



Rizzetta & Company

Emerald Creek Community Development District

**Board of Supervisors'
Continued Meeting
April 2, 2025**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1001**

www.emeraldcreekcdd.org

EMERALD CREEK COMMUNITY DEVELOPMENT DISTRICT

Offices of Coastal-Engineering Associates, LLC.
At: 966 Candlelight Blvd., Brooksville, FL 34601

www.emeraldcreekcdd.org

Board of Supervisors	Ron Bastyr Shane O'Neil Bill Mazas Cole Bastyr Lynette Bastyr	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Wesley Elias	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley, Robin, & Vericker
District Engineer	Cliff Manuel	Coastal Engineering Associates, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

EMERALD CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
Emeraldcreekcdd.org

March 26, 2025

**Board of Supervisors
Emerald Creek Community
Development District**

FINAL AGENDA

Dear Board Members:

The continued meeting of the Board of Supervisors of the Emerald Creek Community Development District will be held on **Wednesday, April 2, 2025 at 2:00 p.m., at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601.** The following is the tentative agenda for the meeting:

BOS MEETING

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
 - A. District Counsel
 - B. Interim Engineer
 - C. District Manager
 - i. Presentation of District Manager Report
 - ii. Discussion of Budget Workshop
4. **BUSINESS ITEM**
 - A. Public Hearing on Special Assessments
 - i. Consideration of Resolution 2025-01; Final Special Assessments.....Tab 1
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Regular Meeting Minutes for March 4, 2025.....Tab 2
 - B. Consideration of Operation & Maintenance Expenditures for February 2025.....Tab 3
6. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,
Wesley Elias
Wesley Elias
District Manager

Tab 1

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EMERALD CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS CAPITAL IMPROVEMENT REVENUE BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EMERALD CREEK COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

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

SECTION 2. FINDINGS. The Board of Supervisors (the "**Board**") of the Emerald Creek Community Development District (the "**District**") hereby finds and determines as follows:

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

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the Engineer's Report dated August 2023, as supplemented by the First Supplemental Engineer's Report dated September 17, 2024 (the "**Project**"), attached hereto as **Composite Exhibit "A."**

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2024-33 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its capital improvement revenue bonds, in one or more series (herein, the "**Bonds**"), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2024-33, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2024-33 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2024-33 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2024-34 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the Master Special Assessment Allocation Report (Assessment Area One) dated September 17, 2024 (the "**Assessment Report**") attached hereto as **Exhibit "B,"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

“**Assessable Unit**” means a building lot in the product type or lot size as set forth in the Assessment Report.

“**Debt Assessment**” or “**Debt Assessments**” means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.

“**Developer**” means **Northwest Land, LLC**, a Florida limited liability company, and its successors and assigns.

SECTION 4. AUTHORIZATION OF PROJECT. The Project described in Resolution 2024-33, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.

SECTION 5. ESTIMATED COST OF PROJECT. The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS. The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the “**Improvement Lien Book.**” The Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid

and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

SECTION 7. FINALIZATION OF DEBT ASSESSMENTS. When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (herein, the "**Trustee**"): (i) an opinion of counsel acceptable to the District to the effect

that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF DEBT ASSESSMENTS. At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District

anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer, or its successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer, or its successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE CAPITAL IMPROVEMENT REVENUE BONDS. The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

SECTION 13. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

SECTION 14. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

SECTION 15. SEVERABILITY. If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

SECTION 16. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 17. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 4th day of March, 2025.

Attest:

**Emerald Creek Community
Development District**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors

**Composite Exhibit “A” – Engineer’s Report dated August 2023 and First Supplemental Engineer’s Report dated September 17, 2024
Exhibit “B” –Master Special Assessment Allocation Report (Assessment Area One) dated September 17, 2024**

Exhibit A

ENGINEER'S REPORT

PREPARED FOR:

BOARD OF SUPERVISORS
EMERALD CREEK COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:



Coastal Engineering Associates, Inc.
966 Candlelight Boulevard
Brooksville, Florida 34601

August, 2023

EMERALD CREEK COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan ("CIP") and estimated costs of the CIP, for the Emerald Creek Community Development District.

2. GENERAL SITE DESCRIPTION

The District is located entirely within Hernando County, Florida, and covers approximately 146.82 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located on the east side of Commercial Way (US-19) and south of Centralia Road (CR-476). The metes and bounds description of the external boundary of the proposed District is set forth in **Exhibit 1.1**.

3. CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the lands within the District, which are planned for 585 residential homes. The proposed site plan for the District is attached as **Exhibit 3** to this report, and the plan enumerates the proposed lot count, by type, for the District. The following charts show the planned product types and land uses for the District:

Table 1 - Planned Units

Product Type	PHASE 1	PHASE 2	TOTALS
40' Wide Lots	116	72	188
50' Wide Lots	39	52	91
Villa Lots	66	240	306
TOTAL	221	364	585

Table 2 - Acreage

Land Use	Acreage
Lot Development	81.37
Roads	24.24
Common Areas/Recreation	5.13
Stormwater Ponds	20.0
Open Space	5.24
Lift Station	0.06
Landscape Tracts	10.78
TOTAL	146.82

The CIP infrastructure includes:

Roadway Improvements:

The CIP includes subdivision roads within the District. Generally, all roads within the residential pods will be twenty (20) foot wide 2-lane un-divided roads with five (5) foot sidewalks on both sides. A twenty-four (24) foot wide 2-lane un-divided collector road with five (5) foot sidewalks on both sides will be constructed through the project from Commercial Way (US-19) to the end of the recreational tract. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with County standards.

All internal roadways will be open to the public and financed, owned, operated and maintained by the District.

Stormwater Management System:

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, manholes, pipe, control structures and dry retention ponds designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project will include ponds designed to provide total stormwater containment for the 100-year storm with no discharge other than percolation and evaporation. The stormwater system will be designed consistent with the criteria established by the Southwest Florida Water Management District for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system.

No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of mass grading of lots or the transportation of any fill to private lots.

Water & Wastewater Utilities:

As part of the CIP, the District intends to construct water and wastewater infrastructure within the District. The water and wastewater systems will be conveyed to and owned and maintained by the County once it has been certified complete and cleared for use.

The on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Water main connections will be made along Commercial Way (US-19) and extended through the site along the proposed collector road. A stub-out for future connection to Centralia Road is anticipated to be provided.

Wastewater improvements for the project will include an onsite eight (8) inch diameter gravity collection system and onsite pump station. Offsite sewer will consist of the extension of the 10-inch forcemain in the Commercial Way right-of-way to the project site.

The District will not fund any sewer laterals serving private lots or located on private property.

Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas and rights-of-way. This project will at a minimum meet the landscaping requirements of the County.

All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by the County will be maintained pursuant to a right-of-way agreement to be entered into with the County.

Streetlights / Undergrounding of Electrical Utility Lines

The District intends to lease street lights through an agreement with Withlacoochee River Electric Cooperative in which case the District would fund the street lights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does however include the incremental cost of undergrounding of electrical utility lines within right-of-way and utility easements throughout the community. Any lines and transformers located in such areas would be owned by Withlacoochee River Electric Cooperative and not paid for by the District as part of the CIP.

Recreational Amenities:

In conjunction with the construction of the CIP, the District intends to construct a Clubhouse, resort pool, sport courts, playground and activity lawn as part of the development amenities. These improvements will be funded, owned and maintained by the District, or alternatively may be funded by the developer and turned over to a homeowners' association for ownership, operation and maintenance. All such improvements, if constructed by the District, will be open to the general public subject to any applicable fees and requirements set forth in the District rules and policies. If funded by the developer and owned by a homeowner's association, such facilities shall be considered common areas for the exclusive benefit of the homeowners.

Environmental Conservation/Mitigation

There are two wetland areas identified on the site consisting of a total of 3.79 acres of isolated freshwater marsh feature wetland impact associated with the proper construction of the District's infrastructure which will require state herbaceous UMAM functional credits to offset impacts to the wetland. The District will be responsible for the design, permitting, and construction of the environmental mitigation. These costs are included within the CIP.

