Síx Míle Creek Community Development District

November 17, 2021

AGENDA

Six Mile Creek Community Development District 475 West Town Place Suite 114 St. Augustine, Florida 32092 www.SixMileCreekCDD.com

November 10, 2021

Board of Supervisors Six Mile Creek Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Six Mile Creek Community Development District will be held Wednesday, November 17, 2021 at 2:00 p.m. at the Renaissance World Golf Village Resort, 500 South Legacy Trail, St. Augustine, Florida 32092.

- I. Roll Call
- II. Audience Comments (regarding agenda items listed below)
- III. Affidavit of Publication
- IV. Approval of Minutes of the October 20, 2021 Meeting
- V. Matters Related to Issuance of Series 2021 Bonds
 A. Supplemental Assessment Resolution, Assessment Area 2, Phase 3B, Resolution 2022-04
 - B. Supplemental Assessment Resolution, Assessment Area 3, Phase 2, Resolution 2022-05
- VI. Public Hearing Related to Levy of Debt Assessments against Expansion Parcel
 A. 170.08 Levying Resolution for Expansion Parcel, Resolution 2022-06
- VII. Other Business
- VIII. Staff Reports
 - A. Attorney
 - 1. Publication of Legal Notices

- 2. Needs Analysis that Districts Providing Wastewater or Stormwater Management Services Must Complete by June 30, 2022
- 3. Prompt Payment Requirements
- 4. Public Records Exemptions for Addresses and Other Information Associated with Certain Officers, Judges, etc.
- B. Engineer
- C. Manager
- D. Operations / Amenity Manager Report
- IX. Supervisor's Requests and Audience Comments
- X. Financial Reports
 - A. Balance Sheet as of October 31, 2021 and Statement of Revenues and Expenses for the Period Ending October 31, 2021
 - B. Assessment Receipt Schedule
 - C. Check Register
- XI. Next Scheduled Meeting December 15, 2021 @ 2:00 p.m.
- XII. Adjournment

THIRD ORDER OF BUSINESS

THE ST. AUGUSTINE RECORD Affidavit of Publication

SIX MILE CREEK CDD C/O GMS LLC 475 WEST TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15653 AD# 0003383921-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a SA Legal Classified in the matter of IMPOSITION OF DEBT ASSESSMENTS was published in said newspaper in the issue dated 10/20/2021, 10/27/2021.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to (or affirmed) and subscribed before me by means of

physical presence or online notarization

this _____ day of OCT 2 7 2021

who is personally known to

me or who has produced as identification

(Signature of Notary Public)

ADSN PLAS	Notary Public State of Florida
P. AK	Kimberly M Reese
	My Commission GG 312209
	Expires 03/17/2023

THE ST. AUGUSTINE RECORD Affidavit of Publication

SIX MILE CREEK CDD C/O GMS LLC 475 WEST TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15653 AD# 0003383921-02

PO#

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STATE OF FLORIDA COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a SA Legal Classified in the matter of IMPOSITION OF DEBT ASSESSMENTS, CONTINUED was published in said newspaper in the issue dated 10/20/2021, 10/27/2021.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

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(Signature of Notary/Public)

My Commission GG 312209 Expires 03/17/2023

STAUGUSTINE.COM | WEDNESDAY, OCTOBER 27, 2021 | 78

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF DEBT ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES -and-

NOTICE OF MEETING

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Six Mile Creek Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

DATE: TIME: LOCATION: PUBLIC HEARINGS AND MEETING November 17, 2021 2:00 p.m. Renaissance World Golf Village Resort 500 South Legacy Trail St. Augustine, Florida 32092

By way of background, and pursuant to Resolution 2021-01, as supplemented by Resolution 2021-06, the District previously imposed a debt assessment lien ("Assessments") to secure the repayment of bonds that would finance the acquisition and/or construction of a portion of the District's capital improvement plan. On February 24, 2021, the District issued its \$11,340,000 Capital Improvement Revenue Bonds, Series 2021 (Assessment Area 3, Phase 1) ("2021 Bonds") to finance the District's "2021 Area 3, Phase 1 Project" (herein, "Project"). The 2021 Bonds are secured by the Assessments.

At the time of issuance of the 2021 Bonds, the District anticipated undertaking a boundary amendment to incorporate into the District's boundaries a 6.8-acre parcel of land ("Expansion Parcel"), upon which 24 lots are planned for development. Also at the time of the bond issuance, the District anticipated that after the boundary amendment was complete, the District would undertake proceedings to extend the Assessments to the Expansion Parcel. On August 11, 2021, the amendment to Rule 42GGG-1.002, FA.C. became effective, which resulted in the Expansion Parcel being added to the District's boundaries. Accordingly, the District now desires to undertake proceedings to extend the Assessments to the Expansion Parcel.

The purpose of the public hearings announced above is to consider the imposition of the Assessments and adoption of assessment rolls to secure the 2021 Bonds in part on certain benefited lands within the Expansion Parcel, and, to provide for the levy, collection and enforcement of the Assessments so imposed. The proposed bonds secured by the Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, roadway improvements, water and sewer utilities, stormwater management, street lighting, common area landscape and hardscape improvements and other infrastructure projects, all for the Project, and as described in more detail in the Six Mile Creek Community Development District Supplemental Engineer's Report for Series 2020 Capital improvements dated January 19, 2021 ("Engineer's Report"). The Assessments are proposed to be allocated as set forth in the District's Master Assessment Report, First Supplemental Assessment Report, Bifurcation Assessment Report, Refunding Report, 2016 Assessment Report, 2017 Assessment Report, 2020 Area 2. Phase 3A Assessments Report, as such terms are defined in Resolution 2021-06, and the Special Assessment Methodology Report for the Series 2020 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 1) dated November 5, 2020, as supplemented by the Second Supplemental Special Assessment Methodology Report for the Series 2021 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 1) Original Date of February 10, 2021 dated September 14, 2021 (together, "Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Assessments on the Expansion Parcel as finally approved by the Board. A meeting of the District will also be held where the Board may consider any other business that may properly come before it.

As amended, the District is located entirely within the unincorporated boundaries of St. Johns County, Florida, and is located west of Pacetti Road, north of County Road 208, east of Joe Ashton Road and south of State Road 16. Generally speaking, the lands within the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District Office" located at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 Phone 904-940-5850, E-Mail: joliver@gmsnf.com. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The proposed schedule of proposed Assessments is as follows:

Table 4 Six Nile Creak Community Development District Por Dobt and Dabt Service Aliccations - Series AAS Phase 1 2022 Capital Improvement Revenue Dends Includies Annexet Innda

Sir	nd Use Igle Family aldential:	No. of Units	Par Debt per Unit ≠ _2021, Bend	Total Par Debt 2021 Sond	2021 Bond Net per Unit Annual Debt Service	2021 Bond Total Annual Net Debt Service	1011 Bond Bross per Unit Annuat Daht Service (1)
43	1 Ici	153	£33,415	54,284,991	\$1,307	\$239,130	\$1,390
52	int.	135	\$30,904	\$4,172,017	\$1,725	\$232,031	\$2.035

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 Project and to impose, levy and collect the Assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SIX MILE CREEK

COMMUNITY DEVELOPMENT DISTRICT:

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF

RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

 DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to make the Project and to defray all or a portion of the cost thereof by the Assessments.

3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.

The nature and general location of, and plans and specifications for, the Project 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 **4. DECLARING THE TOTAL ESTIMATED COST OF THE**

IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated cost of the 2021 Area 3, Phase 1 Project is \$17,849,525 ("Estimated Cost"). B. The Assessments will defray approximately \$11,340,000, which is the par value of the 2021 Bonds and which includes a portion of the Estimated Cost, as well as other financing-related costs. C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments may be imposed as one or more special assessment liens, as set forth in applicable supplemental assessment resolutions. and, with respect to any pailicular lien, the Assessments shall be paid in not more than (30) thitiy yearly installments. The Assessments may be payable at the same time and in the same manner as are advalorem 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, including but not limited to by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regai-dless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Area 3, Phase 1 Project have been levied on certain benefitted lands within the District, and additionally shall be levied on cetiain lots and lands within the Expansion Parcel, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with cetiain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has daused 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 oreliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and I 97.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby

declared public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS DATE: November 17, 2021 TIME: 2:00p.m. LOCATION: Renaissance World Resort 500 South Legacy T

2:00p.m. Renaissance World Golf Village Resort 500 South Legacy Trail St. Augustine, Florida 32092

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set finih in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office. Notice of said hearing shall be adve1ised 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 of general circulation within Lee 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 fruiher authorized and increted no give thirty (3 0) days written notice by mail of the time and place of this hearing to the owners of all prope1iy to be assessed and include in such notice the amount of the assessment for each such prope1iy owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

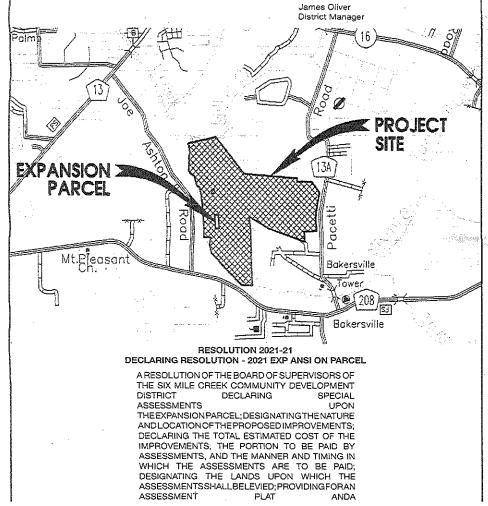
	CHANGE MINE	ANCE BRUD	.4941.0000	MERT SERVICE	Debt Service	Ophi Service (1)
43' loi.	183	\$23,415	\$4,284,991	51,307	\$239,136	31,390
51 let	135	\$30,904	\$4,172,017	\$1.725	\$232,033	\$1,805
63' let	• 45	437,622	\$1,692,992	\$2,100	594,482	52,234
74151			\$10,150,000		3366.450	

(3) Include 9% provision for early payment discrunt and 3% collection costs for St Johns County.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.



assessed and include in such notice the amount of the assessment for each such properly owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.

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

11. 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.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption, PASSED AND ADOPTED this 15th day of September, 2021.

ATTEST:

SIX MILE CREEK COMMUNITY DEVELOPME T DISTRICT

Jame's Oliver, Secretary

Vice Chairperson

Exhibit A: Six Mile Creek Community Development District Supplemental Engineer's Report for Series 2020 Capital Improvements dated January 19, 2021

Exhibit B: Second Supplemental Special Assessment Methodology Report for the Series 2021 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 1) Original Date of February JO, 2021 dated September 14, 2021



ROLL: ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVER.ABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Six Mile Creek Community Development District ("District") is a local unit of specialpurpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund,plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct ce1iain infrastructure and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, pursuant to Resolution 2021-01, as supplemented by Resolution 2021-06, the District previously imposed a debt assessment lien ("Assessments") to secure the repayment of bonds that would finance the acquisition and/or construction of a portion of the District's capital improvement plan; and

WHEREAS, District issued its \$11,340,000 Six Mile Creek Community Development District Capital improvement Revenue Bonds, Series 2021 (Assessment Area 3, Phase 1) (the "2021 Bonds") to finance the project (the "2021 Area 3, Phase 1 Project") described in the Six Mile Creek Community Development District Supplemental Engineer's Report for Series 2020 Capital Improvements dated January 19, 2021, attached hereto as Exhibit A, and incorporated herein by reference (the "Engineer's Report"); and

WHEREAS, at the time of issuance of the 2021 Bonds, the District anticipated undertaking a boundary amendment to incorporate into the District's boundaries a 6.8-acre parcel of land ("Expansion Parcel"), upon which 24 lots are planned for development; and

WHEREAS, also at the time of the bond issuance, the District anticipated that after the boundary amendment was complete, the District would undertake proceedings to extend the Assessments to the Expansion Parcel; and

WHEREAS, on August 11, 2021, the amendment to Rule 42GGG-1.002, F.A.C. became effective, which resulted in the Expansion Parcel being added to the District's boundaries; and

WHEREAS, accordingly, the District now desires to undertake proceedings to extend the Assessments to the Expansion Parcel; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the 2021 Area 3, Phase 1 Project in part by the levy of the Assessments on the benefited lands within the Expansion Parcel; and

WHEREAS, the Assessments are described in the District's Master Assessment Report, First Supplemental Assessment Repmi, Bifurcation Assessment Repmi, Refunding Repmi, 2016 Assessment Report, 2017 Assessment Report, 2020 Area 2, Phase 3A Assessments Repo1i, as such terms are defined in Resolution 2021-06, and the Special Assessment Methodology Report for the Series 2020 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 1) dated November 5, (collectively, the "Assessment Report"); and

WHEREAS, the Assessment Repmi has been supplemented by that certain Second Supplemental Special Assessment Methodology Report for the Series 2021 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 1) Original Date of February 10, 2021 dated September 14, 2021, a copy of which is attached hereto as Exhibit B (the "Expansion Report"), for the purpose of extending the Assessments to the Expansion Parcel; and

WHEREAS, the Engineer's Report, Assessment Report, and Expansion Repo1i are on file with the District Manager at c/o Governmental Management Services, LLC, 4 7 5 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District Records Office"); and

GARAGE



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The St. Augustine Record

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Six Mile Creek Community Development District was held on Wednesday, October 20, 2021 at 2:00 p.m. at the Renaissance World Golf Village Resort, 500 South Legacy Trail, St. Augustine, Florida.

Present and constituting a quorum were:

Gregg Kern	Chairman
Mike Taylor	Vice Chairman
Darren Glynn	Supervisor
Wendy Hartley	Supervisor

Also, present were:

T' 01'

District Manager District Counsel District Engineer Evergreen Lifestyles Management Evergreen Lifestyles Management CAM (Evergreen Lifestyles Management-HOA) Evergreen Lifestyles Management Regional Manager, Evergreen

The following is a summary of the discussions and actions taken at the October 20, 2021 Six Mile Creek Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS Roll Call

Mr. Oliver called the meeting to order at 2:00 p.m. Four Supervisors were in attendance at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Oliver explained the comment protocol for audience comments and opened the floor to audience members. Resident commented on construction proposals.

THIRD ORDER OF BUSINESS

Affidavit of Publication

Mr. Oliver stated today there would be a public hearing regarding the Series 2021 bonds that was noticed in the St. Augustine Record on September 22nd and September 29th. Also, a mailed notice was sent to property owners.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 15, 2021 Meeting

Mr. Oliver presented the minutes of the September 15, 2021 meetings and asked for any comments, corrections, or changes. The Board noted the spelling of Humphrey on page 1.

On MOTION by Mr. Kern, seconded by Mr. Taylor, with all in favor, the Minutes of the September 15, 2021 Meeting, were approved, as amended.

FIFTH ORDER OF BUSINESS

Consideration of Construction Proposals for Phase II and East Parcel, Phase 2

Mr. Oliver noted these had been received and are under review. This will be added to the agenda on November 9th. The motion to table was made.

On MOTION by Mr. Kern, seconded by Ms. Hartley, Tabling Consideration of Construction Proposals for Phase II and East Parcel, Phase 2 until November 9th, was approved.

SIXTH ORDER OF BUSINESS

Public Hearing Related to Series 2021 Bonds, Resolution 2022-01

Mr. Haber reviewed the resolution declaring assessments and noted this will consider levying assessments. He added that two exhibits are attached and changes have been made to the assessment methodology report. He noted that assessment levels were increased due to improvements. Mr. Brecht provided a summary for the improvements of the areas. Mr. Oliver also reviewed his report and noted this is for new areas.

Mr. Oliver asked for motion to open the Public Hearing.

On MOTION by Mr. Taylor, seconded by Mr. Kern, to OPEN the Public Hearing, was approved.

Mr. Oliver asked for input from the public on the resolution. There was a question regarding the assessment area locations. Mr. Brecht noted the specifications of the two areas. Resident also asked about a plan for a second entrance due to safety and emergency concerns. Mr. Brecht noted there was not a plan for that at this time. Another Resident commented about the concern for another entrance and how to go about pursuing making it a requirement. Ms. Hartley discussed the concerns for funding. Another resident commented on the road. Mr. Oliver asked to keep comments on the 2021 bonds.

Mr. Oliver asked for a motion to close the Public Hearing.

On MOTION by Mr. Kern, seconded by Mr. Taylor, to CLOSE the Public Hearing, was approved.

Mr. Haber summarized Resolution 2022-01, and asked for a motion to adopt the resolution.

On MOTION by Mr. Kern, seconded by Ms. Hartley, with all in favor, Consideration of Resolution 2022-01, Series 2021 Bonds, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Resolution 2022-02, Setting Public Hearing Regarding Boundary Amendment

Mr. Oliver noted the Public Hearing has been set for November 9, 2021 at 3:00p.m. This only needs ratification.

On MOTION by Mr. Taylor, seconded by Ms. Hartley, with all in favor, Resolution 2022-02, Setting the Public Hearing Regarding Boundary Amendment for November 9, 2021 at 3:00 p.m., was ratified. .

EIGHTH ORDER OF BUSINESS

Ratification of Audit Engagement Letter with Grau & Associates

Mr. Oliver noted this is a requirement for a financial audit and Grau & Associates have been selected through the RFP process at a fee of \$6,000.

On MOTION by Mr. Kern, seconded by Ms. Hartley, with all in favor, the Audit Engagement Letter with Grau & Associates, was ratified.

NINTH ORDER OF BUSINESS Consideration of Hold Harmless Agreement with UPS

Mr. Oliver stated this sets up a central storage area for holiday deliveries that will distribute packages throughout the neighborhood. It was noted this eliminates the excess amounts of delivery trucks throughout the District. The fee for the District is \$1,000.

On MOTION by Mr. Kern, seconded by Mr. Glynn, with all in favor, the Hold Harmless Agreement with UPS for \$1,000, was approved.

TENTH ORDER OF BUSINESS

Discussion of Process to Apply for Golf Cart Community Designation and Estimated Costs/Funding Source to Meet Applicable Standards

Mr. Oliver stated this had been discussed at previous meetings. He noted that Mr. Haber and himself had been in the process of applying for this and outlined the specifics for the Board. He added this was not budgeted and the Board would have to find a line item for funding this. He referred to the website for more information. Discussion ensued on the scope, cost, and liabilities of the project. After Board discussion, it was felt that the Board was not interested in pursuing this project.

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELTH ORDER OF BUSINESSStaff Reports

A. Attorney

Mr. Haber noted they were moving to a new law firm effective November 13, 2021. The signing of the transition letter will allow this transfer to occur. The motion will allow the Chair to sign the new agreement and transition letter with the new firm.

On MOTION by Mr. Taylor, seconded by Ms. Hartley, with all in favor, to Transition to the New Law Firm, Kutak, and Authorize the Chair to sign the Transition Letter and New Agreement, was approved.

B. Engineer

i. Consideration of Requisition 275-276 (2016A Bond Account) In the amount of \$16,934

ii. Ratification of Requisition No. 124 (2020 Bond Series Amount) In the amount of \$111,887.47

iii. Consideration of Requisitions 125-132 (2020 Bond Series Account)

In the amount of \$710,2.57.32.

iv. Consideration of Requisitions 70-80 (2021 Bond Series Account)

In the amount of \$651,002.81. Total amount for requisitions for ratification: \$1,492,081.61.

On MOTION by Mr. Kern, seconded by Mr. Taylor, with all in favor, the Requisitions 275-276, 124, 125-132, and 70-80, were ratified subject to clarification.

v. Ratification of Work Authorization No. 57 TrailMark Drive (Phases 9 and 11) Landscape Architectural Services

This is a work authorization for ETM to provide landscape and architectural services for \$4,800.

