 lots, so the land value per unit is $18,149.

Therefore, the District's 2027 Project will provide a special benefit to the District's properties. The net increase in the market value of the lots once improved by the District's 2027 Project is estimated at $1,238. Therefore, the net benefit in market value of the lots after deducting the cost of the land before the improvements is $1,238 (i.e. $19,387 - $18,149 = $1,238). This demonstrates the special benefits generated by the CIP to the properties.

Table 3. Demonstration of Special Benefit for Properties in Boggy Branch Phase 3

Category	**Amount**
Acreage (residential lots)	65.9
Bonds	$88,415,000
Debt/Acre	$1,342,456
Category	**Amount**
Units	601
Acreage	65.9
	========
Units/Acre	9.13
Average Price	$900,000
Finished lot (18.5% NAHB)	$166,500
Cost per lot	$147,113
	========
Remainder	$19,387
Land Cost* (est.)	$10,907,559
Acres	65.9
Cost/Acre	$165,616
Cost/DU/Lot	$18,149
	========
Net Benefit	**$1,238**

Source: PFM Financial Advisors LLC

*Based on the 2025 assessed value of all assessable District land provided by the Duval County Property Appraiser.

2.0 CIP Plan of Finance

The District has advised it intends to finance all or a portion of its 2027 Project costs as detailed in Table 2 by issuing bonds. These bonds may be issued in several series, as development progresses within the District. A number of component funds comprise the total principal of the bonds to be issued by the District. These funds may include, but are not limited to, acquisition and construction, capitalized interest, a debt service reserve, underwriter's discount, and issuance costs. The debt service reserve account is set initially at 100% of maximum annual debt service. The bond sizing includes 12 months of capitalized interest. The underwriter's discount is estimated at 2.0% of par. This allowance pays the underwriter for taking the risks involved in purchasing the District's bonds. The cost of issuance pays for the trustee, financial advisor, district counsel and other costs associated with issuing the District's bonds.

An estimate of the bond issuance required to fund the District's 2027 Project is found in Table 4. The construction/acquisition funds raised by the District's bonds may fund only a portion of the District's 2027 Project. The balance of any remaining 2027 Project costs will be funded by one or more District landowner(s) or by other means. As bonds are issued by the District over time, the District will adopt supplemental assessment methodology report(s) detailing the particulars of each specific bond issue with respect to bond pricing and the associated assessments for properties securing each bond issuance.

Table 4. Estimated District Bond Financing Details

Bond Fund	Total Bonds Value
Construction Fund	**$72,178,345**
Debt Service Reserve	$7,486,207
Capitalized Interest	$6,631,125
Cost of Issuance	$350,000
Underwriter's Discount	$1,768,300
Rounding	$1,023
Total	**$88,415,000**
Rate	7.50%
Term	30
Capitalized Interest (months)	12
Maximum Net Annual Debt Service	**$7,486,207**
Maximum Gross Annual Debt Service (1)	**$8,093,197**

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 7.5% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

3.0 Assessment Methodology

3.1 Assessment Foundation

The assessment methodology associated with the allocation of the costs of the 2027 Project is a four-step process. First, the District Engineer determines the costs for the District's infrastructure and related improvements. Second, an estimate of the amount of bonds required to finance the infrastructure improvements is calculated. Third, the District Engineer outlines which parcels benefit from the provision of the infrastructure and improvements. Finally, the as-financed costs of the infrastructure and related improvements are allocated to the benefiting properties based on the approximate relative benefit each unit receives. The District's capital improvements are intended to act as a system of improvements allowing for each phase to benefit from the preceding phase and/or subsequent phase of infrastructure development as the improvements are installed.

3.2 Allocation of Specific Assessments

The discussion offered below illustrates the process by which the District will allocate bond debt it incurs to fund its 2027 Project. The District's maximum $88,415,000 of total bond debt is detailed in Table 5. The District's bond debt will be secured primarily by special assessments allocated to properties in the District based on and proportional to the benefits that each property receives from the CIP. As described above, until such time as either: (a) properties are sold along with their entitlements or (b) plats are recorded; the specific land uses in the District are not known with certainty. Therefore, at the outset, the debt is allocated on an acreage basis across all benefited acres in the District totaling approximately 212.34 acres. As the sale and platting process unfolds, the District will more finely articulate the allocation of debt to benefiting properties based on their land uses.

As noted above, as long as two basic principles are adhered to, Florida law generally allows the District Board some latitude in determining the appropriate methodology to allocate the costs of its 2027 Project to benefiting properties in the District. The two principles are: (1) the properties being assessed must receive a special benefit from the CIP and (2) the assessments allocated to each property must be fairly and reasonably apportioned among the benefiting properties.

In allocating special assessments to benefiting property, Florida governments have used a variety of methods including, but not limited to, front footage, area, trip rates, equivalent residential units ("ERU"), dwelling units, and acreage. These ERU values equate the benefit received by a stated amount of such particular land use category to the benefit received by a typical single-family residence. The use of ERU values to estimate the benefit derived from infrastructure improvements is recognized as a simple, fair, and reasonable method for apportioning benefit. The Florida Supreme Court concluded that the ERU method was a valid methodology in its decision in Winter Springs v. State.[3] In addition, the ERU methodology is widely used in other similar CDDs. Note that the current development plan includes multiple lot sizes; however, any additional lot size(s) will be assessed via benefits based on its lot width (front feet) consistent with this Master Methodology 2027 Project.

[3] City of Winter Springs v. State, 776 So.2d 255 (Fla 2003)

Table 5 contains the allocation of the District's 2027 Project costs, as financed, to the Development Units planned for the District based on the ERU value assigned to each Development Unit. Table 6 shows the annual bond debt service assessments associated with the bond par allocations found in Table 5. Table 6 becomes important as the land within the District is platted, as specific bond debt service assessments will be assigned to the individual Development Units at that time.

Table 5. Allocation of the Costs of the District's CIP, as Financed

Land Use	Volume	ERU/Unit	ERUs	%ERU	Total Debt	Debt/Unit
Townhomes	149	0.75	111.8	20%	$17,439,549	$117,044
SF 36'	84	0.85	71.4	13%	$11,142,584	$132,650
SF 40'	122	0.90	109.8	19%	$17,135,234	$140,453
SF 50'	59	1.00	59.0	10%	$9,207,457	$156,059
SF 60'	98	1.10	107.8	19%	$16,823,117	$171,664
SF 70'	89	1.20	106.8	19%	$16,667,059	$187,270
Total	601		566.6	100%	$88,415,000	

Source: PFM Financial Advisors LLC

Table 6. Summary of Annual Assessments

Land Use	Total Debt	Annual Assessment	Administrative Costs	Total Annual Assessment (1)
Townhomes	$17,439,549	$1,476,628	$119,727	$1,596,355
SF 36'	$11,142,584	$943,456	$76,496	$1,019,953
SF 40'	$17,135,234	$1,450,861	$117,637	$1,568,499
SF 50'	$9,207,457	$779,607	$63,211	$842,818
SF 60'	$16,823,117	$1,424,434	$115,495	$1,539,929
SF 70'	$16,667,059	$1,411,220	$114,423	$1,525,644
Total	$88,415,000	$7,486,207	$606,990	$8,093,197

Land Use	Debt/Unit	Annual Assessment per Unit (net)	Administrative Costs per Unit	Annual Assessment per Unit (gross) (1)
Townhomes	$117,044	$9,910.26	$803.53	$10,713.79
SF 36'	$132,650	$11,231.62	$910.67	$12,142.30
SF 40'	$140,453	$11,892.31	$964.24	$12,856.55
SF 50'	$156,059	$13,213.67	$1,071.38	$14,285.05
SF 60'	$171,664	$14,535.04	$1,178.52	$15,713.56
SF 70'	$187,270	$15,856.41	$1,285.65	$17,142.06

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 7.5% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

3.3 True-Up Mechanism

Although the District does not process plats, it does have an important role to play during the course of development. Whenever a parcel's land use and development density and intensity is determined with sufficient certainty, the District must allocate a portion of its debt to the parcel according to the procedures outlined in Section 3.2 above. In addition, the District must also prevent any buildup of debt on land that has not yet been developed. Otherwise, the land could be fully subdivided without all of the debt being allocated.

To preclude this, a test is conducted when development thresholds are reached within the District. As long as the development at these thresholds does not cause the debt on the remaining land to increase above a debt ceiling level illustrated in Table 7 below, then no further action is necessary. However, if the debt on the remaining land does increase, a debt reduction payment will be necessary.

The debt ceiling level is established at the time each series of bonds is issued. For example, the District may issue up to $88,415,000 in Bonds to fund the CIP. According to the Engineer's Report, there are approximately 212.34 gross acres of land within the District. Each of these acres will be assigned an equal assessment of the $84,895,000 in remaining unassigned bond debt assessments. Therefore, and assuming for purposes of this illustration that all $88,415,000 in anticipated bond debt is issued by the District to fund its CIP, the ceiling level of debt for developable and assessable properties would be $416,384 per acre ($88,415,000 / 212.34). This ceiling level is based upon the best information available at the time of this report, is subject to change, and will only be finalized at the time of the District's first bond issuance.

A test will be conducted when 25%, 50%, 75%, and 90% of the acreage within the District has been developed. The ceiling amount of debt is determined at the time any District bond issuance is closed. The debt ceiling level is the ratio of the amount of debt outstanding divided by the number of acres of land for which no debt allocation has occurred as per this methodology. Table 7 below illustrates when the true-up test will be applied to determine if debt reduction payments are required. However, a true-up payment may be suspended at the District's discretion. If the property owner can demonstrate to the District, and the District finds in its discretion (consistent with the opinion of the District Engineer), that all necessary land use approvals, including applicable zoning, can reasonably and economically support development totaling greater than or equal to 601 residential units, on the remaining unplatted developable acreage within the remaining acres, a true-up payment may be suspended.

Table 7. True- Up Thresholds

Category	25%	50%	75%	90%	100%
Platted Developable Acres	53.1	106.2	159.3	191.1	212.3
Unplatted Developable Acres	159.3	106.2	53.1	21.2	-
Debt Ceiling per Acre	$416,384	$416,384	$416,384	$416,384	$416,384

Source: PFM Financial Advisors LLC

In the event that additional land not currently subject to the assessments required to repay the debt associated with the CIP is developed in such a manner as to receive special benefit from the CIP, it is contemplated that this Master Methodology 2027 Project will be re-applied to include such new parcels. The additional land, as a result of applying this Master Methodology 2027 Project, will be allocated an appropriate share of the special assessments, with all previously-assessed parcels receiving a relative adjustment in their assessment levels.

4.0 Contribution of District Infrastructure and/or Improvements

The costs of the District's CIP will likely be funded by two mechanisms. The first mechanism is the issuance of special assessment bonds. The second mechanism is the contribution of funds or CIP components to the District ("Contribution"). Property owners within the District will have the opportunity to make such a Contribution upon approval by the District.

A District property owner's Contribution will give rise to assessment credits that can be applied by the property owner to reduce or eliminate bond debt service assessments that would otherwise be assigned to lands within the District to fund the costs of the CIP. Prior to a property owner reducing or eliminating bond debt service assessments through a Contribution, it must be shown that the improvements funded or contributed by the property owner are a component of the CIP, as outlined in the Engineer's Report. The property owner will be permitted to apply assessment credits equal to the value of the Contribution plus the costs of financing the improvement(s) that would otherwise have been incurred by the District if the District were required to issue bonds to fund or acquire the improvement(s) (such that the property would not be responsible for bond financing costs if the Contribution was made prior to the District's issuance of special assessment bonds). A property owner possessing assessment credits due to a Contribution will, in the District's discretion, have the opportunity to use the assessment credits to adjust bond debt service assessment levels of Development Units.

5.0 Assessment Roll

Table 8 outlines the maximum bond principal assessment per assessable acre for the lands within the District's Phase 3. A description of the land within the District, which will be assessed to secure the repayment of the District's bonds, is found in Exhibit "A", below. The assessments shall be paid in not more than thirty (30) annual installments.

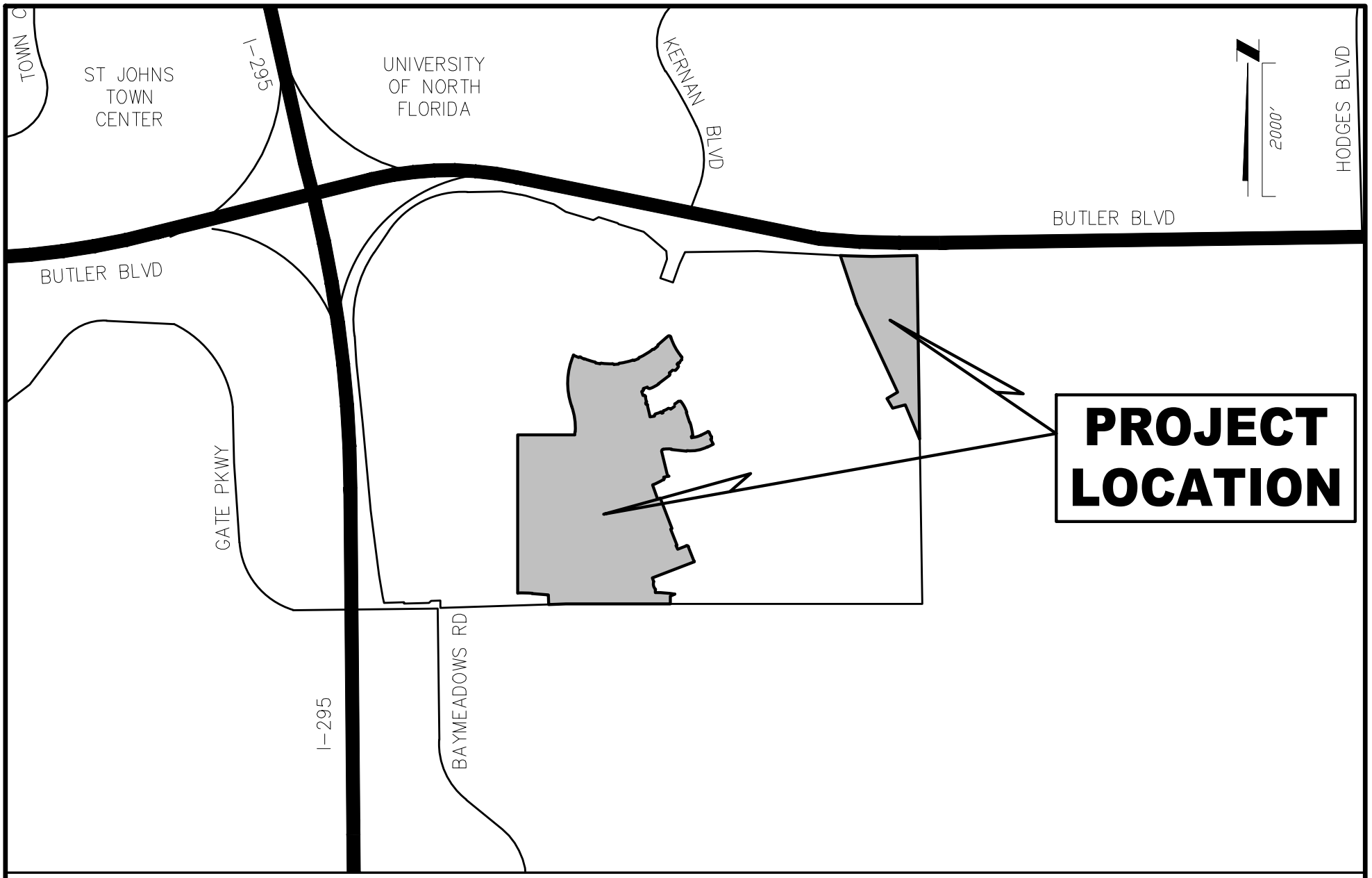
Table 8. Assessment Roll

Parcel ID Numbers	Assessable Acreage	Bond Principal Assessment	Bond Principal Assessment per Acre	Net Total Bond Annual Assessment	Net Annual Assessment per Acre	Bond Gross Annual Assessment (1)	Bond Gross Annual Assessment per Acre (1)
Exhibit "A" - Legal Description	212.34	$88,415,000	$416,384	$7,486,207	$35,256	$8,093,197	$38,114

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 7.5% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

EXHIBIT "A"
LEGAL DESCRIPTION OF PHASE 3 LAND LOCATED WITHIN THE DISTRICT*
*Source: District Engineer



ETM

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ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258

TEL: (904) 642-8990, FAX: (904) 646-9485

CA - 00002584 LC - 0000316

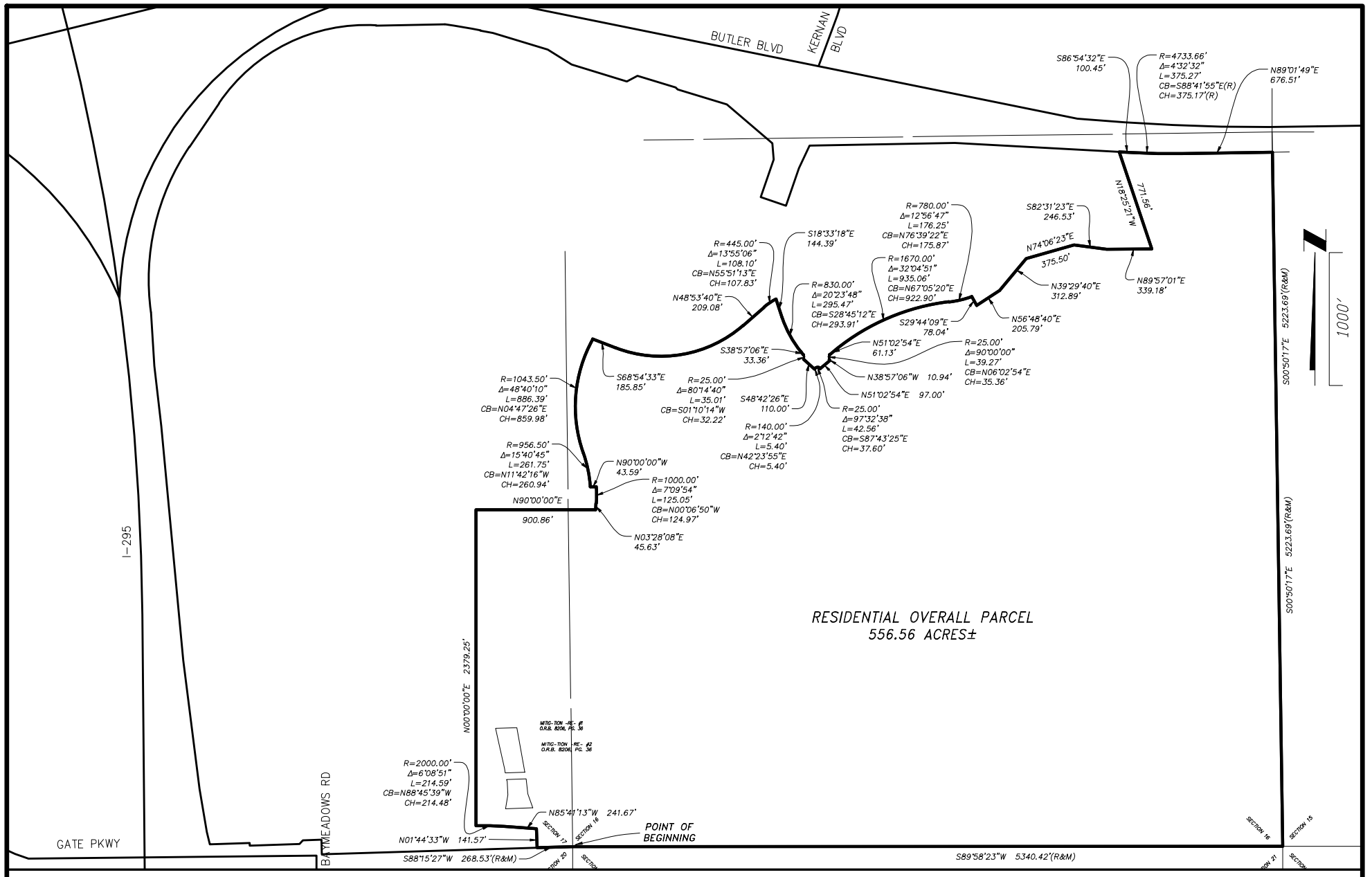
LOCATION MAP

SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

ETM NO. 19-115-30099
DRAWN BY: D.G.S.
DATE: OCTOBER 2026
PLATE NO. 1

T:\2019\19-115\19-115-30\LandDev\Design\Plots\Exhibits\CDD Improvement Plan\Plate 1 Location Map.dwg October 9, 2026 - 10:58 AM, BY: Dino Simonelli



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14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
CA - 00002584 LC - 0000316

DISTRICT BOUNDARY

SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

ETM NO. 19-115-30099
DRAWN BY: D.G.S.
DATE: OCTOBER 2026
PLATE NO. 2

T:\2019\19-115\19-115-30\LandDev\Design\Plots\Exhibits\CDD Improvement Plan\Plate 2 District Boundary October 2026 - 11:00 AM, BY: Dino Simonelli

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

A portion of Sections 16 and 17, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 17036, page 2398, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of said Section 17, thence South 88°15'27" West, along the Southerly line of said Section 17, a distance of 268.53 feet; thence North 01°44'33" West, departing said Southerly line, 141.57 feet; thence North 85°41'13" West, 241.67 feet to the point of curvature of a curve concave Southerly having a radius of 2000.00 feet; thence Westerly along the arc of said curve, through a central angle of 06°08'51", an arc length of 214.59 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 88°45'39" West, 214.48 feet; thence Due North, 2379.25 feet; thence Due East, 900.86 feet; thence North 03°28'08" East, 45.63 feet to a point on a curve concave Westerly having a radius of 1000.00 feet; thence Northerly along the arc of said curve, through a central angle of 23°00'46", an arc length of 401.65 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 08°02'15" West, 398.95 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 1000.00 feet, through a central angle of 47°11'47", an arc length of 823.73 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 04°03'15" East, 800.64 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 500.00 feet, through a central angle of 13°18'17", an arc length of 116.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 62°15'25" East, 115.85 feet; thence South 68°54'33" East, 32.07 feet to the point of curvature of a curve concave Northerly having a radius of 985.00 feet; thence Easterly along the arc of said curve, through a central angle of 62°11'46", an arc length of 1069.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 79°59'33" East, 1017.51 feet; thence North 48°53'40" East, 248.66 feet to the point of curvature of a curve concave Southeasterly having a radius of 460.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 20°12'00", an arc length of 162.18 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 58°59'41" East, 161.34 feet; thence South 19°55'14" East, 184.59 feet to the point of curvature of a curve concave Northeasterly having a radius of 1000.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 17°29'38", an arc length of 305.33 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 28°40'03" East, 304.14 feet; thence North 51°02'54" East, 134.63 feet to the point of curvature of a curve concave Southeasterly having a radius of 1718.50 feet; thence Northeasterly along the arc of said curve, through a central angle of 32°04'51", an arc length of 962.22 feet to a point of reverse curvature, said arc being by a chord bearing and distance of North 67°05'20" East, 949.70 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 731.50 feet, through a central angle of 08°30'41", an arc length of 108.67 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 78°52'25" East, 108.57 feet; thence South 15°22'56" East, 48.50 feet to a point on a curve concave Northerly having a radius of 780.00 feet; thence Easterly along the arc of a said curve, through a central angle of 04°26'06", an arc length of 60.38 feet to a point on said curve, said arc being subtended by a chord bearing a distance of North 72°24'01" East, 60.36 feet; thence South 29°44'09" East, 78.04 feet; thence North 56°48'40" East, 205.79 feet; thence North 39°29'40" East, 312.89 feet; thence North 74°06'23" East, 375.50 feet; thence South 82°31'23" East, 246.53 feet; thence North 89°57'01" East, 339.18 feet; thence North 18°25'21" West, 771.56 feet to a point lying on the Southerly limited access right of way line of J. Turner Boulevard, State Road No. 202, a variable width limited access right of way as presently established; thence Easterly, along said Southerly limited access right of way line the following 3 courses: Course 1, thence South 86°54'32" East, 100.45 feet to a point on a curve concave Northerly having a radius of 4733.66 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of 04°32'32", an arc length of 375.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°41'55" East, 375.17 feet; Course 3, thence North 89°01'49" East, 676.51 feet to its intersection with the Easterly line of said Section 16; thence South 00°50'17" East, departing said Southerly limited access right of way line and along said Easterly line, 5223.69 feet to the Southeasterly corner thereof; thence South 89°58'23" West, along the Southerly line of said Section 16, a distance of 5340.42 feet to the Point of Beginning.

Containing 556.56 acres, more or less.

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ENGLAND - THIMS & MILLER, INC.
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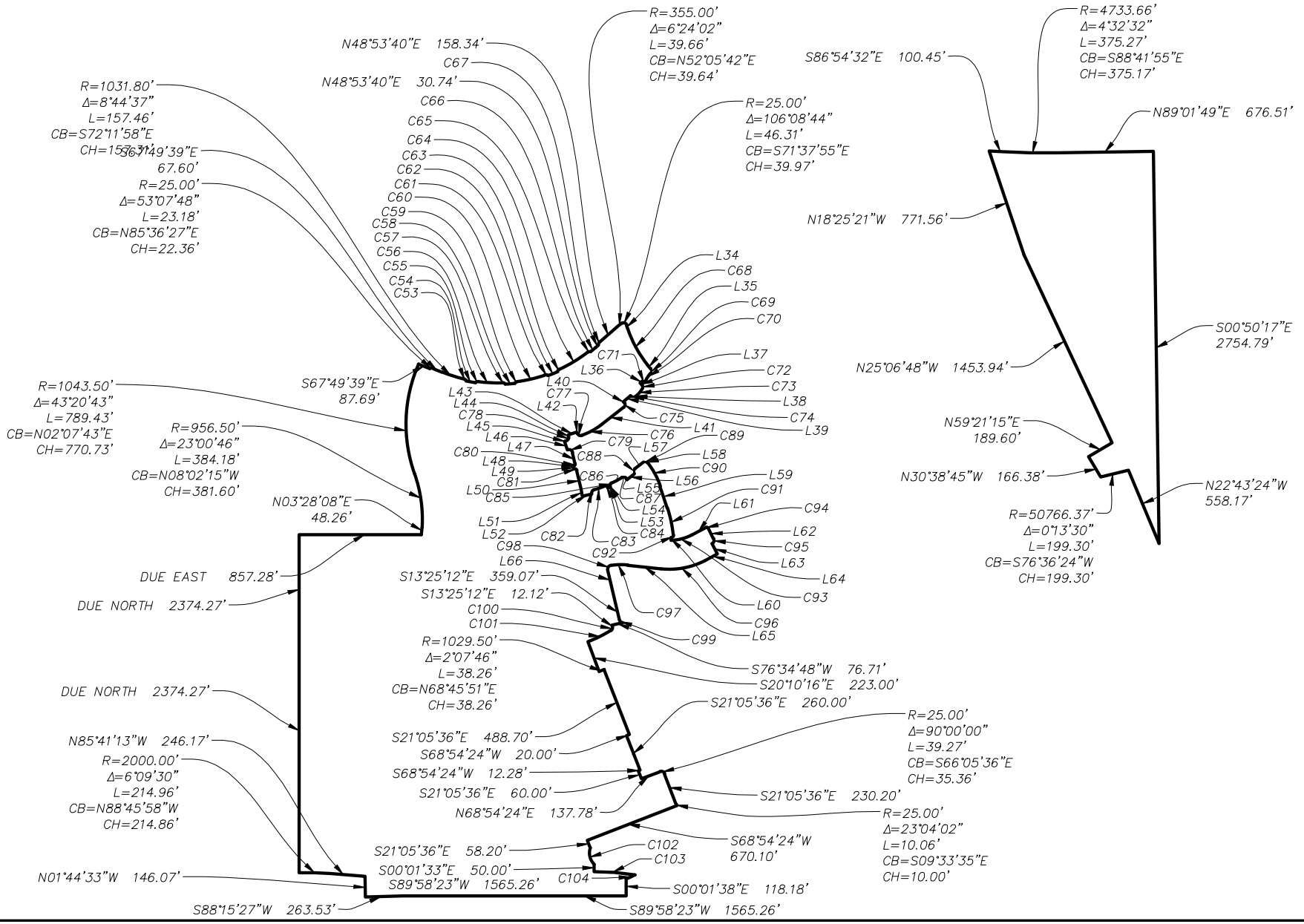
DISTRICT LEGAL DESCRIPTION

SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

ETM NO. 19-115-30099
DRAWN BY: D.G.S.
DATE: OCTOBER 2026
PLATE NO. 3

T:\2019\19-115\19-115-30\LandDev\Design\Plots\Exhibits\CDD Improvement Plan\Plate 3 District Legal.dwg October 9, 2026 - 11:00 AM, BY: Dino Simonelli



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PHASE 3 BOUNDARY

SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

ETM NO. 19-115-30099

DRAWN BY: D.G.S.