Off-Site Improvements

The offsite improvements for the CIP consist of construction of a two (2) 430' right turn lanes, a 505' left turn lane and 505' U-turn lane at the Commercial Way entrances. In addition, a 450'

left turn lane will be required at the Centralia Road entrance. Offsite utility improvements include approximately 4,700 LF of 10-inch forcemain and 4,700 LF of 16-inch water main extension along Commercial Way from the school site to the project site.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

All of the foregoing improvements are required by applicable development approvals. Note that, except as stated herein, there are no impact fee or similar credits available from the construction of any such improvements.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP have either been obtained or are currently underreview by respective governmental authorities, and include the following:

Hernando County

1. Project Rezoning Complete – H-22-08 Approved on October 11, 2022
Will require a rezoning to add additional units
2. Phase 1 Conditional Plat – Initial Submittal to Hernando County made April 20, 2023
3. Phase 1 Hernando County Subdivision Construction Plans – Anticipated submittal 4th Quarter of 2023
4. Phase 1 FDEP Water & Sewer Permits – Anticipated submittal 1st Quarter of 2024

Florida Fish and Wildlife Conservation Commission

1. Gopher Tortoise Relocation Permit – Anticipated submittal 1st Quarter of 2024

Southwest Florida Water Management District

1. Phase 1 Environmental Resource Permit – Anticipated submittal 4th Quarter of 2023

5. COST ESTIMATE / MAINTENANCE RESPONSIBILITY

The table below presents, among other things, the Cost Estimate for the CIP, and sets forth the entity responsibility for each improvement. It is our professional opinion that the costs set forth in the table below are reasonable and consistent with market pricing.

TABLE 3 – Cost Estimate & Responsible Owner

Facility Description	Phase 1 2023-2025	Phase 2 2024-2025	Total Estimated Budget	Financing Entity	O&M Entity
Roadways	\$2,325,600	\$3,830,400	\$6,156,000	CDD	County
Stormwater Management	\$1,282,600	\$2,112,400	\$3,395,000	CDD	CDD
Utilities (Water, Sewer)	\$1,551,600	\$2,555,400	\$4,107,000	CDD	County
Hardscape/Landscape/Irrigation	\$1,341,900	\$2,210,100	\$3,552,000	CDD	CDD
Undergrounding of Conduit	\$221,000	\$364,000	\$585,000	CDD	CDD
Recreational Amenities	\$1,998,000	\$0	\$1,998,000	CDD	CDD
Conservation/Mitigation	\$160,000	\$0	\$160,000	CDD	CDD
Off-Site Improvements -Roadways -Utilities	\$1,178,000	\$450,000	\$1,628,000	CDD	County/F DOT
Professional Services	\$708,400	\$1,166,600	\$1,875,000	CDD	CDD
Contingency (10%)	\$881,800	\$1,452,200	\$2,334,000		
TOTAL	\$11,648,900	\$14,141,100	\$25,790,000		

* The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

** Excludes earthwork and grading of each lot in conjunction with lot development and home construction, which will be provided by home builder.

6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design. It is further our opinion that:

- The estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in Hernando County, Florida;
- All of the improvements comprising the CIP are required by applicable development approvals;
- The CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The reasonably expected economic life of the CIP is anticipated to be at least 20+ years;

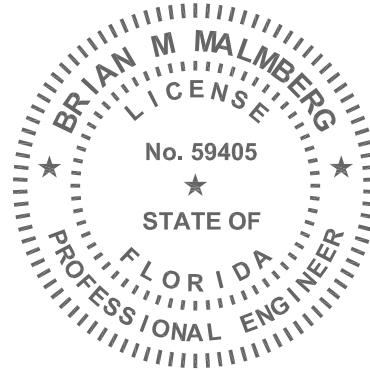
- The assessable property within the District will receive a special benefit from the CIP; and
- The CIP will function as a system of improvements benefitting lands within the District.

The professional service for establishing the Opinion of Probable Construction Costs is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on public easements in favor of the District or other governmental entity. The CIP, and any cost opinion set forth herein, do not include any earthwork, grading or other improvements on private lots or property.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

By: Brian Malmberg, PE
FL License No. 59405



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 SECTION 31, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY FLORIDA, AND THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SOUTHWEST 1/4, RUN S00°02'52"W, 54.87 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTRALIA ROAD, AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF CENTRALIA ROAD, RUN S89°56'57"E, 1314.64 FEET TO THE WEST BOUNDARY LINE OF ROYAL HIGHLANDS, UNIT-6 AS RECORDED IN PLAT BOOK 12, PAGES 67-79 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY LINE, RUN S00°05'03"E, 1271.43 FEET; THENCE ALONG THE SOUTH LINE OF SAID ROYAL HIGHLANDS UNIT 6, BLOCK 377, RUN N89°55'18"E, 704.92 FEET TO THE WEST BOUNDARY LINE OF PARCEL 7.0 AS RECORDED IN OFFICIAL RECORDS BOOK 3326, PAGE 850 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY LINE, RUN S00°10'57"E, 503.48 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 7.0; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 7.0, RUN N89°54'32"E, 610.64 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG SAID EAST LINE, RUN S00°09'36"E, 1054.04 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG THE SOUTH LINE OF SAID SECTION 31, RUN S89°57'07"W, 1327.25 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, RUN S89°57'22"W, 1305.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, RUN S89°55'50"W, 434.89 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #19; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°10'10"W, 1989.76 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, RUN N90°00'00"E, 128.06 FEET THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 29°10'49", AND A CHORD BEARING AND DISTANCE OF S75°24'35"E, 226.71 FEET; THENCE ALONG THE ARC OF SAID CURVE 229.18 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 39°42'12", AND A CHORD BEARING AND DISTANCE OF N09°40'09"E, 186.77 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.56 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO EAST, HAVING A RADIUS OF 2025.00 FEET, A CENTRAL ANGLE OF 10°10'57", AND A CHORD BEARING AND DISTANCE OF N05°05'28"W, 359.41 FEET; THENCE ALONG THE ARC OF SAID CURVE 359.88 FEET; THENCE N00°00'00"E, 356.16 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTRALIA ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN S89°56'37"E, 90.37 TO THE POINT OF BEGINNING.

CONTAINING 146.82 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

LEGAL DESCRIPTION AND SKETCH AS PROVIDED BY COASTAL ENGINEERING ASSOCIATES, DATED 3/29/23, BY: SCOTT OSBOURNE, PSM



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Environmental
Traffic
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Construction Management
engineering associates, inc.