On MOTION by Mr. Kern, seconded by Mr. Taylor, with all in favor, the Work Authorization No. 57 TrailMark Drive (Phases 9 & 11) Landscape Architectural Services, was ratified.

vi. Ratification of CO 5

This is a change order for Phase 9 Vallencourt \$198,694.37

On MOTION by Mr. Taylor, seconded by Mr. Kern, with all in favor, the, Change Order No. 5, was ratified.

vii. Consideration of CO 6

This is a change order for Phase 9 Vallencourt for \$155,434.91

On MOTION by Mr. Taylor, seconded by Mr. Kern, with all in favor, the Change Order No. 6, was ratified.

viii. Consideration of SO55

This is a work authorization for ETM to provide construction for expansion for community center for \$66, 500.

On MOTION by Mr. Taylor, seconded by Mr. Kern, with all in favor, Work Authorization No. 55, was ratified.

C. Manager

There being none, the next item followed.

D. Operations/ Amenity Manager – Report

1. Report

Mr. Boyer presented the operations/amenity manager's report which can be found in the agenda package. Amenity Manager added updates on recent events. Rental policies and fee structure were discussed to ensure that adequate funds collected to cover post-rental janitorial and maintenance costs. A key focus will be recurring rentals by groups collecting fees. After discussion, the Board decided to meet and discuss in more detail and develop recommendations.

2. Pressure Washing

Mr. Boyer presented the proposals for pressure washing for \$12,930 with All About Water.

On MOTION by Mr. Kern, seconded by Ms. Hartley, with all in favor, for Pressure Washing with All About Water, was ratified.

THIRTEENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Oliver opened the meeting for Supervisors and Audience comments Topics included:

- Wetlands, Ponds Retention
- Roads, Street parking issues, sidewalks, potholes

- Golf Carts, Motorcycles
- Future amenities planning process/Amenity expansion
- Communications, updates
- Security matters, expansion
- Pressure washing schedule
- Construction
- Website, Facebook
- Amphitheatre/Playground & Slide for children (survey)
- Board roles
- Possibilities of meeting times in evenings

FOURTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of September 30, 2021 and Statement of Revenues and Expenses for the Period Ending September 30, 2021

Mr. Oliver noted that the unaudited financial statements will be processed within 30 days.

This is the end of the fiscal year.

B. Assessment Receipt Schedule

Mr. Oliver noted that the assessment collections are fully collected for FY21.

C. Check Register

Mr. Oliver noted that the check register was included in the agenda packet for Board approval.

On MOTION by Mr. Kern seconded by Mr. Taylor with all in favor, the Check Register, was approved as amended.

FIFTEENTH ORDER OF BUSINESSNext Scheduled Meeting- November 17,
2021 at 2:00 p.m.

Mr. Oliver noted that the next regular meeting date will be November 17, 2021 at 2:00 p.m. at their current location. This meeting will be continued on November 9, 2021 at 3:00 p.m. and the Public Hearing will be held on the boundary amendment.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kern seconded by Mr. Taylor with all in favor, the meeting was continued to November 9, 2021 at 3:00 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

A.

RESOLUTION 2022-04

[ASSESSMENT AREA 2, PHASE 3B]

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE **DISTRICT'S CAPITAL IMPROVEMENT AND REFUNDING REVENUE** BONDS, SERIES 2021 (ASSESSMENT AREA 2, PHASE 3B); MAKING CERTAIN FINDINGS AND CONFIRMING AND ADOPTING AN ENGINEER'S ASSESSMENT REPORT AND AN **REPORT: CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING 2021** BONDS (ASSESSMENT AREA 2, PHASE 3B); ADDRESSING THE ALLOCATION AND COLLECTION OF THE ASSESSMENTS SECURING THE 2021 BONDS (ASSESSMENT AREA 2, PHASE 3B); ADDRESSING TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE **RECORDING OF A NOTICE OF ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the Six Mile Creek Community Development District ("District") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors ("Board") previously adopted, after notice and public hearing, Resolution 2022-01, relating to the imposition, levy, collection and enforcement of such special assessments for both Assessment Area 2, Phase 3B and Assessment Area 3, Phase 2; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2022-01, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on November 4, 2021, the District entered into that certain Bond Purchase Agreement with FMSbonds, Inc., whereby the District agreed to sell its \$8,250,000 Six Mile Creek Community Development District Capital Improvement and Refunding Revenue Bonds, Series 2021 (Assessment Area 2, Phase 3B) ("Phase 3B Bonds"), and

WHEREAS, pursuant to and consistent with Resolution 2022-01, the District desires to set forth the particular terms of the sale of the Phase 3B Bonds and confirm the lien of the levy of special assessments securing the Phase 3B Bonds.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. INCORPORATION OF RECITALS. All of the above representations, findings and determinations are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, Florida Statutes, and Resolution 2022-01.

SECTION 3. FINDINGS; ADOPTION OF ENGINEER'S REPORT AND 2021 ASSESSMENT REPORT. The Board of Supervisors of the Six Mile Creek Community Development District hereby finds and determines as follows:

(a) On October 20, 2021, the District, after due notice and public hearing, adopted Resolution 2022-01, which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. That Resolution provided that as each series of bonds were issued to fund all or any portion of the District's improvements, a supplemental resolution would be adopted to set forth the specific terms of the bond and certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, any true-up amounts and the application of receipt of any true-up proceeds.

(b) The Six Mile Creek Community Development District Supplemental Engineers Report for Series 2021 AA2-3B & AA3-2 Capital Improvements dated September 10, 2021, attached to this Resolution as **Exhibit A** ("Engineer's Report"), identifies and describes the presently expected components of the infrastructure improvements to be financed in part with the Phase 3B Bonds (the "Area 2, Phase 3B Project"), and sets forth the costs of the Area 2, Phase 3B Project as \$12,214,980, which includes the improvements for Assessment Area 2, Phase 3B. The District hereby confirms that the Area 2, Phase 3B Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Phase 3B Bonds is hereby ratified.

(c) The Supplemental Special Assessment Methodology Report for the Series 2021 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 2) and Assessment Area 2 (Phase 3B) dated September 14, 2021 as supplemented by the Adjunct Supplemental Special Assessment Methodology Report for the Series 2021 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 2) and Assessment Area 2 (Phase 3B) dated November 22, 2021, attached to this Resolution as **Composite Exhibit B** (collectively the "2021 Assessment Report"), applies the adopted Special Assessment Master Methodology Report dated March 30, 2007 (the "Master Assessment Report"), as supplemented by the District's Supplemental Special Assessment Methodology Report, Final Numbers dated June 28, 2007 (the "First Supplemental Assessment Report"), Second Supplemental Special Assessment Methodology Report for the Capital Improvement Bonds Series 2014A and Series 2007 dated October 15, 2014, Final Special Assessment Methodology Report for the 2014 Refunding Bonds and the Remaining 2007 Bonds dated November 14, 2014 (the "Refunding Report"), Final Numbers Special Assessment Methodology Report for the 2016 B Capital Improvement Bonds dated April 22, 2016 (the "2016 Assessment Report"), the Supplemental Special Assessment Methodology Report for the Series 2017A and 2017B Capital Improvement Bonds Assessment Area 2 (Phase 2) dated November 14, 2017 (the "2017 Assessment Report"), the Six Mile Creek Community Development District Supplemental Special Assessment Methodology Report for the Capital Improvement Revenue and Refunding Bonds, Series 2020 (Assessment Area 2, Phase 3A) dated June 12, 2020 (the "2020 Assessment Report"), and the Six Mile Creek Community Development District Supplemental Special Assessment Methodology Report for the Series 2021 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 1) dated February 10 2021 (the "Area 3, Phase 1 Assessment Report"), to the Area 2, Phase 3B Project and the actual terms of the Phase 3B Bonds. The 2021 Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Phase 3B Bonds.

(d) The Area 2, Phase 3B Project will specially benefit all developable property within the District, including Assessment Area 2, Phase 3B. It is reasonable, proper, just and right to assess the portion of the costs of the Area 2, Phase 3B Project financed with the Phase 3B Bonds to the specially benefited properties within Assessment Area 2, Phase 3B as set forth in Resolution 2022-01, the 2021 Assessment Report, and this Resolution.

SECTION 4. SETTING FOR THE TERMS OF THE PHASE 3B BONDS; CONFIRMATION OF MAXIMUM ASSESSMENT LIEN SECURING PHASE 3B BONDS. As provided in Resolution 2022-01, this Resolution is intended to set forth the terms of the Phase 3B Bonds and the final amount of the lien of the special assessments securing those bonds. The Phase 3B Bonds, in a par amount of \$8,250,000 shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The estimated sources and uses of funds of the Phase 3B Bonds shall be as set forth in **Exhibit D**. The debt service due on the Phase 3B Bonds is set forth on **Exhibit E** attached hereto. The lien of the special assessments securing the Phase 3B Bonds shall be the principal amount due on the Phase 3B Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection.

SECTION 5. ALLOCATION OF ASSESSMENTS SECURING PHASE 3B BONDS.

(a) The special assessments for the Phase 3B Bonds ("Area 2, Phase 3B Assessments") shall be allocated in accordance with Composite Exhibit B, which allocation shall initially be on an acreage basis and further allocated as set forth in the 2021 Assessment Report. The 2021 Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Phase 3B Bonds. The estimated costs of collection of the Area 2, Phase 3B Assessments are as set forth in the 2021 Assessment Report.

(b) To the extent land is added to the District as presently contemplated by the 2021 Assessment Report, the District may, by supplemental resolution, determine such land to be benefited by the Area 2, Phase 3B Project and reallocate the Area 2, Phase 3B Assessments and impose special assessments on the newly added and benefited property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture and the Ninth Supplemental Trust Indenture, the District shall begin annual collection of the Area 2, Phase 3B Assessments using the methods available to

it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit E**.

(d) Section 7 of Resolution 2022-01 sets forth the terms for collection and enforcement of the Area 2, Phase 3 Assessments. The District hereby certifies the Area 2, Phase 3 Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by St. Johns County for collection and other Florida law. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.

SECTION 6. APPLICATION OF TRUE-UP PAYMENTS. Pursuant to Resolution 2022-01, there may be required from time to time certain True-Up Payments (as defined in Resolution 2022-01). As parcels of land are platted, the Area 2, Phase 3 Assessments shall be allocated as set forth in Resolution 2022-01, this Resolution, and the Area 2, Phase 3 Assessment Report, including, without limitation, the application of the true-up process set forth in Section 8 of Resolution 2022-01. The District shall apply all True-Up Payments related to the Phase 3B Bonds only to the credit of the Phase 3B Bonds. All True-Up Payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the Ninth Supplemental Indenture dated as of November 1, 2021, governing the Phase 3B Bonds.

SECTION 7. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Area 2, Phase 3 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Area 2, Phase 3 Assessments shall be and shall remain a legal, valid and binding first lien against all benefitted property as described in **Composite Exhibit B** until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2021 Assessments (Assessment Area 2, Phase 3) in the Official Records of St. Johns County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. CONFLICTS. This Resolution is intended to supplement Resolution 2022-01, which remains in full force and effect. This Resolution and Resolution 2022-01 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 10. 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 11. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED and **ADOPTED** this 17th day of November, 2021.

ATTEST:

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman

Exhibit A: Composite Exhibit B: Exhibit C: Exhibit D: Exhibit E: Engineer's Report 2021 Assessment Report Maturities and Coupons of Phase 3B Bonds Sources and Uses of Funds for Phase 3B Bonds Annual Debt Service Payment Due on Phase 3B Bonds Exhibit A

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTAL ENGINEERS REPORT For SERIES 2021 AA2-3B & AA3-2 CAPITAL IMPROVEMENTS

Prepared for

Board of Supervisors Six Mile Creek Community Development District

Prepared by



14775 Old St. Augustine Road Jacksonville, Florida 32258 904-642-8990

E 21-226

September 10, 2021



September 10, 2021

Mr. Gregg Kern Chairman, Board of Supervisors Six Mile Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092

Reference: Supplemental Addendum to the Improvement Plan dated December 1, 2006

Dear Mr. Kern:

Pursuant to your request, England, Thims & Miller, Inc. has prepared the enclosed report in an effort to provide information regarding the anticipated capital improvements to be funded in the year 2021. This report is a supplement to the adopted Six Mile Creek CDD Improvement Plan dated December 1, 2006, and the Supplemental Engineer's Reports dated May 25, 2007, November 12, 2014, April 12, 2016, June 5, 2017, October 27, 2017, June 3, 2020, and January 19, 2021.

Please don't hesitate to contact me if you have any questions or comments regarding this report.

Sincerely,

ENGLAND, THIMS & MILLER, INC.

Scott A. Wild, P.E. Executive Vice President/Shareholder

SAW/shb

Enclosures

England-Thims & Miller, Inc.

EXECUTIVE SUMMARY

The Six Mile Creek Community Development District (The "Six Mile Creek CDD" or the "District") is a $1,289 \pm$ acre community development district located in St. Johns County, Florida. (Refer to *Plate 1*, location map). The land within the District consists of a parcel within the Saint Johns DRI, referred to herein as the "South Tract". The authorized land uses within the District include residential development as well as substantial open space and recreational amenities. The full development within the Six Mile Creek CDD boundaries is anticipated to include approximately:

ТҮРЕ	Acreage Acres	Residential Units
Residential	780±	2278
Amenity Village	7±	
Community Park	30±	
Neighborhood Parks System	17±	
Wetlands	357±	
Upland Buffer	98±	
TOTALS	1289±	2278

(Refer to *Plate 2* for the map of the District boundaries and *Plate 3* for legal description of the District.)

In anticipation of development within its boundaries, on March 30, 2007 the District adopted its Improvement Plan dated December 1, 2006, describing master and neighborhood infrastructure improvements the District intended to finance (or advance finance), construct, install and/or acquire within and adjacent to the boundaries of the District. Subsequently, the District adopted the Supplemental Engineer's Reports dated May 25, 2007, November 12, 2014, April 12, 2016, June 5, 2017, October 27, 2017, June 3, 2020, and January 19, 2021. The purpose of this report is to supplement the existing Improvement Plan and Supplemental Engineer's Reports in an effort to identify infrastructure improvements that will be funded in whole or part with proceeds from the issuance of the Six Mile Creek Community Development District (St. Johns County, Florida) Capital Improvement Revenue Bonds, Series 2021 AA2-3B & AA3-2 related to the next phase of development within the District.¹ The proposed infrastructure improvements are within Assessment Area 2 (Phase 3B), referred to as East Parcel Phase 2 within the TrailMark development. The anticipated costs to construct and/or install the Series 2021 AA2-3B & AA3-2 Project are set forth in Tables 1A, 1B and 1C.

¹ The District anticipates that it will issue additional series of bonds in the future to fund the construction, acquisition and installation of portions of the Improvement Plan not funded by the Series 2007, Series 2016, Series 2017, Series 2020, and Series 2021 Bonds.

The unit distributions for previous assessment areas are as follows:

Assessment Area 1		Assessment Are	a 2 (Phase 1)	Assessment Area	2 (Phase 2)
43' lots	27	43' lots	160	43' lots	69
53'lots	25	53' lots	63	53' lots	216
63'lots	81	70' lots	21	63' lots	34
70' lots	19	80' lots	61	70' lots	8
Total Lots	152	Total Lots	305	80' lots	74
				Total Lots	401
Assessment Are	ea 2 (Phase 3A)	Assessment Are	ea 3 (Phase 1A)	Assessment Area	3 (Phase 1B)
43' Lots	57	43' Lots	76	43' Lots	107
53' Lots	62	53' Lots	74	53' Lots	61
63' Lots	62	63' Lots	45	Total Lots	168
Total Lots	181	Total Lots	195		

The anticipated unit distribution for the Series 2021 AA2-3B & AA3-2 Bonds is as follows:

Proposed Unit Mix for Series 2021 AA2-3B & AA3-2 Bonds Assessment Area 2 (Phase 3B) 2021 AA2-3B & AA3-2 Bonds (Series 2021 AA2-3B & AA3-2 Project)				
Lot Size (Feet) Number				
43	89			
53	79			
63 39				
TOTAL	207			

Proposed Unit Mix for Series 2021 AA2-3B & AA3-2 Bonds Assessment Area 3 (Phase 2)				
2021 AA2-3B & AA3-2 Bonds (Series 2021 AA2-3B & AA3-2 Project)				
Lot Size (Feet)	Number			
63 ²	23			
63 48				
TOTAL	71			

The unit distribution for the remaining district lands has not yet been determined.

In comparison with the Improvement Plan and Supplemental Engineer's Reports, the Master and Neighborhood Infrastructure costs have been updated to present the estimated cost for the Series 2021 AA2-3B & AA3-2 Project.

² Proposed unit mix includes 23 proposed lots within lands being added to the District under a proposed boundary amendment being completed at this time.

Plate 4 depicts the limits and area for Assessment Area 2 (Phase 3B) and Assessment Area 3 (Phase 2). It also depicts the currently anticipated lot mix and total unit count for and Assessment Area 2 (Phase 3B) and Assessment Area 3 (Phase 2). Plates 5 & 5A provide the legal description for Assessment Area 2 (Phase 3B). Plates 6 & 6A provide the legal description for Assessment Area 3 (Phase 2).

The limits of Assessment Area 1, Assessment Area 2 (Phases 1, 2, 3A, 3B, and 3C), and Assessment Area 3 (Phases 1A, 1B, 2, 3, and 4) are also depicted on Plate 4, together with the existing lot mix and total unit count within Assessment Area 1, Assessment Area 2 (Phases 1, 2 and 3A), and Assessment Area 3 (Phases 1A and 1B).

MASTER INFRASTRUCTURE IMPROVEMENTS

The following sections of this report describe those Master Infrastructure Improvements that benefit Assessment Area 1, Assessment Area 2, Phases 1 through 3B, and Assessment Area 3, Phases 1A through 2, Project areas. These include transportation and miscellaneous other improvements, such as common area landscape/hardscape and a master lift station.

TRANSPORTATION IMPROVEMENTS

The Six Mile Creek CDD presently intends to finance, design and construct certain master transportation facilities necessary for development within the District boundaries. These improvements have been designed and will be constructed to St. Johns County standards. Landscaping and irrigation of completed roadways will be operated and maintained by the District, although the roadways themselves will be owned and maintained by St. Johns County.

This total proposed improvement includes approximately 14,200 linear feet of two-lane urban section roadway, with appropriate turn lanes ("Loop Road"). No portion of the Loop Road is within Assessment Area 2 (Phase 3B) or Assessment Area 3 (Phase 2), nor is it included as part of the 2021 AA2-3B & AA3-2 Project.

MISCELLANEOUS IMPROVEMENTS

Utility Improvements

The Six Mile Creek CDD financed, designed and constructed certain water utility infrastructure necessary for development within the District boundaries. These improvements were designed and constructed to St. Johns County standards, and are owned and maintained by St. Johns County. This includes construction of master lift stations, water mains, force mains, and gravity sewer mains. It is anticipated that the cost of construction for these improvements will be partially reimbursed to the District through the utility agreement described below.

In accordance with the Six Mile Creek Water and Sewer Connection Fee Reimbursement Agreement adopted January 29, 1999 ("Agreement"), St. Johns County will reimburse the cost of construction of the transmission components of the water and sewer facilities located within and adjacent to the Six Mile Creek CDD. This reimbursement will be paid from one-third of the connection fees collected by St. Johns County at the time connection fees are paid. The reimbursement for a completed portion of the infrastructure must be completed within a 12-year period following the construction of the improvement. It is anticipated that \$4,311,421 (of which \$894,438 has been received to date) of the master utility infrastructure cost will be reimbursed to the District through this Agreement and that the District will use the funds to construct additional portions of the improvements described in the Improvement Plan.