DATE: OCTOBER 2026

PLATE NO. 4

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March 25, 2025 Work Order No. 24-604.00
Revised September 1, 2026 File No. 130G-04.00C

SEQ Residential Phase 3

Parcel "A"

A portion of Sections 16 and 17, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 17036, page 2398, of the current Public Records of said county, be more particularly described as follows:

For a Point of Beginning, commence at the Southeast corner of said Section 17; thence South 88°15'27" West, along the Southerly line of said Section 17, a distance of 263.53 feet; thence North 01°44'33" West, departing said Southerly line, 146.07 feet; thence North 85°41'13" West, 246.17 feet to the point of curvature of a curve concave Southerly having a radius of 2000.00 feet; thence Westerly along the arc of said curve, through a central angle of 06°09'30", an arc length of 214.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 88°45'58" West, 214.86 feet; thence Due North, along a non-tangent line, 2374.27 feet to a point lying on the Westerly prolongation of the Southerly line of those lands described and recorded in Official Records Book 21510, page 1498, of said current Public Records; thence Due East, along said Westerly prolongation and along said Southerly line, 857.28 feet to the Southeast corner thereof; thence North 03°28'08" East, along the Easterly line of said Official Records Book 21510, page 1498, a distance of 48.26 feet to the point of curvature of a curve concave Westerly having a radius of 956.50 feet; thence Northerly, continuing along said Easterly line and along the arc of said curve, through a central angle of 23°00'46", an arc length of 384.18 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 08°02'15" West, 381.60 feet; thence Northerly, continuing along said Easterly line, its Northerly prolongation and along the arc of a curve concave Easterly having a radius of 1043.50 feet, through a central angle of 43°20'43", an arc length of 789.43 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 02°07'43" East, 770.73 feet; thence South 67°49'39" East, along a non-tangent line, 87.69 feet to a point on a non-tangent curve concave Southerly having a radius of 25.00 feet; thence Easterly along the arc of said curve, through a central angle of 53°07'48", an arc length of 23.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 85°36'27" East, 22.36 feet; thence South 67°49'39" East, 67.60 feet to the point of curvature of a curve concave Northerly having a radius of 1031.80 feet; thence Easterly along the arc of said curve, through a central angle of 08°44'37", an arc length of 157.46 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 72°11'58" East, 157.31 feet; thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 25.00 feet, through a central angle of 52°35'10", an arc length of 22.94 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 50°16'41" East, 22.15 feet; thence Easterly along the arc of a non-tangent curve concave Northerly having a radius of 1041.80 feet, through a central angle of 03°47'00", an arc length of 68.79 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 79°33'18" East, 68.78 feet; thence Easterly along the arc of a non-tangent curve concave Southerly having a radius of 25.00 feet, through a central angle of 52°35'10", an arc length of 22.94 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 71°10'06" East, 22.15 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 1031.80 feet, through a central angle of 09°13'55", an arc length of 166.25 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 87°09'17" East, 166.07 feet; thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 25.00 feet, through a central angle of 52°35'10", an arc length of 22.94 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 65°28'39" East, 22.15 feet; thence Easterly along the arc of a non-tangent curve concave Northerly having a radius of 1041.80 feet, through a central angle of 03°46'56", an arc length of 68.77 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 85°14'46" East, 68.76 feet; thence Northeasterly along the arc of a non-tangent curve concave Southeasterly having a radius of 25.00 feet, through a central angle of 52°35'10", an arc length of 22.94 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 55°58'12" East, 22.15 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 1031.80 feet, through a central angle of 10°56'10", an arc length of 196.94 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 76°47'42" East, 196.64 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 25.00 feet, through a central angle of 52°35'10", an arc length of 22.94 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 82°22'49" East, 22.15 feet; thence Easterly along the arc of a non-tangent curve concave Northerly having a radius of 1041.80 feet, through a central angle of 04°04'04", an arc length of 73.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 68°12'03" East, 73.95 feet; thence Northeasterly along the arc of a non-tangent curve concave Southeasterly having a radius of 25.00 feet, through a central angle of 52°35'10", an arc length of 22.94 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 38°46'55" East, 22.15 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 1031.80 feet, through a central angle of 12°39'59", an arc length of 228.10 feet to a point of reverse curvature, said

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PHASE 3 LEGAL DESCRIPTION

SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

ETM NO. 19-115-30099
DRAWN BY: D.G.S.
DATE: OCTOBER 2026
PLATE NO. 5A

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arc being subtended by a chord bearing and distance of North 58°44'30" East, 227.64 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 25.00 feet, through a central angle of 52°35'10", an arc length of 22.94 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 78°42'05" East, 22.15 feet; thence Northeasterly along the arc of a non-tangent curve concave Northwesterly having a radius of 1041.80 feet, through a central angle of 02°25'18", an arc length of 44.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 50°06'19" East, 44.03 feet; thence North 48°53'40" East, 30.74 feet to a point on a non-tangent curve concave Easterly having a radius of 25.00 feet; thence Northerly along the arc of said curve, through a central angle of 53°07'48", an arc length of 23.18feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 22°19'46" East, 22.36 feet; thence North 48°53'40" East, 158.34 feet to the point of curvature of a curve concave Southeasterly having a radius of 355.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 06°24'02", an arc length of 39.66 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 52°05'42" East, 39.64 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 25.00 feet, through a central angle of 106°08'44", an arc length of 46.31 feet to a point lying on the Westerly right of way line of Stillwood Pines Boulevard, a variable width right of way as presently established, said arc being subtended by a chord bearing and distance of South 71°37'55" East, 39.97 feet; thence along said Westerly right of way line the following 4 courses: Course 1, thence South 18°33'18" East, 21.41 feet to the point of curvature of a curve concave Northeasterly having a radius of 830.00 feet; Course 2, thence Southeasterly along the arc of said curve, through a central angle of 20°23'48", an arc length of 295.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 28°45'12" East, 293.91 feet; Course 3, thence South 38°57'06" East, 33.36 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; Course 4, thence Southerly along the arc of said curve, through a central angle of 80°14'53", an arc length of 35.01 feet to a point lying on the Westerly line of SEQ Residential Phase 1A, recorded in Plat Book 78, page 148, of said current Public Records, said arc being subtended by a chord bearing and distance of South 01°10'21" West, 32.22 feet; thence along said Westerly line of SEQ Residential Phase 1A the following 10 courses: Course 1, thence Southwesterly, departing said Westerly right of way line and along the arc of a curve concave Southeasterly having a radius of 250.00 feet, through a central angle of 14°17'47", an arc length of 62.38 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 34°08'40" West, 62.22 feet; Course 2, thence Westerly along the arc of a curve concave Northerly having a radius of 14.00 feet, through a central angle of 114°03'05", an arc length of 27.87 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 84°01'21" West, 23.49 feet; Course 3, thence South 51°02'54" West, along a non-tangent line, 20.00 feet; Course 4, thence South 38°57'06" East, 25.80 feet to the point of curvature of a curve concave Westerly having a radius of 14.00 feet; Course 5, thence Southerly along the arc of said curve, through a central angle of 64°46'50", an arc length of 15.83 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 06°33'41" East, 15.00 feet; Course 6, thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 160.50 feet, through a central angle of 26°17'26", an arc length of 73.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 38°58'27" West, 73.00 feet; Course 7, thence South 52°07'10" West, 4.55 feet to the point of curvature of a curve concave Northerly having a radius of 25.00 feet; Course 8, thence Westerly along the arc of said curve, through a central angle of 88°55'43", an arc length of 38.80 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 83°24'58" West, 35.02 feet; Course 9, thence South 51°02'54" West, 65.00 feet; Course 10, thence South 38°57'06" East, 6.35 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; thence Southerly, continuing along said Westerly line, along the boundary line of SEQ Residential Phase 1C, Parcel "A", recorded in Plat Book 82, page 47, of said current Public Records, and along the arc of said curve, through a central angle of 91°04'16", an arc length of 39.74 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 06°35'02" West, 35.68 feet; thence along the boundary line of said Parcel "A" the following 30 courses: Course 1, thence South 52°07'10" West, 204.67 feet to a point on a non-tangent curve concave Northwesterly having a radius of 470.02 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of 18°13'01", an arc length of 149.44 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 62°02'10" West, 148.81 feet; Course 3, thence Northwesterly along the arc of a non-tangent curve concave Northeasterly having a radius of 25.00 feet, through a central angle of 91°25'45", an arc length of 39.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 63°40'26" West, 35.79 feet; Course 4, thence North 17°57'33" West, 5.84 feet; Course 5, thence South 72°02'27" West, 65.00 feet; Course 6 thence South 13°32'41" East, 10.68 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; Course 7, thence Southwesterly along the arc of said curve, through a central angle of 84°09'23", an arc length of 36.72 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 28°32'01" West, 33.51 feet; Course 8, thence South 70°36'42" West, 11.77 feet; Course 9, thence South 19°23'18" East, 65.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 25.00 feet; Course 10, thence Southeasterly along the arc of said

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PHASE 3 LEGAL DESCRIPTION

SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

ETM NO. 19-115-30099
DRAWN BY: D.G.S.
DATE: OCTOBER 2026
PLATE NO. 5B

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curve, through a central angle of 95°50'37", an arc length of 41.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 61°27'59" East, 37.11 feet; Course 11, thence South 13°32'41" East, 79.39 feet to the point of curvature of a curve concave Northwesterly having a radius of 15.00 feet; Course 12, thence Southwesterly along the arc of said curve, through a central angle of 84°09'23", an arc length of 22.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 28°32'01" West, 20.10 feet; Course 13, thence South 70°36'42" West, 5.12 feet; Course 14, thence South 19°23'18" East, 20.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 15.00 feet; Course 15, thence Southeasterly along the arc of said curve, through a central angle of 95°50'37", an arc length of 25.09 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 61°28'00" East, 22.27 feet; Course 16, thence South 13°32'41" East, 129.39 feet; Course 17, thence South 12°02'41" East, 54.53 feet; Course 18, thence North 77°57'19" East, 65.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 25.00 feet; Course 19, thence Northeasterly along the arc of said curve, through a central angle of 85°35'48", an arc length of 37.35 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 30°45'13" East, 33.97 feet; Course 20, thence Easterly along the arc of a curve concave Northerly having a radius of 858.50 feet, through a central angle of 05°20'25", an arc length of 80.02 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 70°52'54" East, 79.99 feet; Course 21, thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 15.00 feet, through a central angle of 99°44'38", an arc length of 26.11 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 61°55'00" East, 22.94 feet; Course 22, thence North 77°57'19" East, along a non-tangent line, 20.00 feet; Course 23, thence North 12°02'41" West, 10.10 feet to the point of curvature of a curve concave Southeasterly having a radius of 15.00 feet; Course 24, thence Northeasterly along the arc of said curve, through a central angle of 76°54'36", an arc length of 20.13 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 26°24'37" East, 18.66 feet; Course 25, thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 858.50 feet, through a central angle of 05°26'30", an arc length of 81.54 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 62°08'40" East, 81.51 feet; Course 26, thence Easterly along the arc of a curve concave Southerly having a radius of 25.00 feet, through a central angle of 80°51'51", an arc length of 35.28 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 80°08'40" East, 32.43 feet; Course 27, thence South 39°01'12" East, along a non-tangent line, 8.46 feet; Course 28, thence North 51°40'21" East, 64.75 feet to a point on a non-tangent curve concave Easterly having a radius of 25.44 feet; Course 29, thence Northerly along the arc of said curve, through a central angle of 88°33'04", an arc length of 39.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°25'48" East, 35.53 feet; Course 30, thence North 52°07'10" East, 79.86 feet to a point lying on the boundary line of SEQ Residential Phase 1B, Parcel "B", recorded in Plat Book 80, page 37, of said current Public Records; thence along said boundary line of Parcel "B" the following 8 courses: Course 1, thence Easterly along the arc of a curve concave Southerly having a radius of 15.00 feet, through a central angle of 88°55'44", an arc length of 23.28 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 83°24'58" East, 21.01 feet; Course 2, thence South 38°57'06" East, 3.50 feet to the point of curvature of a curve concave Southwesterly having a radius of 535.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of 20°31'41", an arc length of 191.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 28°41'15" East, 190.66 feet; Course 4, thence South 18°25'25" East, 158.82 feet to the point of curvature of a curve concave Westerly having a radius of 885.00 feet; Course 5, thence Southerly along the arc of said curve, through a central angle of 12°38'46", an arc length of 195.33 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 12°06'02" East, 194.94 feet; Course 6, thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 15.00 feet, through a central angle of 93°28'59", an arc length of 24.47 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 40°57'51" West, 21.85 feet; Course 7, thence South 02°17'39" East, 20.00 feet to a point on a non-tangent curve concave Northerly having a radius of 340.50 feet; Course 8, thence Easterly along the arc of said curve, through a central angle of 25°10'09", an arc length of 149.58 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 75°07'16" East, 148.38 feet; thence North 62°32'12" East, along said boundary line Parcel "A" and along said Westerly line of Phase 1A, a distance of 109.08 feet; thence along said Westerly line of Phase 1A the following 11 courses: Course 1, thence Easterly along the arc of a curve concave Southerly having a radius of 15.00 feet, through a central angle of 90°00'00", an arc length of 23.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 72°27'48" East, 21.21 feet; Course 2, thence South 27°27'48" East, 80.00 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; Course 3, thence Southerly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 17°32'12" West, 35.36 feet; Course 4, thence South 27°27'48" East, 83.00 feet; Course 5, thence South 62°32'12" West, 99.08 feet to the

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DUVAL COUNTY, FLORIDA

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point of curvature of a curve concave Northerly having a radius of 543.50 feet; Course 6, thence Westerly along the arc of said curve, through a central angle of 33°38'12", an arc length of 319.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 79°21'18" West, 314.51 feet; Course 7, thence North 83°49'36" West, 234.70 feet to the point of curvature of a curve concave Southerly having a radius of 456.50 feet; Course 8, thence Westerly along the arc of said curve, through a central angle of 15°08'17", an arc length of 120.61 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 88°36'16" West, 120.26 feet; Course 9, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 25.00 feet, through a central angle of 94°27'19", an arc length of 41.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 33°48'27" West, 36.70 feet; Course 10, thence South 13°25'12" East, 359.07 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet; Course 11, thence Southeasterly along the arc of said curve, through a central angle of 70°37'55", an arc length of 30.82 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 20901, page 2333, of said current Public Records, said arc being subtended by a chord bearing and distance of South 48°44'10" East, 28.90 feet; thence along said Westerly line the following 15 courses: Course 1, thence South 76°34'48" West, departing said Westerly line of Phase 1A and along a non-tangent line, 76.71 feet; Course 2, thence South 13°25'12" East, 12.12 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; Course 3, thence Southwesterly along the arc of said curve, through a central angle of 72°01'00", an arc length of 31.42 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 22°35'18" West, 29.40 feet; Course 4, thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 819.77 feet, through a central angle of 12°23'15", an arc length of 177.24 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 63°36'24" West, 176.89 feet; Course 5, thence South 20°10'16" East, along a non-tangent line, 223.00 feet to a point on a non-tangent curve concave Northerly having a radius of 1029.50 feet; Course 6, thence Easterly along the arc of said curve, through a central angle of 02°07'46", an arc length of 38.26 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 68°45'51" East, 38.26 feet; Course 7, thence South 21°05'36" East, along a non-tangent line, 488.70 feet; Course 8, thence South 68°54'24" West, 20.00 feet; Course 9, thence South 21°05'36" East, 260.00 feet; Course 10, thence South 68°54'24" West, 12.28 feet; Course 11, thence South 21°05'36" East, 60.00 feet; Course 12, thence North 68°54'24" East, 137.78 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; Course 13, thence Southeasterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 66°05'36" East, 35.36 feet; Course 14, thence South 21°05'36" East, 230.20 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; Course 15, thence Southerly along the arc of said curve, through a central angle of 23°04'02", an arc length of 10.06 feet to a point lying on the boundary line of those lands described and recorded in Official Records Book 21735, page 1382, of said current Public Records, said arc being subtended by a chord bearing and distance of South 09°33'35" East, 10.00 feet; thence Westerly along said boundary line the following 5 courses: Course 1, thence South 68°54'24" West, departing said Westerly line and along a non-tangent line, 670.10 feet; Course 2, thence South 21°05'36" East, 58.20 feet to a point on a non-tangent curve concave Easterly having a radius of 110.00 feet; Course 3, thence Southerly along the arc of said curve, through a central angle of 65°19'03", an arc length of 125.40 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 13°00'08" East, 118.72 feet; Course 4, thence South 00°01'33" East, along a non-tangent line, 50.00 feet to a point on a non-tangent curve concave Southerly having a radius of 1675.91 feet; Course 5, thence Easterly along the arc of said curve, through a central angle of 09°50'57", an arc length of 288.09 feet to a point on said curve, said point lying on said Westerly line of Official Records Book 20901, page 2333, said arc being subtended by a chord bearing and distance of South 85°19'46" East, 287.73 feet; thence Southwesterly, departing said boundary line, along said Westerly line and along the arc of a non-tangent curve concave Northwesterly having a radius of 848.50 feet, through a central angle of 04°33'35", an arc length of 67.53 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 65°14'44" West, 67.51 feet; thence South 00°01'38" East, continuing along said Westerly line and along a non-tangent line, 118.18 feet to the Southwest corner of said Official Records Book 20901, page 2333, said corner lying on the Southerly line of said Section 16; thence South 89°58'23" West, along said Southerly line, 1565.26 feet to the Point of Beginning.

Containing 173.19 acres, more or less.

ETM
VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
CA - 00002584 LC - 0000316

PHASE 3 LEGAL DESCRIPTION

SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

ETM NO. 19-115-30099
DRAWN BY: D.G.S.
DATE: OCTOBER 2026
PLATE NO. 5D

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Parcel "B"

A portion of Section 16, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 17036, page 2398, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 16; thence North 89°58'23" East, along the Southerly line of said Section 16, a distance of 5340.42 feet to the Southeast corner thereof; thence North 00°50'17" West, along the Easterly line of said Section 16, a distance of 2468.90 feet to a point lying on the boundary line of SEQ Residential Phase 1C, Parcel "C", recorded in Plat Book 82, page 47, of said current Public Records, and the Point of Beginning.

From said Point of Beginning, thence North 22°43'24" West, departing said Easterly line and along said boundary line of Parcel "C", a distance of 558.17 feet to a point on a non-tangent curve concave Southerly having a radius of 50766.37 feet; thence Westerly, continuing along said boundary line and along the arc of said curve, through a central angle of 00°13'30", an arc length of 199.30 feet to a point lying on the Easterly line of SEQ Residential Phase 1B, Parcel "A", recorded in Plat Book 80, page 37, of said current Public Records, said arc being subtended by a chord bearing and distance of South 76°36'24" West, 199.30 feet; thence North 30°38'45" West, departing said boundary line, along said Easterly line and along a non-tangent line, 166.38 feet to a point lying on the Easterly line of SEQ Residential Phase 1A, recorded in Plat Book 78, page 148, of said current Public Records; thence North 59°21'15" East, departing said Easterly line of Parcel "A" and along said Easterly line of Phase 1A, a distance of 189.60 feet; thence North 25°06'48" West, continuing along said Easterly line of Phase 1A, a distance of 1453.94 feet to the Northeasterly corner thereof; thence North 18°25'21" West, 771.56 feet to a point lying on the Southerly limited access right of way line of J. Turner Butler Boulevard (State Road No. 202), a public variable width limited access right of way as presently established; thence along said Southerly limited access right of way line the following 3 courses: Course 1, thence South 86°54'32" East, 100.45 feet to a point on a non-tangent curve concave Northerly having a radius of 4733.66 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of 04°32'32", an arc length of 375.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°41'55" East, 375.17 feet; Course 3, thence North 89°01'49" East, 676.51 feet to a point lying on said Easterly line of Section 16; thence South 00°50'17" East, departing said Southerly limited access right of way line and along said Easterly line, 2754.79 feet to the Point of Beginning.

Containing 39.15 acres, more or less.

ETM
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CA - 00002584 LC - 0000316

PHASE 3 LEGAL DESCRIPTION

SOUTHEAST QUADRANT RESIDENTIAL - PHASE 3

DUVAL COUNTY, FLORIDA

ETM NO. 19-115-30099
DRAWN BY: D.G.S.
DATE: OCTOBER 2026
PLATE NO. 5E

T:\2019\19-115\19-115-30\LandDev\Design\Plots\Exhibits\CDD Improvement Plan\Plate 5 Phase 3 Legal.dwg, October 9, 2026 - 11:13 AM, BY: Dino Simonelli

Boggy Branch
Community Development District

Consideration of Resolution 2027-02, Declaring Special Assessments for Series 2027 Bonds

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS TO SECURE ITS SERIES 2027 BONDS FOR THE PHASE 3 PROJECT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS WITHIN THE DISTRICT SHALL BE MADE AND ALLOCATED; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the Boggy Branch Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements within an assessment area within the District consisting of the Phase 3 Project (the "Improvements") described in the District's *Boggy Branch Community Development District Third Supplemental Engineer's Report to the Capital Improvement Plan,* dated October 29, 2026, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Preliminary *Master Assessment Methodology, Phase 3*, dated October 2026, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o PFM Management Services, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

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

SECTION 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

SECTION 3. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

SECTION 4. The total estimated cost of the Improvements is $_____ (the "Estimated Cost").

SECTION 5. The Assessments will defray approximately $_____, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

SECTION 6. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

SECTION 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

SECTION 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

SECTION 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

SECTION 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

SECTION 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner or payment therefore, or the amount thereof to be assessed against each property as improved.

SECTION 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Duval County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

SECTION 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this _____ day of _____ 2026.

ATTEST:

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: *Boggy Branch Community Development District Third Supplemental Engineer's Report to the Capital Improvement Plan*
Exhibit B: Preliminary *Master Assessment Methodology, Phase 3*

Exhibit A

Boggy Branch Community Development District Third Supplemental Engineer's Report to the Capital Improvement Plan

Exhibit B

Preliminary *Master Assessment Methodology Report, Phase 3*

Boggy Branch
Community Development District

Consideration of Resolution 2027-03, Setting Public Hearing Date to Levy and Impose Special Assessments for Series 2027 Bonds

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, _____ 202__, AT ____:____ __.M. AT 14785 OLD ST. AUGUSTINE ROAD, SUITE 3, JACKSONVILLE, FLORIDA 32258, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, *FLORIDA STATUTES*.

WHEREAS, the Board of Supervisors of the Boggy Branch Community Development District (the "Board") has previously adopted Resolution 2027-___ entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS TO SECURE ITS SERIES 2027 BONDS FOR THE PHASE 3 PROJECT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS WITHIN THE DISTRICT SHALL BE MADE AND ALLOCATED; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2027-___, a Preliminary Special Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, (407) 723-5900 (the "District Manager's Office").

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

1. There is hereby declared a public hearing to be held on _____, _____, 2027, at ____:____ __.m., at 14785 Old St. Augustine Road, Suite 3, Jacksonville, Florida 32258, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager's Office, or by calling (407) 723-5900.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Duval County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Manager's Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this _____ day of _____ 2026.

ATTEST:

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson, Board of Supervisors

Boggy Branch
Community Development District

Consideration of Raymond James Investment Banking Agreement

MBS CAPITAL MARKETS | RAYMOND JAMES

AGREEMENT FOR UNDERWRITING SERVICES
BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

October 29, 2026

Board of Supervisors
Boggy Branch Community Development District

Dear Supervisors:

Raymond James & Associates, Inc. (the "RJA" or the "Underwriter") is pleased to submit this agreement (the "Agreement") to the Boggy Branch Community Development District (the "District") to serve as underwriter or placement agent to the District. This Agreement relates to the proposed issuance of bonds (the "Bonds") to acquire and/or construct certain public infrastructure improvements for the final phase of the District's capital improvement plan. This Agreement will cover the engagement for the initial issuance of Bonds and will be supplemented for future bond issuances as may be applicable.

1. **Scope of Services:** The Underwriter intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below, as applicable.

    - Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
    - Preparation of rating strategies and presentations related to the issue being underwritten.
    - Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
    - Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
    - Assistance to the District in its preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
    - Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
    - Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
    - Preparation of post-sale reports for the issue, if any.
    - Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

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2. **Fees:** The Underwriter will be responsible for its own out-of-pocket expenses including the fees and disbursements of underwriter's or disclosure counsel. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of $50,000 or 2% of the par amount of Bonds issued.

3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon 90 days written notice to the non-terminating party.

4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.

5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.

6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other District officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the District's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the District by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

7. **Accuracy of Information.** The District understands that the consummation of the transaction will be based upon, among other things, the truth, accuracy and completeness of the information included in the official statement or other offering document or otherwise provided to RJA.

8. **Obligations Contingent; Not Municipal Advisor.** Nothing in this Agreement is an expressed or an implied commitment by RJA to provide financing or to place, purchase or underwrite the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the underwriting or placement of the Bonds. Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and then-prevailing market conditions.

The District acknowledges and agrees that RJA is being retained to act solely as underwriter or placement agent for the Bonds, and not as advisor or in any other capacity as agent. RJA shall act as an

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independent contractor under this Agreement, and not in any other capacity, including as a fiduciary. The District acknowledges and agrees that: (i) the transaction contemplated by this Agreement is an arm's length, commercial transaction between District and RJA in which RJA is acting solely as a principal and is not

acting as a municipal advisor, financial advisor or fiduciary to the District; (ii) RJA has not assumed any advisory or fiduciary responsibility to the District with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether RJA has provided other services or is currently providing other services to the District on other matters); (iii) the only obligations RJA has to the District with respect to the transaction contemplated hereby expressly are set forth in this Agreement; and (iv) the District has consulted its own legal, accounting, tax, financial and other advisors, as applicable, to the extent it has deemed appropriate.