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

METES AND BOUND DESCRIPTION

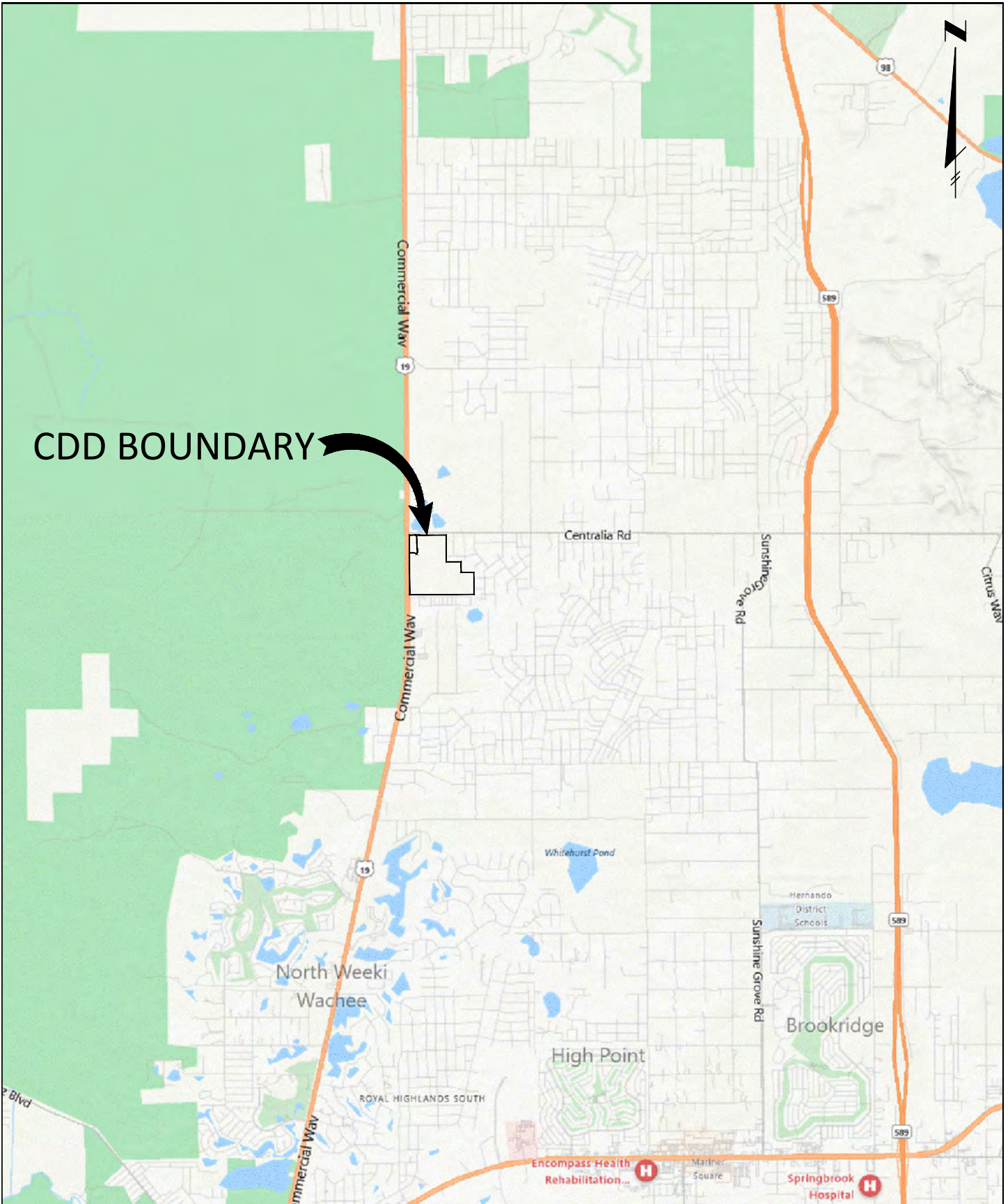
EMERALD CREEK
COMMUNITY DEVELOPMENT DISTRICT

DATE

7/26/23

23043

EX-1.1



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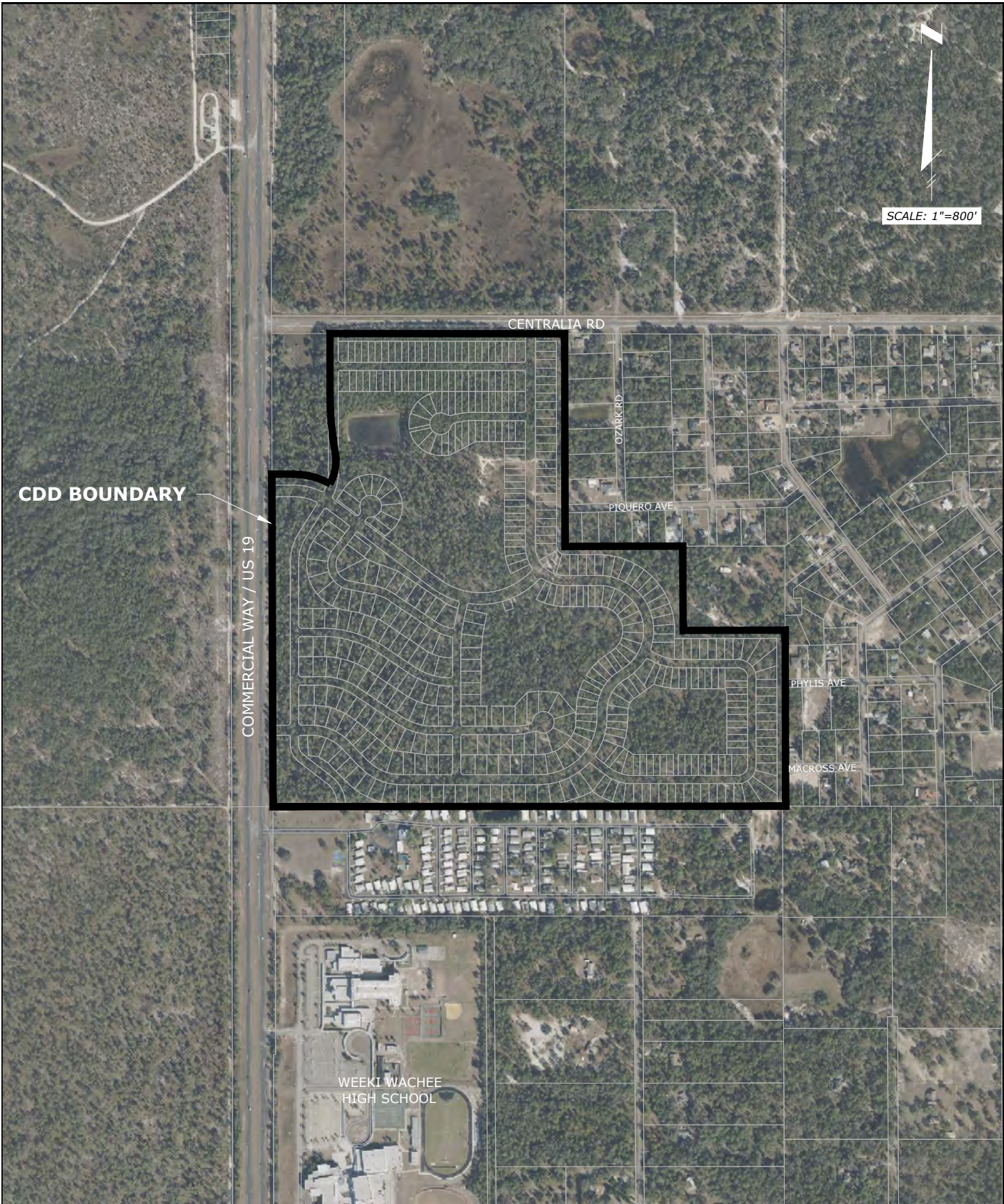
LOCATION MAP