Common Area Landscape/Hardscape

The Six Mile Creek CDD presently intends to finance, design and construct certain common area landscape and hardscape improvements to benefit the development within the District boundaries. These improvements will be designed and constructed to St. Johns County standards, and will be owned and maintained by the District. Landscaping will be installed continuously along the length of the Loop Road and within other areas of the District. These improvements also include soft costs for all common area improvements.

The Six Mile Creek CDD also intends to finance, design and construct an expansion to the existing amenity center to benefit the development within the District boundaries. These improvements will be designed and constructed to St. Johns County standards, and will be owned and maintained by the District. These improvements also include soft costs for the amenity center expansion improvements

<u>BASIS OF COST ESTIMATE FOR</u> INFRASTRUCTURE IMPROVEMENTS

The following is the basis for the infrastructure cost estimates:

- > Water and Sewer Facilities have been designed in accordance with SJCUD and FDEP standards.
- > The stormwater management system has been designed per SJRWMD and SJC standards.
- > The engineering, permitting, construction inspection and other soft cost fees have been included in the estimated cost.
- > Cost estimates contained in this report are based upon year 2021 dollars.
- Costs have been included for street lighting and electrical conduit on all roadways in accordance with FPL standards for the Series 2021 AA2-3B & AA3-2 Project.

NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS

The Series 2021 AA2-3 Project includes the cost of the neighborhood infrastructure improvements for 207 single family units in Assessment Area 2 (Phase 3B) and 71 single family units in Assessment Area 3 (Phase 2), as depicted on Plate 4.

The Six Mile Creek CDD presently intends to finance certain infrastructure improvements for each neighborhood 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, water and sewer underground utility construction, drainage, stormwater management, grassing, sodding, underground electrical conduit and neighborhood street lighting.

The cost estimate for the roadways included in the neighborhood 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 rightsof-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 St. Johns County standards.

Stormwater management cost estimates included in the neighborhood 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 St. Johns County standards. Costs include detention pond construction, outfall control structures, and any site fill required to provide a complete stormwater management system.

Water and sewer cost estimates included in the neighborhood infrastructure improvements consist of the underground water transmission system, wastewater (sewer) collection system, and lift station serving the development. Costs include piping, manholes, valves, services, and all appurtenances required in order to construct the system in accordance with St. Johns County Utility Department, and Florida Department of Environmental Protection standards.

The neighborhood infrastructure improvements have been designed and will be constructed to St. Johns County, St. Johns County Utility Department, Florida Department of Environmental Protection, and St. Johns River Water Management District standards. Roadways shall be owned and maintained by St. Johns County in Assessment Area 3 (Phase 2) and owned and maintained privately in Assessment Area 2 (Phase 3B). Water and sewer facilities shall be owned and maintained by St. Johns County Utility Department. The neighborhood street lighting shall be leased from FPL by the District, and the electrical cost to operate it is presently expected to be paid by the District. The District shall maintain stormwater management improvements.

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<u>TABLE 1A</u> NEIGHBORHOOD INFRASTRUCTURE SUMMARY OF COSTS FOR ASSESSMENT AREA 2 (PHASE 3B) SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

Improvement Description	Estimated Costs
MASTER INFRASTRUCTURE	
Traffic Signal	\$375,000
Common Area Landscape/Hardscape	\$525,000
Amenity Center Expansion	\$1,875,000
NEIGHBORHOOD INFRASTRUCTURE	
Sanitary Sewer, Lift Stations and Force Mains	\$1,462,240
Stormwater Management	\$1,061,760
Neighborhood Roadways	\$5,201,740
Street Lighting	\$180,000
Water Distribution System	\$814,240
Common Area Landscape/Hardscape	\$720,000
MASTER & NEIGHBORHOOD INFRASTRUCTURE TOTAL	\$12,214,980

<u>TABLE 1B</u> NEIGHBORHOOD INFRASTRUCTURE SUMMARY OF COSTS FOR ASSESSMENT AREA 3 (PHASE 2) SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

Improvement Description	Estimated Costs
MASTER INFRASTRUCTURE	
Traffic Signal	\$125,000
Common Area Landscape/Hardscape	\$175,000
Amenity Center Expansion	\$625,000
NEIGHBORHOOD INFRASTRUCTURE	
Sanitary Sewer	\$521,838
Stormwater Management	\$541,088
Neighborhood Roadways	\$2,251,088
Street Lighting	\$110,500
Water Distribution System	\$381,588
Common Area Landscape/Hardscape	\$250,000
MASTER & NEIGHBORHOOD INFRASTRUCTURE TOTAL	\$4,981,102

INFRASTRUCTURE IMPROVEMENTS PERMIT STATUS

Regulatory permits necessary for construction of infrastructure improvements within Assessment Area 2 (Phase 3B) and Assessment Area 3 (Phase 2) have either been applied for or received. The current status of the regulatory permits is reflected in Exhibit A. It is our opinion that there are no technical reasons that would prohibit the implementation of the plans presented herein and that all permits/approvals not already issued but are necessary for the Series 2021 AA2-3B & AA3-2 Project should be obtained in the ordinary course of development.

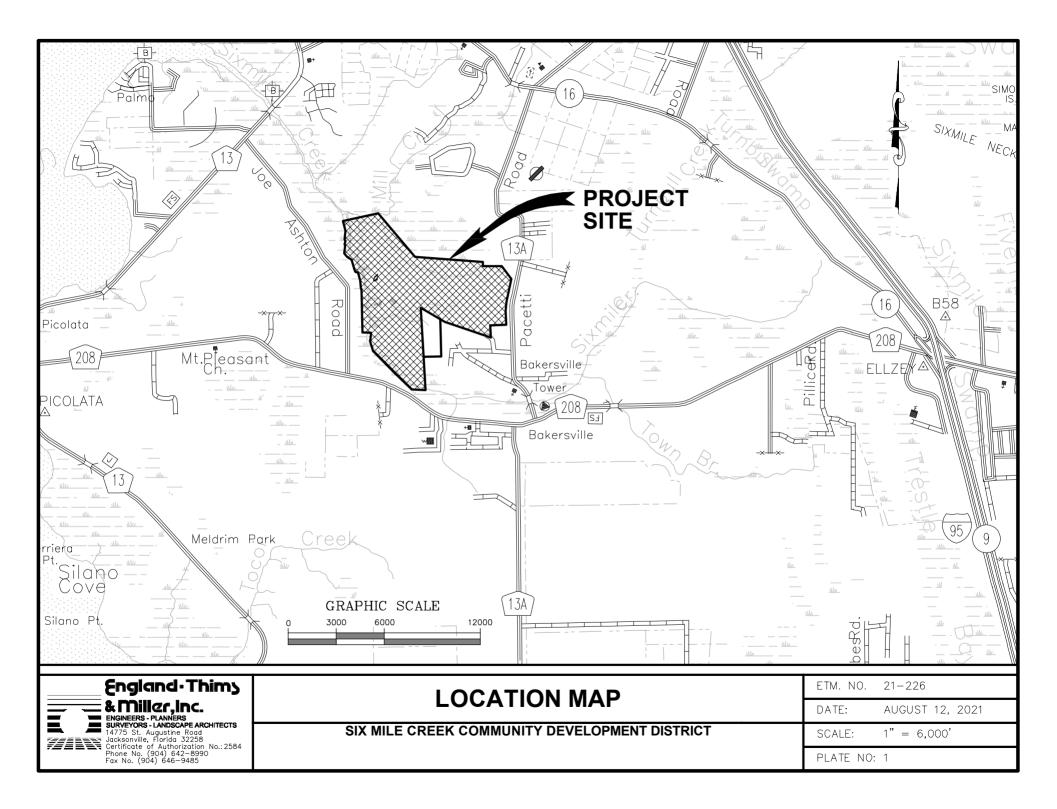
	<u>EXHIBIT "A"</u> <u>PERMIT STATUS</u>								
-	- ·								
				nt Area 2 (Phase 3B)					
	[1	0/25/2021					
Item #	Permit Agency	File Number / Permit Number	Description	Grantor	Grantee	Issue Date	Expiration Date		
1	ACOE	N/A	N/A	N/A	N/A	N/A			
2	SJRWMD	In Progress	Individual Permit	SJRWMD	Six Mile Creek Investment Group, LLC	Pending			
3	SJRWMD	In Progress	Consumptive Use Permit	SJRWMD	Six Mile Creek Investment Group, LLC	Pending			
4	St. Johns County	SUBCON 2021-028	Construction Plan Approval	St. Johns County	Six Mile Creek CDD	10/22/2021	10/22/2025		
5	FDEP	0128650-201	Water Distribution System Permit	FDEP	Six Mile Creek Investment Group, LLC	10/25/2021	10/24/2026		
6	FDEP	In Progress	Sanitary Sewer Collection System Permit	FDEP	Six Mile Creek Investment Group, LLC	Pending			

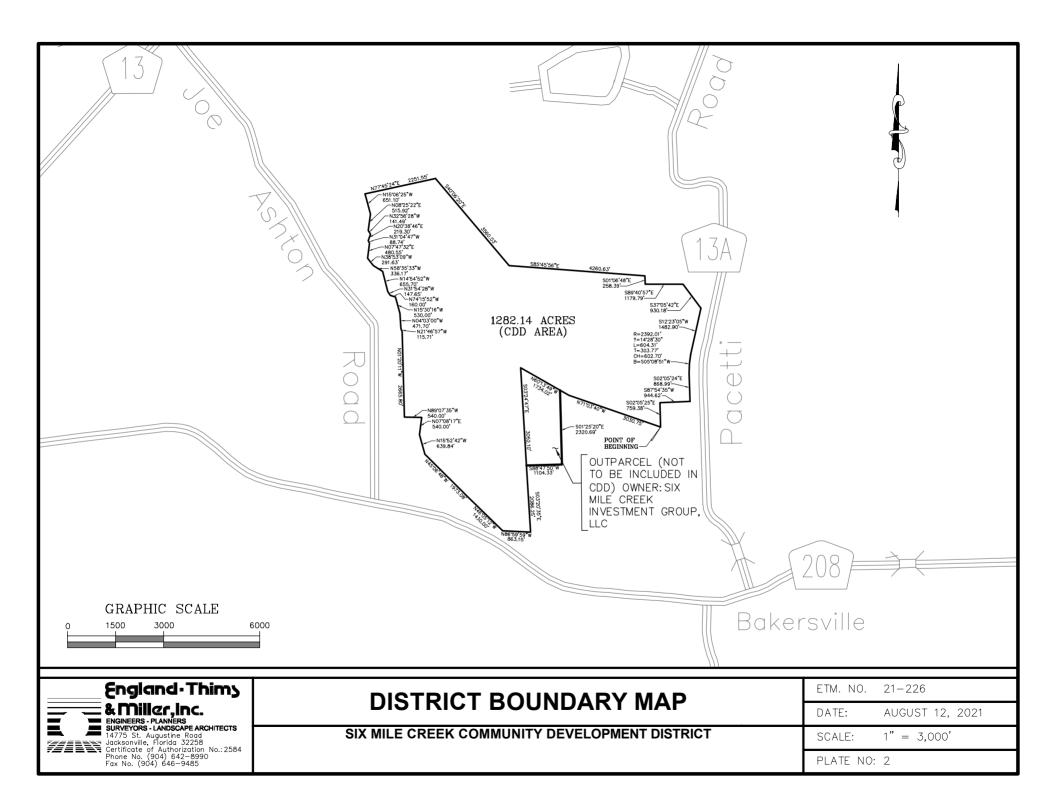
							-
Assessment Area 3 (Phase 2)							
10/25/2021							
Item #	Permit Agency	File Number / Permit Number	Description	Grantor	Grantee	Issue Date	Expiration Date
1	ACOE	N/A	N/A	N/A	N/A	N/A	
2	SJRWMD	In Progress	Individual Permit	SJRWMD	Six Mile Creek Investment Group, LLC	Pending	
3	St. Johns County	In Progress	Construction Plan Approval	St. Johns County	Six Mile Creek CDD	Pending	
4	FDEP	In Progress	Water Distribution System Permit	FDEP	Six Mile Creek Investment Group, LLC	Pending	
5	FDEP	In Progress	Sanitary Sewer Collection System Permit	FDEP	Six Mile Creek Investment Group, LLC	Pending	

APPENDIX Description

Plate No.

- 2 District Boundary Map
- 3 Legal Description District Boundary
- 4 Master Site Plan
- 5 Legal Description Assessment Area 2 (Phase 3B)
- 6 6A Legal Description Assessment Area 3 (Phase 2)
 - 7 Sanitary Sewer Lift Station
 - 7A Sanitary Sewer Forcemains (Series 2021 AA2-3B & AA3-2 Project)
 - 8 Stormwater Management Plan
 - 8A Stormwater Management Plan (Series 2021 AA2-3B & AA3-2 Project)
 - 9 Neighborhood Roadways
 - 9A Neighborhood Roadways (Series 2021 AA2-3B & AA3-2 Project)
 - 10 Street Lighting
 - 10A Street Lighting (Series 2021 AA2-3B & AA3-2 Project)
 - 11 Water Distribution System
 - 11A Water Distribution System (Series 2021 AA2-3B & AA3-2 Project)
 - 12 Sanitary Sewer Collection System
 - 12A Sanitary Sewer Collection System (Series 2021 AA2-3B & AA3-2 Project)





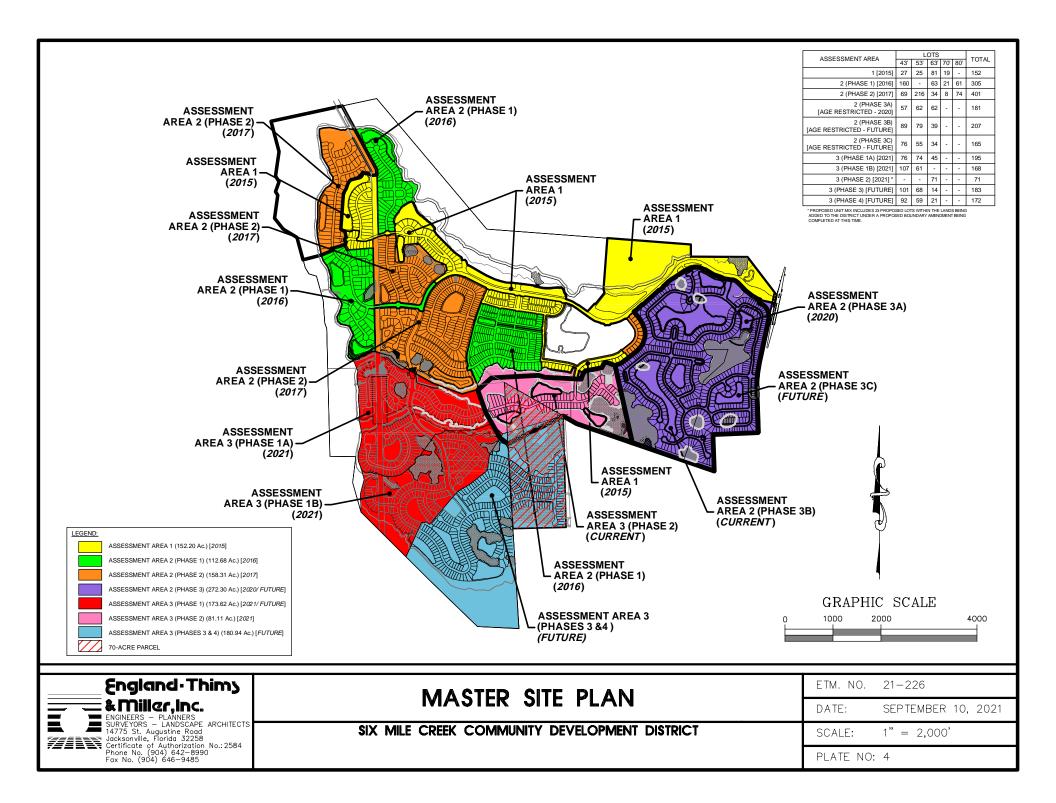
Six Mile Creek Community Development District

A part of Sections 31 and 38, Township 6 South, Range 28 East, together with a part of Sections 6, 38 and 41, Township 7 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: for a Point of Reference, commence at the intersection of the Southerly line of said section 41. Township 7 South, Range 28 East, with the Westerly right-of-way line of County road no. 13a (a 100.00 foot right-of-way as now established): thence North 71°03'40" West, along the said South line of section 41, a distance of 1065.59 feet to the Point of Beginning: thence continue North 71°03'40" West, along the Southerly line of said section 41, a distance of 3030.75 feet; thence North 60°13'49" West, continuing along said section line, a distance of 1734.02 feet to the common corner to Sections 41, 5 and 6; thence South 03°24'47" East, along the Easterly line of said section 6, a distance of 3052.10 feet; thence South 03°20'35" East, along the Easterly line of said section 38, a distance of 2086.25 feet; thence North 86°59'59" West, a distance of 863.15 feet to the waters of Six Mile Creek; thence North 46°05'12' West, along the waters of said Six Mile Creek, a distance of 1430.00 feet; thence North 45°06'48" West, along the waters of Six Mile Creek, a distance of 1973.08 feet: thence North 15°52'42" West, along the waters of said Six Mile Creek, a distance of 639.84 feet: thence North 07°08'17" East, a distance of 540.00 feet to a point in the division line between section 6 and 38; thence North 89°07'35" West, along said division line, a distance of 540.00 feet: thence North 01°20'11" West, along the Westerly line of the North 28 acres of the Northeast one quarter and Northwest one quarter of said section Six, a distance of 2665.80 feet to a point in said Six Mile Creek: thence with the waters of said Six Mile Creek, the following fourteen (14) courses: course no. 1) North 21°46'57" West, a distance of 115.71 feet; course no. 2) North 04°03'00" West, a distance of 471.70 feet; course no. 3) North 15°30'16" West, a distance of 530.00 feet; course no. 4) North 74°15'52" West, a distance of 160.00 feet; course no. 5) North 31°54'28" West, a distance of 147.65 feet; course no. 6) North 14°54'52" West, a distance of 655.70 feet; course no. 7) North 58°35'33" West, a distance of 336.17 feet; course no. 8) North 38°53'09" West, a distance of 291.63 feet; course no. 9) North 07°47'32" East, a distance of 480.55 feet; course no. 10) North 31°04'47" West, a distance of 88.74 feet; course no. 11) North 20°38'46" East, a distance of 219.13 feet; course no. 12) North 32°56'28" West, a distance of 141.49 feet; course no. 13) North 08°25'22" East, a distance of 515.92 feet; course no. 14) North 15°06'25" West, a distance of 651.10 feet; thence North 77°45'24" East, leaving the waters of Six Mile Creek, a distance of 2251.55 feet; thence South 40°06'20" East, a distance of 3560.03 feet; thence South 85°45'56" East, a distance of 4260.63 feet to a point in the division line between said section 38 and section 37; thence South 01°06'48" East, along said Westerly line of section 37, a distance of 258.39 feet to the Southwest corner of said section 37: thence South 89°40'57" East, along the South line of said section 37, a distance of 1179.79 feet to the Northwest corner of a 30.00 foot wide drainage easement, as recorded in deed book 182, page 133; thence South 37°05'42" East, a distance of 930.18 feet; thence South 12°23'05" West, along a line parallel with and lying 50.00 foot Westerly of when measured at right angles to the Westerly right-of-way line of state road no. 13a (a 100.00 foot right-of-way as now established), a distance of 1482.90 feet to the point of curve, concave Easterly, having a radius of 2392.01 feet; thence Southwesterly, continuing along said parallel line and along the arc of said curve, an

arc distance of 604.31 feet, said arc being subtended by a chord bearing of South 05°08'51" West and a chord distance of 602.70 feet to the point of tangency of said curve; thence South 02°05'24" East, continuing along said parallel line, a distance of 868.99 feet; thence South 87°54'35" West, leaving said parallel line, a distance of 944.62 feet; thence South 02°05'25" East, a distance of 759.38 feet to the Point of Beginning.