9. **Conflicts.** You should be aware that RJA or its affiliates may have trading and other business relationships with other participants in the proposed transaction, including with potential purchasers of the Bonds. These relationships include, but may not be limited to, trading lines, frequent purchases and sales of securities and other engagements through which RJA may have, among other things, an economic interest. In addition, you should be aware that the primary role of an underwriter or placement agent is to purchase, or arrange for the placement of, respectively, securities in an arm's-length commercial transaction between the issuer and (i) RJA, strictly in our capacity as Underwriter, or (ii) the purchaser, strictly in our capacity as Placement Agent, and that the RJA has financial and other interests that differ from those of the District. Notwithstanding the foregoing, RJA will not receive any compensation with respect to the services provided hereunder other than as set forth in paragraph 2 above or otherwise disclosed in writing to District. RJA is involved in a wide range of activities from which conflicting interests or duties may arise. Information which is held elsewhere within RJA, but of which none of our personnel involved in the proposed transaction actually has knowledge, will not for any purpose be taken into account in determining RJA's responsibilities to you.

10. **General Terms**. No opinion or advice of RJA shall be reproduced, disseminated, quoted or referred to at any time without the prior written consent of RJA. Upon the completion of the financing, we will be entitled to advertise the transaction in publications and at times selected by us at our own expense. Notwithstanding the foregoing, nothing in this Agreement shall limit or impair the District's obligations under Chapter 119 (Public Records) or Section 286.011 (Sunshine Law), Florida Statutes, or its disclosure obligations under applicable securities laws, and no consent of RJA shall be required for any disclosure required thereby.

No waiver, amendment or other modification of this Agreement shall be effective unless in writing and signed by each party hereto.

Any dispute arising under this Agreement shall be brought exclusively in the state courts located in Duval County, Florida. The construction and interpretation of this Agreement shall be governed by the substantive law of the State of Florida, without regard to its conflicts of laws principles. Nothing in this Agreement shall be construed as a waiver by the District of sovereign immunity beyond the limited waiver set forth in Section 768.28, Florida Statutes, or of any other right or immunity afforded to the District under Florida law.

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This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

Please sign below to evidence acceptance of the terms of this Agreement and return one executed copy to me. We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,

Raymond James & Associates, Inc.



Brett Sealy
Managing Director

Approved and Accepted By:

Boggy Branch Community Development District

By: _____

Name: _____

Title: _____

Date: _____

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EXHIBIT A

The District has engaged Raymond James & Associates, Inc. ("RJA"), to serve as an underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds.

As part of our services as underwriter, RJA may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds.

The following G-17 conflict of interest disclosures are now broken down into three types, including: (I) dealer-specific conflicts of interest disclosures (if applicable), (II) transaction-specific disclosures (if applicable), and (III) standard disclosures.

I. Dealer-Specific Conflicts of Interest Disclosures

RJA has identified the following potential or actual dealer-specific material conflicts or business relationships we wish to call to your attention. When we refer to *potential* material conflicts herein, we refer to ones that are reasonably likely to mature into *actual* material conflicts during the course of the transaction, which is the standard required by MSRB Rule G-17.

In the ordinary course of its various business activities, RJA and its affiliates, officers, directors, and employees may purchase, sell or hold a broad array of investments and may actively trade securities, derivatives, loans, commodities, currencies, credit default swaps, and other financial instruments for their own account and for the accounts of customers. Such investment and trading activities may involve or relate to assets, securities and/or instruments of the District (whether directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the District. RJA and its affiliates also may communicate independent investment recommendations, market advice or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and at any time may hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

Additionally, in the ordinary course of its business, RJA and its affiliates may have engaged, and may in the future engage, in transactions with, and perform services for, the District and its affiliates, including without limitation, investment bidding agent services, for which they received or will receive customary fees and expenses.

Further, we understand that the District may, in certain situations, use a portion of the proceeds from the issuance of the Bonds to refund certain of the District's outstanding securities (the "Refunded Bonds"). To the extent that RJA or an affiliate thereof owns Refunded Bonds, RJA or its affiliate, as the case may be, would receive a portion of the proceeds from the issuance of the Bonds.

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II. Transaction-Specific Disclosures

- Disclosures Concerning Complex Municipal Securities Financing:
    - Because we have not recommended to the District a financing structure that may be a "complex municipal securities financing" for purposes of MSRB Rule G-17,

      additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

III. Standard Disclosures

- Disclosures Concerning the Underwriter's Role:
    - MSRB Rule G-17 requires an underwriter to deal fairly at all times with both the District and investors.
    - The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the District. The underwriter has financial and other interests that differ from those of the District.
    - Unlike a municipal advisor, an underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests.
    - The District may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the District's interest in this transaction.
    - The underwriter has a duty to purchase the Bonds from the District at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
    - The underwriter will review the official statement for the Bonds in accordance with, and a part of, its responsibility to investors under the federal securities laws, as applied to the facts and circumstances of this transaction. Under federal securities law, the District has the primary responsibility for disclosure to investors. The review of the official statement by the underwriter is solely for purposes of satisfying the underwriter's obligations under the federal securities laws and such review should not be construed by the District as a guarantee of the accuracy or completeness of the information in the official statement.

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- Disclosures Concerning the Underwriter's Compensation:
    - The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and

      entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Depending on the structure of the transaction that the District decides to pursue, or if additional actual or potential material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

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Boggy Branch
Community Development District

Consideration of Bryant Miller Olive
Bond Counsel Agreement

BOND COUNSEL AGREEMENT

This Bond Counsel Agreement is entered into as of the 29th day of October 2026, by and between **BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized and existing under the provisions of Chapter 190, Florida Statutes, as amended (the "District"), and **BRYANT MILLER OLIVE P.A.,** a Florida professional service corporation ("BMO").

W I T N E S S ETH:

WHEREAS, the District plans to issue its revenue bonds (the "Bonds") to finance or refinance the acquisition, construction and equipping of certain capital improvements benefiting landowners of the District; and

WHEREAS, the District desires to engage BMO as bond counsel in connection with the issuance and sale of the obligations including Bonds, on the terms and conditions hereinafter set forth; and

WHEREAS, BMO desires to accept engagement as bond counsel for the District in connection with the issuance and sale of the Bonds, on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the premises, which shall be deemed an integral part of this Agreement, and of the covenants and agreements herein contained, the District and BMO, both intending to be legally bound hereby, agree as follows:

1. BOND COUNSEL.

1.1. ***Duties of Bond Counsel***. BMO shall serve as bond counsel to the District in connection with the issuance of the Bonds. It is anticipated that such Bonds will be sold through a negotiated sale or private placement. The duties of BMO as bond counsel shall include the following:

1.1.1. Prepare or review all indentures (including a Master Indenture and Supplemental Indenture) with respect to the Bonds, and other documents relating to the Bonds, said duty to be performed in cooperation with the financial advisors and/or underwriters/placement agents engaged by the District.

1.1.2. Review all disclosure documents, including official statements, prepared or authorized by the District insofar as such documents contain descriptions of the Bonds and summaries of contracts or other documents relevant to the Bonds; provided, however, that BMO shall have no responsibility for the disclosure documents insofar as such documents describe the financial circumstances of the offering or any other statistical projects or data, and provided further, that BMO shall have no responsibility to the purchasers of the Bonds for state or federal securities law compliance in

connection with the offering of the Bonds.

1.1.3. Prepare all closing documents, and attend and be responsible for the closing, as well as attending drafting and informational meetings regarding the Bonds.

1.1.4. Render opinions in written form at the time the Bonds are to be authenticated and delivered, which opinions shall cover the legality of the Bonds and the exemption of the interest to be paid with respect to the Bonds from federal income taxation.

1.2. ***Duties of Bond Counsel under this engagement are limited to those expressly set forth above. Among other things, Bond Counsel's duties do not include:***

1.2.1 Assisting in the preparation or review of an official statement or any other disclosure document with respect to the public offering of tax exempt debt obligations, or performing an independent investigation to determine the accuracy, completeness or sufficiency of any such document or rendering advice that the official statement or other disclosure document does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading.

1.2.2 Preparing blue sky or investment surveys with respect to the debt instrument.

1.2.3 Drafting state constitutional or legislative amendments.

1.2.4 Pursuing test cases or other litigation (such as validation proceedings).

1.2.5 Making an investigation or expressing any view as to the creditworthiness of the District, any credit enhancement provider, liquidity provider or the debt instrument.

1.2.6 Assisting in the preparation of, or opining on, a continuing disclosure undertaking pertaining to any publicly offered debt or, after Closing, providing advice concerning any actions necessary to assure compliance with any continuing disclosure undertaking.

1.2.7 Representing the District in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations.

1.2.8 After Closing, providing continuing advice to the District or any other party concerning any actions necessary to assure that interest paid on any tax-exempt debt instrument will continue to be excludable from gross income for federal income tax purposes (e.g., this engagement does not include rebate calculations for any tax-exempt debt).

1.2.9 Providing any advice or opinions on bankruptcy matters.

1.2.10 Providing advice or opinions on interest rate swap agreements.

1.2.11 Addressing any other matter not specifically set forth above that is not required to render BMO's legal opinions.

1.3. ***Fees and Expenses for Services Rendered as Bond Counsel.*** Based upon (i) our understanding of the terms, structure, size and schedule of the financing represented by each Series of Bonds; (ii) the duties we will undertake pursuant to this agreement; (iii) the time we anticipate devoting to the financing; and (iv) the responsibilities we will assume in connection therewith, we will submit a fee for your approval prior to the issuance of each series of Bonds. Our fee may vary: (a) if the principal amount of Bonds actually issued differs significantly from the amount originally anticipated; (b) if material changes in the structure or schedule of the financing occur; or (c) if unusual or unforeseen circumstances arise which require a significant increase in our time or responsibility. If, at any time, we believe that circumstances require an adjustment of our original fee, we will advise you and request your prior approval.

The District shall pay to BMO, as a fee for services rendered pursuant to this Section 1, the following sums:

(a) for services rendered in connection with the issuance of bonds through a public offering of the bonds, an amount of $55,000 for each such issue; and

(b) for services rendered in connection with the issuance of bonds through a private placement with a single accredited investor, an amount of $35,000 for each such issue.

The fees shall be paid by the District to BMO from the proceeds derived by the District from the sale of the Bonds and, if the Bonds are not sold, then no fees shall be paid by the District for services rendered pursuant to this Section 1.

The foregoing fees shall not include out-of-pocket expenses incurred by BMO in connection with services rendered hereunder, which shall be payable in addition to said fee in an amount not to exceed $1,500 per issue, where applicable.

1.4. ***Limitations on Engagement***: Unless otherwise expressly stated herein, it is understood and agreed that the District is not relying upon Bond Counsel for investment or accounting advice or decisions, or to investigate the character or credit of any persons with whom you are or may be dealing in connection with this matter.

1.5. ***Waiver of Future Conflicts***: It is a condition of BMO's acceptance of this engagement that the District understand and agree that BMO may continue to represent, or may undertake in the future to represent, any existing or future client(s) in any matter which is not substantially related to the particular matter that BMO is handling for the District in this engagement.

1.6. ***Applicability to Future Engagements***: Unless a different engagement letter is executed in the future, the terms of this engagement letter will also be applicable to and govern our professional relationship on all subsequent matters on or in which we may become involved or engaged on the District's behalf.

2. TERMINATION. This Agreement may be terminated by the District, or by BMO, with or without cause, upon fifteen (15) days prior written notice to the other. If the District terminates BMO for reasonable cause related to the District's dissatisfaction with the quality of the services rendered by BMO (such as, for example, BMO's failure to meet reasonable deadlines imposed by the District, BMO's neglect of its duties hereunder, or BMO's improper performance of its duties hereunder), then no compensation shall be paid to BMO for any services theretofore rendered pursuant to Section 1 of this Agreement. If the District terminates BMO for any other reason, but nevertheless sells the Bonds, then compensation to be paid by the District shall be an amount equal to the number of hours devoted by BMO to its services as bond counsel pursuant to Section 1 above through the termination date multiplied by $350.00.

3. CONSTRUCTION. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Florida.

4. CONFLICTS. The rules regulating The Florida Bar provide that common representation of multiple parties is permissible where the clients are generally aligned in interest, even though there is some difference in interest among them. BMO is disclosing to the District that it has, and may in the future, serve as bond or disclosure counsel to other local governments or otherwise act as underwriter's counsel or trustee's counsel on public finance matters in Florida. From time to time, BMO may represent the firms which may underwrite the District's bonds, notes or other obligations (including Raymond James & Associates, Inc. (d/b/a MBS Capital Markets | Raymond James), U.S. Bank Trust Company, National Association and other financial institutions hired by the District) on financings for other governmental entities in Florida on unrelated matters. In either case, such representations are standard and customary within the industry and BMO can effectively represent the District and the discharge of BMO's professional responsibilities to the District will not be prejudiced as a result, either because such engagements will be sufficiently different or because the potential for such prejudice is remote and minor and outweighed by consideration that it is unlikely that advice given to the other client will be relevant in any respect to the subject matter, and the District expressly consents to such other representations consistent with the circumstances herein described. The District acknowledges and agrees that BMO's role as bond counsel, disclosure counsel, or counsel to any local governmental entity or financial institution or in conjunction with public finance transactions is not likely to create or cause any actual conflict, and service as disclosure, bond, or counsel to other clients of BMO will not per se be construed as a conflict or be objectionable to the District. The District acknowledges that BMO currently represents Raymond James & Associates, Inc. (d/b/a MBS Capital Markets | Raymond James), which will underwrite the District's bonds in this transaction, on other unrelated financings as underwriter's counsel. The District being fully informed, expressly consents to the representation and waives the conflict.

Please understand that while we cannot, and do not, guarantee the outcome or success of this or any other engagement or professional undertaking, we will earnestly strive to represent and serve the District's interests in this engagement effectively, efficiently and responsively while endeavoring to accomplish its objectives in this engagement.

IN WITNESS WHEREOF, the District and BMO have executed this Agreement as of the date first written above.

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

By:_____
Name:_____
Its:_____

BRYANT MILLER OLIVE P.A.

By: 
Name: Kenneth Artin, Shareholder

Boggy Branch
Community Development District

Consideration of Amended Amenities Rules & Policies

BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT

AMENITIES RULES & POLICIES

Vivian Carvalho District Manager
3501 Quadrangle Blvd, Ste. 270
Orlando, FL 32817
(407) 723-5900

First Coast CMS
Seven Pines Amenity Center
12082 Reunion Circle
Jacksonville, FL 32224

CONTACT INFO:

904-522-6899
Life@SevenPines.com

PART 1: Boggy Branch Community Development District

Amenities Policies

(adopted October 16, 2025)

In accordance with Chapter 190 of the Florida Statutes, and on October 16, 2025 at a duly noticed public meeting, the Board of Supervisors of the Boggy Branch Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby superseded on a going forward basis.

DEFINITIONS

The following definitions shall apply to these policies in their entirety:

"Access Card" – shall mean any identification card issued to Patrons.

"Amenities" and "District Property" – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the District's clubhouse, fitness center, swimming pool, playgrounds, pickleball courts, event lawns, and other open spaces, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

"Amenities Policies" or "Policies" – shall mean all Amenities Policies of the District, as amended from time to time.

"Amenity Manager" – shall mean the management company, including Community Manager, Lifestyles Director and its employees, staff and agents, contracted by the District to manage the Amenities.

"Annual User Fee" – shall mean the base fee established by the District for the non- exclusive right to use the Amenities. The amount of the Annual User Fee is $5,500.00.

"Board of Supervisors" or "Board" – shall mean the Board of Supervisors of the District.

"Corporate Owner" – shall mean a corporate owner of platted lots or undeveloped land within the District.

"District" – shall mean the Boggy Branch Community Development District.

"District Manager" – shall mean the professional management company with which the District has contracted to provide management services to the District.

"Family" – shall mean a group of individuals permanently residing under one roof or head of household. This does not include visitors or extended family not residing in the home.

"Guest" – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited and accompanied by a Patron to use the Amenities.

"Lessee" – shall mean any tenant residing in a Resident's home pursuant to a valid lease agreement.

"Non-Resident" – shall mean any person that does not own property within the District.

"Non-Resident Patron" – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District.

"Patron" or "Patrons" – shall mean Residents, Non-Resident Patrons, and Lessee.

"Party" or "Parties" - multiple households gathering with guests, sharing food and beverages, and/or decorating, would be considered a party and is not permitted unless a rental agreement is in place.

"Resident" – shall mean any Corporate Owner or Family owning property within the District.

"The Lodge" – shall mean the clubhouse and surrounding property located at 12082 Reunion Circle, Jacksonville, Florida, 32224. References to The Lodge include the following: Pools, the Splash Pad, The Fitness Center, Pickleball Courts, the Pavilion & Cauldron, the Boat House, the Dock and all parking.

AUTHORIZED USERS

Generally. Only Patrons and Guests, as set forth herein, have the right to use the Amenities. Patrons which are corporate entities are entitled to rent the facilities as provided for herein.

Residents. A Resident and his or her Family have the right to use the Amenities provided that the Resident has not leased their property to Lessees and designated such Lessees as beneficial users of the Resident's rights to use the Amenities.

Non-Residents. A Non-Resident Patron must pay the Annual User Fee in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

Lessee's Privileges. Residents who lease residential unit(s) in the District shall have the right to designate the Lessee of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities.

1. A Lessee who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.
2. During the period when a Lessee is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
3. Residents shall be responsible for all charges incurred by their Lessees which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Lessees.
4. Lessees shall be subject to all rules and policies as the Board may adopt from time to time.

Guests. Except as otherwise provided for herein, a maximum of four Guests per Patron may accompany a Patron who is at least sixteen years of age to the Amenities. Guests must be accompanied by the Patron when using the Amenities, and the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the four Guest limitation is a restriction on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence, household or lot – e.g., a Family consisting of four people cannot bring up to four Guests each for a total of sixteen Guests, but instead can only bring a total of four Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules and policies as the Board may adopt from time to time.

Registration / Disclaimer. In order to use the Amenities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing a Registration Form, and by executing the Consent and Waiver Agreement, a copy of which is attached hereto as **Exhibit A. <u>All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.</u>**

ACCESS TO AMENITIES

Use of Access Cards. If issued by the District as a means of entry to the Amenities, Patrons can use their Access Cards to gain access to the Amenities. Upon arrival at the Lodge or other amenity facility, Patrons will scan their Access Cards at the reader located outside of the main entrance doors in order to unlock the doors. Under no circumstance should a Patron provide an Access Card to another person to allow him or her to use the Amenities.

Issuance of Access Cards. If issued by the District, each Patron may receive two Access Card per home. Each Corporate Entity may receive two Access Cards per parcel owned.

Non-Transferrable. Access Cards are the property of the District and are non- transferable except in accordance with the District's rules and policies.

Lost or Stolen Cards. All lost or stolen cards need to be reported immediately to the District. Fees may apply to replace any lost or stolen cards.

COMMUNITY PROGRAMMING

Resources. The District is pleased to offer a wide variety of programs and activities designed to meet the needs of community members of all ages, interests and skill levels. Each year, the Amenity Manager will evaluate and improve upon existing programs, as well as continually add new activities in each category. The format of each program or activity will be structured to most effectively provide participants with a positive recreational experience of the highest caliber. Patrons can easily find information on new programs and events by picking up the monthly program calendars, reviewing the community bulletin board, or by contacting the Amenity Manager at the Lodge:

First Coast CMS
Seven Pines Amenity Center
12082 Reunion Circle
Jacksonville, FL 32224
904-522-6899
Life@SevenPines.com

Registration. Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, register by the posted deadline. Late registrations may be accepted on a case-by-case basis. Due to the nature of some programs and the availability of space, late registration may not always be feasible. Some programs will have maximum registration limitations. In the event a program is full, a waiting list will be created. If there are cancellations in the program, the Patrons on the waiting list will be contacted. This waiting list will also be used to determine if an additional program can be offered.

Programs and Activities. All programs and services including personal training, group exercise, instructional programs, competitive events, and other programs must be conducted through the Amenity Manager or as directed by the Board. A schedule of activities for the Amenities will be posted in each area and updated by the Amenity Manager.

Cancellation by the District. The Amenity Manager will notify Patrons if there is a need to change or cancel a program. If a program is cancelled, Patrons will be issued a refund or credit on their account.

Refunds. Program refunds and credit may be granted on a case by case basis. Refunds and credits requested by Patrons after the program registration deadline or after a program begins may not be approved. Our cancellation policy is as flexible and understanding as possible. Our events are booked with our vendors well in advance and some residents may have been turned away due to capacity limitations. All cancellations by Patrons must be made prior to the registration deadline for a full refund (less the processing fee) to allow others on the waitlist a chance to attend.

Cancellations made by Patrons after the registration deadline are not eligible for a refund due to catering costs and restraints.

GENERAL PROVISIONS
(All Amenities / District Property)

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all rules and policies of the District.

Emergencies. After contacting 911 if required, all emergencies and injuries must be reported to the on-site Amenity Manager at Life@SevenPines.com, and to the office of the District Manager at (407) 723-5900.

Except as otherwise stated herein, the following additional guidelines govern all property owned by the District.

1. ***Hours of Operation.*** Operating hours for the various Amenities in the District are provided herein. The District may restrict access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes in its sole discretion. Any programs or activities of the District may have priority over other users of the Amenities.
2. ***Animals.*** With the exception of service animals, animals are only permitted in designated areas, and they are not permitted indoors. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all animals as a courtesy to others and in accordance with the law.
3. ***No Smoking.*** Smoking (including e-cigarettes) is not permitted in any building, or any District owned outdoor Amenity to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. No employee or contractor of the District shall smoke in any building, or any District owned outdoor Amenity. Any violation of this policy shall be reported to the Amenity Manager.
4. ***Food and Drink.*** Patrons are permitted to bring their own snacks and water while on District Property in designated areas only.
5. ***Glass Containers.*** No glass containers or breakable objects of any kind are permitted.
6. ***Alcohol.*** Alcoholic beverages shall not be served or sold, nor permitted to be consumed on any District owned property, except at pre-approved special events or rentals. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave District property.
7. ***First Come Basis.*** The amenities are available for use by Patrons on a first come first serve basis.
8. ***Chalking.*** Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be used.
9. ***Littering / Clean-Up.*** Patrons must clean up after themselves and dispose of trash in the appropriate receptacles, helping to keep the Amenities clean at all times.

10. ***Private Parties.*** Formal parties of any sort are not permitted on any District Property unless approved by the District (as evidenced by a signed rental agreement), and participants may be asked to leave. For clarity, multiple households gathering with guests, sharing food and beverages, monopolizing spaces and furniture to the exclusion of others, and/or decorating, would be considered a party and is not permitted unless a rental agreement is in place.
11. ***Noise.*** Amplified sound systems and DJs are prohibited unless it is an approved program, event or rental.
12. ***Vehicles.*** Vehicles must be operated on the streets and parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Vehicles are prohibited on sidewalks and multi-use pathways. Off-road bikes/vehicles (including ATV's), motorized scooters, E-Bikes or similar motorized vehicles, are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
13. ***Golf Carts.*** Golf Carts that are legal per the Duval County Ordinance are allowed on roadways and in the designated parking areas at the Amenity Center only.
14. ***Skateboards, Etc.*** Bicycles, skateboards, rollerblades, scooters, hover boards, motorized toys, and other similar uses are limited to roadways, sidewalks and multi-use paths.
15. ***Grills.*** Grills owned by the District are available for Patron Use. Personal grills are not permitted on any District Property.
16. ***Bounce Houses.*** Personally rented or owned bounce houses and similar apparatus are prohibited on all District Property. However, the District may use Bounce Houses in District sponsored events.
17. ***Service Areas.*** Only District employees and staff are allowed in the service areas of the District.
18. ***Courtesy.*** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
19. ***Profanity.*** Loud, profane or abusive language is prohibited.
20. ***Horseplay.*** Disorderly conduct and horseplay are prohibited.
21. ***Equipment.*** All equipment and supplies provided for use at the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
22. ***Solicitation and Advertising.*** Sale of any items is prohibited on District Property (for example fundraising, lemonade stands, cookie booths, etc.) Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.
23. ***Trespassing / Loitering.*** There is no trespassing or loitering allowed on District Property. Any individual violating this policy may be reported to the local authorities.
24. ***Compliance with Laws.*** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, or on District Property, and shall ensure that any minor for whom they are responsible also complies with the same.
25. ***Surveillance.*** Various areas of all Amenities are under twenty-four (24) hour video surveillance.
26. ***Lost Property.*** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be

turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

27. ***Fireworks.*** Fireworks of any kind are not permitted on any District property.
28. ***Contact District Staff.*** If anything is wrong with the equipment or someone gets hurt, notify the District immediately using contact information provided herein..

THE LODGE

In addition to the policies contained under General Provisions previously set forth herein, the following policies apply to The Lodge:

1. ***Hours of Operation.*** The Clubroom at The Lodge is open for residents use via access card from 8:00AM to 8:00PM (7) days of week. The Fitness Center is open from 5:00AM to 10:00PM (7) days a week. The Pools are open from dawn to dusk (7) days a week. The Splashpad is open at designated times and dates only. The Pickleball Courts are open from 7:00AM to dusk, (7) days a week. All hours of operation may be subject to change upon the discretion of District management.
1. ***Registration.*** All Patrons may be required to sign-in upon entering the Lodge.
2. ***Guests.*** Guests must be accompanied by a Patron at all times while using the Amenities.
3. ***Minors.*** Except as otherwise stated herein, children under sixteen (16) years of age must be accompanied by an adult aged eighteen (18) or older.
4. ***Attire.*** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the bathroom areas.
5. ***Animals.*** With the exception of service animals, animals are not permitted in any area of The Lodge.
6. ***No Smoking.*** Smoking (including e-cigarettes) is not permitted in any indoor or outdoor area of The Lodge, to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Any violation of this policy shall be reported to the Amenity Manager.
7. ***Food and Drink.*** Food and drink will be limited to designated areas only. Patrons are permitted to bring their own snacks and water while using The Lodge.
8. ***Alcohol.*** Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the premises of The Lodge, except at pre-approved special events or rentals. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave The Lodge. Patrons who desire to rent the facility and serve alcohol will be required to adhere to the alcohol policies contained in the rental agreement.
9. ***Parties.*** Parties of any sort are not permitted at The Lodge unless approved by the District as evidenced by a signed rental agreement, and participants may be asked to leave. For clarity, multiple households gathering with guests, sharing food and beverages, and/or decorating, would be considered a party and is not permitted unless a rental agreement is in place.
10. ***Furniture.*** Furniture shall not be moved from its general area. Connecting tables and moving chairs to monopolize spaces and furniture to the exclusion of others beyond what

would be appropriate for a single household is prohibited. Any furniture moved shall be returned to its original state including closing umbrellas after use.