EMERALD CREEK
 COMMUNITY DEVELOPMENT DISTRICT

DATE
 7/26/23

23043

EX-2



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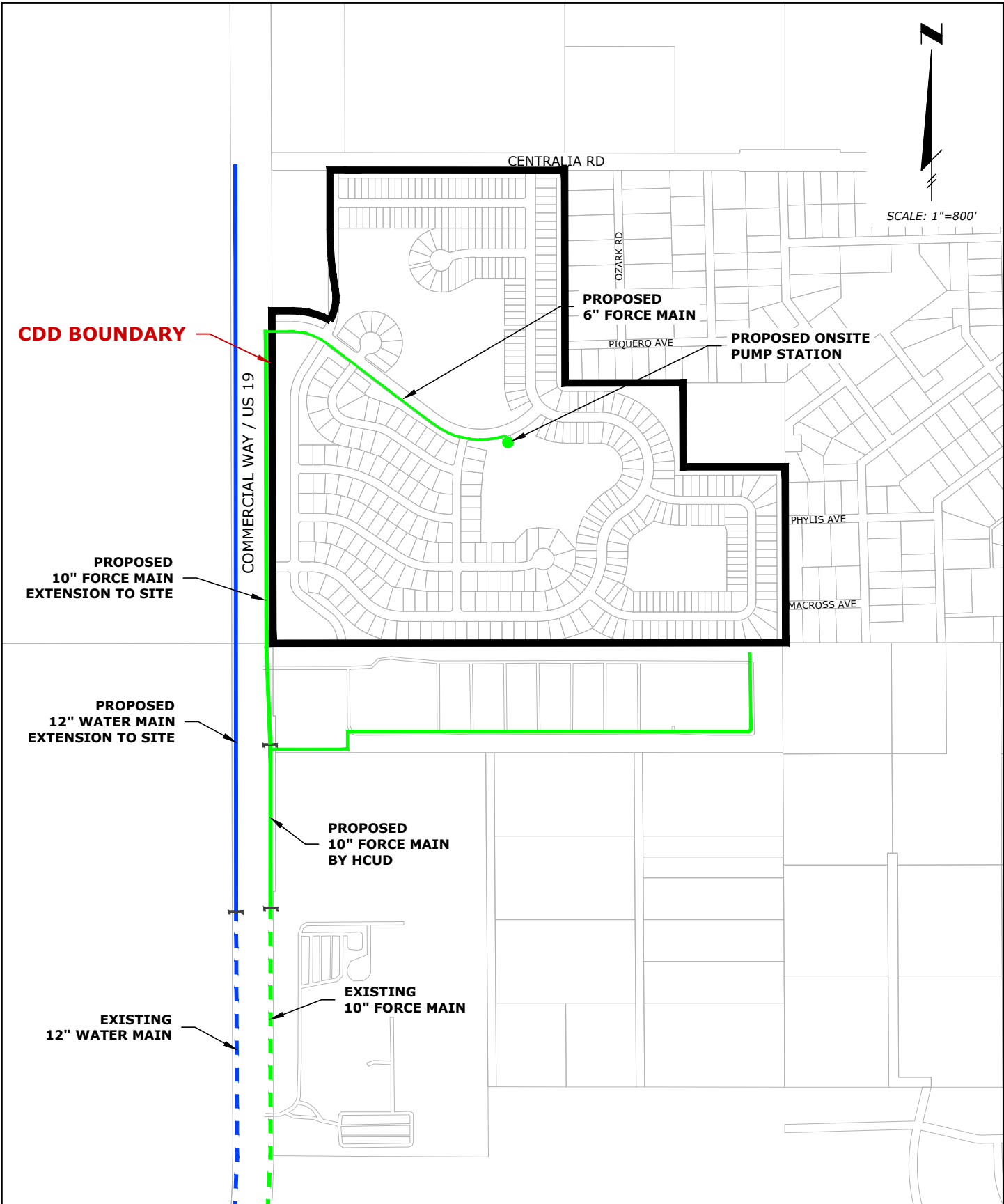
AERIAL MAP

EMERALD CREEK CDD

DATE
 07/26/23

23043

EX-3



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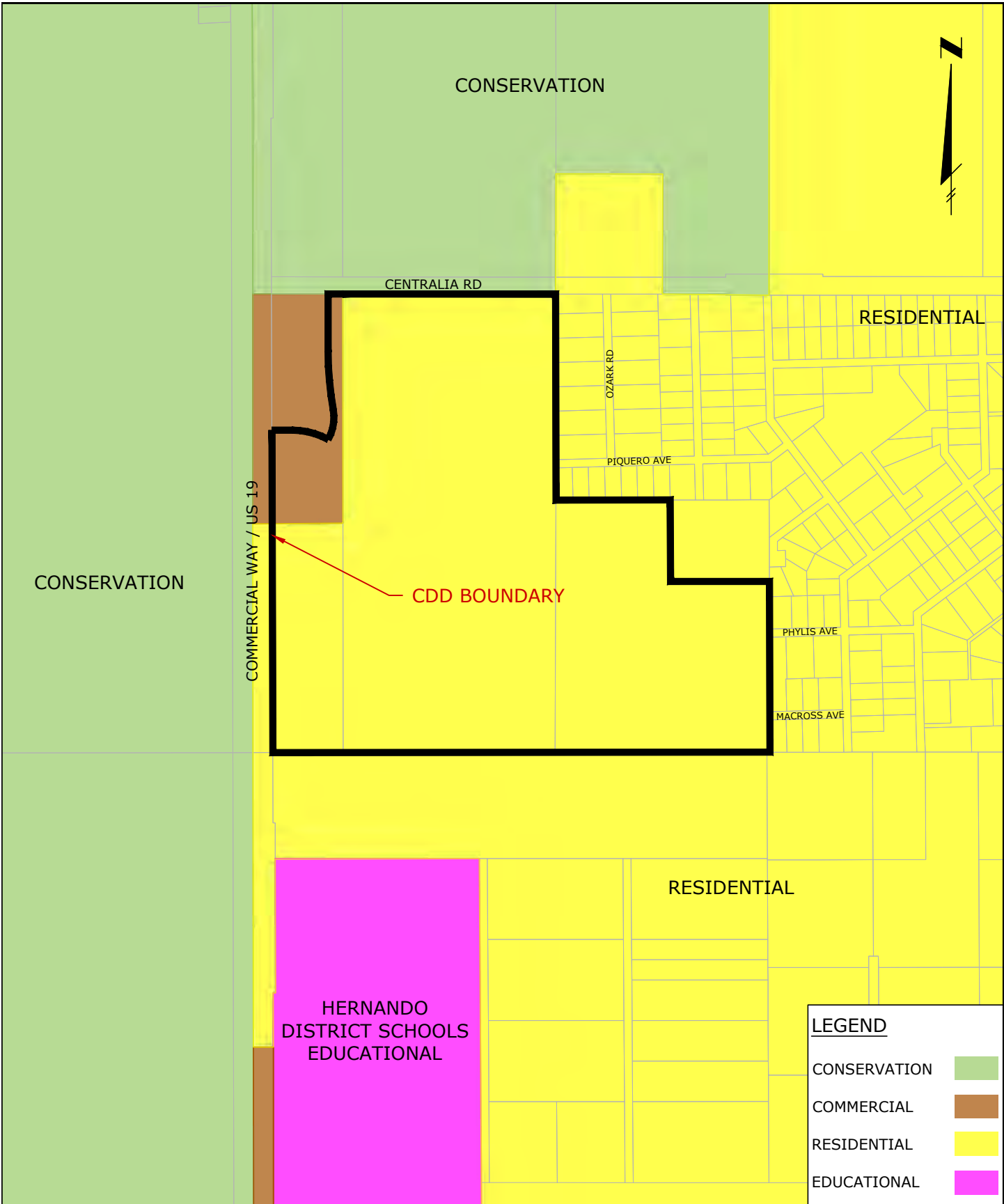
EXISTING UTILITIES MAP

EMERALD CREEK CDD

DATE
07/26/23

23043

EX-6



LEGEND	
CONSERVATION	
COMMERCIAL	
RESIDENTIAL	
EDUCATIONAL	

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FUTURE LAND USE MAP EMERALD CREEK CDD	DATE 07/26/23
	23043 EX-5

FIRST SUPPLEMENTAL ENGINEER'S REPORT

(Series 2024 Bonds)

PREPARED FOR:

**Emerald Creek
Community Development District**

Hernando County, Florida

September 17, 2024

PREPARED BY :



**COASTAL ENGINEERING ASSOCIATES, INC.
966 CANDLIGHT BOULEVARD
BROOKSVILLE, FLORIDA 34601**

EMERALD CREEK COMMUNITY DEVELOPMENT DISTRICT

FIRST SUPPLEMENTAL ENGINEER’S REPORT

I. INTRODUCTION

The purpose of this report is to supplement the Engineer’s Report dated August 2023 (the “Master Report”) for the Emerald Creek Community Development District (the “District”). The Master Report generally describes the overall public capital improvement plan (the “CIP”) anticipated to be developed within the District. This report focuses on the portion of the CIP that will be financed by the Series 2024 Bonds to be issued by the District (the “2024 Project”). For detailed descriptions of the improvements to be financed by the District, including those improvements constituting the 2024 Project, please refer to the Master Report.

The 2024 Project will benefit the Phase 1 lands within the District planned for 216 residential units as shown in Exhibit A.

II. OPINION OF PROBABLE COSTS

Table 1 presents a summary of the actual and probable construction costs for the 2024 Project serving the District.