Containing 1288.95 acres more or less.

England Thimy	LEGAL DESCRIPTION - DISTRICT BOUNDARY	ETM. NO.	21-226
	LEGAL DESCRIPTION - DISTRICT BOUNDART	DATE:	AUGUST 12, 2021
SURVEYORS - LANDSCAPE ARCHITECTS 14775 St. Augustine Road Jacksonville, Florida 32258 Certificate of Authorization No.: 2584	SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT	SCALE:	1" = 3,000'
Phone No. (904) 642–8990 Fax No. (904) 646–9485		PLATE NO:	: 3



A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN, AT THE SOUTHWESTERLY CORNER OF THE PLAT OF TRAILMARK EAST PARCEL-PHASE 1, AS RECORDED IN MAP BOOK 104, PAGES 1 THROUGH 16, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY: THENCE EASTERLY. AND NORTHEASTERLY. ALONG THE SOUTHERLY LINE OF SAID PLAT OF TRAILMARK EAST PARCEL-PHASE 1, RUN THE FOLLOWING FOUR (4) COURSES; COURSE NO. 1: SOUTH 81°39'24" EAST, 1122.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY: COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 312.50 FEET. AN ARC DISTANCE OF 187.33 FEET. SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°10'11" EAST, 184.54 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 63°59'47" EAST, 25.02 FEET; COURSE NO. 4: 88°53'49" EAST, 456.01 FEET; THENCE SOUTH 16°53'10" WEST, 285.18 FEET; THENCE SOUTH 48°01'13" WEST. 578.97 FEET: THENCE SOUTH 11°23'04" WEST. 377.90 FEET: THENCE SOUTH 82°57'21" EAST, 37.41 FEET; THENCE SOUTH 07°02'39" WEST, 141.72 FEET; THENCE SOUTH 12°01'58" WEST, 50.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE. CONCAVE SOUTHERLY. HAVING A RADIUS OF 295.32 FEET, AN ARC DISTANCE OF 46.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°30'29" WEST, 46.71 FEET; THENCE SOUTH 02°57'04" WEST, 142.74 FEET; THENCE SOUTH 17°22'21" WEST, 278.60 FEET; THENCE SOUTH 12°57'52" WEST, 164.97 FEET; THENCE NORTH 77°01'54" WEST, 17.28 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 225.44 FEET, AN ARC DISTANCE OF 37.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°48'51" WEST, 37.48 FEET; THENCE SOUTH 03°50'10" WEST, 50.00 FEET; THENCE SOUTH 02°54'46" WEST, 182.03 FEET; THENCE SOUTH 18°56'20" WEST, 316.39 FEET, TO THE SOUTHERLY LINE OF AFORESAID SECTION 41: THENCE NORTH 71°03'40" WEST. ALONG LAST SAID LINE. 1130.88 FEET: THENCE NORTH 12°26'04" WEST, 1650.12 FEET, TO THE SOUTHEASTERLY LINE OF THE PLAT OF WHISPER CREEK PHASE 1 UNIT C, AS RECORDED IN MAP BOOK 73, PAGES 28 THROUGH 38, INCLUSIVE, OF SAID PUBLIC RECORDS: THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF WHISPER CREEK PHASE 1 UNIT C, AND THE SOUTHEASTERLY LINE OF THE PLAT OF WHISPER CREEK PHASE 3 UNIT A, AS RECORDED IN MAP BOOK 86, PAGES 41 THROUGH 44. INCLUSIVE. OF SAID PUBLIC RECORDS. RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE NO. 1: NORTH 70°46'38" EAST, 134.06 FEET; COURSE NO. 2: NORTH 51°12'15" EAST, 197.05 FEET; COURSE NO. 3: NORTH 55°58'18" EAST, 60.21 FEET; COURSE NO. 4: NORTH 51°12'29" EAST, 164.59 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 5: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 455,00 FEET, AN ARC DISTANCE OF 184.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°34'10" EAST, 183.58 FEET, TO THE POINT OF BEGINNING.

CONTAINING 79.93 ACRES, MORE OR LESS.

England · Thimy	LEGAL DESCRIPTION - ASSESSMENT AREA 2 (PHASE 3B)	RIPTION - ASSESSMENT AREA 2 (PHASE 3B) ETM. NO. 21-226 DATE: AUGUST 12, 2021 SCALE: 1" = 2,000' PLATE NO: 5	
and the set of the se	LEGAL DECORT TION - ACCECOMENT AREA 2 (I HACE 3D)	DATE:	AUGUST 12, 2021
SURVEYORS - LANDSCAPE ARCHITECTS 14775 St. Augustine Road Jacksonville, Florida 32258 Certificate of Authorization No.: 2584	SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT	SCALE:	1" = 2,000'
Phone No. (904) 642–8990 Fox No. (904) 646–9485		plate no	: 5

TRACT C-1, AS SHOWN ON THE SOUTHEASTERLY LINE OF THE PLAT OF WHISPER CREEK PHASE 4 UNIT B, AS RECORDED IN MAP BOOK 83, PAGES 49 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, AND A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, ALL LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN, AT THE SOUTHWESTERLY CORNER OF THE PLAT OF WHIPSER CREEK PHASE 1-UNIT C. AS RECORDED IN MAP BOOK 73, PAGES 28 THROUGH 38. INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE EASTERLY, AND NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF SAID PLAT OF WHIPSER CREEK PHASE 1-UNIT C. RUN THE FOLLOWING TWENTY NINE (29) COURSES; COURSE NO. 1: NORTH 82°04'24" EAST, 65.46 FEET; COURSE NO. 2: NORTH 86°11'21" EAST, 37.26 FEET; COURSE NO. 3: SOUTH 47°26'57" EAST, 39.22 FEET: COURSE NO. 4: SOUTH 81°09'38" EAST, 420.00 FEET: COURSE NO. 5: SOUTH 73°12'31" EAST, 58.20 FEET; COURSE NO. 6: NORTH 25°48'20" EAST, 140.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY: COURSE NO. 7: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 52.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°34'01" EAST, 52.44 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 8: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°11'31" EAST, 13.05 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 9: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 344.00 FEET, AN ARC DISTANCE OF 142.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°40'55" WEST, 141.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE: COURSE NO. 10: SOUTH 02°48'31" WEST, 75.91 FEET: COURSE NO. 11: SOUTH 87°11'29" EAST, 80.00 FEET: COURSE NO. 12: SOUTH 88°24'02" EAST, 50.01 FEET: COURSE NO. 13: NORTH 02°48'31" EAST, 40.00 FEET; COURSE NO. 14: NORTH 87°11'29" WEST,

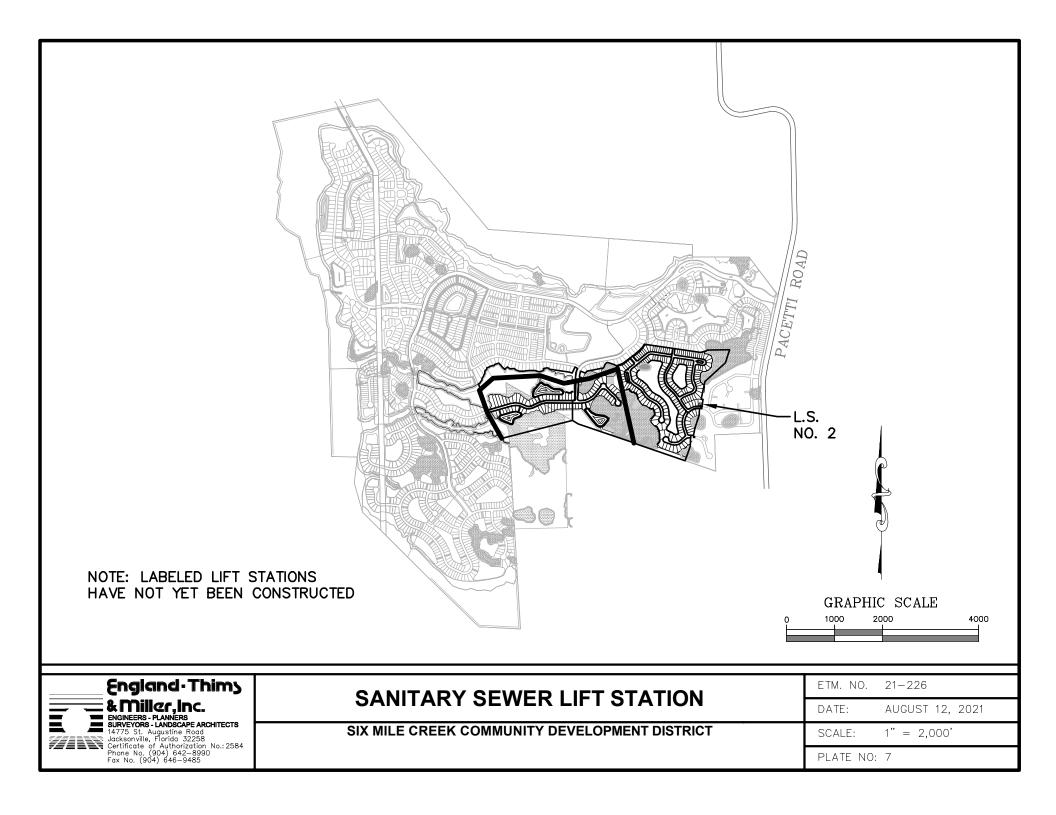
50.00 FEET; COURSE NO. 15: NORTH 02°48'31" EAST, 34.85 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY: COURSE NO. 16: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 264.00 FEET, AN ARC DISTANCE OF 100.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°44'33" EAST, 100.15 FEET; COURSE NO. 17: SOUTH 65°12'14" EAST, 109.02 FEET: COURSE NO. 18: NORTH 32°55'01" EAST, 14.22 FEET: COURSE NO. 19: NORTH 40°22'34" EAST, 37.38 FEET; COURSE NO. 20: NORTH 77°11'28" EAST, 111.93 FEET: COURSE NO. 21: NORTH 80°03'08" EAST, 244.02 FEET: COURSE NO. 22: NORTH 22°16'35" EAST, 47.71 FEET: COURSE NO. 23: NORTH 15°48'46" EAST, 21.94 FEET; COURSE NO. 24: NORTH 38°10'59" EAST, 53.72 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 25: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 29.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°06'36" EAST, 27.91 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 26: SOUTH 73°57'47" EAST, 66.37 FEET: COURSE NO. 27: SOUTH 69°00'03" EAST, 69.03 FEET: COURSE NO. 28: SOUTH 63°20'44" EAST, 58.78 FEET; COURSE NO. 29: NORTH 70°46'16" EAST, 9.16 FEET: THENCE SOUTH 12°26'04" EAST, 1650.12 FEET, TO THE SOUTHERLY LINE OF AFORESAID SECTION 41: THENCE NORTH 71°03'40" WEST, ALONG LAST SAID LINE, 1226.05 FEET: THENCE NORTH 60°13'49" WEST, CONTINUING ALONG LAST SAID LINE, 1734.02 FEET, TO THE EASTERLY LINE OF SAID SECTION 6; THENCE SOUTH 03°24'47" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 1010.28 FEET: THENCE NORTH 89°59'23" WEST, 167.76 FEET: THENCE NORTH 48°29'01" WEST, 226.39 FEET: THENCE NORTH 19°45'18" WEST, 858.18 FEET; THENCE NORTH 22°09'18" WEST, 25.31 FEET. TO THE SOUTHEASTERLY LINE OF AFORESAID PLAT OF WHISPER CREEK PHASE 4 UNIT B; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE. RUN THE FOLLOWING FOURTY-THREE (43) COURSES AND DISTANCES; COURSE NO. 1: NORTH 58°53'06" EAST, 40.47 FEET; COURSE NO. 2: NORTH 33°15'11" EAST, 31.01 FEET; COURSE NO. 3: NORTH 35°07'18" EAST, 41.79 FEET; COURSE NO. 4: NORTH 10°17'38" EAST, 42.38 FEET; COURSE NO. 5: NORTH 40°54'56" EAST, 45.35 FEET; COURSE NO. 6: NORTH 09°20'47" EAST, 26.66 FEET; COURSE NO. 7: NORTH 32°53'56" EAST. 31.20 FEET: COURSE NO. 8: NORTH 05°41'56" EAST, 31.51 FEET; COURSE NO. 9: NORTH 13°25'02" EAST, 38.56 FEET; COURSE

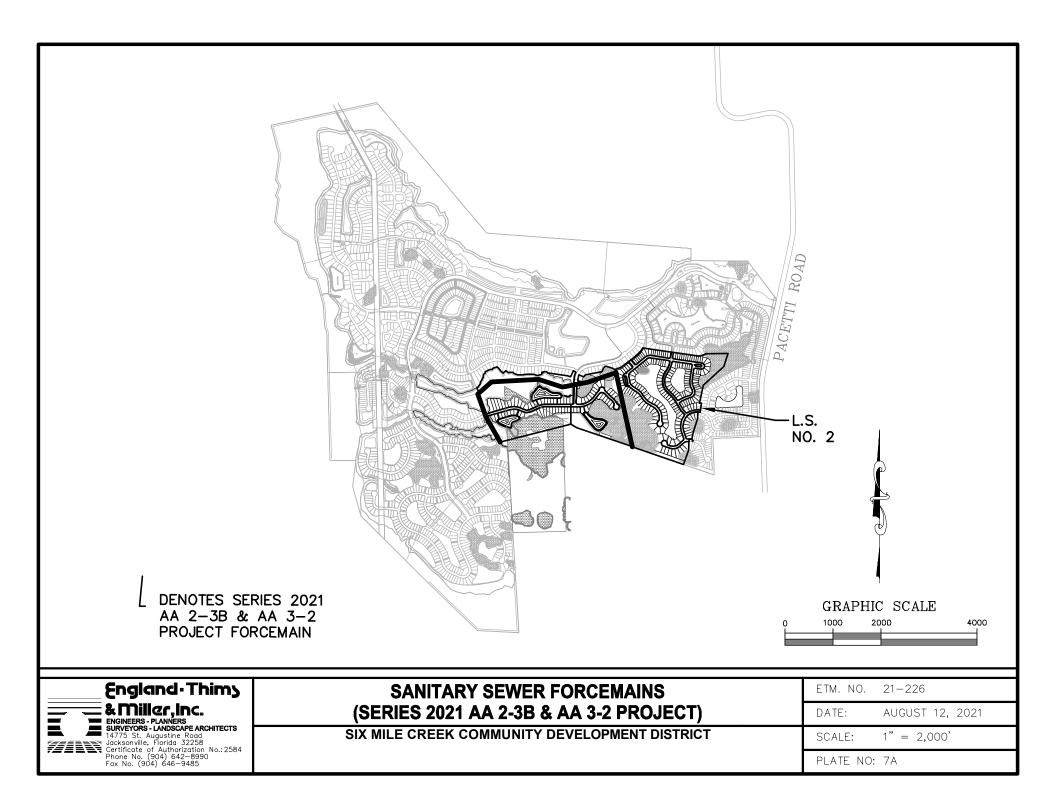
England · Thimy	LEGAL DESCRIPTION - ASSESSMENT AREA 3 (PHASE 2)	etm. no.	21-226
a Miller, Inc. Engineers - planners	LEGAL DESCRIPTION ASSESSMENT AREA 5 (FITASE 2)	DATE:	AUGUST 12, 2021
SURVEYORS – LANDSCAPE ARCHITECTS 14775 St. Augustine Road Jacksonville, Florida 32258 Certificate of Authorization No.: 2584	SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT	SCALE:	N/A
Phone No. (904) 642–8990 Fax No. (904) 646–9485		PLATE NO	: 6

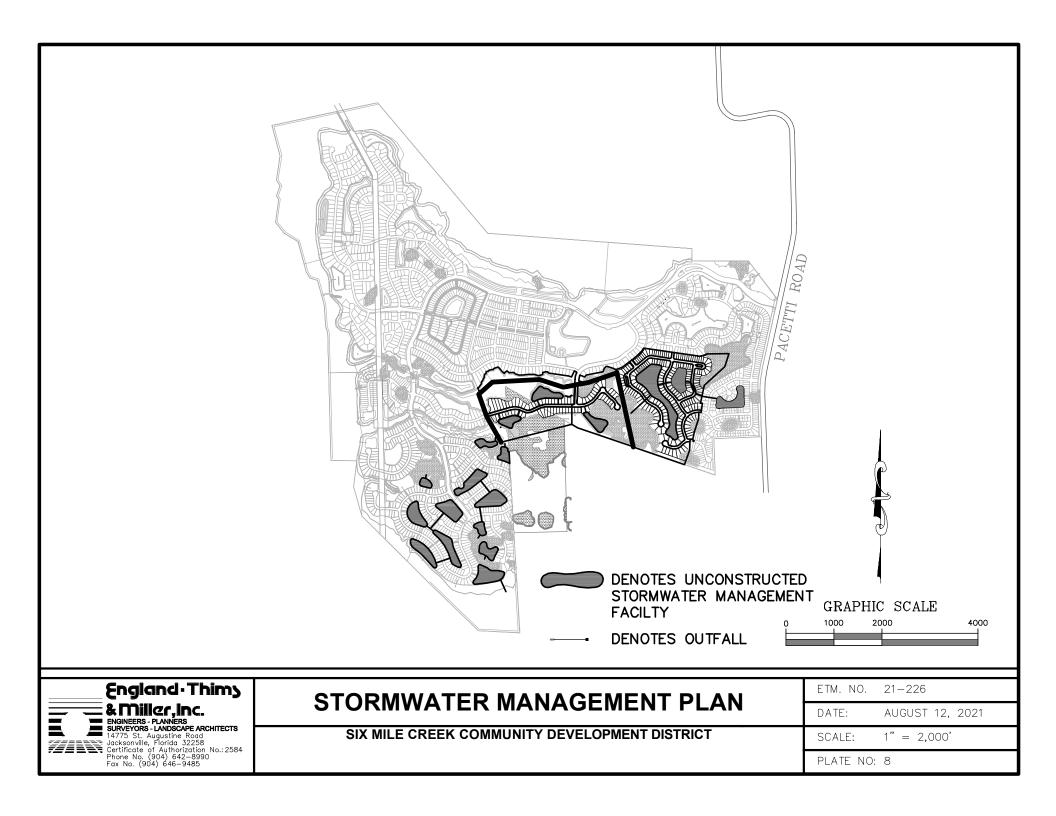
NO. 10: NORTH 59°34'12" EAST, 36.77 FEET; COURSE NO. 11: NORTH 02°27'50" EAST, 32.51 FEET; COURSE NO. 12: NORTH 58°52'14" EAST, 11.57 FEET: COURSE NO. 13: NORTH 75°30'55" EAST. 27.43 FEET: COURSE NO. 14: NORTH 46°22'47" EAST. 33.19 FEET: COURSE NO. 15: NORTH 76°04'37" EAST. 51.07 FEET: COURSE NO. 16: SOUTH 89°39'07" EAST, 33.53 FEET: COURSE NO. 17: NORTH 40°15'02" EAST, 32.18 FEET; COURSE NO. 18: NORTH 70°27'41" EAST, 88.42 FEET; COURSE NO. 19: SOUTH 45°26'31" EAST, 90.94 FEET; COURSE NO. 20: SOUTH 24°59'11" EAST, 22.65 FEET: COURSE NO. 21: SOUTH 42°22'18" EAST, 20.63 FEET; COURSE NO. 22: SOUTH 49°05'19" EAST, 52.55 FEET: COURSE NO. 23: NORTH 07°39'56" EAST, 14.09 FEET: COURSE NO. 24: NORTH 50°45'42" EAST, 67.90 FEET; COURSE NO. 25: SOUTH 54°19'50" EAST, 69.17 FEET; COURSE NO. 26: NORTH 83°40'27" EAST, 47.45 FEET; COURSE NO. 27: NORTH 87°43'39" EAST, 43.00 FEET; COURSE NO. 28: SOUTH 43°03'55" EAST, 42.44 FEET; COURSE NO. 29: SOUTH 72°22'56" EAST, 34.01 FEET; COURSE NO. 30: SOUTH 67°25'36" EAST, 39.12 FEET; COURSE NO. 31: NORTH 86°54'24" EAST, 42.66 FEET; COURSE NO. 32: SOUTH 88°57'08" EAST, 46.54 FEET; COURSE NO. 33: NORTH 83°32'30" EAST, 49.75 FEET; COURSE NO. 34: NORTH 83°32'32" EAST. 58.52 FEET: COURSE NO. 35: NORTH 88°03'32" EAST. 52.62 FEET; COURSE NO. 36: SOUTH 87°46'45" EAST, 38.28 FEET; COURSE NO. 37: SOUTH 89°40'59" EAST, 43.95 FEET; COURSE NO. 38: SOUTH 69°35'39" EAST, 62.05 FEET; COURSE NO. 39: SOUTH 81°14'59" EAST, 35.04 FEET; COURSE NO. 40: NORTH 73°30'02" EAST, 36.88 FEET; COURSE NO. 41: NORTH 70°16'00" EAST, 34.22 FEET; COURSE NO. 42: NORTH 65°39'35" EAST, 12.11 FEET: COURSE NO. 43: NORTH 03°19'04" WEST, 43.33 FEET, TO THE POINT OF BEGINNING.