11. ***Service Areas.*** Only District employees and staff are allowed in the service areas of The Lodge.
12. ***Courtesy.*** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
13. ***Profanity.*** Loud, profane or abusive language is prohibited.
14. ***Horseplay.*** Disorderly conduct and horseplay are prohibited.
15. ***Equipment.*** All equipment and supplies provided for use at The Lodge must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of The Lodge, or a piece of equipment is in need of cleaning or maintenance.
16. ***Cellular Phones.*** To prevent disturbance to others, use of cellular telephones is limited while in the Lodge and pool deck. Patrons and guests are asked to keep their ringers turned off or on vibrate while in the Lodge and pool deck.
17. ***Contact District Staff.*** If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

FITNESS CENTER

In addition to the policies contained under General Provisions and The Lodge, previously set forth herein, the following policies apply to the District's Fitness Center:

2. ***Hours of Operation.*** The Fitness Center is open for residents use via access card from 5:00AM to 10:00PM (7) days of week.
3. ***Exercise at Your Own Risk.*** The fitness center is not supervised during operating hours. All Patrons are encouraged to consult their physician before beginning an exercise program.
4. ***Usage Restrictions.*** Patrons and Guests ages 16 and older may use the fitness center. Patrons 13-15 years of age can use the fitness center with a resident 18 years of age or older. Children under the age of 13 are prohibited from being inside the fitness center.
5. ***Attire.*** Appropriate attire including shorts, shirts, and closed toed athletic footwear must be worn at all times in the fitness center. To maintain clean and sweat-free equipment, clothing must cover any part of the body exposed to direct contact with the equipment.
6. ***Courtesy.*** If a Patron/guest is waiting, cardiovascular equipment utilization is limited to 30 minutes. If a Patron or Guest is waiting for the weight equipment, individuals should allow others to "work in" between sets. All equipment must be wiped down after use.
7. ***Food & Drink; Alcohol & Smoking.*** No food or chewing gum is permitted in the fitness center. Water or other sport drinks must be contained in non-breakable spill-proof containers. Alcohol and smoking are prohibited.
8. ***Noise.*** Personal music devices are permitted if used with headphones and played at a volume that does not disturb others.
9. ***Cellular Phones.*** To prevent disturbance to others, phone calls are prohibited inside the Fitness Center. Patrons and guests are asked to keep their ringers turned off or on vibrate.
10. ***Equipment.*** Weights or other fitness equipment may not be removed from the fitness center. Please replace weights to their proper location after use. Free weights are not to be

dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.

11. ***Hand Chalk.*** Hand chalk is not permitted.
12. ***Personal Training.*** Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited.
13. ***Contact District Staff.*** If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

POOLS

In addition to the policies contained under General Provisions and The Lodge, previously set forth herein, the following policies apply to the District's Pools:

1. ***Hours of Operation.*** The pool areas are open from dawn to dusk only. No one is permitted in the pools at any other time unless a specific event is scheduled.
2. ***Swim at Your Own Risk.*** The pool areas are not supervised, so all Patrons use the pool at their own risk.
3. ***Supervision of Children.*** Children under 16 years of age must be accompanied by an adult at least 18 years of age at all times for usage of the pool.
4. ***Skateboards, Etc.*** No bicycles, scooters, roller skates, roller blades, hover boards, skateboards or other similar items are permitted on the pool deck.
5. ***Food & Drink; Alcohol & Smoking.*** Patrons are permitted to bring their own snacks and water to the pool; however, no food or beverages are permitted in the pool or the pool wet deck area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted within the fenced area surrounding the pool. Alcohol and smoking are prohibited.
6. ***Unsafe Behavior.*** No pushing, running, horseplay or other similarly unsafe behavior is allowed in the pool or on the pool deck area.
7. ***Diving.*** Diving is strictly prohibited at the pool.
8. ***Noise.*** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
9. ***Aquatic Toys and Recreational Equipment***. Prohibited items include, but are not limited to, rafts, inner tubes, scuba gear, squirt guns, swim fins, balls, frisbees, inflatable objects, or other similar water play items. Exceptions are small personal floatation devices for swimming assistance, kickboards, masks, goggles, pool noodles, dive sticks, snorkels and water wings. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.
10. ***Entrances.*** Pool entrances, including stairs and ladders, must be kept clear at all times.
11. ***Railings.*** No swinging on ladders, fences, or railings is allowed.
12. ***Pool Furniture.*** Pool furniture is not to be removed from the pool area or placed in the pool. Please return furniture back to its original state including lowering umbrellas.
13. ***Chemicals.*** Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.

14. ***Animals.*** With the exception of service animals, animals are not permitted at the Lodge on the pool deck area inside the pool gates at any time.
15. ***Attire.*** Appropriate swimming attire (swimsuits) must be worn at all times.
16. ***Parties.*** Parties at the pool are prohibited, and participants may be asked to leave by the Amenity Manager.
17. ***Prevention of Disease.*** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
18. ***Swim Diapers.*** Parents should take their children to the restroom before entering the pool. Children who are not reliably toilet trained must wear swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the District.
19. ***Pollution.*** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
20. ***Lap Lanes.*** As a courtesy, even if floating lines are not present, designated lap lanes are first available for use by persons swimming laps, water walking or jogging. If floating lines are present, hanging on the lane lines and interfering with the lap-swimming lane is prohibited.
21. ***Reservation of Tables or Chairs.*** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes. Moving chairs or furniture to occupy an area beyond what would be appropriate for a single household is prohibited.
22. ***Pool Closure.*** The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
23. ***Weather.*** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
24. ***Swim Instruction.*** Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
25. ***ADA Compliant Chair Lift.*** The chair lift(s) in the pool area are provided pursuant to the Americans with Disabilities Act. They are to be used only to facilitate usage of the pool by disabled individuals. Any use of the chair lift for other than its intended purpose is strictly prohibited.
26. ***Contact District Staff.*** If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

SPLASH PAD RULES

In addition to the policies contained under General Provisions and The Lodge, previously set forth herein, the following policies apply to the District's Splash Pad:

1. ***Hours of Operation.*** The Splash Pad is open at designated times and days only. Splash Pad hours will be posted at The Lodge. The Splash Pad is available for private rental during times outside designated operating hours.
2. ***Use at Your Own Risk.*** Patrons and Guests may use the Splash Pad at their own risk. Rider assumes all risk of injury due to misuse of the play unit or waterslide.
3. ***Food and Drink; Alcohol & Smoking.*** No food or beverages are permitted in the splash pad area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted. Additionally, all General Provisions and policies contained under The Lodge, previously set forth herein apply, including but not limited to the prohibitions on alcohol and smoking.
4. ***Parties.*** Parties at the Splash Pad are prohibited (unless authorized by a signed rental agreement), and participants may be asked to leave by the Amenity Manager.
5. ***Attire.*** Approved swimwear only. No cutoff jeans or swim wear with exposed zippers, buckles, rivets or metal ornamentation.
6. ***Waterslid****e.*
    a. Play unit waterslide is intended for children; adults may use waterslide while supervising children.
    b. Maximum combined rider weight 300lbs.
    c. The landing area and waterslide must be clear before entering the waterslide.
    d. Only one rider per waterslide at a time. Absolutely no trains or chains of riders are permitted.
    e. All riders must slide feet first with arms crossed across their chest. Do not go down the waterslide head first or do not propel yourself into the ride. Leave the waterslide exit promptly after entering
    f. No foreign objects are allowed in pockets; such as sunglasses, and no jewelry can be worn while riding the slide.
    g. No standing, kneeling, rotating, tumbling or stopping in/on waterslide.
7. ***Supervision of Children.*** Children under 16 years of age must be accompanied by an adult at least 18 years of age at all times.
8. ***Pool Monitor.*** Follow the instructions of the pool monitor at all times.
9. ***Unsafe Behavior.*** No pushing, running, horseplay or other similarly unsafe behavior is allowed in the Splash Pad.
10. ***Flotation Devices and Recreational Equipment***. No tubes, mats, water wings, life jackets, or other floatation devices are permitted on the play unit or waterslide.
11. ***No Diving / Jumping.*** No diving or jumping from the waterslide or play unit.
12. ***Contact District Staff.*** If anything is wrong with the equipment or someone gets hurt, notify the District immediately.
13. ***WARNING.*** Water depth may be shallow. Failure to follow rules can result in serious injury.

PICKLEBALL COURTS

In addition to the policies contained under General Provisions and The Lodge, previously set forth herein, the following policies apply to the District's Pickleball Courts:

1. ***Hours of Operation.*** The Pickleball Courts areas are open from 7:00 am to dusk only. No one is permitted on the Pickleball Courts at any other time.
2. ***Use at Your Own Risk.*** Patrons and Guests may use the Pickleball Courts at their own risk.
3. ***Supervision of Children.*** Children under 16 years of age must be accompanied by an adult at least 18 years of age at all times.
4. ***Guests.*** Patrons must be present for guests to use the Pickleball courts.
5. ***Attire.*** Proper footwear is required.
6. ***First Come First Serve.*** Courts are available on a first-come, first-serve basis, for both doubles and singles.
7. ***Reservation of Courts.*** Reservation of courts is not allowed. An individual may not hold the court when players are waiting.
8. ***Next Up Rack.*** When courts are full, waiting players may place paddles in the Next Up Rack.
9. ***Double Stacking Paddles.*** Double stacking paddles (playing a game while a second paddle is on the rack) is not permitted.
10. ***Use Duration.*** When game is over, players will relinquish the court to those waiting.
    a. 4 paddles down, 4 players leave the court
    b. 2 paddles down, winning team may stay on, or the waiting players may choose to play singles.
11. ***Food & Drink; Alcohol & Smoking.*** No food, glass containers or breakable objects of any kind are permitted. Alcohol and smoking are prohibited.
12. ***Animals.*** With the exception of service animals, animals are not permitted on the Pickleball Courts at any time.
13. ***Noise.*** No loud music that would impede others enjoyment.
14. ***Profanity.*** Loud, profane or abusive language is prohibited.
15. ***Weather.*** Use of the Pickleball Courts is prohibited during electrical storms or when rain makes it difficult to see any part of the courts clearly. Everyone must leave the court area immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
16. ***Pickleball Instruction.*** Except as expressly authorized by the District, pickleball instruction for fees, or solicitation of pickleball instruction for fees, is prohibited.
17. ***Skateboards, Etc.*** No bicycles, scooters, roller skates, roller blades, hover boards, skateboards, strollers or other similar items are permitted on the courts.
18. ***Contact District Staff.*** If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

PLAYGROUNDS

In addition to the policies contained under General Provisions previously set forth herein, the following policies apply to the District's playground areas throughout the community:

1. ***Hours of Operation.*** The playground areas are open from dawn to dusk only. No one is permitted in the playground at any other time unless a specific event is scheduled.
2. ***Use at Your Own Risk.*** Patrons and Guests may use the playground at their own risk.

3. ***Supervision of Children.*** Adult supervision (eighteen years and older) is required for children under the age of (12) twelve. Children must remain in the sight of parents/guardians. All children are expected to play cooperatively with other children.
4. ***Attire.*** Proper footwear is required and no loose clothing especially with strings should be worn.
5. ***Animals.*** No animals of any kind are permitted at the playground.
6. ***Food and Drink; Alcohol & Smoking.*** Patrons are permitted to bring their own snacks and water to the pool; however, no food or beverages are permitted on the playground equipment. Alcohol and Smoking are prohibited.
7. ***Glass Containers.*** No glass containers are permitted at the playground.
8. ***Noise.*** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
9. ***Parties.*** Parties at Playground areas are prohibited, and participants may be asked to leave by the Amenity Manager.
10. ***Mulch.*** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
11. ***Jumping & Horseplay.*** No jumping off from any climbing bar or platform. Disorderly conduct and horseplay are prohibited.
12. ***Profanity.*** Loud, profane or abusive language is prohibited.
13. ***Weather.*** Use of the Playground is prohibited during electrical storms or when rain makes it difficult to see any part of the Playground clearly. Everyone must leave the playground area immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
14. ***Contact District Staff.*** If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

LAKE OR POND AREAS

In addition to the policies contained under General Provisions previously set forth herein, the following policies apply to the District's Lake & Pond Areas:

The lakes and ponds throughout the community are not designed for swimming or boating. The only areas of the community in which kayaks and canoes are allowed is in the Central Park pond. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow.

The following additional guidelines apply:

1. ***Courtesy.*** Please be respectful of the privacy of the residents living near the Central Park Pond.
2. ***Fishing.*** Fishing is allowed only at Central Park Pond as catch and release. Central Park Pond, and all other ponds on District property, have run-off and re-use water. Do not drink pond water. Fishing is prohibited in all other ponds on District Property.
3. ***Swimming.*** Swimming is prohibited in all ponds on District Property.

4. ***Noise.*** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
5. ***Watercraft.*** No watercraft of any kind are allowed in any of the ponds on District Property.
6. ***Weather.*** Use of Kayaks and Canoes is prohibited during electrical storms or when rain makes it difficult to see any part of the pond clearly. Everyone must leave the pond area immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
7. ***Contact District Staff.*** If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

KAYAKS & CANOES

In addition to the policies contained under General Provisions and Lake or Pond Areas, previously set forth herein, the following policies apply to Kayak and Canoe Use in District Owned Lakes or Pond Areas:

1. ***Hours of Operation.*** Kayaks & Canoes are allowed in the Central Park Pond only, from dawn until dusk. Kayaks and Canoes are prohibited in all other ponds on District Property.
2. ***Supervision of Children.*** Children under 16 years of age must be accompanied by an adult at least 18 years of age at all times.
3. ***Life Jackets.*** Life jackets must be worn by all boaters at all times.
4. ***Fishing.*** Fishing from Kayaks and Canoes is permitted.
5. ***Fountains.*** Boaters are prohibited from touching or tampering with fountain devices. To avoid any issues, it is recommended all boaters keep a clear distance from fountains.
6. ***Weather.*** Use of Kayaks and Canoes is prohibited during electrical storms or when rain makes it difficult to see any part of the pond clearly. Everyone must leave the pond area immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
7. ***Kayak Rental.*** The District may have kayaks available for **Patron Rental Only**, for use in the Central Pond Only.
    a. ***Use at Your Own Risk.*** Patrons may use the District owned Kayaks at their own risk.
    8. ***Rental Time.*** Kayaks are available for rental for a maximum time as provided for in Exhibit B.
    a. ***Weight & Capacity Limits.*** Patrons are required to comply with weight and capacity limits as set forth by the manufacturer.
    b. ***Launch and Return.*** It is the patron's responsibility to launch and return the Kayak from and to the Boat House located at The Lodge.
    c. ***Removal.*** Removal of kayaks from District Property is prohibited.
    d. ***Loss or Damage.*** Patrons are responsible for any loss or damage incurred during rental.
8. ***Contact District Staff.*** If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

FACILITY RENTAL POLICIES

In addition to the policies contained under General Provisions and The Lodge, previously set forth herein, the following policies apply to the rental of the Amenities:

1. ***Patrons Only.*** Unless otherwise directed by the District, only Patrons may reserve the designated areas of the Amenities for parties and events pursuant to the terms set forth in the policies. Please contact the Amenity Manager in order to determine availability of the Amenities for any particular reservation.
2. ***Rental Availability & Frequency.*** To ensure availability of Amenities to all Patrons, rental of the Amenities is limited to a maximum of 1 time per week (excluding blackout dates) on a first-come first serve basis. For clarity, a Club Room rental in a specific week would be considered one rental, and no additional rentals would be allowed that same week in any rental area. Rental date and time availability is at the discretion of the Lifestyle Manager and will be second to planned resident events hosted by the CDD.
3. ***Amenities Available for Rental.*** Rentals can only be made up to ninety days (90 days) prior to the event. See Rental Policy (Exhibit B) for rates and deposit requirements. The following Amenities are available for rental:
    a. Club Room and Designated Patio Areas
    b. Party Pavilion & Cauldron
    c. Splash Pad & Splash Pad Designated Patio Area
4. ***Blackout Dates.*** Rentals will not be allowed on the following dates: Easter, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Eve, Christmas Day, New Year's Eve, and New Year's Day. In addition to the previous, The District may restrict access or close some or all of the rental areas for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes.
5. ***Available Hours.*** The Amenities may be rented for parties and events during normal operating hours with the exception of the Splash Pad. The Splash Pad is only available for rental during non-operating hours. A Lifeguard must be hired for Splash Pad rentals. Additionally, the Club Room may be rented after hours and until 10:00 PM. All parties and events, including clean-up, at the Club Room must conclude by 10:00 PM.
6. ***Payment & Registration.*** At the time the reservation is made, a check or money order (no cash) for the deposit made out to District must be delivered to the Amenity Manager along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.
7. ***Rates and Deposits.*** The deposits for use of the Amenities are as set forth in the District's rules. The deposit will secure the rental time, location and date, in addition to providing the District security in the event of loss or damage during use. To receive the full refund of the deposit within 10 days after the party, the renter must:
    a. Remove all garbage, place in dumpster and replace garbage liners;
    b. Take down all decorations or event displays; and
    c. Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District. **The District may retain all or part of any**

deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.

8. ***Computation of Rental Time.*** The rental time period is inclusive of set-up and clean-up time.
9. ***Duration of Events.*** Unless otherwise authorized by the District, each rental shall be for a minimum of two hours but no more than four hours, and no afterhours events shall extend past 10 p.m.
10. ***Capacity.*** The Club Room capacity limit shall not be exceeded at any time for a party or event.
11. ***Noise.*** The volume of live or recorded music must not violate applicable Duval County noise ordinances or unreasonably interfere with residents' enjoyment of their homes.
12. ***Insurance.*** Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District is to be named on these policies as an additional insured party.

PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Family.

Should any Patron, Guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain

judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these policies from time to time. The Board may also elect in its sole discretion to grant waivers to any of the provisions of these policies.

EXHIBIT A

Boggy Branch Community Development District
Consent and Waiver Form

In addition to agreeing to abide by all community standards and policies while utilizing the District's amenities and facilities I,_____, hereby agree on behalf of myself (and my child/minor if identified below) to the following:

Disclaimer and Use of Recreational Facilities at Your Own Risk

PATRONS AND GUESTS USING THE FACILITIES DO SO AT THEIR OWN RISK. The safety of our Patrons and guests of our community is a primary concern. All persons using the facilities do so at their own risk and agree to abide by the rules for use of the facility. The Boggy Branch Community Development District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the facilities or from the acts, omissions or negligence of other persons using the facilities. The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property. Patrons are responsible for their actions and those of their guests.

THE DISTRICT DOES NOT PROVIDE ON-SITE STAFF DEDICATED FOR THE PURPOSE OF MONITORING THE USE OF THE COMMUNITY AMENITIES OR SAFETY OF THE PATRONS OR THEIR GUESTS. PRIOR TO USING THE COMMUNITY AMENITIES, PATRONS AND GUESTS ACKNOWLEDGE AND UNDERSTAND THE INHERENT RISKS INVOLVED IN USING THE FACILITIES OR PARTICIPATING IN ACTIVITIES AND VOLUNTARILY AGREE TO ASSUME RESPONSIBILITY FOR THESE RISKS AND THEIR OWN SAFETY.

Persons interested in using the recreational facilities are encouraged to consult with a physician prior to engaging in physical exercise, swimming, aerobics, weightlifting, sports, and cardiovascular exercise.

By signing this Consent and Waiver Form, I am stating that I am aware of, and assume the risks of, engaging in physical exercise, swimming, aerobics, weightlifting, sports, and cardiovascular exercise as well as other events or activities undertaken while utilizing the District amenities and facilities. I understand these activities are potentially hazardous, and I may be injured as a result. I assume all risks of injury or harm that may occur through the use of the District amenities and facilities, including: falls, drowning, shortness of breath, dehydration, exacerbation of a pre-existing injury or illness, harm or contact caused by a concealed peril unknown to the District, animal and/or insect bites, infection, injury caused by heavy equipment and weights, injury caused by misuse of equipment, sunburn, heat stroke, burns, amputations, substantial bodily harm, and ultimately death. I waive any and all claims which I might have based on any of those risks expressly stated herein, and any other risks typically associated with the amenity, facility, or activity I choose to participate in.

If I consume alcohol on District property, I acknowledge that I am solely responsible for any all damages suffered by myself or that I may cause to others as a result of said consumption to include, but not limited to, property damage, personal injury, death, disfigurement, or loss of consortium

("Damages"). I acknowledge that the District is not responsible or liable for Damages. I acknowledge that it is against the law to serve, provide, or make available alcohol to anyone under the age of twenty-one (21), agree that I will not do so, and will be liable for Damages that result from my actions in connection with someone under the age of twenty (21) consuming alcohol.

By signing this Consent and Waiver Form I hereby release, waive, discharge, and covenant not to sue the District, its officers, directors, employees, agents, contractors, successors, and assigns (collectively, the "Released Parties") from any and all liability, claims, demands, losses, or causes of action of any kind or nature, known or unknown, arising out of or in any way connected with the use of the amenities or participation in the activities at the amenities by myself or my child/minor (if applicable), including, but not limited to, any personal injury, property damage, or wrongful death.

I further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with the use of the amenities or participation in activities at the amenities by myself or my child/minor (if applicable).

I agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida, and that if any portion of the agreement is held invalid, it is agreed that the balance shall; notwithstanding, continue in full legal force and effect.

Patrons and guests hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla. Stat. 768.28.

By signing this, Consent and Waiver Form, I acknowledge having read and agreed to the above release, waiver, and indemnity.

Name of Patron/Guest: _____

Signature of Patron/Guest: _____ Date:_____

Address: _____

Consent and Waiver for Minor Child

I acknowledge all risks, terms and conditions set forth above are known and understood by me, are applicable to my child/minor, and that I will communicate the same to my child/minor. I further understand it is recommended that any minor/child be accompanied by an adult during the minor/child's use of the District amenities and facilities. I certify as a material condition to my minor/child's permission to utilize the District amenities and facilities that he/she is physically fit and sufficiently capable to utilize the District amenities.

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE

AGREEING THAT, EVEN BOGGY BRANCH CDD USES REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM BOGGY BRANCH CDD IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY PROPERTY DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND BOGGY BRANCH CDD HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE IF YOU DO NOT SIGN THIS FORM.

Name(s) of Minor: _____

_____

Name of Parent/Guardian: _____

Address of Parent/Guardian: _____

Relation to Minor: _____

Signature of Parent/Guardian: _____Date:_____

EXHIBIT B:

Facility Rental Terms and Fees

Event Room or Equipment	Maximum Rental Time	Maximum Occupancy	Rental Rate	Security Deposit
Club Room & Designated Patio Areas	6 Hours	80 people	$2,500	$1,500
Party Pavilion & Cauldron	4 Hours	20 people	$500	$500
Splash Pad & Designated Patio Area	4 Hours	20 people	$1,000	$1,000
			plus Lifeguard	
Alcohol Fee - Club Room	6 Hours	n/a	$500	n/a
Kayak	2 Hours	per Kayak Limit	Free with Return Policy	n/a
Promotional Rates	The District may, upon approval of the Chairman, adopt temporary rates and fees ("Promotional Rates") for use of the recreational facilities in a manner not currently contemplated. These Promotional Rates shall be in place for no longer than 90 days, and shall be designed to meet customer demand, promote additional revenues, and enhance operations of the recreational facilities.			

PART 2: Boggy Branch Community Development District
Disciplinary & Enforcement Rule

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2014)
Effective Date: October 16, 2025

In accordance with Chapters 190 and 120 of the Florida Statutes, and on October 16, 2025 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Boggy Branch Community Development District adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby superseded on a going forward basis.

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1. ***Introduction.*** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenities Operating Rules.

2. ***General Rule.*** All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenities Rules established for the safe operations of the District's Amenities.

3. ***Suspension of Rights.*** The District, through its Board, District Manager, and Amenities Manager, shall have the right to restrict, suspend, or terminate the Amenities privileges of any person to use the Amenities for any of the following behavior:

    a. Submits false information on any application for use of the Amenities;
    b. Permits the unauthorized use of an Access Card;
    c. Exhibits unsatisfactory behavior, deportment or appearance;
    d. Fails to pay amounts owed to the District in a proper and timely manner;
    e. Fails to abide by any District rules or policies (e.g., Amenity Rules and Policies);
    f. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
    g. Damages or destroys District property; or
    h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests.

4. ***Authority of Amenities Manager.*** The Amenities Manager or his or her designee has the ability to remove any person from one or all Amenities if any of the above- referenced behaviors are exhibited or actions committed. The Amenities Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those

described above, any person's (and his/her family's) privileges to use any or all of the Amenities for a period not to exceed seven days.

5. ***Authority of District Manager.*** The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the District Amenities for a period greater than seven days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

6. ***Enforcement of Penalties/Fines.*** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of $1,000 – in addition to any amounts for damages – and collect such fine, damages and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

7. ***Legal Action; Criminal Prosecution.*** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

8. ***Severability.*** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

The Lodge at Seven Pines
Boggy Branch CDD
12082 Reunion Circle
Jacksonville, FL 32224

Rental Agreement & Conditions

Date Requested: _____

Time Requested: _____

Type of Event: _____

Renter: _____

Address: _____

Phone Number: _____

Email Address: _____

I. Facility Rental Terms and Fees for the Lodge at Seven Pines

Check Rental Room	Event Room or Equipment	Maximum Rental Time	Maximum Occupancy	Rental Rate	Security Deposit	Rental Rate Due (Staff Use)	Security Deposit Due (Staff Use)
	Club Room & Designated Patio Areas	6 Hours	80 people	$2,500	$1,500		
	Alcohol Security Fee - Club Room	6 Hours	n/a	$500	n/a		
	Party Pavilion & Cauldron	4 Hours	20 people	$500	$500		
	Splash Pad & Designated Patio Area	4 Hours	20 people	$1,000 plus Lifeguard	$1,000		
	Kayak	2 Hours	per Kayak Limit	Free with Return Policy	n/a		
					TOTAL DUE		

* The Rental Area Exhibit attached specifies the exact location of each rental area above.

Initial Below	TERMS AND CONDITIONS OF YOUR RENTAL
	1) Insurance. I understand I am required to provide an insurance rider from my Homeowners Insurance Policy, naming the Boggy Branch CDD, for $1,000,000.
	2) Rental Deposit. I understand that the deposit posted will secure the rental time, location and date, in addition to providing the District security in the event of loss or damage during use. To receive the full refund of the deposit within 10 days after the party, I must: a. Remove all garbage, place in dumpster and replace garbage liners; b. Take down all decorations or event displays; and c. Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District. **The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.**
	3) Rental Time. I understand the time reserved includes set up and clean up and the renter must be present at all times.
	4) Rental Areas. I confirm that I have reviewed the Rental Areas Exhibit. I understand my rental space is limited to the areas specified on that exhibit. I understand that the only restroom and entrance to be used during my rental is designated on that exhibit, and use of the restricted areas is prohibited during my rental.
	5) Pool & Splash Pad Use Prohibited. I understand that guests are restricted to the rented space only and the use of the pool and Splash Pad is prohibited.
	6) Will you be serving alcohol? **Yes ____ No ____** a) If yes, I confirm I have read and will comply with the terms of Section VII. Alcohol Consumption. I understand non-compliance will result in my reservation being cancelled immediately and could result in the forfeiture of my deposit. b) (Clubroom Only - if Yes to #6) How many guests are expected for your event? _____ c) (Clubroom Only if you responded YES to #6, and #6b is greater than 20 guests) I understand that I am required to pay an **Alcohol Security Fee** in addition to the rental rate and deposit. This fee will cover the cost of employing security during my event as required by the CDD.
	4) Will you have catering? (Club Room Only) **Yes ____ No ____** a) If yes, I confirm I have read and will comply with the terms of Section VI. Catering. I understand non-compliance could result in forfeiture of my deposit.
	5) Indemnification and Hold Harmless. I acknowledge and agree to Section V. Indemnification and Hold Harmless.

II. General Rental Information

(1) The Swimming Pool, Pool Deck, Fitness Center, Group Fitness Center, Pickle Ball Courts, Parks, Event Lawns, and other Green Spaces may not be rented for exclusive use at any time. The only areas available for rental are specified in I above and shown on the Rental Area Exhibit.

(2) The Lifestyle Manager has the right to refuse any application. Residents may appeal the refusal to the Boggy Branch CDD Board of Supervisors.

(3) Rentals will be allowed a maximum of 1 time per week (excluding blackout dates) on a first-come first serve basis. For clarity, a Club Room rental in a specific week would be considered one rental, and no additional rentals would be allowed that same week in

any rental area.