Table 1

Emerald Creek Community Development District Phase 1 Estimated Construction Costs	
Description	Total:
General Conditions/Misc.	\$ 3,675,385
Earthwork/Clearing	\$ 1,194,937
Roadways	\$ 2,147,821
Storm Drainage	\$ 1,179,459
Sanitary Sewer	\$ 1,475,531
Water Distribution	\$ 1,239,929
Recreational Amenities	\$ 3,000,000
Landscaping/Hardscaping/Irrigation	\$ 1,500,000
Professional Services	\$ 1,091,307
Total:	\$ 16,504,369

This Engineer’s Opinion of Probable Cost is prepared for CDD bond funding purposes. Category costs are calculated on a per unit cost to construct based on projects of similar size and scope located in Hernando County.

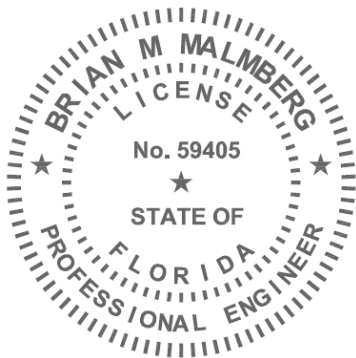
III. CERTIFICATION

It is my professional opinion that the infrastructure costs provided herein for the District's improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of infrastructure construction costs is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and comparable items of work in Hernando County and quantities as represented on the construction plans.

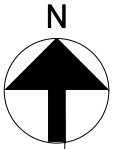
The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total cost may be more or less than this estimate.

Assuming project construction continues in a timely manner, it is our opinion that the proposed improvements, if constructed in substantial accordance with approved plans and specifications, can be completed and meet their intended function. Where necessary, historical data, in relation to costs, as well as expertise from other professionals (utility consultants and contractors) has been considered in preparation of this report. Consultants and contractors who have contributed their professional opinion regarding cost data to this report are reputable entities within the Hernando County area. It is therefore our opinion that the construction of the proposed project can be completed at the costs, as stated.

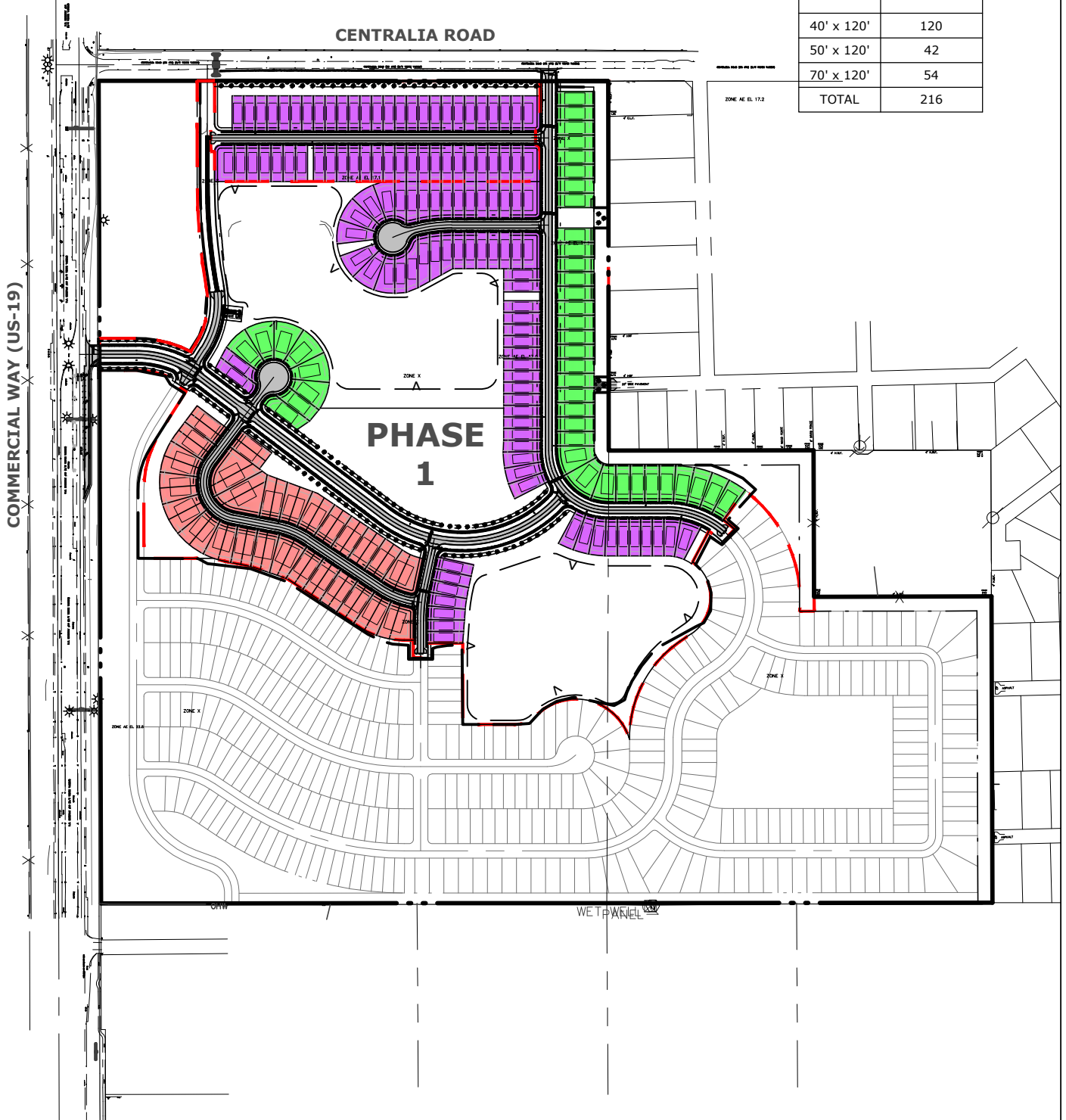


Brian Malmberg, P.E., MBA
FL License No. 59405
Coastal Engineering Associates, Inc.

EXHIBIT A: Emerald Creek Phase 1 Location Map



LOT BREAKDOWN	
LOT SIZE	TOTAL
40' x 120'	120
50' x 120'	42
70' x 120'	54
TOTAL	216



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**PHASE 1 LOCATION
 EXHIBIT A**

**EMERALD CREEK
 COMMUNITY DEVELOPMENT DISTRICT**

DATE
 9/17/24

23043

A

Exhibit B



Rizzetta & Company

Emerald Creek Community Development District

Master Special Assessment Allocation Report (Assessment Area One)

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
www.rizzetta.com

September 17, 2024

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I. INTRODUCTION

This Master Special Assessment Allocation Report (Assessment Area One) (this “Assessment Area One Master Report”) is being presented in anticipation of financing a portion of a capital infrastructure project by the Emerald Creek Community Development District (“District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Incorporated has been retained to prepare a methodology for allocating the special assessments related to the District’s infrastructure project benefiting Assessment Area One, which includes Phase 1 of the District’s development. Supporting documentation and calculations for this Assessment Area One Master Report can be found in Exhibit A, Tables 1 – 6 and are specific to Assessment Area One.

The District plans to issue bonds in one or more series to fund a portion of the Capital Improvement Program as defined below. This Assessment Area One Master Report will detail the maximum parameters for the future financing program the District will undertake, as well as determine the manner in which the special assessments will be allocated among all the landowners within Assessment Area One that will benefit from the Capital Improvement Program.

II. DEFINED TERMS

“Assessment Area One” – An assessment Area of approximately 74.08 acres within the District, consisting of 216 residential units planned for Phase 1.

“Capital Improvement Program” – (or “CIP”) Construction and/or acquisition of public infrastructure planned for Assessment Area One within the District, as specified in the Engineer’s Report dated September 17, 2024, prepared by the District Engineer (“**Engineer’s Report**”). The total cost for the Capital Improvement Program is estimated to be \$16,504,369, as specified in the Engineer’s Report.

“Developer” – Northwest Land LLC.

“District” – Emerald Creek Community Development District.

“District Engineer” – Coastal Engineering Associates, Inc.

“Equivalent Assessment Unit” – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Maximum Assessments” – The maximum amount of special assessments to be levied against a parcel in relation to the CIP.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.