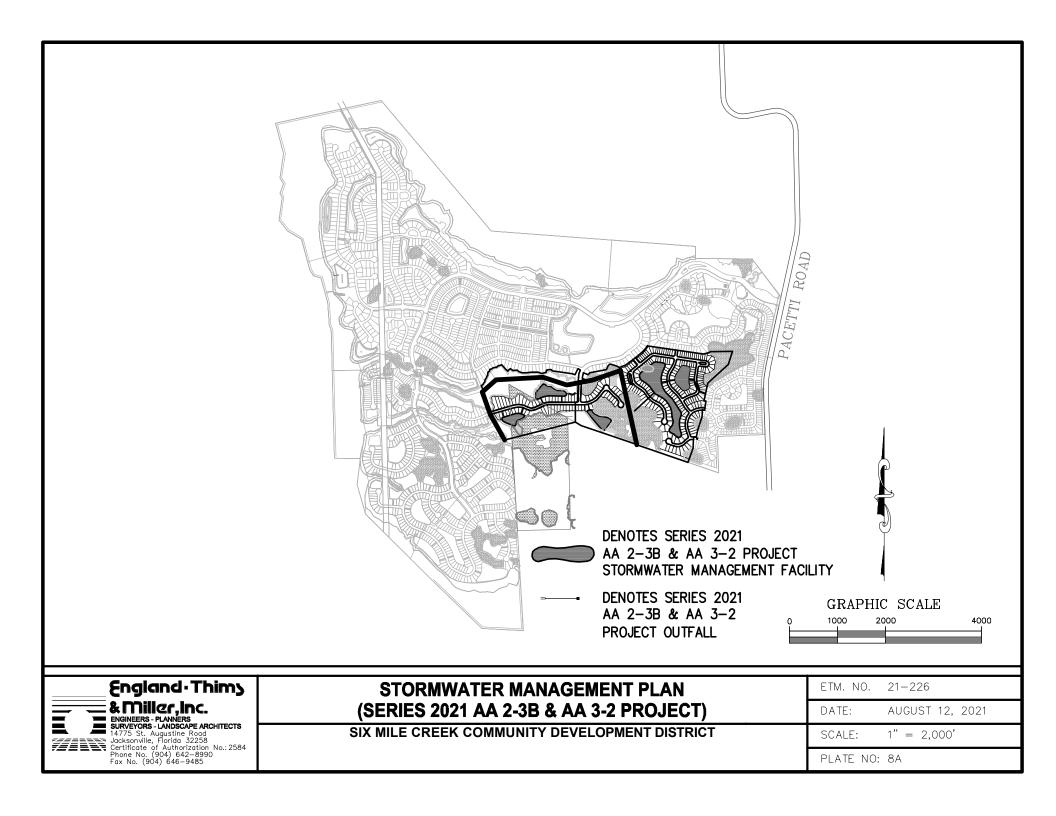
CONTAINING 66.92 ACRES, MORE OR LESS.

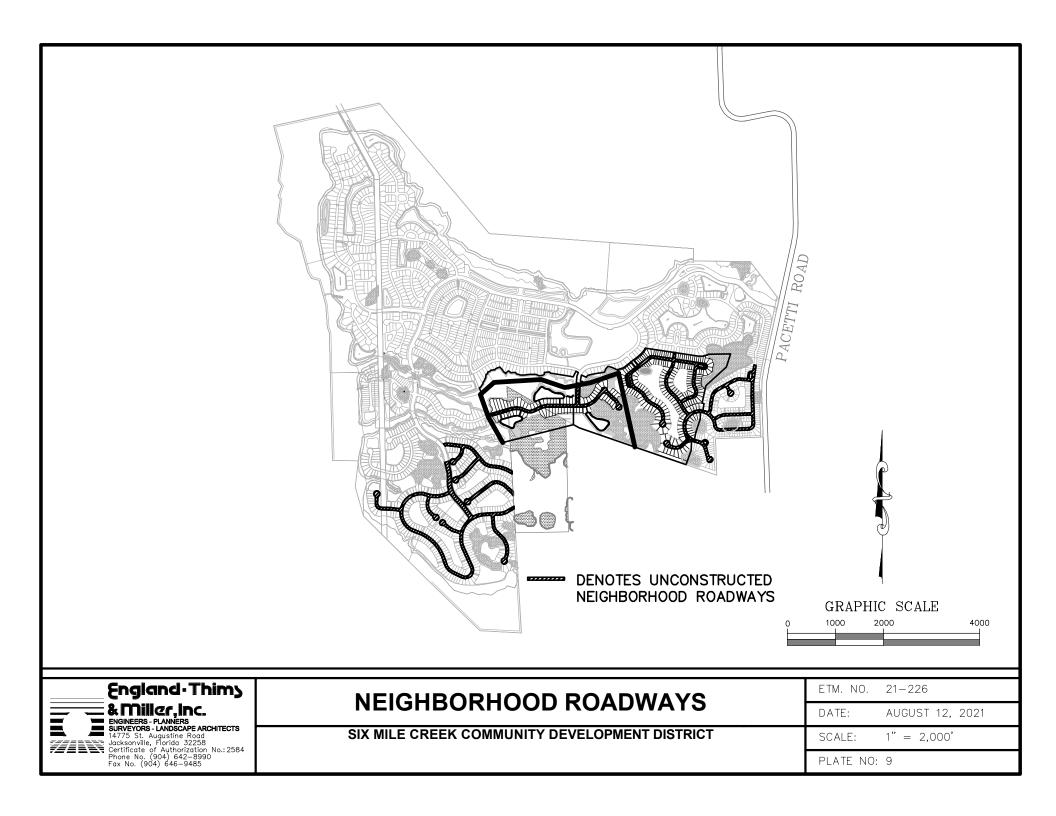
England · Thimy	LEGAL DESCRIPTION - ASSESSMENT AREA 3 (PHASE 2)	ETM. NO. 21-226
& Miller, Inc. ENGINEERS - PLANNERS		DATE: AUGUST 12, 2021
SURVEYORS – LANDSCAPE ARCHITECTS 14775 St. Augustine Road Jacksonville, Florida 32258 Certificate of Authorization No.: 2584	SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT	SCALE: N/A
Phone No. (904) 642–8990 Fax No. (904) 646–9485		PLATE NO: 6A