(4) Rental date and time availability is at the discretion of the Lifestyle Manager and will be second to planned resident events hosted by the CDD.

III. Event Hours and Reservation Process

(1) Daily hours of Operation are from 8:00am to 10pm.
(2) The Lifestyle Manager will take rentals for the event facilities at the Lodge at Seven Pines.
(3) See Facility Rental Fee Schedule. Setup, breakdown, and cleanup is included in the rental time.
(4) Rental reservations must be made in person at least two (2) weeks prior to the event with a completed **Rental Agreement** approved by the Lifestyle Manager.

IV. Cancellation Policy

(1) Rentals will be held for fifteen (15) minutes past the scheduled start time before re-assigning the reservation time.
(2) No personal "standing" rentals are allowed for the Lodge at Seven Pines.
(3) Rental cancellations must be made in writing two (2) weeks to the Lifestyle Manager prior to the confirmed Event to receive the full rental fee and the full deposit.

V. Indemnification and Hold Harmless

(1) The Renter agrees that the terms of this **Rental Agreement** apply to them and all of their guests, agents, vendors, merchandisers, employees, consultants, or similar persons.
(2) The Renter agrees to provide an insurance rider from their Homeowners Insurance policy, naming the Boggy Branch CDD for $1,000,000.
(3) If required under VII below, the Renter agrees to provide a Liquor Liability Insurance rider from their Homeowners Insurance policy, naming the Boggy Branch CDD for $1,000,000.
(4) The Renter agrees to indemnify and hold harmless the Boggy Branch CDD for all damages and claims made in connection with the use of the Lodge at Seven Pines per the Rental Agreement.
(5) Nothing contained in these policies shall constitute or be construed as a waiver of the Boggy Branch CDD's limitations of liability.

VI. Catering (only allowed for Club Room Rentals)

(1) The Renter will be responsible for returning the kitchen and the reserved location to a clean state, including trash removal, wiping down used utensils, counters, and tables.
(2) If a Caterer or Vendor is employed for the Event, liability insurance held by the Caterer or Vendor will be required.
(3) The Kitchen is not to be used for cooking food.

VII. Alcohol Consumption

(1) The Renter is solely responsible for any all damages suffered by the Renter or others as a result of consumption to include, but not limited to, property damage, personal injury, death, disfigurement, or loss of consortium ("Damages"). The Renter acknowledge that it is against the law to serve, provide, or make available alcohol to anyone under the age of twenty-one (21), agrees not do so, and will be liable for Damages that result from any actions in connection with someone under the age of twenty (21) consuming alcohol.

(2) **Applicable to Club Room - Over 20 attendees (excluding minors):**

A. If alcohol is present and consumed, an additional fee will be due at time of reservation for the CDD to employ security which will be onsite for the duration of the event. See "Alcohol Fee" in section I above.
B. If alcohol is present and consumed, proof of Liquor Liability Insurance will be required at Event reservation. The Renter can contact their insurance company to add a "rider" to their policy to include Liquor Liability Insurance. The insurance company will be

required to send written proof the Renter has the required insurance. The communication needs to take place a minimum of seven (7) days prior to the event.

C. With Liquor Liability Insurance, a qualified bartender must be present to serve guests.

I AGREE TO THE TERMS OF USE BELOW: _____

Entertainment: All Boggy Branch CDD Residents and Property Owners have access to the Event Facilities at the Lodge at Seven Pines. Volume and appropriateness of all entertainment for Event must meet the Lifestyle Manager's approval.

No Smoking: All rooms and open areas in and around the Lodge at Seven Pines are designated as Non-Smoking Areas.

Decorating: Decorations in and around the Lodge at Seven Pines and its Event Facilities are limited to tabletop. Wall and ceiling decorations are prohibited. No decorations or objects from the Lodge at Seven Pines may be removed. Smoke and fog machines are not permitted. Candles, incense and other similar items are not permitted. Table linens must be used on all tables if food is served.

Bounce Houses: Bounce Houses and similar large inflatables are prohibited.

Limited Parking: Parking is not allowed on the Community Common Areas, Lawn area, or private property.

Limited Access: Event participants' access to the Lodge at Seven Pines is limited to the approved Event Facility. Photos may be taken on the property, provided no Residents are inconvenienced.

Cleanup: The Renter must be present at the event setup and breakdown. The Renter is responsible for removing all trash, and personal decorations. The Renter is responsible to return the Event Facility to its original condition. All cleaning products must be approved by the Lifestyle Manager prior to using. The Lifestyle Manager and the Renter will inspect the reserved Event Facility for compliance. If the Facility is not cleaned to its original condition, the Boggy Branch CDD reserves the right to hire a cleaner and the Renter's deposit will be forfeited.

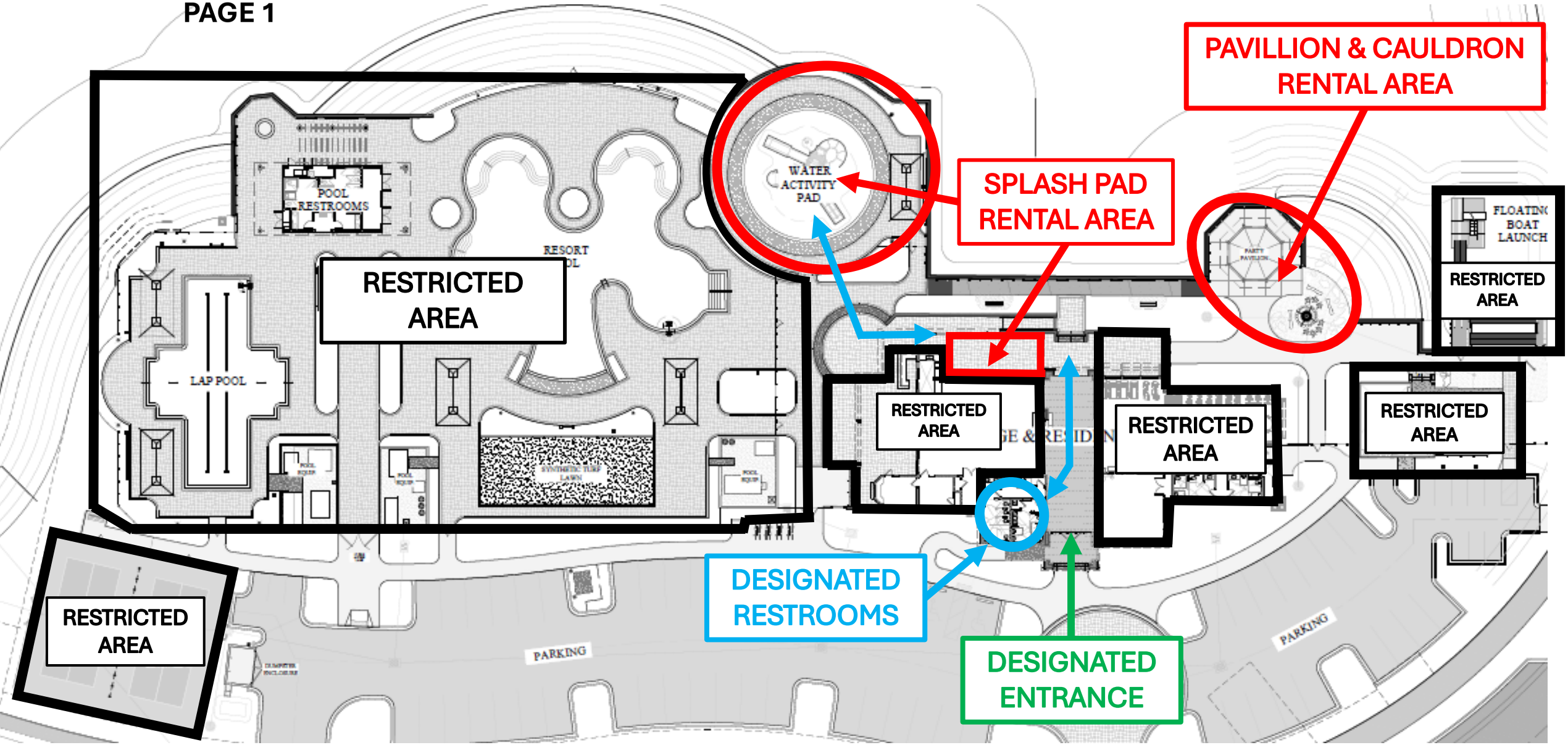
Vendors and Merchandise: Vendors must present a copy of their business license and business insurance if they sell or provide merchandise at no cost.

Illegal, Disruptive, or Inappropriate Behavior: Any group or individual displaying illegal, disruptive, or inappropriate behavior may be required to immediately leave the Lodge at Seven Pines and its Event Facilities. Based on the severity of the behavior, the group or individual may be suspended or prohibited from using the Lodge at Seven Pines and other CDD facilities.

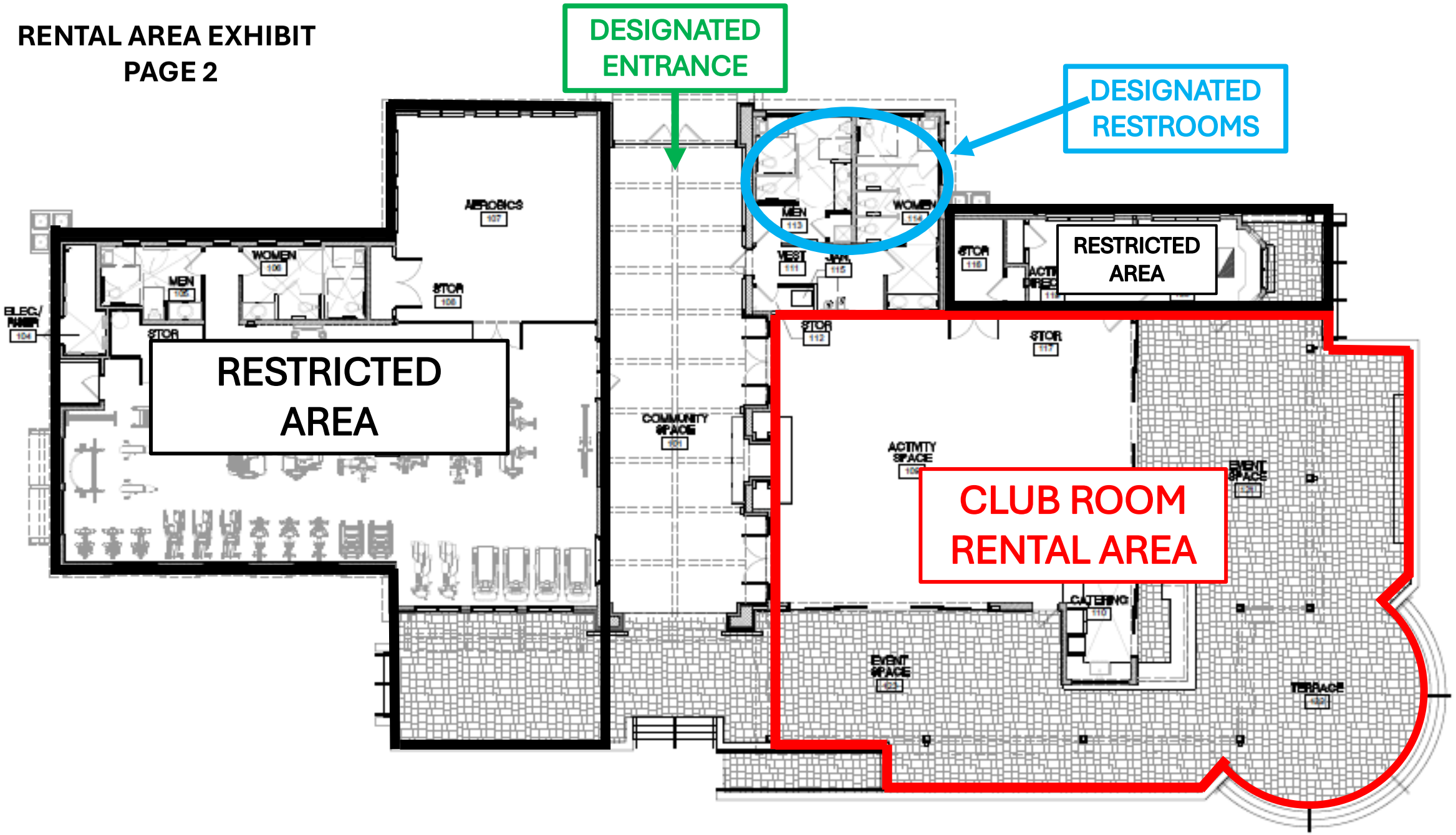
Animals: Animals, (with the exception of service animals), are not permitted at The Lodge.

(Resident / Patron) Print Name	(Approver) Print Name
(Resident / Patron) Signature	(Approver) Signature
Date	Date

RENTAL AREA EXHIBIT
PAGE 1



RENTAL AREA EXHIBIT
PAGE 2



Boggy Branch
Community Development District

Ratification of Agreement with Norlee Group for Seven Pines 2B Primary Conduit System

AGREEMENT BETWEEN THE BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT AND NORLEE GROUP REGARDING THE PRIMARY CONDUIT SYSTEM IN SEVEN PINES 2B

THIS AGREEMENT ("Agreement") is made and entered into this **24th** day of **July, 2026**, by and between:

Boggy Branch Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* being situated in the City of Jacksonville, Duval County, Florida, and whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 ("District"); and

NORLEE GROUP, a Florida limited liability company, with a mailing address of 10477 New Kings Road, Jacksonville, FL 32219 ("Contractor", together with District, "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"), by ordinance adopted by Duval County, Florida; and

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

WHEREAS, the District has a need to retain an independent contractor to provide Primary Conduit System within the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide Primary Conduit System services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein ("Services"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide Primary Conduit System within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

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

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

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

SECTION 3. SCOPE OF SERVICES. The Contractor will provide the Services for the District as identified in **Exhibit A.** The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A.**

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

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

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

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

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

(2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss

conditions, schedules, and items of concern regarding this Agreement.

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

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor a fee of Two Hundred Twenty-Nine Thousand Four Hundred Dollars (**$229,400.00**). The term of this Agreement shall be from July 24, 2026, through December 31,2026,6 unless terminated earlier by either party in accordance with the provisions of this Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the

following insurance:

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

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

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

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

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

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

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in

connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

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

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this

Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A.	**If to District:**	Boggy Branch Community Development District 3501 Quadrangle Boulevard, Suite 270 Orlando, Florida 32817 Attn: District Manager
	With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel
B.	**If to the Contractor:**	Norlee Group 10477 New Kings Road Jacksonville, FL 32219 Attn: Thomas Allen

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days.

Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

SECTION 26. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Vivian Carvalho ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall: 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900,

CARVALHOV@PFM.COM, OR 3501 QUADRANGLE BOULEVARD, SUITE 270, ORLANDO, FLORIDA 32817.

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

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

SECTION 29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 30. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

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

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

By entering into this Agreement, the Contractor represents that no public employer has

terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 31. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 32. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*, (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate this Agreement.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

ATTEST:

Secretary / Assistant Secretary

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

Kelley White
Chairperson, Board of Supervisors

WITNESS:

Witness

NORLEE GROUP

By: Thomas W. Allen
Its: Underground Division Manager

Exhibit A: Proposal

Exhibit A:
Schedule of Services

"EXHIBIT A"

Proposal

NLG NORLEE GROUP

10477 New Kings Road
Jacksonville, FL 32219
State Certified Electrical Contractors
EC 13015771
(904) 765-1622

We hereby submit specifications and estimates for:

Proposal Submitted To:	Phone:	Date:
~~CND-ICD SEQ LLC~~ Buggy Branch CDD		7-10-26
Street:	Job Name: Primary Conduit System	
City, State & zip	Location: SEQ Residential Phase 2B	

Architech	Date of Plans:	Attention:	Email:
JEA URD2968 Lloyd Lesley	12-23-24	Keith Donnelly	KDonnelly@dwhomes.com

Labor and Materials to Furnish and Install Primary Conduit System per JEA Plans & Specs.

Job will consist of the following:

- **1 – PVC Manholes.**
- **1 – 6'X12' Concrete Manhole Installation.**
- **26 – Transformer Pads.**
- **12 – Handhole Boxes.**
- **144 – Secondary Stub Outs.**
- **5 – Sleeves containing 3-4" Conduits for IRR & Lights.**

1" PVC Conduit installed for Street Lights: (74 Street Light Locations).

reviewed 7/13/2026 ILGD

Approximately 14,200' of Ditch with Approximately 30,200' of Conduit Installed.

Complete Turn Key Conduit System to JEA for their Installation of Cable and Transformers.
Norlee Group will not be responsible for Final Grade, Surveying, erosion control, or any dewatering.

WE PROPOSE hereby to furnish material and labor – complete in accordance with above specifications, for the sum of

Two Hundred Twenty-Nine Thousand Four Hundred & 00/100 Dollars ---------- ($229,400.00)

*Should Norlee Group be required to obtain the services of an attorney to collect any sums which may be due under this contract and which are not paid, then Norlee Group shall be entitled to all reasonable attorney's fees on behalf of their counsel in bringing or enforcing any of their rights under this agreement, said fees to include Court costs and interest, and shall include costs and attorney's fees for appellate work.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. No contingencies have been made for strikes, accidents or delays beyond our control. Owner to carry fire, tornado, theft and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature:

Thomas W Allen

~~CND-ICI SEQ LLC~~
Buggy Branch CDD

Note: This proposal may be Withdrawn by us if not accepted in 15 days.

Boggy Branch
Community Development District

Ratification of Work Authorization #23
for England, Thims & Miller, Inc.

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 23
2026/2027 GENERAL CONSULTING ENGINEERING SERVICES

Scope of Work

England, Thims & Miller, Inc. shall provide general consulting engineering services for the Boggy Branch Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

1. Attending Meetings
2. Preparation of Engineering Reports and Studies
3. Preparation of Cost Estimates and Budgets
4. Technical Support for Community Development District Staff
5. Development and Analysis of District Projects
6. Operation and Maintenance Inspections
7. Prepare Presentation Documents for District Meetings

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule. The estimated fee shall not be exceeded without further authorization. This estimated fee is not a guaranteed maximum cost.

ESTIMATED FEE $14,000.00

ENGLAND - THIMS & MILLER, INC.

HOURLY FEE SCHEDULE - 2026

CEO / Chairman / Founder	$ 475.00 / Hr.
Executive Vice President	$ 370.00 / Hr.
Principal - Vice President	$ 305.00 / Hr.
Vice President	$ 295.00 / Hr.
Senior Advisor	$ 325.00 / Hr.
Senior Engineer / Senior Project Manager	$ 255.00 / Hr.
Project Manager / Construction Project Manager	$ 225.00 / Hr.
Director	$ 210.00 / Hr.
Engineer	$ 190.00 / Hr.
Assistant Project Manager	$ 165.00 / Hr.
Senior Planner / Planning Manager	$ 225.00 / Hr.
Senior Environmental Scientist	$ 240.00 / Hr.
Planner	$ 170.00 / Hr.
CEI Senior Project Engineer	$ 320.00 / Hr.
Senior Construction Representative	$ 205.00 / Hr.
Construction Representative	$ 180.00 / Hr.
CEI Inspector	$ 140.00 / Hr.
Senior Landscape Architect	$ 215.00 / Hr.
Landscape Architect	$ 190.00 / Hr.
GIS Director	$ 205.00 / Hr.
GIS Solutions / Engineer / Manager	$ 185.00 / Hr.
GIS Analyst	$ 155.00 / Hr.
GIS Consultant	$ 165.00 / Hr.
GIS Specialist	$ 150.00 / Hr.
Senior Engineering Designer	$ 170.00 / Hr.
Senior Landscape Designer	$ 170.00 / Hr.
Engineering / Landscape Designer	$ 155.00 / Hr.
Engineering Intern	$ 150.00 / Hr.
CADD / GIS Technician	$ 145.00 / Hr.
Project Coordinator / CSS	$ 120.00 / Hr.
Administrative Support	$ 110.00 / Hr.

* ETM's standard hourly billing rates are reevaluated annually, prior to the beginning of the calendar year.

Revised December 27, 2025

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

Time of Performance
Services rendered will commence upon District approval and will be completed on or before September 30, 2027.

Approval
Submitted by: Scott A. Wall
England, Thims & Miller, Inc.
Date: 9/14/26

Approved by: Kelley White
Boggy Branch Community Development District
Date: 9/16/26

Boggy Branch
Community Development District

Ratification of Purchase Order
BBCDD-26-001-Add1 Re: Core & Main LP

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

PURCHASE REQUISITION REQUEST FORM

1. Contact Person for the material supplier.

   NAME: Klay Vause

   ADDRESS: 6854 Distribution Ave S. Jacksonville FL, 32256.

   TELEPHONE NUMBER: (904) 759-9681

2. Manufacturer or brand, model, or specification number of the item.

   Storm drainage addition per 8.13.26 quote -phase 2C

3. Quantity needed as estimated by CONTRACTOR. See attached quote

4. The price quoted by the supplier for the construction materials identified above.

   $ 22,361.80

5. The sales tax associated with the price quote: $1,677.13

6. Shipping and handling insurance cost. $0.0

7. Delivery dates as established by CONTRACTOR. TBD

OWNER: **Boggy Branch Community Development District**

Kelley White — Authorized Signature (Title)

8/20/26 — Date

PURCHASING AGENT: England-Thims & Miller, Inc.

Scott A. Wild — Authorized Signature (Title)

8/17/2026 — Date

CONTRACTOR: W. Gardner LLC

Authorized Signature (Title)

8/17/26 — Date

PURCHASE ORDER

PURCHASE ORDER - P.O.: BBCDD-26-001-Add1

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

Owner:	**Boggy Branch Community Development District** 3501 Quadrangle Boulevard Suite 270 Orlando, FL 32817	Seller:	Core and Main LP
Address:	c/o England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32258 Attn: Jose L Villarruel Villarruelj@etminc.com	Address:	6854 Distribution Ave S. Jacksonville, FL 32256 Attn: Klay Vause Christopher.Vause@coreandmain.com
Phone:	(904) 518-7056	Phone:	(904) 268-7007

Project Name:	**Southeast Quadrant Residential Phase 2C**	Contract Date:	02/11/2026
Project Address:	**Kernan Blvd and Stillwood Pines Blvd. Jacksonville FL**	Purchase Order:	BBCDD-26-001-Add1

Description of Goods or Services – The Owner and Seller are entering into this Purchase Order Agreement for the purpose of the Owner purchasing the items ("**Goods**") listed in the proposal attached as **Exhibit A.**
Schedule – The Goods shall be delivered as soon as possible from the date of this Order.
Price – $ 22,361.80
Certificate of Exemption #85-8017914099C-1

IN WITNESS HEREOF, the parties have executed this Order effective as of the date executed below. By executing this document below, Seller acknowledges that it has read all of the terms and provisions of this Order, including the Terms and Conditions attached hereto as **Exhibit B**, and agrees to deliver the Goods as described herein and comply fully with the terms and conditions hereof.

Scott A. Wild
Owner Representative/Purchasing Agent
By: ETM, Inc.
Name: Scott A. Wild
Title: District Engineer
Date Executed: 8/17/2026

Veronica Schinn
Seller
By: Core and Main, LP
Name: Veronica Schinn
Title: Branch Operations Manager
Date Executed: 08/17/2026

EXHIBIT A: Proposal
EXHIBIT B: Terms and Conditions

EXHIBIT A

Bid Proposal for Seven Pines 2C ODP - Change Order #2

BOGGY BRANCH COMMUNITY DEV DIS
Job Location: Jacksonville, FL
Bid Date: 08/13/2026
Core & Main Bid #: 5137919

Core & Main
6854 Distribution Ave S
Jacksonville, FL 32256
Phone: 9042687007
Fax: 9042684764

Seq#	Qty	Description	Units	Price	Ext Price
10		DRAINAGE			
30		PIPE			
40	220	30 HP DW STORM WTIB SOLID 20' 1 GSKT DUAL WALL 30650020IBPL1	FT	67.19	14,781.80
50	20	24 HP DW STORM WTIB SOLID 20' 2 GSKTS DUAL WALL DR1800	FT	42.82	856.40
		24650020IBEP2			
60	260	18 HP DW STORM WTIB SOLID 20' 2 GSKTS DUAL WALL	FT	25.86	6,723.60
		18650020IBPL2			
				TOTAL DRAINAGE	22,361.80
				Sub Total	22,361.80
				Tax	0.00
				Total	**22,361.80**

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: https://coreandmain.com/terms-of-sale/

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

EXHIBIT B

TERMS AND CONDITIONS

1. PRICE. The Price set forth above includes all Goods, insurance, warranties and other materials or services (including without limitation all packing, loading or freight) necessary to produce and deliver the Goods.
2. SCHEDULE. Time is of the essence with respect to this Order, and all Goods shall be produced and delivered within the times set forth in the Schedule. Owner may cancel this Order or any part thereof or reject delivery of Goods if such delivery or performance is not in material accordance with the specifications of this Order, including the Schedule.
3. DELIVERY AND INSPECTION.
   a. All shipments of Goods are to be made, with all shipping costs prepaid by Seller (e.g., insurance, packing, loading, freight, etc.), to the receiving point specified above. Title, and risk of loss, shall pass to Owner at the time such Goods are delivered at the Project site and accepted by Owner or Owner's contractor, provided however that Owner shall have a reasonable opportunity to inspect such Goods prior to acceptance.
   b. All Goods are subject to inspection and approval by Owner at a reasonable time post-delivery. Owner may return Goods not meeting specifications (including over-shipments) at the Seller's expense and risk. Owner will notify Seller of failure. Return authorizations for Goods not received within 30 days will deem such Goods as donations to Owner.
4. TERMS OF PAYMENT. Seller's Invoice ("**Invoice**") must be submitted before payment will be made by Owner pursuant to this Order. Owner shall make payment within 30 days of receipt of a proper invoice, and pursuant to the Local Government Prompt Payment Act, Sections 218.70 et seq., *Florida Statutes* (2019). Any indebtedness of Seller to Owner may, at Owner's option, be credited against amounts owing by Owner hereunder.
5. WARRANTY. Seller shall take all necessary steps to assign any manufacturer's warranties to the Owner. Seller warrants that the title to Goods conveyed shall be good, that the transfer of the Goods shall be rightful, and that the Goods shall be free from any security interest, lien or encumbrance. Seller further warrants that the Goods are free of any rightful claim of infringement, and shall indemnify, defend, and hold harmless the Indemnitees (defined below) against any such claim. Further, the Goods shall be new, shall be free from defects, shall be of merchantable quality, and shall be fit for use on the District's tennis courts. Seller agrees, without prejudice to any other rights Owner may have, to replace or otherwise remedy any defective Goods without further cost to Owner or, at Owner's option, to reimburse Owner for its cost of replacing defective Goods. All Goods are subject to inspection by Owner before, upon, and within a reasonable time after delivery. Goods shall not be replaced without Owner's prior written instructions. Any acceptance by Owner shall not prevent Owner from later rejecting non-conforming Goods. The warranty provided herein shall survive the completion or termination of this Order and is in addition to any warranties provided by law.
6. COMPLIANCE WITH LAW. Seller agrees that at all times it will comply with all applicable federal, state, municipal and local laws, orders and regulations.
7. INDEMNITY. To the fullest extent permitted by law, and in addition to any other obligations of Seller under the Order or otherwise, Seller shall indemnify, hold harmless, and defend Owner, and Owner's supervisors, staff, consultants, agents, subcontractors, and employees (together, "**Indemnitees**") from all liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused in whole or in part by the negligence, recklessness or intentional wrongful misconduct of the Seller, or any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them, and arising out of or incidental to the performance of this Order. The Seller shall ensure that any and all subcontractors include this express provision for the benefit of the Indemnitees. The parties agree that this paragraph is fully enforceable pursuant to Florida law. In the event that this section is determined to be unenforceable, this paragraph shall be reformed to give the paragraph the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The provisions of this section shall survive the completion or earlier termination of this Order, and are not intended to limit any of the other rights and/or remedies provided to the District hereunder.
8. INSURANCE. At all times during the term of this Order agreement, Seller, at its sole cost and expense, shall maintain insurance coverages of the types and amounts set forth below:

a. Commercial general liability insurance with minimum limits of liability not less than $1,000,000. Such insurance shall include coverage for contractual liability.
b. Workers' Compensation insurance covering all employees of Seller in statutory amounts, and employer's liability insurance with limits of not less than $100,000 each accident.
c. Comprehensive automobile liability insurance covering all automobiles used by Seller, with limits of liability of not less than $1,000,000 each occurrence combined single limit bodily injury and property damage.