“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

III. DISTRICT INFORMATION

The District was established on December 12, 2023 pursuant to Hernando County Ordinance No. 2023-17, which became effective on December 27, 2023. The District is generally located east of Commercial Way (US-19) and south of Centralia Rd (CR-476) in Hernando County. The District currently contains approximately 146.82 acres planned for approximately 580 residential units. This Assessment Area One Master Report pertains only to the 74.08 acres where the first 216 residential units are planned for development within Phase 1 of the District.

Table 1 illustrates the preliminary development plan for Assessment Area One.

IV. CAPITAL IMPROVEMENT PROGRAM (ASSESSMENT AREA ONE)

Pursuant to the Engineer’s Report, the District’s Capital Improvement Program includes, but is not limited to general conditions, earthwork and clearing, roadways, storm drainage, sanitary sewer, water distribution, recreational amenities, landscaping, hardscaping, irrigation, and professional services and is estimated to cost approximately \$16,504,369, as shown in detail on Table 2. It is expected that the District will issue bonds in the near future to fund all or a portion of the CIP benefiting Assessment Area One, with the balance funded by the Developer or other sources.

V. MASTER ASSESSMENT ALLOCATION – MAXIMUM ASSESSMENTS

Unlike property taxes, which are ad valorem in nature, a community development district may levy special assessments under Chapters 170, 190 and 197, Florida Statutes, only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the district. Special benefits act as a logical connection to property from the improvement system or services and facilities being constructed or provided. These special benefits are peculiar to lands within a district and differ in nature to those general or incidental benefits that landowners outside such district or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit received by that parcel. A district typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

A. Benefit Analysis

Improvements undertaken by the District, as more clearly described in the Engineer’s Report, create both special benefits and general benefits. The general benefits also inure to the general public at large and are incidental and distinguishable from the special benefits which accrue to the specific assessable property within



Assessment Area One, or more precisely defined as the land uses which specifically receive benefit from the CIP as described in the Engineer's Report.

Valid special assessments under Florida law have two requirements. 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 requirements are met, Florida law provides the District's board of supervisors with the ability to use discretion in determining the allocation of the assessments as long as the manner in which the board allocates the assessments is fairly and reasonably determined.

Section 170.201, Florida Statutes, states that the governing body of a municipality may apportion costs of such special assessments based on:

- (a) The front or square footage of each parcel of land; or
- (b) An alternative methodology, so long as the amount of the assessment for each parcel of land is not in excess of the proportional benefits as compared to other assessments on other parcels of land.

Based on discussions with the District Engineer, evaluation of the Engineer's Report, and in consultation with the Developer regarding the project, and by resolution of the Board of Supervisors, it has been determined that the manner in which the governing body of the District believes is in the District's best interest is to allocate the assessments for each bond issuance based on the front footage of each Platted Unit.

Table 3 demonstrates the allocation of the estimated costs benefiting Assessment Area One allocated to the various planned unit types. The costs are allocated using EAU factors, which have the effect of stratifying the costs based on land use. These EAU factors, which utilize a 40' lot frontage as the standard lot size, are provided in Table 3. This method of EAU allocation based on lot front footage meets statutory requirements and is commonly accepted in the industry.

B. Anticipated Bond Issuance

As described above, it is expected that the District will issue one or more series of bonds to fund a portion of the CIP for Assessment Area One. Notwithstanding the description of the Maximum Assessments below, landowners within Assessment Area One will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. Please note that the preceding statement only applies to capital assessments, and shall have no effect on the ability of the District to levy assessments and collect payments related to the operations and maintenance of the District.

A maximum bond sizing for Assessment Area One has been provided in Table 4. This maximum bond amount has been calculated using conservative financing assumptions and represents a scenario in which all of the CIP benefitting Assessment Area One is funded with bond proceeds. Please note that Table 4 represents the District's maximum total issuance for the CIP associated with Assessment Area One



as defined by the District Engineer. However, the District is not obligated to issue bonds at this time, and similarly may choose to issue bonds in an amount lower than the maximum amount, which is expected. Furthermore, the District may issue bonds in various par amounts, maturities and structures up to the maximum principal amount. Table 6 represents the Maximum Assessments necessary to support repayment of the maximum bonds for Assessment Area One.

C. Maximum Assessment Methodology

Initially, the District will be imposing a master Maximum Assessment lien based on the maximum benefit conferred on each gross acre within Assessment Area One. Once the platting process commences, the Maximum Assessment lien will be assigned to the platted lots within Assessment Area One on a first platted - first assigned basis. Accordingly, Table 6 reflects the Maximum Assessments per Platted Unit. Because the District may issue bonds in various par amounts, maturities and structures, the special assessments necessary to secure repayment of those bonds will not exceed the amounts on Table 6. It is expected that the standard long-term special assessments borne by property owners within Assessment Area One will be lower than the amounts in Table 6 and will reflect assessment levels which conform with the current market.

The lands within Assessment Area One subject to the Maximum Assessments initially are Unplatted Parcels. Assessments will be initially levied on these Unplatted Parcels within Assessment Area One on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into Platted Units, individual Maximum Assessments will be assigned to those Platted Units within Assessment Area One at the per-unit amounts described in Table 6, thereby reducing the Maximum Assessments encumbering the Unplatted Parcels by a corresponding amount. Any unassigned amount of Maximum Assessments encumbering the remaining Unplatted Parcels within Assessment Area One will continue to be calculated and levied on an equal assessment per gross acre basis.

Until all the land within Assessment Area One has been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold, it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

This Assessment Area One Master Report is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the CIP benefiting Assessment Area One referenced herein. All such liens shall be within the benefit limits established herein and using the allocation



methodology described herein, and shall be described in one or more supplemental reports.

In the event an Unplatted Parcel within Assessment Area One is sold to a third party not affiliated with the Developer, Maximum Assessments will be assigned to the Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel, subject to review by the District's methodology consultant to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with the methodology in this Assessment Area One Master Report. The owner of the Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately actually platted. These total assessments are fixed to the Unplatted Parcel at the time of the sale. If the transferred property is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per acre until platting).

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to "buy down" the assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, in order for assessments to be at certain target levels. Note that any "true-up," as described herein, may require a payment to satisfy "true-up" obligations as well as additional contributions to achieve such target assessment levels. Any amounts contributed by the Developer to pay down assessments will not be eligible for "deferred costs," if any are provided for in connection with any particular bond issuance.

In the event that the CIP benefiting Assessment Area One is not completed, required contributions are not made, additional benefitted lands are added to the District and/or Assessment Area One, or under certain other circumstances, the District may elect to reallocate the special assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

D. True-Up Determination & Payments

This Assessment Area One Master Report identifies the amount of equivalent assessment units (and/or product types and unit counts) planned for the lands within Assessment Area One. At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for review pursuant to the terms herein. Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. If such Proposed Plat is consistent with the development plan for Assessment Area One as identified herein, the District shall allocate the assessments to the product types being platted on a first platted, first assigned basis in accordance with this Assessment Area One Master Report and cause the assessments to be recorded in the District's Improvement Lien Book. If a change in development shows



a net increase in the overall principal amount of assessments able to be assigned to the assessable property within Assessment Area One of the District, then the District may undertake a pro rata reduction of assessments for all assessed properties within Assessment Area One, or may otherwise address such net increase as permitted by law.

However, if a change in development as reflected in a Proposed Plat results in a net decrease in the overall principal amount of assessments able to be assigned to the planned units described in this Assessment Area One Master Report, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a “True-Up Payment” equal to the shortfall in assessments resulting from the reduction of planned units. Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include any applicable accrued interest pursuant to the applicable assessment resolutions of the District. For further detail on the true-up process, please refer to the applicable agreement and applicable assessment resolution(s).

VI. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Incorporated makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Assessment Area One Master Report.