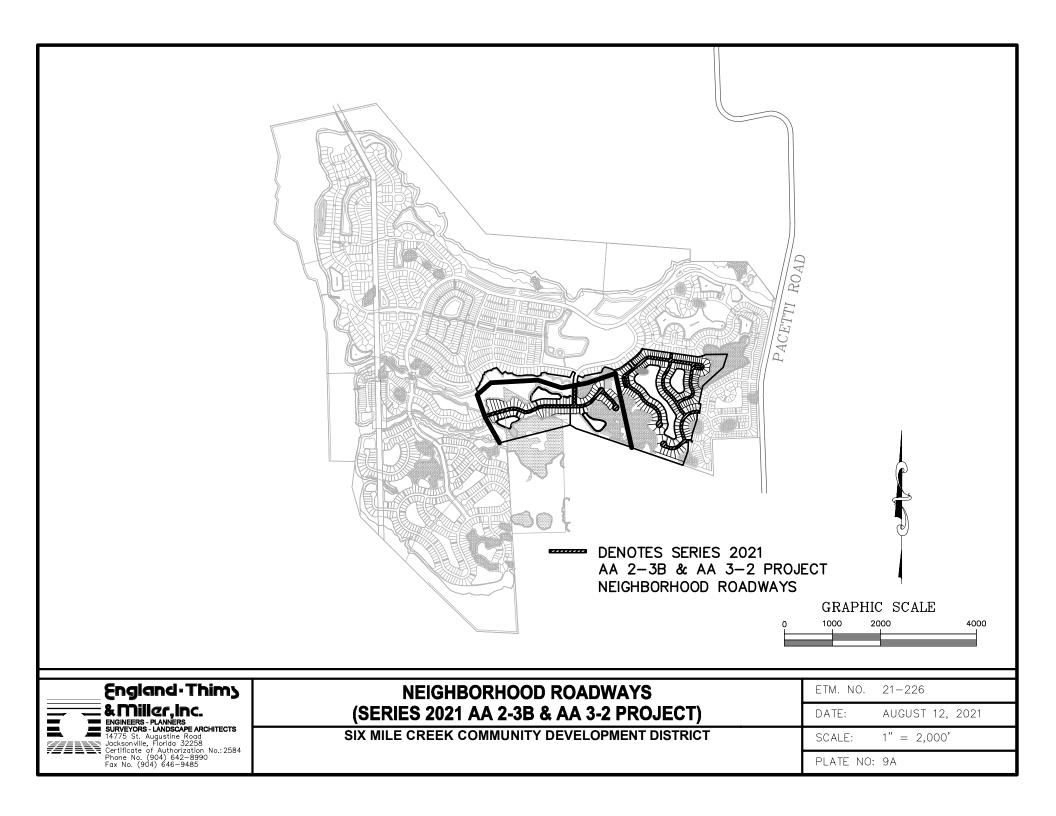


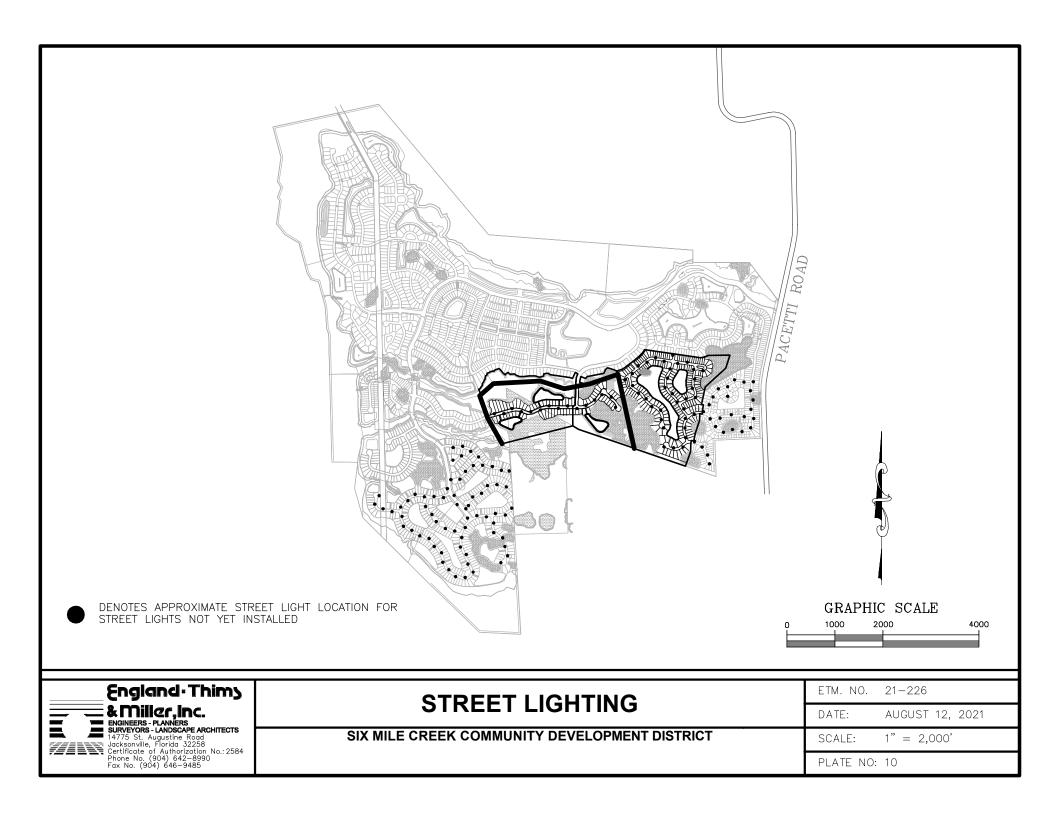


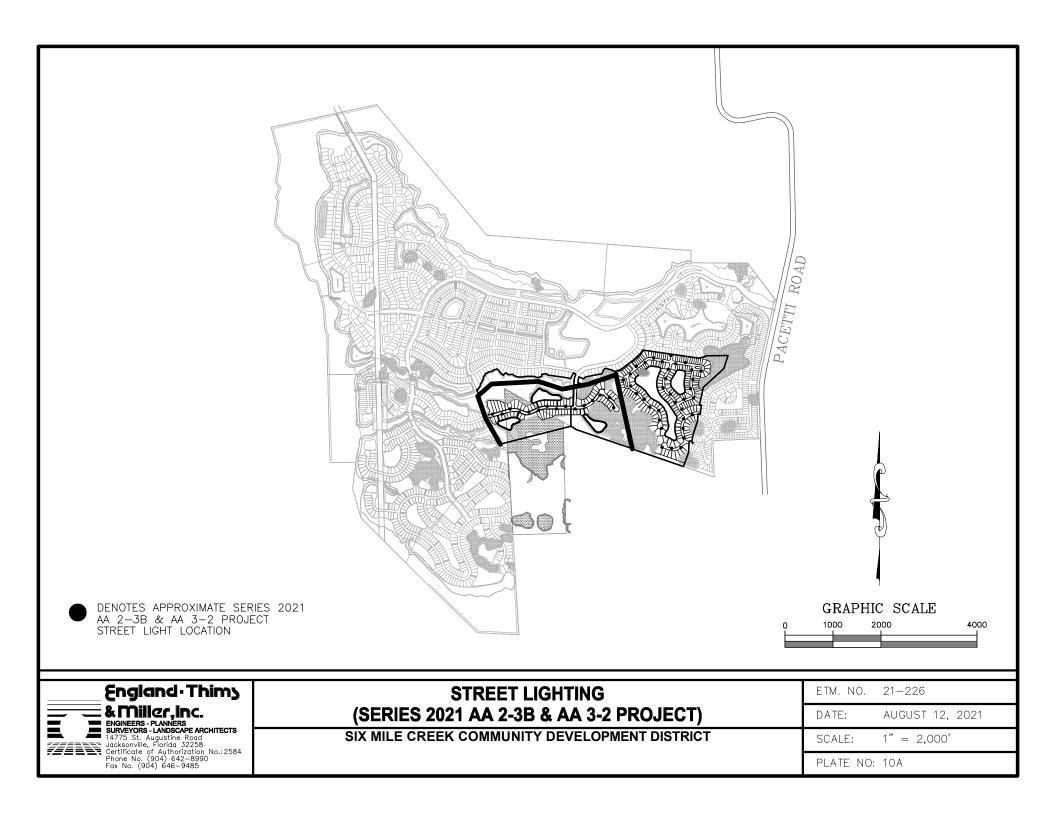


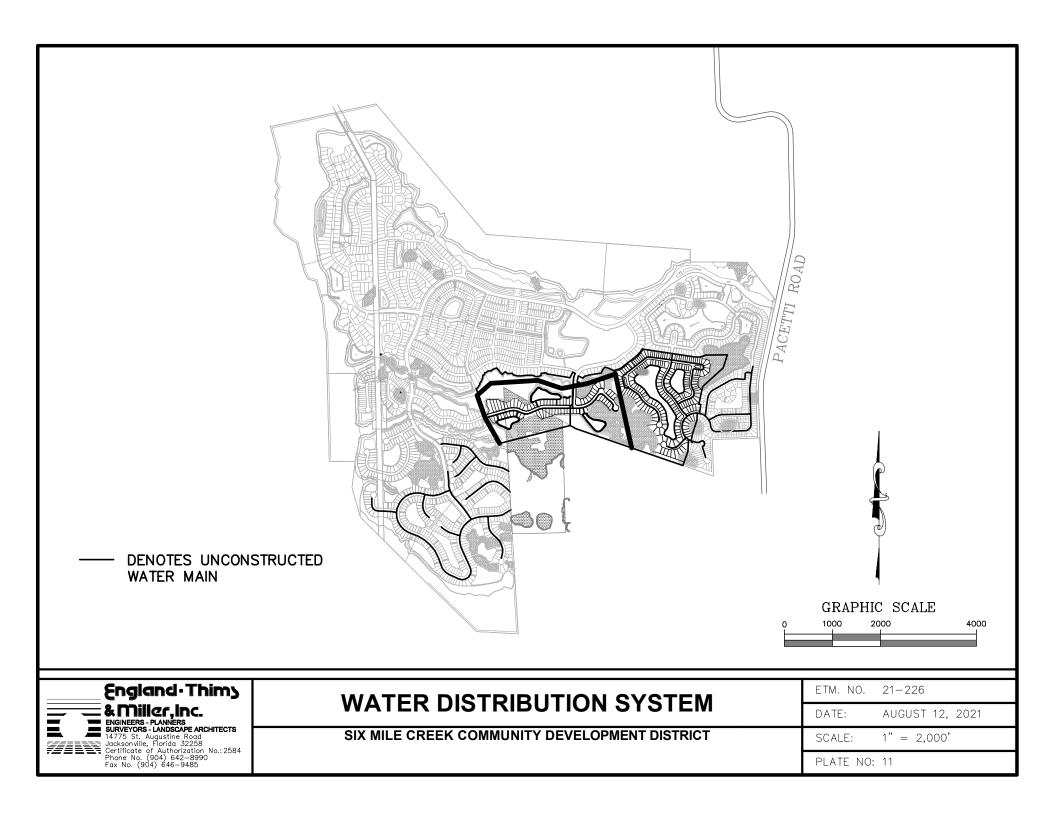


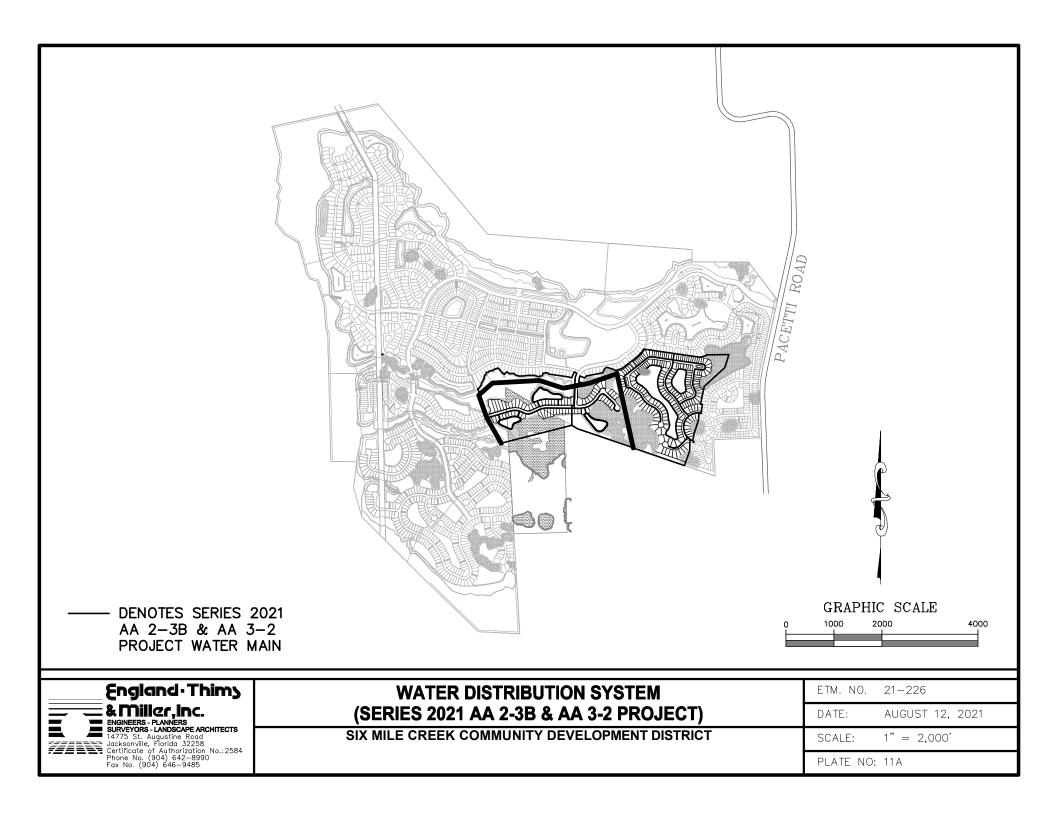


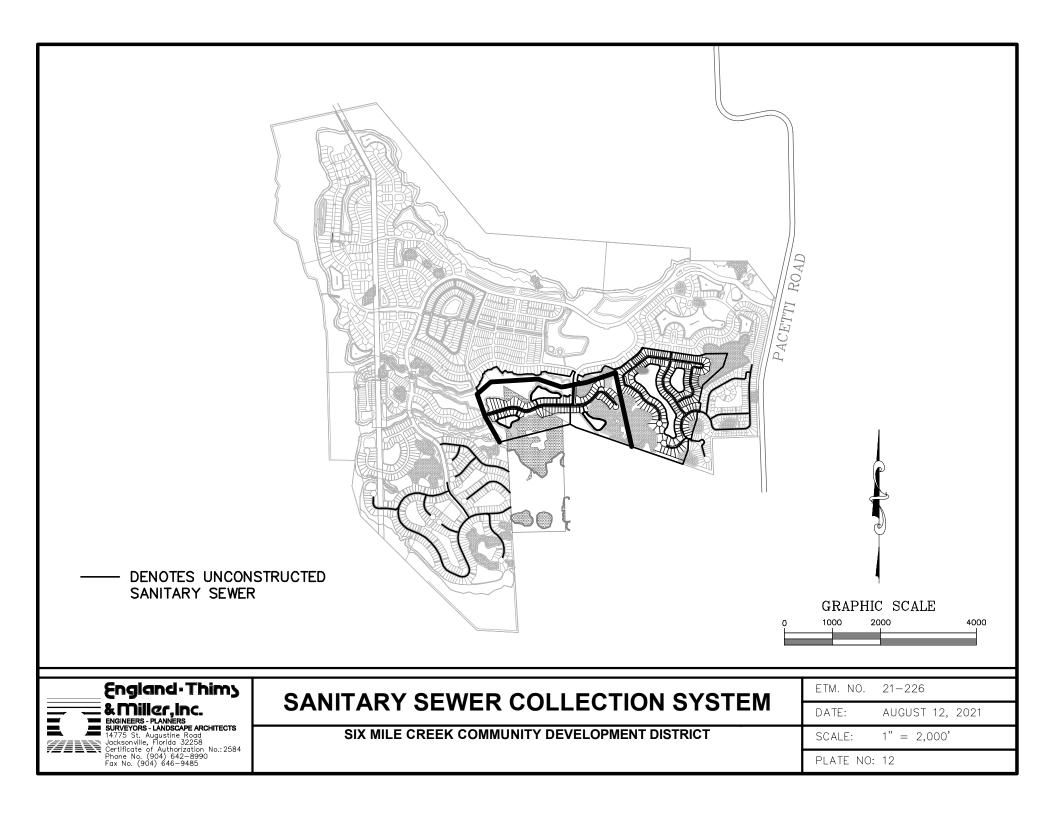


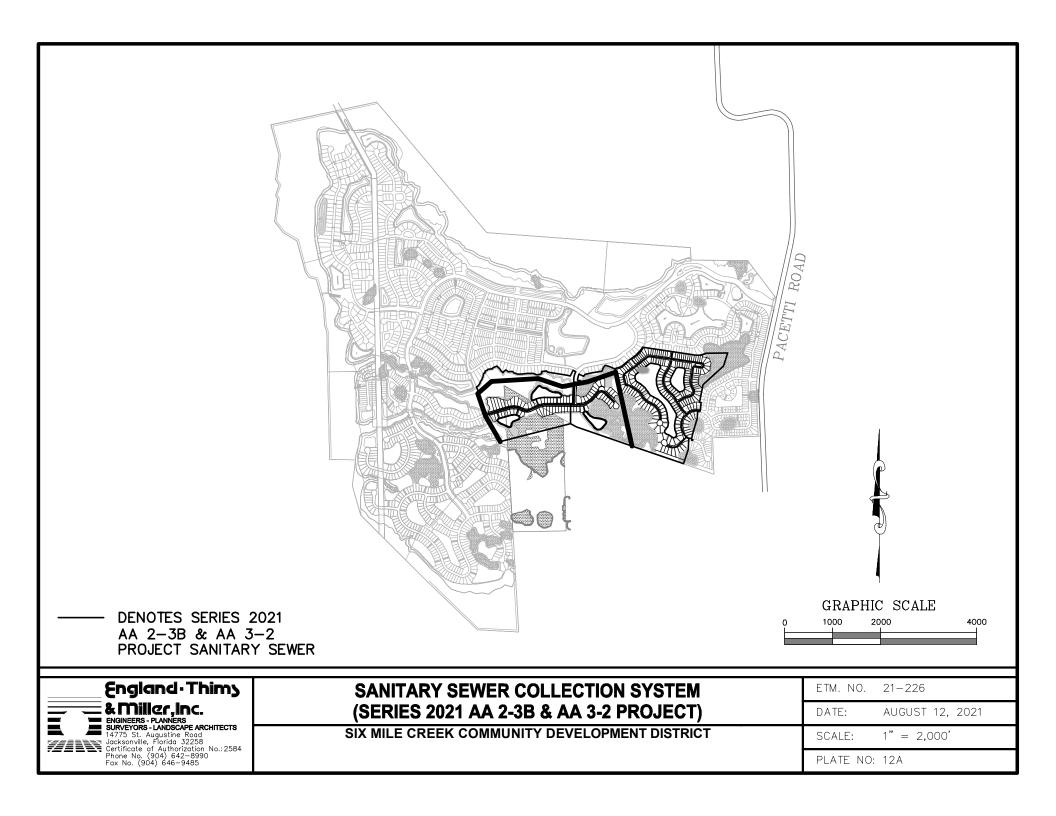












Composite Exhibit B

Six Mile Creek Community Development District

Supplemental Special Assessment Methodology Report for the Series 2021 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 2) and Assessment Area 2 (Phase 3B)

September 14, 2021

Prepared by

Governmental Management Services, LLC

Table of Contents

1.0	1.2 Sp	tion ecutive Summary
2.0	The Serie Phase 31	es 2021 Capital Improvement Bonds AA3 Phase 2 & AA2
	2.1 De	evelopment Plan Overview
3.0	3.1 Str	ent Allocation Tucture
4.0	True Up I	Mechanism 8
5.0	Final Ass	essment Rolls
6.0	Addition	al Stipulations10
7.0	Append	ix
		Development Program
	Table 3	
	Table 4	

Table 5Assessment Roll Series 2021 Capital ImprovementRevenue BondsAA 3 Phase 2 & AA 2 Phase 3B15

Attachments: Assessment Area 3 Phase 2 and Assessment Area 2 Phase 3B - Legal description

1.0 Introduction

1.1 Executive Summary

1.1.1 The District

Six Mile Creek Community Development District (the "District"), a local unit of special-purpose government, was established by rule number 42GGG-1 adopted by the Florida Land and Water Adjudicatory Commission on March 7, 2007, as amended on August 11, 2021. The District encompasses approximately 1,288.95 acres of land located within the unincorporated area of St. Johns County, Florida, and was established for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of major infrastructure necessary for development to occur within the District.

The TrailMark development located within the District is a master planned, amenitized, residential community. The planned development will include approximately 2,278 residential units composed of single-family, patio and townhomes along with multi-family housing.

1.1.2 Assessment Areas

The District has created three (3) separate Assessment Areas to carry out its financing program. Additional Areas may be created over time.

Assessment Area 1, consists of approximately 153 acres and has been developed into 152 residential lots, all of which have been platted.

Assessment Area 2 consists of approximately 543 acres and is planned for 1,260 residential lots. Assessment Area 2 is being developed in 3 Phases: 305 lots in Phase 1, 401 lots in Phase 2 and 554 lots in Phase 3.

Assessment Area 3 (also referred to as the 2007 Assessment Area) consists of approximately 550 acres and Phase 1 is

planned for 339 single family units on approximately 173.62 acres. Other lands within Assessment Areas 3 will be developed in the future.

Effective August 11, 2021, the District's boundary was amended to add 6.8 acres, which are intended to be developed with 24 lots within Assessment Area 3, Phase 1. The Supplemental Special Assessment Methodology Report for the Series 2021 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 1) will be supplemented at a later date to levy assessments on the additional 6.8 acres.

The District is in the process of amending its boundary to add approximately 70.99 acres (the "2021 Expansion Parcel") into the District. The 2021 Expansion Parcel is anticipated to be developed and is planned to include 23 single family units in the parcel subject to the lien of the AA3-2 Bond, all of which will be located within Assessment Area 3, Phase 2. This report will be supplemented when the boundary amendment is completed to include the 2021 Expansion Parcel.

1.1.3 The 2007, 2015, 2016, 2017, 2020 and 2021 Bonds

The District's Board of Supervisors (the "Board") adopted the Improvement Plan for the Purpose of Special Assessment Bonds dated December 1, 2006 (the "CIP"), as supplemented by the District's Supplemental Engineers Report for Series 2007 Capital Improvements dated May 25, 2007, the Supplemental Engineers Report for 2014 Capital Improvements dated November 12, 2014, the Supplemental Engineers Report for the Series 2016 Capital Improvements ("2016 Engineers Report") dated April 12, 2016, the Supplemental Engineers Report for the Series 2017 Capital Improvements dated June 5, 2017, the Supplemental Engineer's Report for the Series 2020 Capital Improvements dated June 2, 2020, and the Supplemental Engineer's Report for the Series 2021 Capital Improvements dated January 19, 2021 (collectively, the Engineer's Report"), which describe the public infrastructure improvements financed in part by the District's issuance of Bonds secured by special assessments levied on the lands within the District (the "CIP").

The District has previously issued its Capital Improvement Revenue Bonds, Series 2007 (the "2007 Bonds"), its Capital Improvement Revenue Bonds, Series 2015 Refunding Bonds (the 2015 Bonds), its Capital Improvement Revenue Bonds, Series 2016A (the "2016A Bonds"), its Capital Improvement Revenue Bonds Series 2017A (Assessment Area 2, Phase 2) (the "2017A Bonds") and its Capital Improvement Revenue Bonds, Series 2017B (Assessment area 2, Phase 2)(the "2017B Bonds"), its Capital Improvement and Refunding Bonds Series 2020 (Assessment Area 2, Phase 3A) (the "2020 Bonds"), and its Capital Improvement Revenue Bonds, Series 2021 (Assessment Area 3, Phase 1) (the "2021 Bonds") to finance portions of the CIP.

This Report addresses the assessments securing the Assessment Area 2, Phase 3B and Assessment Area 3 Phase, 2 Bonds. The Six Mile Creek Community Development District Supplemental Engineers Report for Series 2021 AA2-3B & AA3-2 Capital Improvements dated September 10, 2021 ("2021 AA2-3B & AA3-2 Engineer's Report") describes the project, which will be partially funded by the \$22,695,000 Capital Improvement Revenue Bonds, Series 2021 comprised of the Assessment Area 3 Phase 2 Bonds of \$6,200,000 (the "AA3-2 Bonds") and the Assessment area 2 Phase 3B Bonds of \$16,495,000 (the "AA2-3B Bonds" and together with the AA3-2 Bonds, the "AA3-2 and AA2-3B Bonds"). The AA3-2 Bonds will be secured by assessments levied on District Lands within Assessment Area 3 Phase 2 (the "AA3-2 Assessments) and the AA2-3B Bonds will be secured by assessments levied on District Lands within Assessment Area 2 Phase 3B (the "AA2-3B Assessments" and together with the AA3-2 Assessments, the "AA3-2 and AA2-3B Assessments").

A detailed estimated Sources and Uses of funds for the AA3-2 and AA2-3B Bonds is contained in **Table 2**.

1.2 Special Benefits and General Benefits

Improvements undertaken by the District as described in the CIP create special and peculiar benefits, different in kind and

degree than general benefits, for properties within its borders as well as general benefits to the public at large.

As contained in the Master Assessment Report the benefit from the CIP was based upon \$131,449,000 of construction costs for the system of improvements. The 2014 Engineer's Report estimates construction costs of \$156,326,750 for the CIP, in part because it describes additional improvements. Because the CIP is a system of improvements, the additional improvements increase the overall benefit to all developable lands within the District. Notwithstanding the additional improvements described in various Supplemental Engineer's Reports, the benefit findings and methodology contained in the Master Methodology report still apply and are incorporated herein by reference.

1.3 Requirements of a Valid Assessment Methodology

Special assessments under Florida law, to be valid, must meet two requirements. The first requirement is that the properties assessed must receive a special benefit from the improvements paid for by the assessments. The second requirement is that the assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

2.0 The AA3-2 and AA2 3B Bonds Assessment Area 3 Phase 2 and Assessment Area 2 Phase 3B

2.1 Development Plan - Overview

The Developer of the property within the District has defined the land uses for the property. The land uses are described in in Table 1 (Appendix) ("Development Plan") associated with the AA3-2 and AA2-3B Bonds. The Development Plan may change dependent upon future market conditions. The lands securing the AA3-2 Bonds is planned for 71 lots, 23 of which are to be located on the 2021 Expansion Parcel. The lands securing the AA2-3B Bonds is planned for 207 lots. If the planned annexation of the 2021 Expansion Parcel takes place, then the District will spread the lien of the special Assessments securing the AA3-2 Bonds upon such lands in accordance with this Report and the Master Report.

2.2 Bond Description

The AA3-2 and AA2-3B Bonds are planned to be issued with a thirty-year term and an anticipated average coupon rate of 5%. Interest is capitalized for 24 months and the Debt Service Reserve Fund ("DSRF") is equal to the annual Maximum Annual Debt Service ("MADS") of \$403,200 for the AA3-2 Bonds and \$1,073,070 for the AA2-3B Bonds.

The AA3-2 Bonds are planned to be issued at a par amount of \$6,200,000 and the AA2-3B Bonds are planned to be issued at a par amount of \$16,495,000. See estimated bond terms on **Table 2**.

3.0 Assessment Allocation

3.1 Structure

The debt required to finance the CIP is allocated to the benefited lands within the District consistent with the Master Assessment Report. As noted above, the 2014 Engineer's Report estimates construction costs of \$156,326,750 for the CIP increasing the overall benefit to all developable lands within the District. The AA3-2 Project costs are estimated at \$6,359,950 and the AA2-3B 3B Project costs are estimated at \$11,289,980. The AA3-2 and AA2-3B Bonds will provide for construction funds in the approximate amount of \$4,981,102 and \$12,214,980 respectively. The remaining portion of the proceeds from the AA2-3B Bonds will be used to redeem a portion of the Series 2016B Bonds, approximately, \$1,042,187, which are currently outstanding on Assessment Area 2 Phase 3B.

A component of the AA2-3B Project is a new amenity center (the "Phase 3 Amenity"). It is planned that the Phase 3 Amenity will be utilized and funded by the landowners in Assessment Area 2, Phase 3, but future development in Assessment Area 2, Phase 3 may change the utilization and funding depending upon the type of development. Individuals who live within the District but outside of Assessment Area 2, Phase 3 will be required to pay an annual user fee in order to use the Phase 3 Amenity. At this time, the Phase 3 Amenity is planned to be funded solely by debt and O&M assessments levied on the development units in Assessments Area 2, Phases 3A and 3B.

3.2 Assessment Allocation

Based upon the CIP, the District's assessment consultant and underwriter determined the amount of Bonds required to fund the infrastructure costs.

The CIP consists of roadway improvements, potable water, wastewater, landscaping, monumentation, signage and community recreation improvements that benefit all lands within the District. The CIP consists of a system of improvements that benefits all developable property equally. The 2007 Bonds were issued to finance a portion of the acquisition and construction of the 2007 Improvement Plan, which comprises a portion of the CIP. The AA3-2 and AA2-3B Bonds are being issued to fund a portion of the CIP. As with prior bond issues, it is anticipated that future bond issues will occur to finance future projects associated with the remaining CIP.

As noted above, the AA2-3B Project includes the Phase 3 Amenity, which as currently planned benefits only the property within Assessment Area 2, Phases 3A and 3B. With the exception of the Phase 3 Amenity, the CIP consists of a system of improvements that benefits all developable property equally. Give the construction costs of the AA2-3B Project improvements, even though the Phase 3 Amenity is not part of the system of improvements, the AA2-3B Assessments meet the requirements set forth in Sections 1.2 and 1.3 of this Report.

Assessments securing the AA3-2 Bonds will be levied on 66.92 gross acres in Assessment Area 3, Phase 2 and Assessments securing the AA2-3B Bonds will be levied on the 79.93 gross undeveloped acres in Assessment Area 2, Phase 3B.

As land is developed and platted, the AA3-2 and AA2-3B Assessments will be allocated on a first platted basis to developed and platted lots with an identifiable folio number. The AA3-2 Bonds are expected to be allocated to and fully absorbed by the 71 planned lots after annexation. The AA2-3B Bonds are expected to be allocated to and fully absorbed by the 207 planned lots.

If the 2021 Expansion Parcel is not added to the District's boundary, then it is anticipated that the Developer will prepay a portion of the debt on each of the 48 lots in Assessment Area 3, Phase 2. Alternatively, the developer may not make such prepayments and the assessment amounts per lot remain unchanged. Such prepayment amounts have not been established at this time.

4.0 True – Up Mechanism

In order to assure that the District's debt will not build up on unsold acres, and to assure that the requirements that the nonad valorem assessments will be constitutionally lienable on the property will continue to be met, the District shall determine the following.

To assure that there will always be sufficient development potential in the undeveloped property to assure payment of debt service after a plat or site plan approval, the following test will be applied. The test is that the par debt per acre remaining on the undeveloped property within Assessment Area 3 Phase 2 and Assessment Area 2 Phase 3B is never allowed to increase above its maximum per acre level.