9. DEFAULT. Upon any material default by Seller hereunder, Owner may, in addition to any other remedies available to Owner at law or in equity, cancel this Order without penalty or liability by written notice to Seller.
10. LIMITATION OF LIABILITY. Nothing herein shall be construed to be a waiver of the Owner's limit of liability contained in Section 768.28, Florida Statutes or other statute or law.

11. WAIVER. Any failure of Owner to enforce at any time, or for any period of time, any of the provisions of this Order shall not constitute a waiver of such provisions or a waiver of Owner's right to enforce each and every provision.
12. MODIFICATIONS. This Order supersedes all prior discussions, agreements and understandings between the parties and constitutes the entire agreement between the parties with respect to the transaction herein contemplated. Changes, modifications, waivers, additions or amendments to the terms and conditions of this Order shall be binding on Owner only if such changes, modifications, waivers, additions or amendments are in writing and signed by a duly authorized representative of Owner.
13. APPLICABLE LAW. The validity, interpretation, and performance of this Order shall be governed by the laws of the State of Florida, in force at the date of this Order. Where not modified by the terms herein, the provisions of Florida's enactment of Article 2 of the Uniform Commercial Code shall apply to this transaction.
14. MECHANIC'S LIENS. Notwithstanding that Owner is a local unit of special purpose government and not subject to the lien provisions of Chapter 713, Florida Statutes, Seller agrees to keep the District's property free of all liens, including equitable liens, claims or encumbrances (collectively, "**Liens**") arising out of the delivery of any Goods by Seller, and shall furnish Owner with appropriate lien waivers from all potential claimants upon request of Owner. If any Liens are filed, Owner may without waiving its rights based on such breach by Seller or releasing Seller from any obligations hereunder, pay or satisfy the same and in such event the sums so paid by Owner shall be due and payable by Seller immediately and without notice or demand, with interest from the date paid by Owner through the date paid by Seller, at the highest rate permitted by law.
15. PERMITS AND LICENSES. Before commencing performance hereunder, Seller shall obtain all permits, approvals, certificates and licenses necessary for the proper performance of this Order and pay all fees and charges therefore. The originals of all such documents shall be delivered to Owner upon receipt by Seller.
16. PARTIAL INVALIDITY. If in any instance any provision of this Order shall be determined to be invalid or unenforceable under any applicable law, such provision shall not apply in such instance, but the remaining provisions shall be given effect in accordance with their terms.
17. ASSIGNMENT AND SUBCONTRACTING. This Order shall not be assigned or transferred by Seller without prior written approval by Owner, and any attempted assignment or transfer without such consent shall be void.
18. RELATIONSHIP. The relationship between Owner and Seller shall be that of independent contractor, and Seller, its agents and employees, shall under no circumstances be deemed employees, agents or representatives of Owner.
19. NOTICES. Any notice, approval or other communication required hereunder must be in writing and shall be deemed given if delivered by hand or mailed by registered mail or certified mail addressed to the parties hereto as indicated on page 1.
20. PUBLIC ENTITY CRIMES. Seller certifies, by acceptance of this purchase order, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provisions of section 287.133(2)(a), Florida Statutes.
21. SCRUTINIZED COMPANIES. Supplier certifies, by acceptance of this purchase order, that neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, and in the event such status changes, Seller shall immediately notify Owner.
22. TERMINATION. Notwithstanding anything herein to the contrary, Owner shall have the right, at its sole election, to terminate this Order for any cause whatsoever upon the delivery of written notice to Seller. Upon such termination, Seller shall have no remedy against Owner, other than for payment of Goods already produced pursuant to specific written direction by Owner pursuant to Section 2 above, subject to any offsets or claims that Owner may have.
23. PUBLIC RECORDS. Seller acknowledges that this Agreement and all the documents pertaining thereto may be public records and subject to the provisions of Chapter 119, Florida Statutes.
24. CONFLICTS. To the extent of any conflict between this document and the Purchase Order or **Exhibit A**, this document shall control.

CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of **Boggy Branch Community Development District** (hereinafter "Governmental Entity"), Florida Consumer's Certificate of Exemption Number 85-8017914099C-1, affirms that the tangible personal property purchased pursuant to Purchase Order Number BBCDD-26-001-Add1 from Core and Main (Vendor) on or after 04/25/2024 (date) will be incorporated into or become a part of a public facility as part of a public works contract pursuant to Contract dated 02/11/2026 with W. Gardner LLC (Contractor) for the construction of Southeast Quadrant Residential Phase 2C.

The Governmental Entity affirms that the purchase of the tangible personal property contained in the attached Purchase Order meets the following exemption requirements contained in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C.: (***You must initial each of the following requirements***.)

____ 1. The attached Purchase Order is issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works.
____ 2. The vendor's invoice will be issued directly to Governmental Entity.
____ 3. Payment of the vendor's invoice will be made directly by Governmental Entity to the vendor from public funds.
____ 4. Governmental Entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor.
____ 5. Governmental Entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

The Governmental Entity affirms that if the tangible personal property identified in the attached Purchase Order does not qualify for the exemption provided in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C., the Governmental Entity will be subject to the tax, interest, and penalties due on the tangible personal property purchased. If the Florida Department of Revenue determines that the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify for the exemption, the Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to conviction of a third degree felony. Under the penalties of perjury, I declare that I have read the foregoing Certificate of Entitlement and the facts stated in it are true.

Boggy Branch Community Development District

Kelley White — 8/20/26

Signature of Authorized Representative of Governmental Entity/Title — Date

Scott A. Wild — 8/17/2026

Purchasing Agent — Date

Federal Employer Identification Number: 35-2672275

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the Vendor's and the Contractor's books and records. This form supplements and supersedes (to the extent of any conflict) any prior certificates addressing the same purchase.

Boggy Branch
Community Development District

Ratification of Purchase Order
BBCDD-26-002-Add Re: Rinker Materials

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

PURCHASE REQUISITION REQUEST FORM

1. Contact Person for the material supplier.

   NAME: Richard Parker

   ADDRESS: 4210 US-17, Green Cove Springs FL, 32043.

   TELEPHONE NUMBER: (904) 504-4871

2. Manufacturer or brand, model, or specification number of the item.

   Storm precast structures addition

3. Quantity needed as estimated by CONTRACTOR. See attached quote

4. The price quoted by the supplier for the construction materials identified above.

   $ 13,248.04

5. The sales tax associated with the price quote: $993.60

6. Shipping and handling insurance cost. $0.0

7. Delivery dates as established by CONTRACTOR. TBD

OWNER: **Boggy Branch Community Development District**

Kacey White — Authorized Signature (Title)

8/12/26 — Date

PURCHASING AGENT: England-Thims & Miller, Inc.

Scott D. Wild — Authorized Signature (Title)

8/11/2026 — Date

CONTRACTOR: W. Gardner LLC

Authorized Signature (Title)

8/10/26 — Date

Hydro Conduit, LLC d/b/a Rinker Materials or Forterra Pipe & Precast, LLC d/b/a Rinker Materials for itself or on behalf of one or more of its subsidiaries doing business as Rinker Materials

Hydro Conduit, LLC d/b/a Rinker Materials or Forterra Pipe & Precast, LLC d/b/a Rinker Materials for itself or on behalf of one or more of its subsidiaries doing business as Rinker Materials. This purchase order is hereby accepted subject to Rinker Materials' Standard Terms and Conditions ("STCs"). Rinker Materials' STCs shall prevail notwithstanding any statement to the contrary in this purchase order. Any conflicting, different or additional terms or conditions contained in this purchase order are rejected. Direction to manufacture materials, acceptance of materials or payment for materials shall be deemed confirmation of acceptance of Rinker Materials' STCs.

PURCHASE ORDER

PURCHASE ORDER - P.O.: BBCDD-26-002-Add

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

Owner:	**Boggy Branch Community Development District** 3501 Quadrangle Boulevard Suite 270 Orlando, FL 32817	Seller:	Rinker Materials
Address:	c/o England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32258 Attn: Jose L Villarruel Villarruelj@etminc.com	Address:	4210-US-17 Green Cove Springs FL 32043 Attn: Richard Parker Richard.Parker@rinkerpipe.com
Phone:	(904) 518-7056	Phone:	(904) 504-4871

Project Name:	**Southeast Quadrant Residential Phase 2C**	Contract Date:	12/03/2025
Project Address:	**Kernan Blvd. and Stillwood Pines Blvd. Jacksonville FL**	Purchase Order:	BBCDD-26-002-Add

Description of Goods or Services – The Owner and Seller are entering into this Purchase Order Agreement for the purpose of the Owner purchasing the items ("**Goods**") listed in the proposal attached as **Exhibit A.**
Schedule – The Goods shall be delivered as soon as possible from the date of this Order.
Price – $ 13,248.04
Certificate of Exemption #85-8017914099C-1

IN WITNESS HEREOF, the parties have executed this Order effective as of the date executed below. By executing this document below, Seller acknowledges that it has read all of the terms and provisions of this Order, including the Terms and Conditions attached hereto as **Exhibit B**, and agrees to deliver the Goods as described herein and comply fully with the terms and conditions hereof.

Scott A. Wild

Owner Representative/Purchasing Agent

By: ETM, Inc.

Name: Scott A. Wild

Title: District Engineer

Date Executed: 8/11/2026

Alexis Graves

Seller

By: Rinker Materials

Name: Alexis Graves

Title: PC Manager

Date Executed: 08.10.26

EXHIBIT A: Proposal
EXHIBIT B: Terms and Conditions

Hydro Conduit, LLC d/b/a Rinker Materials or Forterra Pipe & Precast, LLC d/b/a Rinker Materials for itself or on behalf of one or more of its subsidiaries doing business as Rinker Materials

Hydro Conduit, LLC d/b/a Rinker Materials or Forterra Pipe & Precast, LLC d/b/a Rinker Materials for itself or on behalf of one or more of its subsidiaries doing business as Rinker Materials. This purchase order is hereby accepted subject to Rinker Materials' Standard Terms and Conditions ("STCs"). Rinker Materials' STCs shall prevail notwithstanding any statement to the contrary in this purchase order. Any conflicting, different or additional terms or conditions contained in this purchase order are rejected. Direction to manufacture materials, acceptance of materials or payment for materials shall be deemed confirmation of acceptance of Rinker Materials' STCs.

EXHIBIT A

Rinker MATERIALS™ A QUIKRETE® COMPANY

QUOTE

Prepared on 8/6/2026

Quote #:	889639
Project Location:	Jacksonville, FL
Project Name:	Southeast Quadrant Residential Phase 2C

Rinker Materials' offer to sell the products described in this quotation is expressly conditioned upon Buyer's assent to the Rinker Materials' Standard Terms and Conditions ("Rinker Materials STCs") viewable at www.rinkerpipe.com. A valid tax exemption certificate must be issued to Rinker Materials or sales tax will be added.

Storm

Item	Description	QTY	Unit	Unit Price	Ext Price
	CURB INLET - 3' x 5' COJ SGL CURB INLET - ALT B (8" wall, 8" base, 8" top slab) (10'-12' deep) With: USF 5146-6210 FRAME & GRATE, USF 5147 HOOD IDs: S-564	1	EA	$6,182.99	$6,182.99
	STORM MANHOLE - 5' x 5' (8" wall, 8" base, 8" top slab) (10'-12' deep) With: USF 655-U RING & COVER IDs: S-565	1	EA	$7,065.05	$7,065.05

Storm Total: $13,248.04

Quote Total: $13,248.04

EXHIBIT B

TERMS AND CONDITIONS

1. PRICE. The Price set forth above includes all Goods, insurance, warranties and other materials or services (including without limitation all packing, loading or freight) necessary to produce and deliver the Goods.
2. SCHEDULE. Time is of the essence with respect to this Order, and all Goods shall be produced and delivered within the times set forth in the Schedule. Owner may cancel this Order or any part thereof or reject delivery of Goods if such delivery or performance is not in material accordance with the specifications of this Order, including the Schedule.
3. DELIVERY AND INSPECTION.
   a. All shipments of Goods are to be made, with all shipping costs prepaid by Seller (e.g., insurance, packing, loading, freight, etc.), to the receiving point specified above. Title, and risk of loss, shall pass to Owner at the time such Goods are delivered at the Project site and accepted by Owner or Owner's contractor, provided however that Owner shall have a reasonable opportunity to inspect such Goods prior to acceptance.
   b. All Goods are subject to inspection and approval by Owner at a reasonable time post-delivery. Owner may return Goods not meeting specifications (including over-shipments) at the Seller's expense and risk. Owner will notify Seller of failure. Return authorizations for Goods not received within 30 days will deem such Goods as donations to Owner.
4. TERMS OF PAYMENT. Seller's Invoice ("**Invoice**") must be submitted before payment will be made by Owner pursuant to this Order. Owner shall make payment within 30 days of receipt of a proper Invoice, and pursuant to the Local Government Prompt Payment Act, Sections 218.70 et seq., *Florida Statutes* (2019). Any indebtedness of Seller to Owner may, at Owner's option, be credited against amounts owing by Owner hereunder.
5. WARRANTY. Seller shall take all necessary steps to assign any manufacturer's warranties to the Owner. Seller warrants that the title to Goods conveyed shall be good, that the transfer of the Goods shall be rightful, and that the Goods shall be free from any security interest, lien or encumbrance. Seller further warrants that the Goods are free of any rightful claim of infringement, and shall indemnify, defend, and hold harmless the Indemnitees (defined below) against any such claim. Further, the Goods shall be new, shall be free from defects, shall be of merchantable quality, and shall be fit for use on the District's tennis courts. Seller agrees, without prejudice to any other rights Owner may have, to replace or otherwise remedy any defective Goods without further cost to Owner or, at Owner's option, to reimburse Owner for its cost of replacing defective Goods. All Goods are subject to inspection by Owner before, upon, and within a reasonable time after delivery. Goods shall not be replaced without Owner's prior written instructions. Any acceptance by Owner shall not prevent Owner from later rejecting non-conforming Goods. The warranty provided herein shall survive the completion or termination of this Order and is in addition to any warranties provided by law.
6. COMPLIANCE WITH LAW. Seller agrees that at all times it will comply with all applicable federal, state, municipal and local laws, orders and regulations.
7. INDEMNITY. To the fullest extent permitted by law, and in addition to any other obligations of Seller under the Order or otherwise, Seller shall indemnify, hold harmless, and defend Owner, and Owner's supervisors, staff, consultants, agents, subcontractors, and employees (together, "**Indemnitees**") from all liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused in whole or in part by the negligence, recklessness or intentional wrongful misconduct of the Seller, or any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them, and arising out of or incidental to the performance of this Order. The Seller shall ensure that any and all subcontractors include this express provision for the benefit of the Indemnitees. The parties agree that this paragraph is fully enforceable pursuant to Florida law. In the event that this section is determined to be unenforceable, this paragraph shall be reformed to give the paragraph the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The provisions of this section shall survive the completion or earlier termination of this Order, and are not intended to limit any of the other rights and/or remedies provided to the District hereunder.
8. INSURANCE. At all times during the term of this Order agreement, Seller, at its sole cost and expense, shall maintain insurance coverages of the types and amounts set forth below:

a. Commercial general liability insurance with minimum limits of liability not less than $1,000,000. Such insurance shall include coverage for contractual liability.
b. Workers' Compensation Insurance covering all employees of Seller in statutory amounts, and employer's liability insurance with limits of not less than $100,000 each accident.
c. Comprehensive automobile liability insurance covering all automobiles used by Seller, with limits of liability of not less than $1,000,000 each occurrence combined single limit bodily injury and property damage.

9. DEFAULT. Upon any material default by Seller hereunder, Owner may, in addition to any other remedies available to Owner at law or in equity, cancel this Order without penalty or liability by written notice to Seller.
10. LIMITATION OF LIABILITY. Nothing herein shall be construed to be a waiver of the Owner's limit of liability contained in Section 768.28, Florida Statutes or other statute or law.
11. WAIVER. Any failure of Owner to enforce at any time, or for any period of time, any of the provisions of this Order shall not constitute a waiver of such provisions or a waiver of Owner's right to enforce each and every provision.
12. MODIFICATIONS. This Order supersedes all prior discussions, agreements and understandings between the parties and constitutes the entire agreement between the parties with respect to the transaction herein contemplated. Changes, modifications, waivers, additions or amendments to the terms and conditions of this Order shall be binding on Owner only if such changes, modifications, waivers, additions or amendments are in writing and signed by a duly authorized representative of Owner.

Hydro Conduit, LLC d/b/a Rinker Materials or Forterra Pipe & Precast, LLC d/b/a Rinker Materials for itself or on behalf of one or more of its subsidiaries doing business as Rinker Materials

Hydro Conduit, LLC d/b/a Rinker Materials or Forterra Pipe & Precast, LLC d/b/a Rinker Materials for itself or on behalf of one or more of its subsidiaries doing business as Rinker Materials ("Rinker") hereby objects to any additional or different terms or conditions proposed in Purchaser's acceptance or confirmation of this purchase order. Rinker's acceptance of Purchaser's order is expressly conditioned on Purchaser's assent to the terms and conditions contained in this purchase order. Rinker hereby rejects any additional or different terms or conditions proposed by Purchaser at any time. Rinker's performance under this purchase order shall not be deemed acceptance of Purchaser's terms or conditions and Rinker hereby rejects any such terms or conditions. Rinker's acceptance is limited to the terms contained in this purchase order. Any conflicting terms or conditions proposed by Purchaser are rejected. Acceptance of Rinker materials, services or payment for materials shall be deemed acceptance of Rinker Materials' STCs.

13. APPLICABLE LAW. The validity, interpretation, and performance of this Order shall be governed by the laws of the State of Florida, in force at the date of this Order. Where not modified by the terms herein, the provisions of Florida's enactment of Article 2 of the Uniform Commercial Code shall apply to this transaction.
14. MECHANIC'S LIENS. Notwithstanding that Owner is a local unit of special purpose government and not subject to the lien provisions of Chapter 713, Florida Statutes, Seller agrees to keep the District's property free of all liens, including equitable liens, claims or encumbrances (collectively, "**Liens**") arising out of the delivery of any Goods by Seller, and shall furnish Owner with appropriate lien waivers from all potential claimants upon request of Owner. If any Liens are filed, Owner may without waiving its rights based on such breach by Seller or releasing Seller from any obligations hereunder, pay or satisfy the same and in such event the sums so paid by Owner shall be due and payable by Seller immediately and without notice or demand, with interest from the date paid by Owner through the date paid by Seller, at the highest rate permitted by law.
15. PERMITS AND LICENSES. Before commencing performance hereunder, Seller shall obtain all permits, approvals, certificates and licenses necessary for the proper performance of this Order and pay all fees and charges therefore. The originals of all such documents shall be delivered to Owner upon receipt by Seller.
16. PARTIAL INVALIDITY. If in any instance any provision of this Order shall be determined to be invalid or unenforceable under any applicable law, such provision shall not apply in such instance, but the remaining provisions shall be given effect in accordance with their terms.
17. ASSIGNMENT AND SUBCONTRACTING. This Order shall not be assigned or transferred by Seller without prior written approval by Owner, and any attempted assignment or transfer without such consent shall be void.
18. RELATIONSHIP. The relationship between Owner and Seller shall be that of independent contractor, and Seller, its agents and employees, shall under no circumstances be deemed employees, agents or representatives of Owner.
19. NOTICES. Any notice, approval or other communication required hereunder must be in writing and shall be deemed given if delivered by hand or mailed by registered mail or certified mail addressed to the parties hereto as indicated on page 1.
20. PUBLIC ENTITY CRIMES. Seller certifies, by acceptance of this purchase order, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provisions of section 287.133(2)(a), Florida Statutes.
21. SCRUTINIZED COMPANIES. Supplier certifies, by acceptance of this purchase order, that neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, and in the event such status changes, Seller shall immediately notify Owner.
22. TERMINATION. Notwithstanding anything herein to the contrary, Owner shall have the right, at its sole election, to terminate this Order for any cause whatsoever upon the delivery of written notice to Seller. Upon such termination, Seller shall have no remedy against Owner, other than for payment of Goods already produced pursuant to specific written direction by Owner pursuant to Section 2 above, subject to any offsets or claims that Owner may have.
23. PUBLIC RECORDS. Seller acknowledges that this Agreement and all the documents pertaining thereto may be public records and subject to the provisions of Chapter 119, Florida Statutes.
24. CONFLICTS. To the extent of any conflict between this document and the Purchase Order or **Exhibit A**, this document shall control.

Hydro Conduit, LLC d/b/a Rinker Materials or Forterra Pipe & Precast, LLC d/b/a Rinker Materials for itself or on behalf of one or more of its subsidiaries doing business as Rinker Materials

Hydro Conduit, LLC d/b/a Rinker Materials or Forterra Pipe & Precast, LLC d/b/a Rinker Materials for itself or on behalf of one or more of its subsidiaries doing business as Rinker Materials. This purchase order is hereby accepted subject to Rinker Materials' Standard Terms and Conditions ("STCs"). Rinker Materials' STCs shall prevail notwithstanding any statement to the contrary in this purchase order. Any conflicting, different or additional terms or conditions contained in this purchase order are rejected. Direction to manufacture materials, acceptance of materials or payment for materials shall be deemed confirmation of acceptance of Rinker Materials' STCs.

CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of **Boggy Branch Community Development District** (hereinafter "Governmental Entity"), Florida Consumer's Certificate of Exemption Number 85-8017914099C-1, affirms that the tangible personal property purchased pursuant to Purchase Order Number BBCDD-26-002-Add from Rinker Materials (Vendor) on or after 04/01/2024 (date) will be incorporated into or become a part of a public facility as part of a public works contract pursuant to Contract dated 12/03/2025 with W. Gardner LLC (Contractor) for the construction of Southeast Quadrant Residential Phase 2C.

The Governmental Entity affirms that the purchase of the tangible personal property contained in the attached Purchase Order meets the following exemption requirements contained in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C.: (***You must initial each of the following requirements.***)

____ 1. The attached Purchase Order is issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works.
____ 2. The vendor's invoice will be issued directly to Governmental Entity.
____ 3. Payment of the vendor's invoice will be made directly by Governmental Entity to the vendor from public funds.
____ 4. Governmental Entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor.
____ 5. Governmental Entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

The Governmental Entity affirms that if the tangible personal property identified in the attached Purchase Order does not qualify for the exemption provided in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C., the Governmental Entity will be subject to the tax, interest, and penalties due on the tangible personal property purchased. If the Florida Department of Revenue determines that the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify for the exemption, the Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to conviction of a third degree felony. Under the penalties of perjury, I declare that I have read the foregoing Certificate of Entitlement and the facts stated in it are true.

Boggy Branch Community Development District.

Kerry White — 8/12/26

Signature of Authorized Representative of Governmental Entity/Title — Date

Scott A. Wild — 8/11/2026

Purchasing Agent — Date

Federal Employer Identification Number: 35-2672275

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the Vendor's and the Contractor's books and records. This form supplements and supersedes (to the extent of any conflict) any prior certificates addressing the same purchase.

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Boggy Branch
Community Development District

Ratification of Purchase Order
BBCDD-26-002-Add2 Re: Rinker Materials

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

PURCHASE REQUISITION REQUEST FORM

1. Contact Person for the material supplier.

   NAME: Richard Parker

   ADDRESS: 4210 US-17, Green Cove Springs FL, 32043.

   TELEPHONE NUMBER: (904) 504-4871

2. Manufacturer or brand, model, or specification number of the item.

   Storm precast structure addition

3. Quantity needed as estimated by CONTRACTOR. See attached quote

4. The price quoted by the supplier for the construction materials identified above.

   $ 5,184.05

5. The sales tax associated with the price quote: $388.80

6. Shipping and handling insurance cost. $0.0

7. Delivery dates as established by CONTRACTOR. TBD

OWNER: **Boggy Branch Community Development District**

Kerry White — Authorized Signature (Title)

9/21/26 — Date

PURCHASING AGENT: England-Thims & Miller, Inc.

Scott A. Wild — Authorized Signature (Title)

September 16, 2026 — Date

CONTRACTOR: W. Gardner LLC

Judson Cutts — Authorized Signature (Title)

September 15, 2026 — Date

Hydro Conduit, LLC d/b/a Rinker Materials or Forterra Pipe & Precast, LLC d/b/a Rinker Materials for itself or on behalf of one or more of its subsidiaries doing business as Rinker Materials

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PURCHASE ORDER

PURCHASE ORDER - P.O.: BBCDD-26-002-Add2

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

Owner:	**Boggy Branch Community Development District** 3501 Quadrangle Boulevard Suite 270 Orlando, FL 32817	Seller:	Rinker Materials
Address:	c/o England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32258 Attn: Jose L Villarruel Villarruelj@etminc.com	Address:	4210-US-17 Green Cove Springs FL 32043 Attn: Richard Parker Richard.Parker@rinkerpipe.com
Phone:	(904) 518-7056	Phone:	(904) 504-4871

Project Name:	**Southeast Quadrant Residential Phase 2C**	Contract Date:	12/03/2025
Project Address:	**Kernan Blvd. and Stillwood Pines Blvd. Jacksonville FL**	Purchase Order:	BBCDD-26-002-Add2

Description of Goods or Services – The Owner and Seller are entering into this Purchase Order Agreement for the purpose of the Owner purchasing the items ("**Goods**") listed in the proposal attached as **Exhibit A.**
Schedule – The Goods shall be delivered as soon as possible from the date of this Order.
Price – $ 5,184.05
Certificate of Exemption #85-8017914099C-1

IN WITNESS HEREOF, the parties have executed this Order effective as of the date executed below. By executing this document below, Seller acknowledges that it has read all of the terms and provisions of this Order, including the Terms and Conditions attached hereto as **Exhibit B**, and agrees to deliver the Goods as described herein and comply fully with the terms and conditions hereof.

Scott A. Wild

Owner Representative/Purchasing Agent

By: ETM, Inc.