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



EXHIBIT A:

ALLOCATION METHODOLOGY (ASSESSMENT AREA ONE)



Rizzetta & Company

**EMERALD CREEK
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
ASSESSMENT AREA ONE**

TABLE 1: PRELIMINARY DEVELOPMENT PLAN (ASSESSMENT AREA ONE)

PRODUCTS	AVG. FF LOT SIZE	EAU	TOTAL UNITS (PHASE 1) (1)
Villa	35'	0.88	54
Single Family 40'	40'	1.00	120
Single Family 50'	50'	1.25	42
TOTAL:			216

(1) Product totals are shown for illustrative purposes and not fixed per product type. Development plan for Assessment Area One is subject to change with land platting.

**EMERALD CREEK
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
ASSESSMENT AREA ONE**

TABLE 2: TOTAL CIP COST DETAIL (ASSESSMENT AREA ONE)

DESCRIPTION	AA1 TOTAL ESTIMATED COST
General Conditions/Misc.	\$3,675,385
Earthwork/Clearing	\$1,194,937
Roadways	\$2,147,821
Storm Drainage	\$1,179,459
Sanitary Sewer	\$1,475,531
Water Distribution	\$1,239,929
Recreational Amenities	\$3,000,000
Landscaping/Hardscaping/Irrigation	\$1,500,000
Professional Services	\$1,091,307
Total CIP Construction Costs (AA1)	\$16,504,369

NOTE: Infrastructure cost estimates provided by the District Engineer.

**EMERALD CREEK
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
ASSESSMENT AREA ONE**

TABLE 3: TOTAL CIP COST/BENEFIT ALLOCATION

PRODUCTS	EAU FACTOR	UNITS	TOTAL EAU	% of EAU	TOTAL COST ⁽¹⁾	PER UNIT COST
Villa	0.88	54	47.25	21.50%	\$3,548,721	\$65,717
Single Family 40'	1.00	120	120.00	54.61%	\$9,012,625	\$75,105
Single Family 50'	1.25	42	52.50	23.89%	\$3,943,023	\$93,882
		216	219.75	100.00%	\$16,504,369	

(1) Total costs shown for illustrative purposes and are not fixed per product type.

**EMERALD CREEK
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
ASSESSMENT AREA ONE**

TABLE 4: FINANCING INFORMATION - MAXIMUM BONDS

Estimated Coupon Rate		7.0%
Maximum Annual Debt Service ("MADS")		\$1,627,845
SOURCES:		
	ESTIMATED PRINCIPAL AMOUNT	\$20,200,000 (1)
Total Net Proceeds		\$20,200,000
USES:		
Construction Account		(\$16,504,369)
Debt Service Reserve Fund		(\$1,627,845)
Capitalized Interest (12 months)		(\$1,414,000)
Costs of Issuance		(\$249,786)
Underwriter's Discount		(\$404,000)
Total Uses		(\$20,200,000)

(1) The District is not obligated to issue this amount of bonds.

TABLE 5: FINANCING INFORMATION - MAXIMUM ASSESSMENTS

Estimated Interest Rate		7.0%
Maximum Initial Principal Amount		\$20,200,000
Aggregate Annual Installment		\$1,627,845 (1)
Estimated County Collection Costs	2.00%	\$34,635 (2)
Maximum Early Payment Discounts	4.00%	\$69,270 (2)
Estimated Total Annual Installment		\$1,731,750

(1) Based on MADS for the Maximum Bonds.

(2) May vary as provided by law.

**EMERALD CREEK
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
ASSESSMENT AREA ONE**

TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS (1)

PRODUCT	UNITS	EAU FACTOR	TOTAL EAU'S	% of EAU's	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (2)(3)	PER UNIT ANNUAL INSTLMT. (3)
Villa	54	0.88	47.25	21.50%	\$4,343,345	\$80,432	\$372,356	\$6,895
Single Family 40'	120	1.00	120.00	54.61%	\$11,030,717	\$91,923	\$945,666	\$7,881
Single Family 50'	42	1.25	52.50	23.89%	\$4,825,939	\$114,903	\$413,729	\$9,851
TOTAL	216		219.75	100.00%	\$20,200,000		\$1,731,750	

(1) Represents maximum assessments based on total CIP for Assessment Area One and allocated by EAU. Actual imposed amounts may be lower.
(2) Product total shown for illustrative purposes only and are not fixed per product type.
(3) Includes estimated Hernando County collection costs/payment discounts, which may fluctuate.

**EMERALD CREEK COMMUNITY DEVELOPMENT DISTRICT
 MAXIMUM ASSESSMENT LIEN ROLL - ASSESSMENT AREA ONE**

LEGAL DESCRIPTION	ACREAGE	MAXIMUM PRINCIPAL/ACRE	MAXIMUM ANNUAL INSTALLMENT/ACRE
Please See Attached	1	\$272,678	\$23,377
Total:	74.08	\$20,200,000	\$1,731,750

LEGAL DESCRIPTION FOR EMERALD CREEK PHASE-1 RESIDENTIAL AREA

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 SECTION 31, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY FLORIDA, AND THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SOUTHWEST 1/4, RUN S00°02'52"W, 54.87 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTRAILIA ROAD, AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF CENTRAILIA ROAD, RUN S89°56'57"E, 1314.64 FEET TO THE WEST BOUNDARY LINE OF ROYAL HIGHLANDS, UNIT-6 AS RECORDED IN PLAT BOOK 12, PAGES 67-79 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY LINE, RUN S00°05'03"E, 1271.43 FEET; THENCE ALONG THE SOUTH LINE OF SAID ROYAL HIGHLANDS UNIT 6, BLOCK 377, RUN N89°55'18"E, 704.92 FEET TO THE WEST BOUNDARY LINE OF PARCEL 7.0 AS RECORDED IN OFFICIAL RECORDS BOOK 3326, PAGE 850 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY LINE, RUN S00°10'57"E, 503.48 FEET; THENCE CONTINUE S00°28'27"E, 50.00 FEET; THENCE S89°54'23"W, 50.25 FEET; THENCE N00°10'57"W, 80.60 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 457.00 FEET, A CENTRAL ANGLE OF 49°48'00", AND A CHORD BEARING AND DISTANCE OF N29°02'44"W, 384.83 FEET; THENCE ALONG THE ARC OF SAID CURVE 397.21 FEET; THENCE S36°03'15"W, 127.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 8°39'15", AND A CHORD BEARING AND DISTANCE OF S49°37'06"E, 49.80 FEET; THENCE ALONG THE ARC OF SAID CURVE 49.84 FEET; THENCE S44°42'38"W, 60.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 12°29'08", AND A CHORD BEARING AND DISTANCE OF N51°31'56"W, 58.72 FEET; THENCE ALONG THE ARC OF SAID CURVE 58.84 FEET; THENCE S27°59'35"W, 120.59 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 149.91 FEET, A CENTRAL ANGLE OF 110°01'27", AND A CHORD BEARING AND DISTANCE OF S00°35'20"W, 245.63 FEET; THENCE ALONG THE ARC OF SAID CURVE 287.87 FEET; THENCE S55°33'07"W, 49.17 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 55°33'07", AND A CHORD BEARING AND DISTANCE OF S27°46'33"W, 372.81 FEET; THENCE ALONG THE ARC OF SAID CURVE 387.83 FEET; THENCE S00°00'00"E, 6.99 FEET; THENCE N18°47'57"W, 9.06 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 192.34 FEET, A CENTRAL ANGLE OF 127°01'57", AND A CHORD BEARING AND DISTANCE OF N82°18'55"W, 344.32 FEET; THENCE ALONG THE ARC OF SAID CURVE 426.45 FEET; THENCE S86°22'23"W, 50.10 FEET; THENCE S89°57'22"W, 179.99 FEET; N00°01'14"E, 195.27 FEET; THENCE N00°02'51"W, 84.72 FEET; THENCE N90°00'00"W, 120.00 FEET; THENCE S00°00'00"E, 49.71 FEET; THENCE N90°00'00"W, 50.00 FEET; THENCE N00°00'00"E, 59.59 FEET; THENCE S89°57'22"W, 31.81 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 33°48'15", AND A CHORD BEARING AND DISTANCE OF N73°08'30"W, 162.81 FEET; THENCE ALONG THE ARC OF SAID CURVE 165.20 FEET; THENCE N56°14'22"W,