The Assessment Area 3 Phase 2 Bonds are planned to be issued at par for \$6,200,000. Assessment Area 3 Phase 2, planned for 71 units as contained on Table 1, is 66.92 acres. The maximum debt per acre is \$92,638 for the Assessment Area 3 Phase 2 Bonds. Therefore, at the time of platting, if only a portion of the parcel is platted, then the remaining undeveloped property within the parcel cannot exceed a per acre debt of \$92,648. If the remaining undeveloped property has debt in excess of \$92.648 per acre, a true-up payment will be due upon platting or site plan approval. If the entire parcel is platted and the assignment of debt to the platted lots is not sufficient to absorb the total debt a true-up payment will be due upon platting or site plan approval. The Assessment Area 2 Phase 3B Bonds are planned to be issued at par for \$5,965,000. Assessment Area 2 Phase 3B, planned for 207 units as contained on Table 1, is 79.93 acres. The maximum debt per acre is \$206,368 for the Assessment Area 2 Phase 3B Bonds. Therefore, at the time of platting, if only a portion of the parcel is platted, then the remaining undeveloped property within the parcel cannot exceed a per acre debt of \$206,368. If the remaining undeveloped property has debt in excess of \$206,368 per acre, a true-up payment will be due upon platting or site plan approval. If the entire parcel is platted and the assignment of debt to the platted lots is not sufficient to absorb the total debt a true-up payment will be due upon platting or site plan approval.

5.0 Final Assessment Rolls

Final assessment rolls reflecting the allocation of special assessments securing repayment of the Assessment Area 3 Phase 2 and Assessment Area 2 Phase 3B Bonds are attached hereto as the lands to be developed into 71 and 207 lots respectively. As previously noted, If the planned annexation of the 2021 Expansion Parcel, which is anticipated to include 23 single family units within Assessment Area 3, Phase 2, takes place, then the District will spread the lien of the AA3-2 Assessments to such lands in accordance with this Report and the Master Report. **Table 4** provides for the Par Debt and Debt Service Assessments for AA3-2 and AA2-3B Bonds which includes the 2021 Expansion Parcel and additional 23 development units in Assessment Area 3, Phase 2.

6.0 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. Governmental Management Services, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For further information about the Bonds, please refer to the Master Trust Indenture or the Supplemental Trust Indenture.

Table 1 Six Mile Creek Community Development District Development Program Capital Improvement Revenue Bonds Series 2021 (Assessment Area 3 Phase 2 & Assessment Area 2 Phase 3B)

Land Use		AA3 Phase 2	AA2 Phase 3B
Single Family Residential:			
	43' lot	0	89
	53' lot	0	79
	63' lot	48	39
Current Units		48	207
	43' Annex	23	0
Total Units With An	nexed Lots	71	207

Table 2 Six Mile Creek Community Development District Capital Improvement Revenue Bonds Series 2021 (Assessment Area 3 Phase 2 & Assessment Area 2 Phase 3B) Sources and Uses of Funds

Sources:	AA3 Phase 2	AA2 Phase 3B	Total
Bond Proceeds - Par Amount Premium	\$6,200,000 \$0	\$16,495,000 \$0	\$22,695,000 \$0
Total Sources of Funds	\$6,200,000	\$16,495,000	\$22,695,000
Uses:			
Construction Funds Debt Service Reserve Fund MADS (1) Interest Reserve Cost of Issuance B Bond Payoff	\$4,981,102 \$403,200 \$620,000 \$195,698 \$0	\$12,214,980 \$1,073,070 \$1,649,500 \$515,264 \$1,042,186	\$17,196,082 \$1,476,270 \$2,269,500 \$710,962 \$1,042,186
Total Uses of Funds	\$6,200,000	\$16,495,000	\$22,695,000
Average Coupon Interest Rate	5.00%	5%	
Term	30 years	30 years	
CAPI period	24 months	24 months	

(1) Net of maximum early payment discount and collection costs.

Table 3
Six Mile Creek Community Development District
Par Debt and Debt Service Allocations - Series AA3 Phase 2 & Assessment Area 2 Phase 3B
2021 Capital Improvement Revenue Bonds

Land Use Single Family Residential:	AA3 Phase 2 <u>No. of Units</u>	Par Debt per Unit _2021 Bond	Total Par Debt _2021 Bond	2021 Bond Net per Unit Annual <u>Debt Service</u>	2021 Bond Total Annual Net <u>Debt Service</u>	2021 Bond Gross per Unit Annual <u>Debt Service (1)</u>
43' lot	0	\$0	\$0	\$0	\$0	\$0
53' lot	0	\$0	\$0	\$0	\$0	\$0
63' lot	48	\$129,167	\$6,200,000	\$8,400	\$403,200	\$8,936
Total AA3 Phase 2	(2)		\$6,200,000		\$403,200	
	AA2 Phase 3B <u>No. of Units</u>					

Total AA3 Phase 2	207		\$16,495,000	-	\$1,073,070	
63' lot	39	\$103,557	\$4,038,723	\$6,737	\$262,743	\$7,167
53' lot	79	\$85,064	\$6,720,049	\$5,534	\$437,150	\$5,887
43' lot	89	\$64,452	\$5,736,228	\$4,193	\$373,177	\$4,461

(1) Include 4% provision for early payment discount and 2% collection costs for St Johns County.

(2 Assessment Area 3 Phase 2 does not include annexed lots I process of 23.

Table 4
Six Mile Creek Community Development District
Par Debt and Debt Service Allocations - Series AA3 Phase 2
2021 Capital Improvement Revenue Bonds
Including Annexed Lands

Land Use		Par	Total	2021 Bond Net per Unit	2021 Bond Total	2021 Bond Gross per Unit	
Single Family Residential:	<u>No. of Units</u>	Debt per Unit 2021 Bond	Par Debt 2021 Bond	Annual Debt Service	Annual Net Debt Service	Annual Debt Service (1)	
43' lot	0	\$0	\$0	\$0	\$0	\$0	
53' lot	0	\$0	\$0	\$0	\$0	\$0	
63' lot	71	\$87,324	\$6,200,000	\$5,679	\$403,200	\$6,041	
Total	71	-	\$6,200,000		\$403,200		

(1) Include 4% provision for early payment discount and 2% collection costs for St Johns County.

Table 5 Six Mile Creek Community Development District Assessment Roll Series AA3 Phase 2 & Assessment Area 2 Phase 3B 2021 Capital Improvement Revenue Bonds

				Annual Assessments				
Assessment Area 3 Phase : Account #	2 <u>Owner</u>	Lot Type	Asmnt <u>Units</u>	2021 Gross Asmnt <u>Per Unit (2)</u>	2021 Net Asmnt <u>Per Unit</u>	2021 Total Net <u>Assessments</u>	2021 Bond Debt <u>Per Unit</u>	Total 2021 Bond Debt
029010-0000	(1)	43'	0	\$0	\$0	\$0	\$0	\$0
029010-0000	(1)	53'	0	\$0	\$0	\$0	\$0	\$0
029010-0000	(1)	63'	48	\$8,936	\$8,400	\$403,200	\$129,167	\$6,200,000
		AA3 Phase 2	48			\$403,200		\$6,200,000
Assessment Area 2 Phase 3B			Asmnt	2021 Gross Asmnt	2021 Net Asmnt	2021 Total Net	2021 Bond Debt	Total 2021
Account #	<u>Owner</u>	Lot Type	<u>Units</u>	Per Unit (2)	Per Unit	<u>Assessments</u>	Per Unit	Bond Debt
029010-0000	(1)	43'	89	\$4,461	\$4,193	\$373,177	\$64,452	\$5,736,228
029010-0000	(1)	53'	79	\$5,887	\$5,534	\$437,180	\$85,064	\$6,720,049
029010-0000	(1)	63'	39	\$7,167	\$6,737	\$262,743	\$103,557	\$4,038,723
		AA2 Phase 3B	207			\$1,073,100		\$16,495,000

(1) Owner is Six Mile Creek Investment Group, LLC

(2) Gross assessment per unit includes 4% for early payment discount and 2% for St Johns County collection costs.

TRACT C-1, AS SHOWN ON THE SOUTHEASTERLY LINE OF THE PLAT OF WHISPER CREEK PHASE 4 UNIT B, AS RECORDED IN MAP BOOK 83, PAGES 49 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, AND A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, ALL LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN, AT THE SOUTHWESTERLY CORNER OF THE PLAT OF WHIPSER CREEK PHASE 1-UNIT C. AS RECORDED IN MAP BOOK 73, PAGES 28 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE EASTERLY, AND NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF SAID PLAT OF WHIPSER CREEK PHASE 1-UNIT C, RUN THE FOLLOWING TWENTY NINE (29) COURSES; COURSE NO. 1: NORTH 82°04'24" EAST, 65.46 FEET; COURSE NO. 2: NORTH 86°11'21" EAST, 37.26 FEET; COURSE NO. 3: SOUTH 47°26'57" EAST, 39.22 FEET; COURSE NO. 4: SOUTH 81°09'38" EAST, 420.00 FEET; COURSE NO. 5: SOUTH 73°12'31" EAST, 58.20 FEET; COURSE NO. 6: NORTH 25°48'20" EAST, 140.00 FEET. TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 7: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 52.50 FEET. SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°34'01" EAST, 52.44 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 8: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°11'31" EAST, 13.05 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 9: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 344.00 FEET. AN ARC DISTANCE OF 142.57 FEET. SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°40'55" WEST, 141.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 10: SOUTH 02°48'31" WEST, 75.91 FEET; COURSE NO. 11: SOUTH 87°11'29" EAST, 80.00 FEET; COURSE NO. 12: SOUTH 88°24'02" EAST, 50.01 FEET; COURSE NO. 13: NORTH 02°48'31" EAST, 40.00 FEET; COURSE NO. 14: NORTH 87°11'29" WEST.

50.00 FEET: COURSE NO. 15: NORTH 02°48'31" EAST, 34.85 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 16: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 264.00 FEET, AN ARC DISTANCE OF 100.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°44'33" EAST, 100.15 FEET; COURSE NO. 17: SOUTH 65°12'14" EAST, 109.02 FEET; COURSE NO. 18: NORTH 32°55'01" EAST, 14.22 FEET; COURSE NO. 19: NORTH 40°22'34" EAST, 37.38 FEET; COURSE NO. 20: NORTH 77°11'28" EAST, 111.93 FEET; COURSE NO. 21: NORTH 80°03'08" EAST, 244.02 FEET; COURSE NO. 22: NORTH 22°16'35" EAST, 47.71 FEET; COURSE NO. 23: NORTH 15°48'46" EAST, 21.94 FEET; COURSE NO. 24: NORTH 38°10'59" EAST, 53.72 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 25: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 29.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°06'36" EAST, 27.91 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 26: SOUTH 73°57'47" EAST, 66.37 FEET: COURSE NO. 27: SOUTH 69°00'03" EAST. 69.03 FEET: COURSE NO. 28: SOUTH 63°20'44" EAST, 58.78 FEET; COURSE NO. 29: NORTH 70°46'16" EAST, 9.16 FEET; THENCE SOUTH 12°26'04" EAST, 1650.12 FEET, TO THE SOUTHERLY LINE OF AFORESAID SECTION 41; THENCE NORTH 71°03'40" WEST, ALONG LAST SAID LINE, 1226.05 FEET; THENCE NORTH 60°13'49" WEST, CONTINUING ALONG LAST SAID LINE, 1734.02 FEET, TO THE EASTERLY LINE OF SAID SECTION 6; THENCE SOUTH 03°24'47" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6. A DISTANCE OF 1010.28 FEET; THENCE NORTH 89°59'23" WEST, 167.76 FEET; THENCE NORTH 48°29'01" WEST, 226.39 FEET; THENCE NORTH 19°45'18" WEST, 858.18 FEET; THENCE NORTH 22°09'18" WEST, 25.31 FEET, TO THE SOUTHEASTERLY LINE OF AFORESAID PLAT OF WHISPER CREEK PHASE 4 UNIT B; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE, RUN THE FOLLOWING FOURTY-THREE (43) COURSES AND DISTANCES; COURSE NO. 1: NORTH 58°53'06" EAST. 40.47 FEET: COURSE NO. 2: NORTH 33°15'11" EAST, 31.01 FEET; COURSE NO. 3: NORTH 35°07'18" EAST, 41.79 FEET; COURSE NO. 4: NORTH 10°17'38" EAST, 42.38 FEET; COURSE NO. 5: NORTH 40°54'56" EAST, 45.35 FEET; COURSE NO. 6: NORTH 09°20'47" EAST, 26.66 FEET; COURSE NO. 7: NORTH 32°53'56" EAST, 31.20 FEET; COURSE NO. 8: NORTH 05°41'56" EAST, 31.51 FEET; COURSE NO. 9: NORTH 13°25'02" EAST, 38.56 FEET; COURSE

England · Thimy	LEGAL DESCRIPTION - ASSESSMENT AREA 3 (PHASE 2)	ETM. NO.	21-226
& Miller, Inc.	LEGAL DESCRIPTION - ASSESSIVIENT AREA 3 (PHASE 2)	DATE:	AUGUST 12, 2021
SURVEYORS – LANDSCAPE ARCHITECT 14775 St. Augustine Road	SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT	SCALE:	N/A
Certificate of Authorization No.; 2584 Phone No. (904) 642-8990 Fax No. (904) 646-9485		PLATE NO): 6

NO. 10: NORTH 59°34'12" EAST, 36.77 FEET; COURSE NO. 11: NORTH 02°27'50" EAST, 32.51 FEET; COURSE NO. 12: NORTH 58°52'14" EAST, 11.57 FEET: COURSE NO. 13: NORTH 75°30'55" EAST, 27.43 FEET; COURSE NO. 14: NORTH 46°22'47" EAST, 33.19 FEET; COURSE NO. 15: NORTH 76°04'37" EAST, 51.07 FEET; COURSE NO. 16: SOUTH 89°39'07" EAST, 33.53 FEET; COURSE NO. 17: NORTH 40°15'02" EAST, 32.18 FEET; COURSE NO. 18: NORTH 70°27'41" EAST, 88.42 FEET; COURSE NO. 19: SOUTH 45°26'31" EAST, 90.94 FEET; COURSE NO. 20: SOUTH 24°59'11" EAST, 22.65 FEET; COURSE NO. 21: SOUTH 42°22'18" EAST, 20.63 FEET; COURSE NO. 22: SOUTH 49°05'19" EAST, 52.55 FEET; COURSE NO. 23: NORTH 07°39'56" EAST, 14.09 FEET; COURSE NO. 24: NORTH 50°45'42" EAST, 67.90 FEET; COURSE NO. 25: SOUTH 54°19'50" EAST, 69.17 FEET; COURSE NO. 26: NORTH 83°40'27" EAST, 47.45 FEET; COURSE NO. 27: NORTH 87°43'39" EAST, 43.00 FEET; COURSE NO. 28: SOUTH 43°03'55" EAST, 42.44 FEET; COURSE NO. 29: SOUTH 72°22'56" EAST, 34.01 FEET; COURSE NO. 30: SOUTH 67°25'36" EAST, 39.12 FEET; COURSE NO. 31: NORTH 86°54'24" EAST. 42.66 FEET: COURSE NO. 32: SOUTH 88°57'08" EAST, 46.54 FEET; COURSE NO. 33: NORTH 83°32'30" EAST, 49.75 FEET; COURSE NO. 34: NORTH 83°32'32" EAST, 58.52 FEET; COURSE NO. 35: NORTH 88°03'32" EAST, 52.62 FEET; COURSE NO. 36: SOUTH 87°46'45" EAST, 38.28 FEET; COURSE NO. 37: SOUTH 89°40'59" EAST, 43.95 FEET; COURSE NO. 38: SOUTH 69°35'39" EAST, 62.05 FEET; COURSE NO. 39: SOUTH 81°14'59" EAST, 35.04 FEET; COURSE NO. 40: NORTH 73°30'02" EAST, 36.88 FEET; COURSE NO. 41: NORTH 70°16'00" EAST. 34.22 FEET: COURSE NO. 42: NORTH 65°39'35" EAST. 12.11 FEET; COURSE NO. 43: NORTH 03°19'04" WEST, 43.33 FEET, TO THE POINT OF BEGINNING.

CONTAINING 66.92 ACRES, MORE OR LESS.

England Thims	LEGAL DESCRIPTION - ASSESSMENT AREA 3 (PHASE 2)	ETM. NO.	21-226
& Miller, Inc.	LEGAL DESCRIPTION - ASSESSIVIENT AREA 5 (FRASE 2)	DATE:	AUGUST 12, 2021
SURVEYORS - LANDSCAPE ARCHITECTS 14775 St. Augustine Road Jocksonville, Florido 32258 Certificate of Authorization No.:2584	SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT	SCALE:	N/A
Certificate of Authorization No.: 2584 Phone No. (904) 642–8990 Fax No. (904) 646–9485		PLATE NO:	6A

12

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN. AT THE SOUTHWESTERLY CORNER OF THE PLAT OF TRAILMARK EAST PARCEL-PHASE 1. AS RECORDED IN MAP BOOK 104, PAGES 1 THROUGH 16, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE EASTERLY, AND NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF SAID PLAT OF TRAILMARK EAST PARCEL-PHASE 1, RUN THE FOLLOWING FOUR (4) COURSES; COURSE NO. 1: SOUTH 81°39'24" EAST, 1122.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 312.50 FEET, AN ARC DISTANCE OF 187.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°10'11" EAST, 184.54 FEET, TO THE POINT OF TANGENCY OF SAID CURVE: COURSE NO. 3: NORTH 63°59'47" EAST, 25.02 FEET: COURSE NO. 4: 88°53'49" EAST, 456.01 FEET; THENCE SOUTH 16°53'10" WEST, 285.18 FEET; THENCE SOUTH 48°01'13" WEST, 578.97 FEET: THENCE SOUTH 11°23'04" WEST, 377.90 FEET: THENCE SOUTH 82°57'21" EAST, 37.41 FEET; THENCE SOUTH 07°02'39" WEST, 141.72 FEET; THENCE SOUTH 12°01'58" WEST, 50.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 295.32 FEET, AN ARC DISTANCE OF 46.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°30'29" WEST, 46.71 FEET: THENCE SOUTH 02°57'04" WEST, 142.74 FEET; THENCE SOUTH 17°22'21" WEST, 278.60 FEET; THENCE SOUTH 12°57'52" WEST, 164.97 FEET: THENCE NORTH 77°01'54" WEST, 17.28 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 225.44 FEET, AN ARC DISTANCE OF 37.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°48'51" WEST, 37.48 FEET; THENCE SOUTH 03°50'10" WEST, 50.00 FEET; THENCE SOUTH 02°54'46" WEST, 182.03 FEET: THENCE SOUTH 18°56'20" WEST, 316.39 FEET, TO THE SOUTHERLY LINE OF AFORESAID SECTION 41; THENCE NORTH 71°03'40" WEST, ALONG LAST SAID LINE, 1130.88 FEET; THENCE NORTH 12°26'04" WEST, 1650.12 FEET, TO THE SOUTHEASTERLY LINE OF THE PLAT OF WHISPER CREEK PHASE 1 UNIT C, AS RECORDED IN MAP BOOK 73, PAGES 28 THROUGH 38, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF WHISPER CREEK PHASE 1 UNIT C. AND THE SOUTHEASTERLY LINE OF THE PLAT OF WHISPER CREEK PHASE 3 UNIT A, AS RECORDED IN MAP BOOK 86, PAGES 41 THROUGH 44, INCLUSIVE, OF SAID PUBLIC RECORDS, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE NO. 1; NORTH 70°46'38" EAST, 134.06 FEET; COURSE NO. 2: NORTH 51°12'15" EAST, 197.05 FEET; COURSE NO. 3: NORTH 55°58'18" EAST, 60.21 FEET; COURSE NO. 4: NORTH 51°12'29" EAST, 164.59 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 5: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 455.00 FEET, AN ARC DISTANCE OF 184.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°34'10" EAST, 183,58 FEET, TO THE POINT OF BEGINNING.