Name: Scott A. Wild

Title: District Engineer

Date Executed: September 16, 2026

Seller

By: Alexis Graves

Name: Alexis Graves

Title: PC Manager

Date Executed: 09.16.26

EXHIBIT A: Proposal
EXHIBIT B: Terms and Conditions

Hydro Conduit, LLC d/b/a Rinker Materials or Forterra Pipe & Precast, LLC d/b/a Rinker Materials for itself or on behalf of one or more of its subsidiaries doing business as Rinker Materials

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EXHIBIT A

Rinker MATERIALS™
A QUIKRETE® COMPANY

QUOTE

Prepared on 9/11/2026

Quote #: 889639
Project Location: Jacksonville, FL
Project Name: Southeast Quadrant Residential Phase 2C

Rinker Materials' offer to sell the products described in this quotation is expressly conditioned upon Buyer's assent to the Rinker Materials' Standard Terms and Conditions ("Rinker Materials STCs") viewable at www.rinkerpipe.com. A valid tax exemption certificate must be issued to Rinker Materials or sales tax will be added.

Storm

Item	Description	QTY	Unit	Unit Price	Ext Price
	STORM MANHOLE - 5' x 4' (6" wall, 8" base, 8" top slab) (10'-12' deep) With: USF 655-U JACKSONVILLE STMSWR IDs: S-566	1	EA	$5,184.05	$5,184.05

Storm Total: $5,184.05

Quote Total: $5,184.05

Standard Notes

Delivery

DELIVERY:
This quote is based on full truckload quantities. Less than full truckloads will be subject to additional delivery charges. Special products are not eligible to return. No refunds will be issued for specialty product released to production.

Pricing

PRICING:
Pricing includes delivery based on full truck load quantities as near to the point of use as our trucks can move under their own power. A price escalator of 5% will be added on 1/1/2027 for all products not shipped and an additional 5% for every year thereafter.

Project Specific

JOB SPECIFIC:
Rinker Materials has not evaluated the performance of any additives, liners, or coatings. It is included on our quotation as required by the project specifications. Rinker Materials does not accept any liability for the performance of these products. The method of installation, application or dosage rate will be as in accordance with the manufacturer's guidance. Due to the health hazards associated with Coal Tar Epoxies, Rinker Materials will not furnish or apply any Coal Tar Epoxy coatings to any of our products. If required by local governing agencies, it is the contractor's responsibility to have these coatings applied by others in the field.
Ramnek is available for storm & sanitary structures at $210/box quantity as required.
Grade rings are available; please contact your local Account Manager for the price.
Sanitary manhole precast Inverts available for 48" Manholes @ $300 each, 60" Manholes at $400 each; with a maximum pipe size of 16".

Lifting Notes: Lifting holes/anchors are provided as a courtesy to allow for ease in unloading/installing certain of our products by the customer. Contractor is responsible for ensuring all lifting rigging and handling equipment is in good working order, used in accordance with local and OSHA regulations and that safe working loads for any lift holes or embedded anchors are not exceeded. All lift holes and embedded anchors are to be equally engaged at time of lift. Contractor to ensure that any hook, lifting device or rigging used are properly sized and sling angles are not exceeded in accordance with the hook, rigging or lifting device manufacturer's instructions.

EXHIBIT B

TERMS AND CONDITIONS

1. PRICE. The Price set forth above includes all Goods, insurance, warranties and other materials or services (including without limitation all packing, loading or freight) necessary to produce and deliver the Goods.
2. SCHEDULE. Time is of the essence with respect to this Order, and all Goods shall be produced and delivered within the times set forth in the Schedule. Owner may cancel this Order or any part thereof or reject delivery of Goods if such delivery or performance is not in material accordance with the specifications of this Order, including the Schedule.
3. DELIVERY AND INSPECTION.
   a. All shipments of Goods are to be made, with all shipping costs prepaid by Seller (e.g., insurance, packing, loading, freight, etc.), to the receiving point specified above. Title, and risk of loss, shall pass to Owner at the time such Goods are delivered at the Project site and accepted by Owner or Owner's contractor, provided however that Owner shall have a reasonable opportunity to inspect such Goods prior to acceptance.
   b. All Goods are subject to inspection and approval by Owner at a reasonable time post-delivery. Owner may return Goods not meeting specifications (including over-shipments) at the Seller's expense and risk. Owner will notify Seller of failure. Return authorizations for Goods not received within 30 days will deem such Goods as donations to Owner.
4. TERMS OF PAYMENT. Seller's Invoice ("**Invoice**") must be submitted before payment will be made by Owner pursuant to this Order. Owner shall make payment within 30 days of receipt of a proper invoice, and pursuant to the Local Government Prompt Payment Act, Sections 218.70 et seq., *Florida Statutes* (2019). Any indebtedness of Seller to Owner may, at Owner's option, be credited against amounts owing by Owner hereunder.
5. WARRANTY. Seller shall take all necessary steps to assign any manufacturer's warranties to the Owner. Seller warrants that the title to Goods conveyed shall be good, that the transfer of the Goods shall be rightful, and that the Goods shall be free from any security interest, lien or encumbrance. Seller further warrants that the Goods are free of any rightful claim of infringement, and shall indemnify, defend, and hold harmless the Indemnitees (defined below) against any such claim. Further, the Goods shall be new, shall be free from defects, shall be of merchantable quality, and shall be fit for use on the District's tennis courts. Seller agrees, without prejudice to any other rights Owner may have, to replace or otherwise remedy any defective Goods without further cost to Owner or, at Owner's option, to reimburse Owner for its cost of replacing defective Goods. All Goods are subject to inspection by Owner before, upon, and within a reasonable time after delivery. Goods shall not be replaced without Owner's prior written instructions. Any acceptance by Owner shall not prevent Owner from later rejecting non-conforming Goods. The warranty provided herein shall survive the completion or termination of this Order and is in addition to any warranties provided by law.
6. COMPLIANCE WITH LAW. Seller agrees that at all times it will comply with all applicable federal, state, municipal and local laws, orders and regulations.
7. INDEMNITY. To the fullest extent permitted by law, and in addition to any other obligations of Seller under the Order or otherwise, Seller shall indemnify, hold harmless, and defend Owner, and Owner's supervisors, staff, consultants, agents, subcontractors, and employees (together, "**Indemnitees**") from all liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused in whole or in part by the negligence, recklessness or intentional wrongful misconduct of the Seller, or any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them, and arising out of or incidental to the performance of this Order. The Seller shall ensure that any and all subcontractors include this express provision for the benefit of the Indemnitees. The parties agree that this paragraph is fully enforceable pursuant to Florida law. In the event that this section is determined to be unenforceable, this paragraph shall be reformed to give the paragraph the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The provisions of this section shall survive the completion or earlier termination of this Order, and are not intended to limit any of the other rights and/or remedies provided to the District hereunder.
8. INSURANCE. At all times during the term of this Order agreement, Seller, at its sole cost and expense, shall maintain insurance coverages of the types and amounts set forth below:

a. Commercial general liability insurance with minimum limits of liability not less than $1,000,000. Such insurance shall include coverage for contractual liability.
b. Workers' Compensation insurance covering all employees of Seller in statutory amounts, and employer's liability insurance with limits of not less than $100,000 each accident.
c. Comprehensive automobile liability insurance covering all automobiles used by Seller, with limits of liability of not less than $1,000,000 each occurrence combined single limit bodily injury and property damage.

9. DEFAULT. Upon any material default by Seller hereunder, Owner may, in addition to any other remedies available to Owner at law or in equity, cancel this Order without penalty or liability by written notice to Seller.
10. LIMITATION OF LIABILITY. Nothing herein shall be construed to be a waiver of the Owner's limit of liability contained in Section 768.28, Florida Statutes or other statute or law.
11. WAIVER. Any failure of Owner to enforce at any time, or for any period of time, any of the provisions of this Order shall not constitute a waiver of such provisions or a waiver of Owner's right to enforce each and every provision.
12. MODIFICATIONS. This Order supersedes all prior discussions and understandings between the parties and constitutes the entire agreement between the parties with respect to the transaction contemplated. Changes, modifications, waivers, additions or amendments to the terms and conditions of this Order shall be binding on Owner only if such changes, modifications, waivers, additions or amendments are in writing and signed by a duly authorized representative of Owner.

Hydro Conduit, LLC d/b/a Rinker Materials or Forterra Pipe & Precast, LLC d/b/a Rinker Materials for itself or on behalf of one or more of its subsidiaries doing business as Rinker Materials

Hydro Conduit, LLC d/b/a Rinker Materials or Forterra Pipe & Precast, LLC d/b/a Rinker Materials for itself or on behalf of one or more of its subsidiaries doing business as Rinker Materials is hereby accepted subject to Rinker Materials' Standard Terms and Conditions ("STCs"). Rinker Materials' STCs shall prevail notwithstanding any statement to the contrary in this purchase order. Any conflicting, different or additional terms or conditions contained in this purchase order are rejected. Direction to manufacture materials, acceptance of materials or payment for materials shall be deemed confirmation of acceptance of Rinker Materials' STCs.

13. APPLICABLE LAW. The validity, interpretation, and performance of this Order shall be governed by the laws of the State of Florida, in force at the date of this Order. Where not modified by the terms herein, the provisions of Florida's enactment of Article 2 of the Uniform Commercial Code shall apply to this transaction.
14. MECHANIC'S LIENS. Notwithstanding that Owner is a local unit of special purpose government and not subject to the lien provisions of Chapter 713, Florida Statutes, Seller agrees to keep the District's property free of all liens, including equitable liens, claims or encumbrances (collectively, "**Liens**") arising out of the delivery of any Goods by Seller, and shall furnish Owner with appropriate lien waivers from all potential claimants upon request of Owner. If any Liens are filed, Owner may without waiving its rights based on such breach by Seller or releasing Seller from any obligations hereunder, pay or satisfy the same and in such event the sums so paid by Owner shall be due and payable by Seller immediately and without notice or demand, with interest from the date paid by Owner through the date paid by Seller, at the highest rate permitted by law.
15. PERMITS AND LICENSES. Before commencing performance hereunder, Seller shall obtain all permits, approvals, certificates and licenses necessary for the proper performance of this Order and pay all fees and charges therefore. The originals of all such documents shall be delivered to Owner upon receipt by Seller.
16. PARTIAL INVALIDITY. If in any instance any provision of this Order shall be determined to be invalid or unenforceable under any applicable law, such provision shall not apply in such instance, but the remaining provisions shall be given effect in accordance with their terms.
17. ASSIGNMENT AND SUBCONTRACTING. This Order shall not be assigned or transferred by Seller without prior written approval by Owner, and any attempted assignment or transfer without such consent shall be void.
18. RELATIONSHIP. The relationship between Owner and Seller shall be that of independent contractor, and Seller, its agents and employees, shall under no circumstances be deemed employees, agents or representatives of Owner.
19. NOTICES. Any notice, approval or other communication required hereunder must be in writing and shall be deemed given if delivered by hand or mailed by registered mail or certified mail addressed to the parties hereto as indicated on page 1.
20. PUBLIC ENTITY CRIMES. Seller certifies, by acceptance of this purchase order, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provisions of section 287.133(2)(a), Florida Statutes.
21. SCRUTINIZED COMPANIES. Supplier certifies, by acceptance of this purchase order, that neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, and in the event such status changes, Seller shall immediately notify Owner.
22. TERMINATION. Notwithstanding anything herein to the contrary, Owner shall have the right, at its sole election, to terminate this Order for any cause whatsoever upon the delivery of written notice to Seller. Upon such termination, Seller shall have no remedy against Owner, other than for payment of Goods already produced pursuant to specific written direction by Owner pursuant to Section 2 above, subject to any offsets or claims that Owner may have.
23. PUBLIC RECORDS. Seller acknowledges that this Agreement and all the documents pertaining thereto may be public records and subject to the provisions of Chapter 119, Florida Statutes.
24. CONFLICTS. To the extent of any conflict between this document and the Purchase Order or **Exhibit A**, this document shall control.

Hydro Conduit, LLC d/b/a Rinker Materials or Forterra Pipe & Precast, LLC d/b/a Rinker Materials for itself or on behalf of one or more of its subsidiaries doing business as Rinker Materials

Hydro Conduit, LLC d/b/a Rinker Materials or Forterra Pipe & Precast, LLC d/b/a Rinker Materials for itself or on behalf of one or more of its subsidiaries doing business as Rinker Materials. This purchase order is hereby accepted subject to Rinker Materials' Standard Terms and Conditions ("STCs"). Rinker Materials' STCs shall prevail notwithstanding any statement to the contrary in this purchase order. Any conflicting, different or additional terms or conditions contained in this purchase order are rejected. Direction to manufacture materials, acceptance of materials or payment for materials shall be deemed confirmation of acceptance of Rinker Materials' STCs.

CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of **Boggy Branch Community Development District** (hereinafter "Governmental Entity"), Florida Consumer's Certificate of Exemption Number 85-8017914099C-1, affirms that the tangible personal property purchased pursuant to Purchase Order Number BBCDD-26-002-Add2 from Rinker Materials (Vendor) on or after 04/01/2024 (date) will be incorporated into or become a part of a public facility as part of a public works contract pursuant to Contract dated 12/03/2025 with W. Gardner LLC (Contractor) for the construction of Southeast Quadrant Residential Phase 2C.

The Governmental Entity affirms that the purchase of the tangible personal property contained in the attached Purchase Order meets the following exemption requirements contained in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C.: (***You must initial each of the following requirements.***)

____ 1. The attached Purchase Order is issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works.
____ 2. The vendor's invoice will be issued directly to Governmental Entity.
____ 3. Payment of the vendor's invoice will be made directly by Governmental Entity to the vendor from public funds.
____ 4. Governmental Entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor.
____ 5. Governmental Entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

The Governmental Entity affirms that if the tangible personal property identified in the attached Purchase Order does not qualify for the exemption provided in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C., the Governmental Entity will be subject to the tax, interest, and penalties due on the tangible personal property purchased. If the Florida Department of Revenue determines that the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify for the exemption, the Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to conviction of a third degree felony. Under the penalties of perjury, I declare that I have read the foregoing Certificate of Entitlement and the facts stated in it are true.

Boggy Branch Community Development District.

Kelly White — 9/21/26

Signature of Authorized Representative of Governmental Entity/Title — Date

Scott A. Wild — September 16, 2026

Purchasing Agent — Date

Federal Employer Identification Number: 35-2672275

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the Vendor's and the Contractor's books and records. This form supplements and supersedes (to the extent of any conflict) any prior certificates addressing the same purchase.

Hydro Conduit, LLC d/b/a Rinker Materials or Forterra Pipe & Precast, LLC d/b/a Rinker Materials for itself or on behalf of one or more of its subsidiaries doing business as Rinker Materials

Hydro Conduit, LLC d/b/a Rinker Materials or Forterra Pipe & Precast, LLC d/b/a Rinker Materials for itself or on behalf of one or more of its subsidiaries doing business as Rinker Materials. This purchase order is hereby accepted subject to Rinker Materials' Standard Terms and Conditions ("STCs"). Rinker Materials' STCs shall prevail notwithstanding any statement to the contrary in this purchase order. Any conflicting, different or additional terms or conditions contained in this purchase order are rejected. Direction to manufacture materials, acceptance of materials or payment for materials shall be deemed confirmation of acceptance of Rinker Materials' STCs.

Boggy Branch
Community Development District

Ratification of Series 2024A
Requisition Nos. 180 & 182 – 204

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):69

(A) Requisition Number: **180**

(B) Name of Payee: **England-Thims & Miller, Inc.**
First Citizens
ABA Routing #053100300
Jacksonville, FL
Account #9061592290

(C) Amount Payable: **$ 19,098.77**

(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:

Phase 2B COJ Inspection Services and Contract Administration (WA#21) - Invoice 226209 (May 2026)	$ 14,991.27
Phase 2C COJ Inspection Services and Contract Administration (WA#22) - Invoice 226213 (May 2026)	$ 4,107.50
L REQUISITION	**$19,098.77**

(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. X 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: 182

(B) Name of Payee: Wiring Instructions:

W. Gardner, LLC
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: **$ 1,012,733.65**

(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. 24005-27 (June 2026)**

(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. X obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

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

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

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

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

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

By: Kelly White
Responsible Officer

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

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

Scott A. Wild
Consulting Engineer

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):69

(A) Requisition Number: **183**

(B) Name of Payee: **Habitech Systems, Inc**
880 Airport Road
Unit 110
Ormond Beach, FL 32174

(C) Amount Payable: **$ 20,120.62**

(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:

Invoice 20270653 – Tribute Park Access Control System	= $12,701.20
Invoice 20270549 – Boat House Access Control System	= $ 7,419.42
TOTAL REQUISITION	**$ 20,120.62**

(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. X obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

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

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

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

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

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

By: Kelly White
Responsible Officer

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

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

Scott A. Wild
Consulting Engineer

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):69

(A) Requisition Number: **184**

(B) Name of Payee: **JEA - Oracle Payments**
225 North Pearl Street
Jacksonville, FL 32202
Please include a copy of the invoice with this payment and reference Invoice No. 48728 on the check

(C) Amount Payable: **$ 5,736.00**

(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:

Upgraded Street Lighting – Phase 2B – Invoice 48728

(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. X 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):69

(A) Requisition Number: **185**

(B) Name of Payee: **England-Thims & Miller, Inc.**
First Citizens
ABA Routing #053100300
Jacksonville, FL
Account #9061592290

(C) Amount Payable: **$ 18,683.75**

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

Phase 2B COJ Inspection Services and Contract Administration (WA#21) - Invoice 226687 (June 2026)	$ 13,435.00
Phase 2C COJ Inspection Services and Contract Administration (WA#22) - Invoice 226688 (June 2026)	$ 5,248.75
TOTAL REQUISITION	**$18,683.75**

(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. X 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: **186**

(B) Name of Payee:

Perret and Associates, Inc.
1484 Monticello Road
Jacksonville, FL 32207

(C) Amount Payable: **$ 8,750.00**

(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 2C - Boundary Survey - Invoice 123708

(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. X 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: **187**

(B) Name of Payee:

Perret and Associates, Inc.
1484 Monticello Road
Jacksonville, FL 32207

(C) Amount Payable: **$ 750.00**

(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 2B - Stake Temp Front with Crossings - Invoice 123822

(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. X obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

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

The undersigned hereby further certifies that there has not been filed with or served upon

the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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

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

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

By: Kelly White
Responsible Officer

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

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

Scott A. Wild
Consulting Engineer

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: **188**

(B) Name of Payee: Payment/wire instructions:
CORE & MAIN LP
WIRE INSTRUCTIONS
Bank: Bank of America
Account Name: CORE & MAIN, LP
Checking Account#: 3756670095
ABA# for Wire: 026009593
Swift Code: BOFAUS3N
achpayment@coreandmain.com
SSN or EIN 03-0550887
Customer Number: 272702

(C) Amount Payable: **$ 66,848.20**

(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 Phase 2C Storm Pipe

(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. X 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):69

(A) Requisition Number: **189**

(B) Name of Payee: **Norlee Group**
4600 Touchton Road, Bldg 200, Suite 100
Jacksonville, FL 32246

(C) Amount Payable: **$114,700.00**

(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:
Installation of primary conduit system in SEQ Phase 2B – Invoice 225302

(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. X obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

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

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

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

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

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

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

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

_____
Consulting Engineer

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: **190**

(B) Name of Payee: ETM Surveying & Mapping
First Citizens
ABA Routing #053100300
Jacksonville, FL
Account #9061592290

(C) Amount Payable: **$ 3,534.00**

(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:
Epic Park - Additional Topographic Survey - Invoice 27455 (Oct 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. X 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;

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BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

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

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_____
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: **191**

(B) Name of Payee: **Onsight Industries**
900 Central Park Dr
Sanford, FL 32771

(C) Amount Payable: **$ 4,055.00**

(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 - Seven Pines (Grand Pine and Timber Pines) sign replacements - Invoice 454811**

(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. X 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;

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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

By: _____
Responsible Officer

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

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_____
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: **192**

(B) Name of Payee:

Verdego, LLC
3335 N. State Street
Bunnell, FL 32110

(C) Amount Payable: **$ 43,113.23**

(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:
Seven Pines 2A Landscape and Irrigation Contractor Pay Application - Retainage

(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. X 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;

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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

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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):69

(A) Requisition Number: **193**

(B) Name of Payee: **Central Florida Aggregate Materials, LLC**
PO Box 700
Coleman, FL 33521

(C) Amount Payable: **$102,953.56**

(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 2B Limerock Road Base and Hauling

(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. X 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

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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: **194**

(B) Name of Payee: **GP Materials, Inc.**
TD Bank
T.J. Jarvis (352) 671-5088
ACH Routing Number: 067014822
Account Number: 7600317329

(C) Amount Payable: **$ 9,352.41**

(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 2B 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. X 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;

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BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

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

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_____
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: 195

(B) Name of Payee: Wiring Instructions:

W. Gardner, LLC
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: **$ 1,491,548.45**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Seven Pines 2A Contractor Payment Application No. 24005-28 (July 2026)**

(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. X 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.

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BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

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

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_____
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: 196

(B) Name of Payee: Wiring Instructions:

W. Gardner, LLC
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: **$ 83,772.64**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Seven Pines 2A Contractor Payment Application No. 24005-29 Retainage (July 2026)**

(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. X 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;

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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: **197**

(B) Name of Payee: ETM Surveying & Mapping
First Citizens
ABA Routing #053100300
Jacksonville, FL
Account #9061592290

(C) Amount Payable: **$ 1,500.00**

(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) Plat Services - Invoice 28883 (July 2026)

(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. X 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):69

(A) Requisition Number: **198**

(B) Name of Payee: **England-Thims & Miller, Inc.**
First Citizens
ABA Routing #053100300
Jacksonville, FL
Account #9061592290

(C) Amount Payable: **$ 10,765.00**

(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:

Phase 2B COJ Inspection Services and Contract Administration (WA#21) - Invoice 227224 (July 2026)	$ 6,386.25
Phase 2C COJ Inspection Services and Contract Administration (WA#22) - Invoice 227225 (July 2026)	$ 4,378.75
TOTAL REQUISITION	**$10,765.00**

(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. X 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;

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

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

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

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_____
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: **199**

(B) Name of Payee: **Perret and Associates, Inc.**
1484 Monticello Road,
Jacksonville, FL 32207

(C) Amount Payable: **$725.00**

(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:

Coordination and Submittal of Final Plat Package – Invoice 125202

(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. X 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;

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

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

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

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

_____
Consulting Engineer

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: **200**

(B) Name of Payee: **Central Florida Aggregate Materials, LLC**
PO Box 700
Coleman, FL 33521

(C) Amount Payable: **$49,012.94**

(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:

SE Quadrant Phase 2B

(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. X 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;

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3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

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BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

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

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_____
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: **201**

(B) Name of Payee: **Perret and Associates, Inc.**
1484 Monticello Road,
Jacksonville, FL 32207

(C) Amount Payable: **$10,750.00**

(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 2B – Stake Temporary Fronts & JEA-EE's w/ Grade – Invoice 125676 - $1,750.00

SEQ Residential Phase 2C Plat – Drafting of Record Plat – Invoice 125680 - $9,000.00

(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. X obligations in the stated amount set forth above have been incurred by the Issuer,

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☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

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3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

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BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

By: Kelly White
Responsible Officer

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

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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: **202**

(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: **$22,361.80**

(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):

SE Quadrant Residential PH 2C – Invoice Z635457 - $22,361.80

(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:

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☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

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

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

By: Kelly White
Responsible Officer

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

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

Scott A. Wild
Consulting Engineer

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: **203**

(B) Name of Payee: **W. Gardner, LLC**
Wiring 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: **$687,430.29**

(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. 24005-30 (August 2026)

(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:

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BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

By: Kacey White
Responsible Officer

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

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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: **204**

(B) Name of Payee: **Central Florida Aggregate Materials, LLC**
PO Box 700
Coleman, FL 33521

(C) Amount Payable: **$93,564.30**

(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:

SE Quadrant Phase 2B Limerock

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

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

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BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT

By: Kerry White
Responsible Officer

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

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Scott A. Wild
Consulting Engineer

Boggy Branch
Community Development District

Ratification of Payment Authorization
Nos. 228 – 239

BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 228
7/10/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
61425-070626	AT&T (BOGGYB)	07/06/2026	Boggy Branch CDD	304.95
71360-063026	AT&T (BOGGYB)	06/30/2026	Boggy Branch CDD	285.00
6595	C Buss Enterprises, Inc. (BOGGYB)	06/25/2026	Boggy Branch CDD	3,200.00
8408438143	Cintas (BOGGYB)	06/30/2026	Boggy Branch CDD	252.30
10258	First Coast Contract Maintenance Services (BOGGYB)	05/01/2026	Boggy Branch CDD	357.88
10352	First Coast Contract Maintenance Services (BOGGYB)	07/01/2026	Boggy Branch CDD	18,179.80
10355	First Coast Contract Maintenance Services (BOGGYB)	06/29/2026	Boggy Branch CDD	556.37
10359	First Coast Contract Maintenance Services (BOGGYB)	07/01/2026	Boggy Branch CDD	588.77
10373	First Coast Contract Maintenance Services (BOGGYB)	07/01/2026	Boggy Branch CDD	4,154.33
0009	Gary Whitaker (BOGGYB)	04/28/2026	Boggy Branch CDD	300.00
26-03575D	Jacksonville Daily Record (BOGGYB)	06/25/2026	Boggy Branch CDD	121.00
26-03648D	Jacksonville Daily Record (BOGGYB)	06/25/2026	Boggy Branch CDD	268.00
26-03717D	Jacksonville Daily Record (BOGGYB)	07/02/2026	Boggy Branch CDD	184.00
50202-062626	JEA (BOGGYB)	06/26/2026	Boggy Branch CDD	33,545.34
3763732	Kutak Rock LLP (BOGGYB)	06/29/2026	Boggy Branch CDD	2,936.15
142870	PFM Management Services LLC (BOGGYB)	06/30/2026	Boggy Branch CDD	1,250.00
97286-062626	TECO (BOGGYB)	06/26/2026	Boggy Branch CDD	102.04
AD-2789004	The Huntington National Bank (BOGGYB)	07/08/2026	Boggy Branch CDD	2,175.05
61283	The Landscape Design Group of (BOGGYB)	07/01/2026	Boggy Branch CDD	10,674.00
61363	The Landscape Design Group of (BOGGYB)	07/08/2026	Boggy Branch CDD	250.00
29718	VerdeGo Landscape (BOGGYB)	07/01/2026	Boggy Branch CDD	3,823.34
29719	VerdeGo Landscape (BOGGYB)	07/01/2026	Boggy Branch CDD	3,268.28
29720	VerdeGo Landscape (BOGGYB)	07/01/2026	Boggy Branch CDD	5,088.75
4953729	Waste Pro - Jacksonville (BOGGYB)	06/30/2026	Boggy Branch CDD	18,114.82
4954669	Waste Pro - Jax Greenland (BOGGYB)	07/01/2026	Boggy Branch CDD	543.78
			Total:	**110,523.95**