296.33 FEET; THENCE N71°08'57"W, 130.01 FEET; THENCE N79°07'12"W, 94.26 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 276.00 FEET, A CENTRAL ANGLE OF 8°00'39", AND A CHORD BEARING AND DISTANCE OF N75°06'52"W, 38.56 FEET; THENCE ALONG THE ARC OF SAID CURVE 38.59 FEET; THENCE N90°00'00"W, 260.78 FEET; THENCE N00°00'00"E, 233.75 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 32°24'35", AND A CHORD BEARING AND DISTANCE OF N16°12'17"E, 153.49 FEET; THENCE ALONG THE ARC OF SAID CURVE 155.56 FEET; THENCE N32°24'35"E, 236.70 FEET; THENCE N59°00'41"W, 50.02 FEET TO A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 19°03'18", AND A CHORD BEARING AND DISTANCE OF N22°52'56"E, 8.28 FEET; THENCE ALONG THE ARC OF SAID CURVE 8.31 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 295.00 FEET, A CENTRAL ANGLE OF 27°16'52", AND A CHORD BEARING AND DISTANCE OF N76°21'34"W, 139.14 FEET; THENCE ALONG THE ARC OF SAID CURVE 140.46 FEET; THENCE N90°00'00"W, 127.60 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HWY #19; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°10'10"W, 110.00 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, RUN N90°00'00"E, 127.93 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 27°23'36", AND A CHORD BEARING AND DISTANCE OF S76°18'12"E, 191.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 193.63 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 13°27'28", AND A CHORD BEARING AND DISTANCE OF N39°08'19"E, 3.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 3.52 FEET; THENCE N32°24'35"E, 28.49 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 42°35'32", AND A CHORD BEARING AND DISTANCE OF N11°06'49"E, 192.49 FEET; THENCE ALONG THE ARC OF SAID CURVE 196.99 FEET TO A REVERSE CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 2035.00 FEET, A CENTRAL ANGLE OF 10°10'57", AND A CHORD BEARING AND DISTANCE OF N05°05'28"W, 361.18 FEET; THENCE ALONG THE ARC OF SAID CURVE 361.66 FEET; THENCE N00°00'00"W, 356.21 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTRALIA ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN S89°55'21"E, 100.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 74.08 ACRES, MORE OR LESS.

Tab 2

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MINUTES OF MEETING

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

**EMERALD CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Emerald Creek Community Development District was held on **Tuesday, March 4, 2025 at 11:02 a.m.** at the offices of Coastal Engineering Associates, Inc., located at 966 Candlelight Blvd., Brooksville, FL 34601.

Present and constituting a quorum:

Ron Bastyr	Board Supervisor, Chairman
Shane O'Neil	Board Supervisor, Vice Chairman
Lynette Bastyr	Board Supervisor, Assistant Secretary

Also present were:

Wesley Elias	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin Vericker

Audience	None
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FIRST ORDER OF BUSINESS **Call to Order**

Mr. Elias called the meeting to order at 11:02 a.m., confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS **Audience Comments on Agenda Items**

There were no audience members present.

THIRD ORDER OF BUSINESS **Staff Reports**

- A.** District Counsel
No report
- B.** District Engineer
No report

74 **FIFTH ORDER OF BUSINESS** **Consideration of FY 23-24 Final Audit**

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, the Board of Supervisors approved the FY 23-24 Final Audit, for the Emerald Creek Community Development District.

75
76 **SIXTH ORDER OF BUSINESS** **Consideration of Regular Meeting**
77 **Minutes for December 3, 2024**

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved the Regular Meeting Minutes for December 3, 2024, for the Emerald Creek Community Development District.

78
79 **SEVENTH ORDER OF BUSINESS** **Consideration of Operations &**
80 **Maintenance Expenditures November**
81 **2024, December 2024 & January 2025**

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors ratified the Operation and Maintenance expenditures for November 2024 (\$4,987.50), December 2024 (\$5,412.50) and January 2025 (\$5,337.50) as presented, for the Emerald Creek Community Development District.

82
83 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests/ Audience**
84 **Comments**

85 No Supervisor Requests.

86 **NINTH ORDER OF BUSINESS** **Continuation**

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors continued the meeting to April 2, 2025 at 2:00 p.m. for the Emerald Creek Community Development District.

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91 _____ _____
92 Assistant Secretary Chairman / Vice-Chairman

Tab 3

Emerald Creek Community Development District

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.emeraldcreekcdd.org

Operations and Maintenance Expenditures February 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2025 through February 28, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$8,672.50**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Emerald Creek Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2025 Through February 28, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Grau & Associates, P.A.	300003	26778	Audit Service FY23/24	\$ 3,400.00
Rizzetta & Company, Inc.	300001	INV0000096847	District Management Fees 02/25	\$ 3,800.00
Straley Robin Vericker	300004	25807	Legal Services 12/24	\$ 525.00
Straley Robin Vericker	300005	25969	Legal Services 01/25	<u>\$ 947.50</u>
Report Total				<u>\$ 8,672.50</u>

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Emerald Creek Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625*

Invoice No. 26778
Date 02/04/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>3,400.00</u>
Current Amount Due	\$ <u><u>3,400.00</u></u>

RECEIVED
02-04-2025

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,400.00	0.00	0.00	0.00	0.00	3,400.00

Payment due upon receipt.

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
2/2/2025	INV0000096847

Bill To:

Emerald Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00646

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,600.00	\$1,600.00
Administrative Services	1.00	\$350.00	\$350.00
Management Services	1.00	\$1,750.00	\$1,750.00
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$3,800.00
		Total	\$3,800.00

RECEIVED
 01-28-2025

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Emerald Creek Community Development District
C/O Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

January 09, 2025

Client: 001617

Matter: 000001

Invoice #: 25807

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
12/2/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
12/3/2024	JMV	TELEPHONE CALLS WITH DISTRICT MANAGER; PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
12/9/2024	JMV	REVIEW EMAIL FROM K. MCDONALD; REVIEW CDD FINANCIAL STATEMENTS.	0.3	\$112.50
12/23/2024	JMV	REVIEW EMAIL FROM S. GILLIS; REVIEW LEGAL NOTICE.	0.2	\$75.00
Total Professional Services			1.4	\$525.00

January 09, 2025
Client: 001617
Matter: 000001
Invoice #: 25807

Page: 2

Total Services	\$525.00	
Total Disbursements	\$0.00	
Total Current Charges		\$525.00
Previous Balance		\$1,012.50
<i>Less Payments</i>		<i>(\$1,012.50)</i>
PAY THIS AMOUNT		\$525.00

RECEIVED
01-09-2025

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Emerald Creek Community Development District
C/O Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

February 05, 2025

Client: 001617

Matter: 000001

Invoice #: 25969

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
1/2/2025	JMV	REVIEW EMAIL FROM W. ELIAS; DRAFT EMAIL TO W. ELIAS.	0.2	\$75.00
1/2/2025	AM	REVIEW DISTRICT'S WEBSITE TO CONFIRM COUNSEL'S CORRECT INFORMATION.	0.2	\$35.00
1/9/2025	AM	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER.	0.5	\$87.50
1/13/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE LETTER.	1.1	\$412.50
1/21/2025	JMV	REVIEW EMAIL FROM S. GILLIS; REVIEW LEGAL NOTICE.	0.2	\$75.00
1/27/2025	JMV	REVIEW EMAIL FROM RIZZETTA; REVIEW DRAFT AUDIT REPORT; DRAFT EMAIL TO K. MCDONALD.	0.7	\$262.50
Total Professional Services			2.9	\$947.50

February 05, 2025
Client: 001617
Matter: 000001
Invoice #: 25969

Page: 2

Total Services	\$947.50
Total Disbursements	\$0.00
Total Current Charges	\$947.50
Previous Balance	\$525.00
PAY THIS AMOUNT	\$1,472.50

RECEIVED
02-05-2025

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25807	January 09, 2025	\$525.00	\$0.00	\$0.00	\$0.00	\$1,472.50
Total Remaining Balance Due						\$1,472.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,472.50	\$0.00	\$0.00	\$0.00