Kwame Jackson
Secretary / Assistant Secretary

Kelly White
Chairman / Vice Chairman

BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 229
7/17/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
JAC-0438556	DoodyCalls of Jacksonville FL (BOGGYB)	04/30/2026	Boggy Branch CDD	480.00
JAC-0451658	DoodyCalls of Jacksonville FL (BOGGYB)	05/31/2026	Boggy Branch CDD	540.00
JAC-0465799	DoodyCalls of Jacksonville FL (BOGGYB)	06/30/2026	Boggy Branch CDD	540.00
226711	England-Thims & Miller, Inc. (BOGGYB)	07/09/2026	Boggy Branch CDD	402.50
10384	First Coast Contract Maintenance Services (BOGGYB)	07/15/2026	Boggy Branch CDD	276.36
1414	Majestic Touch of Class Cleani (BOGGYB)	07/12/2026	Boggy Branch CDD	2,181.91
68601398	Nader's Pest Raiders (BOGGYB)	06/29/2026	Boggy Branch CDD	77.00
68601435	Nader's Pest Raiders (BOGGYB)	06/29/2026	Boggy Branch CDD	7.00
143089	PFM Financial Advisors LLC (BOGGYB)	07/09/2026	Boggy Branch CDD	2,000.00
DM-07-2026-6	PFM Management Services LLC (BOGGYB)	07/06/2026	Boggy Branch CDD	2,458.33
OE-EXP-07-2026-06	PFM Management Services LLC (BOGGYB)	07/10/2026	Boggy Branch CDD	57.93
61437	The Landscape Design Group of (BOGGYB)	07/14/2026	Boggy Branch CDD	1,200.00
61496	The Landscape Design Group of (BOGGYB)	07/15/2026	Boggy Branch CDD	480.00
			Total:	**10,701.03**

Kwame Jackson
Secretary / Assistant Secretary

Kenny White
Chairman / Vice Chairman

BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 230
7/24/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
0012	Gary Whitaker (BOGGYB)	04/28/2026	Boggy Branch CDD	300.00
450821	OnSight Industries, LLC (BOGGYB)	04/27/2026	Boggy Branch CDD	430.00
8731	VGlobalTech (BOGGYB)	07/01/2026	Boggy Branch CDD	145.00
			Total:	**875.00**

Vivian Carvalho
Secretary / Assistant Secretary

Kelly White
Chairman / Vice Chairman

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BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 231
7/31/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
6777	C Buss Enterprises, Inc. (BOGGYB)	07/25/2026	Boggy Branch CDD	3,200.00
10411	First Coast Contract Maintenance Services (BOGGYB)	08/01/2026	Boggy Branch CDD	18,179.80
AD-50202-072726	JEA (BOGGYB)	07/27/2026	Boggy Branch CDD	25,309.51
3780022	Kutak Rock LLP (BOGGYB)	07/30/2026	Boggy Branch CDD	391.00
AD-97286-072826	TECO (BOGGYB)	07/28/2026	Boggy Branch CDD	102.04
2162149	The Lake Doctors (BOGGYB)	07/29/2026	Boggy Branch CDD	1,300.00
8669	VGlobalTech (BOGGYB)	06/30/2026	Boggy Branch CDD	300.00
			Total:	**48,782.35**

Vivian Carvalho
Secretary / Assistant Secretary

Kacey White
Chairman / Vice Chairman

BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 232
8/7/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
BOGGY080126	Advanced Security Specialist (BOGGYB)	08/02/2026	Boggy Branch CDD	367.50
AD-71360-073126	AT&T (BOGGYB)	07/31/2026	Boggy Branch CDD	285.00
8408520148	Cintas (BOGGYB)	07/31/2026	Boggy Branch CDD	252.30
10432	First Coast Contract Maintenance Services (BOGGYB)	08/01/2026	Boggy Branch CDD	4,499.23
0010	Gary Whitaker (BOGGYB)	04/28/2026	Boggy Branch CDD	250.00
61830	The Landscape Design Group of (BOGGYB)	08/03/2026	Boggy Branch CDD	10,674.00
61833	The Landscape Design Group of (BOGGYB)	07/31/2026	Boggy Branch CDD	1,190.00
30204	VerdeGo Landscape (BOGGYB)	08/01/2026	Boggy Branch CDD	5,088.75
30205	VerdeGo Landscape (BOGGYB)	08/01/2026	Boggy Branch CDD	3,823.33
30203	VerdeGo Landscape (BOGGYB)	08/01/2026	Boggy Branch CDD	3,268.29
30315	VerdeGo Landscape (BOGGYB)	07/31/2026	Boggy Branch CDD	52.00
8814	VGlobalTech (BOGGYB)	08/01/2026	Boggy Branch CDD	145.00
5038495	Waste Pro - Jacksonville (BOGGYB)	07/31/2026	Boggy Branch CDD	15,500.26
5040852	Waste Pro - Jax Greenland (BOGGYB)	08/01/2026	Boggy Branch CDD	561.71
			Total:	**45,957.37**

Kwame Jackson
Secretary / Assistant Secretary

Chairman / Vice Chairman

BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 233
8/14/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
AD-61425-080626	AT&T (BOGGYB)	08/06/2026	Boggy Branch CDD	307.80
41667	Celebration Party Rental (BOGGYB)	08/14/2026	Boggy Branch CDD	365.84
227245	England-Thims & Miller, Inc. (BOGGYB)	08/06/2026	Boggy Branch CDD	2,000.00
10419	First Coast Contract Maintenance Services (BOGGYB)	08/01/2026	Boggy Branch CDD	121.78
429939	Footloose Entertainment (BOGGYB)	08/13/2026	Boggy Branch CDD	215.00
69086482	Nader's Pest Raiders (BOGGYB)	07/27/2026	Boggy Branch CDD	77.00
69086518	Nader's Pest Raiders (BOGGYB)	07/27/2026	Boggy Branch CDD	7.00
69086690	Nader's Pest Raiders (BOGGYB)	07/27/2026	Boggy Branch CDD	85.00
AD-2848346	The Huntington National Bank (BOGGYB)	08/08/2026	Boggy Branch CDD	2,175.05
2164050	The Lake Doctors (BOGGYB)	08/13/2026	Boggy Branch CDD	1,300.00
			Total:	**6,654.47**

Kwame Jackson
Secretary / Assistant Secretary

Kerry White
Chairman / Vice Chairman

BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 234
8/21/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
48370095	Air-Max Heating and Cooling (BOGGYB)	08/19/2026	Boggy Branch CDD	375.00
39242A	Fountain Design Group, Inc. (BOGGYB)	05/20/2026	Boggy Branch CDD	290.00
69698019	Nader's Pest Raiders (BOGGYB)	09/01/2026	Boggy Branch CDD	288.00
69698020	Nader's Pest Raiders (BOGGYB)	09/01/2026	Boggy Branch CDD	129.00
DM-08-2026-5	PFM Management Services LLC (BOGGYB)	08/06/2026	Boggy Branch CDD	2,458.33
OE-EXP-08-2026-03	PFM Management Services LLC (BOGGYB)	08/07/2026	Boggy Branch CDD	238.06
			Total:	**3,778.39**

Kwame Jackson
Secretary / Assistant Secretary

Kerry White
Chairman / Vice Chairman

BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 235
8/28/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
7046	C Buss Enterprises, Inc. (BOGGYB)	08/25/2026	Boggy Branch CDD	3,246.82
40108A	Fountain Design Group, Inc. (BOGGYB)	08/25/2026	Boggy Branch CDD	290.00
AD-50202-082426	JEA (BOGGYB)	08/24/2026	Boggy Branch CDD	22,703.23
CKREQ-082426	Mike Veazey (BOGGYB)	08/24/2026	Boggy Branch CDD	102.10
IV01315676	Pye-Barker Fire & Safety LLC (BOGGYB)	08/28/2026	Boggy Branch CDD	605.00
AD-97286-082626	TECO (BOGGYB)	08/26/2026	Boggy Branch CDD	102.04
			Total:	**27,049.19**

Vivian Carvalho
Secretary / Assistant Secretary

Kacey White
Chairman / Vice Chairman

BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 236
9/4/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
8408582900	Cintas (BOGGYB)	08/31/2026	Boggy Branch CDD	252.30
2026-8	Fire Sprinkler Service of NEFI (BOGGYB)	02/08/2026	Boggy Branch CDD	550.00
10462	First Coast Contract Maintenance Services (BOGGYB)	09/01/2026	Boggy Branch CDD	18,179.80
10485	First Coast Contract Maintenance Services (BOGGYB)	09/01/2026	Boggy Branch CDD	2,439.80
IV01329439	Pye-Barker Fire & Safety LLC (BOGGYB)	09/03/2026	Boggy Branch CDD	899.00
62237	The Landscape Design Group of (BOGGYB)	08/31/2026	Boggy Branch CDD	2,380.00
30756	VerdeGo Landscape (BOGGYB)	09/01/2026	Boggy Branch CDD	3,268.28
30757	VerdeGo Landscape (BOGGYB)	09/01/2026	Boggy Branch CDD	5,088.75
30758	VerdeGo Landscape (BOGGYB)	09/01/2026	Boggy Branch CDD	3,823.33
			Total:	**36,881.26**

Kwame Jackson
Secretary / Assistant Secretary

Kelly White
Chairman / Vice Chairman

BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 237
9/11/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
AD-61425-090626	AT&T (BOGGYB)	09/06/2026	Boggy Branch CDD	307.80
AD-71360-083126	AT&T (BOGGYB)	08/31/2026	Boggy Branch CDD	285.00
227799	England-Thims & Miller, Inc. (BOGGYB)	09/03/2026	Boggy Branch CDD	2,347.50
70026093	Nader's Pest Raiders (BOGGYB)	09/09/2026	Boggy Branch CDD	77.00
70026127	Nader's Pest Raiders (BOGGYB)	09/09/2026	Boggy Branch CDD	7.00
AD-2911303	The Huntington National Bank (BOGGYB)	09/07/2026	Boggy Branch CDD	2,175.05
LMN-100	The Landscape Design Group of (BOGGYB)	09/04/2026	Boggy Branch CDD	425.00
LMN-101	The Landscape Design Group of (BOGGYB)	09/04/2026	Boggy Branch CDD	375.00
LMN-113	The Landscape Design Group of (BOGGYB)	09/04/2026	Boggy Branch CDD	275.00
30907	VerdeGo Landscape (BOGGYB)	09/09/2026	Boggy Branch CDD	675.12
AD-435064	Waste Pro - Jacksonville (BOGGYB)	08/31/2026	Boggy Branch CDD	255.87
AD-437180	Waste Pro - Jax Greenland (BOGGYB)	09/01/2026	Boggy Branch CDD	564.40
			Total:	**7,769.74**

Kwame Jackson
Secretary / Assistant Secretary

Kerry White
Chairman / Vice Chairman

BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 238
9/18/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
143952	PFM Management Services LLC (BOGGYB)	09/17/2026	Boggy Branch CDD q+14 disclosure - 2024 Bond	1,250.00
OE-EXP-09-2026-06	PFM Management Services LLC (BOGGYB)	09/17/2026	Boggy Branch CDD	9.24
30968	VerdeGo Landscape (BOGGYB)	09/15/2026	Boggy Branch CDD	104.54
			Total:	**1,363.78**

Kwame Jackson
Secretary / Assistant Secretary

Kenny White
Chairman / Vice Chairman

BOGGY BRANCH
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 239
9/25/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
CKREQ-092326	Mike Veazey (BOGGYB)	09/23/2026	Boggy Branch CDD	262.69
38890	Quick Catch Inc. (BOGGYB)	05/20/2026	Boggy Branch CDD	375.00
38906	Quick Catch Inc. (BOGGYB)	05/26/2026	Boggy Branch CDD	625.00
2167670	The Lake Doctors (BOGGYB)	09/24/2026	Boggy Branch CDD	1,300.00
LMN-257	The Landscape Design Group of (BOGGYB)	09/22/2026	Boggy Branch CDD	215.00
31100	VerdeGo Landscape (BOGGYB)	09/23/2026	Boggy Branch CDD	205.21
8893	VGlobalTech (BOGGYB)	09/01/2026	Boggy Branch CDD	145.00
			Total:	**3,127.90**

Kwame Jackson
Secretary / Assistant Secretary

Kelley White
Chairman / Vice Chairman

Boggy Branch
Community Development District

Review of District Financial Statements

Boggy Branch CDD

September 2026 Financial Package

September 30, 2026

PFM Management Services LLC
3501 Quadrangle Blvd Suite 270
Orlando, FL 32817
407-723-5900

Boggy Branch CDD
Statement of Financial Position
As of 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
Current Assets					
General Checking Account	$474,671.03				$474,671.03
Debit Card Account	1,379.43				1,379.43
Prepaid Expenses	41,212.93				41,212.93
Assessments Receivable		$701,919.93			701,919.93
Debt Service Reserve 2021 Bond		413,437.50			413,437.50
Debt Service Reserve 2024 A1 Bond		386,418.75			386,418.75
Debt Service Reserve 2024 A2 Bond		457,268.75			457,268.75
Revenue 2021 Bond		285,349.37			285,349.37
Revenue Series 2024A-1 and A-2		27,654.32			27,654.32
Interest 2024 A1 Bond		90.95			90.95
Interest 2024 A2 Bond		25,762.32			25,762.32
Prepayment 2021 Bond		4,075.73			4,075.73
Prepayment Series 2024A-2		1,621,195.68			1,621,195.68
Principal Series 2024A-1		16.92			16.92
Acquisition/Construction 2021 Bond			$291,030.17		291,030.17
Acquisition/Construction 2024 Bond			876,557.02		876,557.02
Total Current Assets	$517,263.39	$3,923,190.22	$1,167,587.19	$0.00	$5,608,040.80
Investments					
Amount Available in Debt Service Funds				$3,221,270.29	$3,221,270.29
Amount To Be Provided				36,553,729.71	36,553,729.71
Total Investments	$0.00	$0.00	$0.00	$39,775,000.00	$39,775,000.00
Total Assets	$517,263.39	$3,923,190.22	$1,167,587.19	$39,775,000.00	$45,383,040.80
Current Liabilities					
Accounts Payable	$102,881.91				$102,881.91
Deferred Revenue	2,500.00				2,500.00
Accounts Payable			$103,069.16		103,069.16
Accounts Payable Series 2024			896,249.00		896,249.00
Retainage Payable Series 2021			187,961.01		187,961.01
Retainage Payable Series 2024			865,325.06		865,325.06
Total Current Liabilities	$105,381.91	$0.00	$2,052,604.23	$0.00	$2,157,986.14
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$39,775,000.00	$39,775,000.00
Total Long Term Liabilities	$0.00	$0.00	$0.00	$39,775,000.00	$39,775,000.00
Total Liabilities	$105,381.91	$0.00	$2,052,604.23	$39,775,000.00	$41,932,986.14
Net Assets					
Net Assets, Unrestricted	$7,156.89				$7,156.89
Current Year Net Assets, Unrestricted	7,175.00				7,175.00
Net Assets - General Government	548,974.49				548,974.49
Current Year Net Assets - General Government	(151,424.90)				(151,424.90)
Net Assets, Unrestricted		$4,838,179.25			4,838,179.25
Current Year Net Assets, Unrestricted		(914,989.03)			(914,989.03)
Net Assets, Unrestricted			$13,491,506.65		13,491,506.65
Current Year Net Assets, Unrestricted			(14,351,523.69)		(14,351,523.69)
Net Assets - General Government			(25,000.00)		(25,000.00)
Total Net Assets	$411,881.48	$3,923,190.22	($885,017.04)	$0.00	$3,450,054.66
Total Liabilities and Net Assets	$517,263.39	$3,923,190.22	$1,167,587.19	$39,775,000.00	$45,383,040.80

Boggy Branch CDD
Statement of Activities
As of 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
Revenues					
On-Roll Assessments	$718,304.28				$718,304.28
Off-Roll Assessments	555,498.48				555,498.48
Other Revenue - Rental Fees	6,000.00				6,000.00
Other Revenue - Key card fee	1,175.00				1,175.00
On-Roll Assessments		$825,735.29			825,735.29
Off-Roll Assessments		1,657,667.42			1,657,667.42
Other Assessments		5,566,668.34			5,566,668.34
Inter-Fund Group Transfers In		(433,332.08)			(433,332.08)
Developer Advance			$3,315,598.66		3,315,598.66
Inter-Fund Transfers In			433,332.08		433,332.08
Total Revenues	$1,280,977.76	$7,616,738.97	$3,748,930.74	$0.00	$12,646,647.47
Expenses					
Public Officials Insurance	$3,506.00				$3,506.00
Trustee Services	9,571.81				9,571.81
Management	29,500.00				29,500.00
Field Management	17,356.37				17,356.37
Engineering	20,998.75				20,998.75
Disclosure Agent	10,000.00				10,000.00
District Counsel	11,313.03				11,313.03
Assessment Administration	15,000.00				15,000.00
Audit	5,900.00				5,900.00
Arbitrage Calculation	1,750.00				1,750.00
Tax Document Preparation Fee	58.94				58.94
Ryals Creek Interlocal Agreement	75,668.01				75,668.01
Legal Advertising	938.00				938.00
Miscellaneous - bank charges	2,844.39				2,844.39
Contingency	14,435.94				14,435.94
Office Supplies	1,928.69				1,928.69
Web Site Maintenance	2,940.00				2,940.00
Dues, Licenses, and Fees	175.00				175.00
Security	367.50				367.50
Utilities	106,573.52				106,573.52
Irrigation Repairs	5,754.87				5,754.87
Fountains	3,072.93				3,072.93
Dumpster	181,186.36				181,186.36
Amenity - Telephone	4,990.55				4,990.55
Amenity - Cable TV	1,179.78				1,179.78
Amenity - Insurance	61,765.00				61,765.00
Amenity - Dues & License	651.05				651.05
Amenity - Landscape Maintenance	39,219.44				39,219.44
Amenity - Pool Maintenance	42,052.03				42,052.03
Amenity - Access Control	5,298.99				5,298.99
Amenity - Janitorial	27,435.62				27,435.62
Amenity - Pest Control	1,671.00				1,671.00
Amenity - Maintenance	10,129.24				10,129.24
Amenity - Utilities - JEA	63,801.71				63,801.71
Amenity - Gas	1,246.87				1,246.87
Amenity - Mulch	1,950.00				1,950.00
Amenity - Refuse & Trash Removal	12,581.89				12,581.89
Amenity - Lifestyle Programming	24,434.67				24,434.67
Amenity - Lifestyle Coordinator	117,949.00				117,949.00
Amenity - Manager	71,707.10				71,707.10

Boggy Branch CDD
Statement of Activities
As of 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
Amenity - Fitness Lease Cardio	26,100.60				26,100.60
Amenity - Lifeguards	15,788.23				15,788.23
Amenity - Website	348.00				348.00
Amenity - Security	3,217.00				3,217.00
General Liability Insurance	3,508.00				3,508.00
Crime Insurance	500.00				500.00
General Repair & Maintenance	4,733.22				4,733.22
Lake Maintenance	15,600.00				15,600.00
Landscaping Maintenance & Material	165,141.85				165,141.85
Landscape Improvements	4,451.12				4,451.12
Contingency	308.09				308.09
Lake Maintenance - Phase 1	45,880.00				45,880.00
Landscape Maintenance - Phase 1	30,532.50				30,532.50
Utilities - Phase 1	96,260.93				96,260.93
Bridge	3,246.00				3,246.00
Fitness Facility	708.07				708.07
Principal Payments Series 2021		$330,000.00			330,000.00
Principal Payments Series 2024		6,025,000.00			6,025,000.00
Interest Payments Series 2021		497,250.00			497,250.00
Interest Payments Series 2024		1,782,355.65			1,782,355.65
Engineering			$288,783.65		288,783.65
Capital Expenditures Series 2021			2,265,644.38		2,265,644.38
Capital Expenditures Series 2024			15,836,175.08		15,836,175.08
Total Expenses	$1,425,227.66	$8,634,605.65	$18,390,603.11	$0.00	$28,450,436.42
Other Revenues (Expenses) & Gains (Losses)					
Interest Income		$102,877.65			$102,877.65
Interest Income			$290,148.68		290,148.68
Total Other Revenues (Expenses) & Gains (Losses)	$0.00	$102,877.65	$290,148.68	$0.00	$393,026.33
Change In Net Assets	($144,249.90)	($914,989.03)	($14,351,523.69)	$0.00	($15,410,762.62)
Net Assets At Beginning Of Year	$556,131.38	$4,838,179.25	$13,466,506.65	$0.00	$18,860,817.28
Net Assets At End Of Year	$411,881.48	$3,923,190.22	($885,017.04)	$0.00	$3,450,054.66

Boggy Branch CDD
Budget to Actual
For the Month Ending 9/30/26

	Year to Date				
	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Assessments	$ 1,273,802.76	$ 1,271,532.84	$ 2,269.92	$ 1,271,532.84	100.18%
Other Revenue	7,175.00	-	7,175.00	-	0.00%
Carryforward Revenue	-	140,979.00	(140,979.00)	140,979.00	0.00%
Net Revenues	**$ 1,280,977.76**	**$ 1,412,511.84**	**$ (131,534.08)**	**$ 1,412,511.84**	**90.69%**
Master Expenditures					
Public Officials Insurance	$ 3,506.00	$ 3,047.00	$ 459.00	$ 3,047.00	115.06%
Trustee Fees	9,571.81	9,700.00	(128.19)	9,700.00	98.68%
District Management	29,500.00	29,500.00	-	29,500.00	100.00%
Field Management	17,356.37	16,800.00	556.37	16,800.00	103.31%
Engineering Fees	20,998.75	14,000.00	6,998.75	14,000.00	149.99%
Disclosure Agent	10,000.00	10,000.00	-	10,000.00	100.00%
District Counsel	11,313.03	10,000.00	1,313.03	10,000.00	113.13%
Assessment Administration	15,000.00	15,000.00	-	15,000.00	100.00%
Audit	5,900.00	6,300.00	(400.00)	6,300.00	93.65%
Arbitrage Rebate Calculation	1,750.00	750.00	1,000.00	750.00	233.33%
Tax Document Preparation Fee	58.94	29.09	29.85	29.09	202.61%
Ryals Creek Interlocal Agreement	75,668.01	111,654.00	(35,985.99)	111,654.00	67.77%
Legal Advertising	938.00	2,500.00	(1,562.00)	2,500.00	37.52%
Miscellaneous - bank charges	2,844.39	2,800.00	44.39	2,800.00	101.59%
Contingency	14,744.03	29,862.60	(15,118.57)	29,862.60	49.37%
Office miscellaneous	1,928.69	750.00	1,178.69	750.00	257.16%
Web Site Maintenance	2,940.00	2,940.00	-	2,940.00	100.00%
Dues, Licenses & Fees	175.00	175.00	-	175.00	100.00%
Utilities	106,573.52	60,000.00	46,573.52	60,000.00	177.62%
Irrigation Repairs	5,754.87	5,000.00	754.87	5,000.00	115.10%
Fountains	3,072.93	1,160.00	1,912.93	1,160.00	264.91%
General Liability Insurance	3,508.00	3,723.00	(215.00)	3,723.00	94.23%
Crime Insurance	500.00	500.00	-	500.00	100.00%
General Maintenance	4,733.22	5,000.00	(266.78)	5,000.00	94.66%
Lake Maintenance	15,600.00	11,836.00	3,764.00	11,836.00	131.80%
Landscape Maintenance	165,141.85	100,000.00	65,141.85	100,000.00	165.14%
Landscape Improvements	4,451.12	5,000.00	(548.88)	5,000.00	89.02%
Bridge	3,246.00	20,000.00	(16,754.00)	20,000.00	16.23%
Master Expenditures Total	**$ 536,774.53**	**$ 478,026.69**	**$ 58,747.84**	**$ 478,026.69**	**112.29%**
Amenity Expenditures					
Amenity - Telephone	$ 4,990.55	$ 3,600.00	$ 1,390.55	$ 3,600.00	138.63%
Amenity - Cable	1,179.78	2,250.00	(1,070.22)	2,250.00	52.43%
Amenity - Insurance	61,765.00	57,291.00	4,474.00	57,291.00	107.81%
Amenity - Dues & License	651.05	1,500.00	(848.95)	1,500.00	43.40%
Amenity - Landscape Maintenance	39,219.44	39,216.00	3.44	39,216.00	100.01%
Amenity - Pool and Splash Pad Maintenance	42,052.03	38,400.00	3,652.03	38,400.00	109.51%
Amenity - Gates/ Control Access	5,298.99	3,750.00	1,548.99	3,750.00	141.31%
Amenity - Janitorial	27,435.62	24,900.00	2,535.62	24,900.00	110.18%

Boggy Branch CDD
Budget to Actual
For the Month Ending 9/30/26

	Year to Date				
	Actual	**Budget**	**Variance**	**FY 2026 Adopted Budget**	**Percentage Spent**
Amenity - Pest Control	1,671.00	900.00	771.00	900.00	185.67%
Amenity - Maintenance	10,129.24	5,000.00	5,129.24	5,000.00	202.58%
Amenity - Electric	63,801.71	75,000.00	(11,198.29)	75,000.00	85.07%
Amenity - Gas (Pool Heating)	1,246.87	1,500.00	(253.13)	1,500.00	83.12%
Amenity - Mulch	1,950.00	12,187.50	(10,237.50)	12,187.50	16.00%
Amenity - Refuse Services and Trash Removal	12,581.89	10,000.00	2,581.89	10,000.00	125.82%
Amenity - Lifestyle Programming	24,434.67	25,000.00	(565.33)	25,000.00	97.74%
Amenity - Manager	71,707.10	71,085.00	622.10	71,085.00	100.88%
Amenity - Fitness Lease Cardio	26,100.60	26,100.60	-	26,100.60	100.00%
Amenity - Lifeguards	15,788.23	70,862.40	(55,074.17)	70,862.40	22.28%
Amenity - Lifestyle Management	117,949.00	125,000.00	(7,051.00)	125,000.00	94.36%
Amenity - Website	348.00	6,300.00	(5,952.00)	6,300.00	5.52%
Amenity - Security	3,584.50	10,000.00	(6,415.50)	10,000.00	35.85%
Fitness Facility - Maintenance	708.07	5,000.00	(4,291.93)	5,000.00	14.16%
Amenity Expenditures Total	**$ 534,593.34**	**$ 614,842.50**	**$ (80,249.16)**	**$ 614,842.50**	**86.95%**
Phase 1A Expenditures					
Lake Maintenance	$ 45,880.00	$ 12,387.00	$ 33,493.00	$ 12,387.00	370.39%
Landscape Maintenance	30,532.50	56,000.00	(25,467.50)	56,000.00	54.52%
Landscape Improvements	-	2,666.00	(2,666.00)	2,666.00	0.00%
Irrigation Repairs	-	2,666.00	(2,666.00)	2,666.00	0.00%
Utilities	96,260.93	40,000.00	56,260.93	40,000.00	240.65%
Fountains	-	1,547.00	(1,547.00)	1,547.00	0.00%
General Maintenance	-	2,667.00	(2,667.00)	2,667.00	0.00%
Mowing Pond Banks	-	26,667.00	(26,667.00)	26,667.00	0.00%
Phase 1A Expenditures Total	**$ 172,673.43**	**$ 144,600.00**	**$ 28,073.43**	**$ 144,600.00**	**119.41%**
Alley Lot Expenditures					
Alley Lot Trash	$ 181,186.36	$ 175,042.65	$ 6,143.71	$ 175,042.65	103.51%
Alley Lot Expenditures Total	**$ 181,186.36**	**$ 175,042.65**	**$ 6,143.71**	**$ 175,042.65**	**103.51%**
Total Expenses	**$ 1,425,227.66**	**$ 1,412,511.84**	**$ 12,715.82**	**$ 1,412,511.84**	**100.90%**
Income (Loss) from Operations	**$ (144,249.90)**	**$ -**	**$ (144,249.90)**	**$ -**	
Other Income (Expense)					
Interest Income	$ -	$ -	$ -	$ -	
Total Other Income (Expense)	**$ -**	**$ -**	**$ -**	**$ -**	
Net Income (Loss)	**$ (144,249.90)**	**$ -**	**$ (144,249.90)**	**$ -**	