CONTAINING 79.93 ACRES, MORE OR LESS.

England • Thimy	LEGAL DESCRIPTION - ASSESSMENT AREA 2 (PHASE 3B)	ETM. NO.	21-226
	LEGAL DESCRIPTION - ASSESSMENT AREA 2 (I HASE 3D)	DATE:	AUGUST 12, 2021
SURVEYORS - LANDSCAPE ARCHITECTS 14775 St. Augustine Road Jacksonvile, Florida 32258	SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT	SCALE:	1" = 2,000'
Certificate of Authorization No.: 2584 Phone No. (904) 642-6990 Fox No. (904) 646-9485		PLATE NO	× 5

Exhibit C *Maturities and Coupon of Phase 3B Bonds*

BOND PRICING

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Call Date	Call Price
Assessment Area 2, Pl	hase 3B - Term 1: 05/01/2026	690 <mark>,</mark> 000	2.500%	2.500%	100.000		
Assessment Area 2, Pl	hase 3B - Term 2: 05/01/2031	975,000	3.100%	3.100%	100.000		
Assessment Area 2, Pl	hase 3B - Term 3: 05/01/2041	2,500,000	3.400%	3.400%	100.000		
Assessment Area 2, Pl	hase 3B - Term 4: 05/01/2052	4,085,000	4.000%	3.600%	103.175 C	05/01/2031	100.000
		8,250,000					

Six Mile Creek Community Development District Capital Improvement and Refunding Revenue Bonds, Series 2021 (Assessment Area 2, Phase 3B)

Exhibit D

SOURCES AND USES OF FUNDS

Six Mile Creek Community Development District Capital Improvement and Refunding Revenue Bonds, Series 2021

	Capital Improvement Revenue Bonds, Series 2021	Capital Improvement and Refunding Revenue Bonds, Series 2021	
	(Assessment Area 3, Phase	(Assessment Area 2, Phase	
Sources:	Area 5, Phase 2)	Area 2, Phase 3B)	Total
Bond Proceeds:			
Par Amount	2,640,000.00	8,250,000.00	10,890,000.00
Premium	41,592.50	129,698.75	171,291.25
	2,681,592.50	8,379,698.75	11,061,291.25
Other Sources of Funds:			
Transfer of 2016B Reserve Account		59,337.50	59,337.50
	2,681,592.50	8,439,036.25	11,120,628.75

Uses:	Capital Improvement Revenue Bonds, Series 2021 (Assessment Area 3, Phase 2)	Capital Improvement and Refunding Revenue Bonds, Series 2021 (Assessment Area 2, Phase 3B)	Total
Refunding Escrow Deposits:			
Cash Deposit		1,025,374.44	1,025,374.44
Other Fund Deposits:			
DSRF (MADS w/ release)	149,100.00	460,875.00	609,975.00
Capitalized Interest Fund (through 11/1/22)	89,227.63	278,615.63	367,843.26
	238,327.63	739,490.63	977,818.26
Delivery Date Expenses:			
Cost of Issuance	42,986.06	134,331.44	177,317.50
Underwriter's Discount	52,800.00	165,000.00	217,800.00
	95,786.06	299,331.44	395,117.50
Other Uses of Funds:			
Construction Fund	2,347,478.81	6,374,839.74	8,722,318.55
	2,681,592.50	8,439,036.25	11,120,628.75

Exhibit E

Six Mile Creek Community Development District Capital Improvement and Refunding Revenue Bonds, Series 2021 (Assessment Area 2, Phase 3B)

Annual Debt Service	Debt Service	Interest	Coupon	Principal	Period Ending
	130,678.13	130,678.13			05/01/2022
278,615.63	147,937.50	147,937.50			11/01/2022
	312,937.50	147,937.50	2.500%	165,000	05/01/2023
458,812.50	145,875.00	145,875.00			11/01/2023
	315,875.00	145,875.00	2.500%	170,000	05/01/2024
459,625.00	143,750.00	143,750.00			11/01/2024
	318,750.00	143,750.00	2.500%	175,000	05/01/2025
460,312.50	141,562.50	141,562.50			11/01/2025
	321,562.50	141,562.50	2.500%	180,000	05/01/2026
460,875.00	139,312.50	139,312.50			11/01/2026
	324,312.50	139,312.50	3.100%	185,000	05/01/2027
460,757.50	136,445.00	136,445.00			11/01/2027
	326,445.00	136,445.00	3.100%	190,000	05/01/2028
459,945.00	133,500.00	133,500.00			11/01/2028
	328,500.00	133,500.00	3.100%	195,000	05/01/2029
458,977.50	130,477.50	130,477.50			11/01/2029
	330,477.50	130,477.50	3.100%	200,000	05/01/2030
457,855.00	127,377.50	127,377.50			11/01/2030
	332,377.50	127,377.50	3.100%	205,000	05/01/2031
456,577.50	124,200.00	124,200.00			11/01/2031
	339,200.00	124,200.00	3.400%	215,000	05/01/2032
459,745.00	120,545.00	120,545.00			11/01/2032
	340,545.00	120,545.00	3.400%	220,000	05/01/2033
457,350.00	116,805.00	116,805.00			11/01/2033
	346,805.00	116,805.00	3.400%	230,000	05/01/2034
459,700.00	112,895.00	112,895.00			11/01/2034
	347,895.00	112,895.00	3.400%	235,000	05/01/2035
456,795.00	108,900.00	108,900.00			11/01/2035
	353,900.00	108,900.00	3.400%	245,000	05/01/2036
458,635.00	104,735.00	104,735.00			11/01/2036
	359,735.00	104,735.00	3.400%	255,000	05/01/2037
460,135.00	100,400.00	100,400.00			11/01/2037
	360,400.00	100,400.00	3.400%	260,000	05/01/2038
456,380.00	95,980.00	95,980.00			11/01/2038
	365,980.00	95,980.00	3.400%	270,000	05/01/2039
457,370.00	91,390.00	91,390.00			11/01/2039
	371,390.00	91,390.00	3.400%	280,000	05/01/2040
458,020.00	86,630.00	86,630.00			11/01/2040
	376,630.00	86,630.00	3.400%	290,000	05/01/2041
458,330.00	81,700.00	81,700.00			11/01/2041
	381,700.00	81,700.00	4.000%	300,000	05/01/2042
457,400.00	75,700.00	75,700.00			11/01/2042
	390,700.00	75,700.00	4.000%	315,000	05/01/2043
460,100.00	69,400.00	69,400.00			11/01/2043
	394,400.00	69,400.00	4.000%	325,000	05/01/2044
457,300.00	62,900.00	62,900.00			11/01/2044
	402,900.00	62,900.00	4.000%	340,000	05/01/2045
459,000.00	56,100.00	56,100.00			11/01/2045
	411,100.00	56,100.00	4.000%	355,000	05/01/2046
460,100.00	49,000.00	49,000.00			11/01/2046
	419,000.00	49,000.00	4.000%	370,000	05/01/2047
460,600.00	41,600.00	41,600.00			11/01/2047
	426,600.00	41,600.00	4.000%	385,000	05/01/2048
460,500.00	33,900.00	33,900.00			11/01/2048

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			25,900.00	25,900.00	459,800.00
05/01/2050	415,000	4.000%	25,900.00	440,900.00	
11/01/2050			17,600.00	17,600.00	458,500.00
05/01/2051	430,000	4.000%	17,600.00	447,600.00	
11/01/2051			9,000.00	9,000,00	456,600.00
05/01/2052	450,000	4.000%	9,000.00	459,000.00	,
11/01/2052					459,000.00
	8,250,000		5,793,713.13	14,043,713.13	14,043,713.13

B.

RESOLUTION 2022-05

[ASSESSMENT AREA 3, PHASE 2]

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE **DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS, SERIES** 2021 (ASSESSMENT AREA 3, PHASE 2); MAKING CERTAIN FINDINGS AND CONFIRMING AND ADOPTING AN ENGINEER'S REPORT AND ASSESSMENT **REPORT; CONFIRMING** AN THE MAXIMUM ASSESSMENT LIEN SECURING 2021 BONDS (ASSESSMENT AREA 3, PHASE 2); ADDRESSING THE ALLOCATION AND COLLECTION OF THE ASSESSMENTS SECURING THE 2021 BONDS (ASSESSMENT AREA 3, PHASE 2); ADDRESSING TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; **PROVIDING FOR THE RECORDING OF A NOTICE OF ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE** DATE.

WHEREAS, the Six Mile Creek Community Development District ("District") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors ("Board") previously adopted, after notice and public hearing, Resolution 2022-01, relating to the imposition, levy, collection and enforcement of such special assessments for both Assessment Area 2, Phase 3B and Assessment area 3, Phase 2; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2022-01, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on November 4, 2021, the District entered into that certain Bond Purchase Agreement with FMSbonds, Inc., whereby the District agreed to sell its \$2,640,000 Six Mile Creek Community Development District Capital Improvement Revenue Bonds, Series 2021 (Assessment Area 3, Phase 2) ("Phase 2 Bonds"), and

WHEREAS, pursuant to and consistent with Resolution 2022-01, the District desires to set forth the particular terms of the sale of the Phase 2 Bonds and confirm the lien of the levy of special assessments securing the Phase 2 Bonds.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. INCORPORATION OF RECITALS. All of the above representations, findings and determinations are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, Florida Statutes, and Resolution 2022-01.

SECTION 3. FINDINGS; ADOPTION OF ENGINEER'S REPORT AND 2021 ASSESSMENT REPORT. The Board of Supervisors of the Six Mile Creek Community Development District hereby finds and determines as follows:

(a) On October 20, 2021, the District, after due notice and public hearing, adopted Resolution 2022-01, which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. That Resolution provided that as each series of bonds were issued to fund all or any portion of the District's improvements, a supplemental resolution would be adopted to set forth the specific terms of the bond and certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, any true-up amounts and the application of receipt of any true-up proceeds.

(b) The Six Mile Creek Community Development District Supplemental Engineers Report for Series 2021 AA2-3B & AA3-2 Capital Improvements dated September 10, 2021, attached to this Resolution as **Exhibit A** ("Engineer's Report"), identifies and describes the presently expected components of the infrastructure improvements to be financed in part with the Phase 2 Bonds (the "Area 3, Phase 2 Project"), and sets forth the costs of the Area 3, Phase 2 Project as \$4,981,102, which includes the improvements for Assessment Area 3, Phase 2. The District hereby confirms that the Area 3, Phase 2 Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Phase 2 Bonds is hereby ratified.

(c) The Supplemental Special Assessment Methodology Report for the Series 2021 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 2) and Assessment Area 2 (Phase 3B) dated September 14, 2021 as supplemented by the Adjunct Supplemental Special Assessment Methodology Report for the Series 2021 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 2) and Assessment Area 2 (Phase 3B) dated November 22, 2021, attached to this Resolution as Composite Exhibit B (collectively the "2021 Assessment Report"), applies the adopted Special Assessment Master Methodology Report dated March 30, 2007 (the "Master Assessment Report"), as supplemented by the District's Supplemental Special Assessment Methodology Report, Final Numbers dated June 28, 2007 (the "First Supplemental Assessment Report"), Second Supplemental Special Assessment Methodology Report for the Capital Improvement Bonds Series 2014A and Series 2007 dated October 15, 2014, Final Special Assessment Methodology Report for the 2014 Refunding Bonds and the Remaining 2007 Bonds dated November 14, 2014 (the "Refunding Report"), Final Numbers Special Assessment Methodology Report for the Series 2016A and 2016 B Capital Improvement Bonds dated April 22, 2016 (the "2016 Assessment Report"), the Supplemental Special Assessment Methodology Report for the Series 2017A and 2017B Capital Improvement Bonds Assessment Area 2 (Phase 2) dated November 14, 2017 (the "2017 Assessment Report"), the Six Mile Creek Community Development District Supplemental Special Assessment Methodology Report for the Capital Improvement Revenue and Refunding Bonds, Series 2020 (Assessment Area 2, Phase 3A) dated June 12, 2020 (the "2020 Assessment Report"), and the Six Mile Creek Community Development District Supplemental Special Assessment Methodology Report for the Series 2021 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 1) dated February 10 2021 (the "Area 3, Phase 1 Assessment Report"), to the Area 3, Phase 2 Project and the actual terms of the Phase 2 Bonds. The 2021 Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Phase 2 Bonds.

(d) The Area 3, Phase 2 Project will specially benefit all developable property within the District, including Assessment Area 3, Phase 2. It is reasonable, proper, just and right to assess the portion of the costs of the Area 3, Phase 2 Project financed with the Phase 2 Bonds to the specially benefited properties within Assessment Area 3, Phase 2 as set forth in Resolution 2022-01, the 2021 Assessment Report, and this Resolution.

SECTION 4. SETTING FOR THE TERMS OF THE PHASE 2 BONDS; CONFIRMATION OF MAXIMUM ASSESSMENT LIEN SECURING PHASE 2 BONDS. As provided in Resolution 2022-01, this Resolution is intended to set forth the terms of the Phase 2 Bonds and the final amount of the lien of the special assessments securing those bonds. The Phase 2 Bonds, in a par amount of \$2,640,000 shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The estimated sources and uses of funds of the Phase 2 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Phase 2 Bonds is set forth on **Exhibit E** attached hereto. The lien of the special assessments securing the Phase 2 Bonds shall be the principal amount due on the Phase 2 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection.

SECTION 5. ALLOCATION OF ASSESSMENTS SECURING PHASE 2 BONDS.

(a) The special assessments for the Phase 2 Bonds ("Area 3, Phase 2 Assessments") shall be allocated in accordance with Composite Exhibit B, which allocation shall initially be on an acreage basis and further allocated as set forth in the 2021 Assessment Report. The 2021 Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Phase 2 Bonds. The estimated costs of collection of the Area 3, Phase 2 Assessments are as set forth in the 2021 Assessment Report.

(b) To the extent land is added to the District as presently contemplated by the 2021 Assessment Report, the District may, by supplemental resolution, determine such land to be benefited by the Area 3, Phase 2 Project and reallocate the Area 3, Phase 2 Assessments and impose special assessments on the newly added and benefited property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture and the Tenth Supplemental Trust Indenture, the District shall begin annual collection of the Area 3, Phase 2 Assessments using the methods available to it

by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit E**.

(d) Section 7 of Resolution 2022-01 sets forth the terms for collection and enforcement of the Area 3, Phase 2B Assessments. The District hereby certifies the Area 3, Phase 2B Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by St. Johns County for collection and other Florida law. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.

SECTION 6. APPLICATION OF TRUE-UP PAYMENTS. Pursuant to Resolution 2022-01, there may be required from time to time certain True-Up Payments (as defined in Resolution 2022-01). As parcels of land are platted, the Area 3, Phase 2B Assessments shall be allocated as set forth in Resolution 2022-01, this Resolution, and the Area 3, Phase 2B Assessment Report, including, without limitation, the application of the true-up process set forth in Section 8 of Resolution 2022-01. The District shall apply all True-Up Payments related to the Phase 2 Bonds only to the credit of the Phase 2 Bonds. All True-Up Payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the Tenth Supplemental Indenture dated as of November 1, 2021, governing the Phase 2 Bonds.

SECTION 7. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Area 3, Phase 2B Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Area 3, Phase 2B Assessments shall be and shall remain a legal, valid and binding first lien against all benefitted property as described in **Composite Exhibit B** until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2021 Assessments (Assessment Area 3, Phase 2B) in the Official Records of St. Johns County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. CONFLICTS. This Resolution is intended to supplement Resolution 2022-01, which remains in full force and effect. This Resolution and Resolution 2022-01 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 10. 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 11. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED and **ADOPTED** this 17th day of November, 2021.

ATTEST:

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman

Exhibit A: Composite Exhibit B: Exhibit C: Exhibit D: Exhibit E: Engineer's Report 2021 Assessment Report Maturities and Coupons of Phase 2 Bonds Sources and Uses of Funds for Phase 2 Bonds Annual Debt Service Payment Due on Phase 2 Bonds Exhibit A

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTAL ENGINEERS REPORT For SERIES 2021 AA2-3B & AA3-2 CAPITAL IMPROVEMENTS

Prepared for

Board of Supervisors Six Mile Creek Community Development District

Prepared by



14775 Old St. Augustine Road Jacksonville, Florida 32258 904-642-8990

E 21-226

September 10, 2021



September 10, 2021

Mr. Gregg Kern Chairman, Board of Supervisors Six Mile Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092

Reference: Supplemental Addendum to the Improvement Plan dated December 1, 2006

Dear Mr. Kern:

Pursuant to your request, England, Thims & Miller, Inc. has prepared the enclosed report in an effort to provide information regarding the anticipated capital improvements to be funded in the year 2021. This report is a supplement to the adopted Six Mile Creek CDD Improvement Plan dated December 1, 2006, and the Supplemental Engineer's Reports dated May 25, 2007, November 12, 2014, April 12, 2016, June 5, 2017, October 27, 2017, June 3, 2020, and January 19, 2021.

Please don't hesitate to contact me if you have any questions or comments regarding this report.

Sincerely,

ENGLAND, THIMS & MILLER, INC.

Scott A. Wild, P.E. Executive Vice President/Shareholder

SAW/shb

Enclosures

England-Thims & Miller, Inc.

EXECUTIVE SUMMARY

The Six Mile Creek Community Development District (The "Six Mile Creek CDD" or the "District") is a $1,289 \pm$ acre community development district located in St. Johns County, Florida. (Refer to *Plate 1*, location map). The land within the District consists of a parcel within the Saint Johns DRI, referred to herein as the "South Tract". The authorized land uses within the District include residential development as well as substantial open space and recreational amenities. The full development within the Six Mile Creek CDD boundaries is anticipated to include approximately:

ТҮРЕ	Acreage Acres	Residential Units
Residential	780±	2278
Amenity Village	7±	
Community Park	30±	
Neighborhood Parks System	17±	
Wetlands	357±	
Upland Buffer	98±	
TOTALS	1289±	2278

(Refer to *Plate 2* for the map of the District boundaries and *Plate 3* for legal description of the District.)

In anticipation of development within its boundaries, on March 30, 2007 the District adopted its Improvement Plan dated December 1, 2006, describing master and neighborhood infrastructure improvements the District intended to finance (or advance finance), construct, install and/or acquire within and adjacent to the boundaries of the District. Subsequently, the District adopted the Supplemental Engineer's Reports dated May 25, 2007, November 12, 2014, April 12, 2016, June 5, 2017, October 27, 2017, June 3, 2020, and January 19, 2021. The purpose of this report is to supplement the existing Improvement Plan and Supplemental Engineer's Reports in an effort to identify infrastructure improvements that will be funded in whole or part with proceeds from the issuance of the Six Mile Creek Community Development District (St. Johns County, Florida) Capital Improvement Revenue Bonds, Series 2021 AA2-3B & AA3-2 related to the next phase of development within the District.¹ The proposed infrastructure improvements are within Assessment Area 2 (Phase 3B), referred to as East Parcel Phase 2 within the TrailMark development. The anticipated costs to construct and/or install the Series 2021 AA2-3B & AA3-2 Project are set forth in Tables 1A, 1B and 1C.

¹ The District anticipates that it will issue additional series of bonds in the future to fund the construction, acquisition and installation of portions of the Improvement Plan not funded by the Series 2007, Series 2016, Series 2017, Series 2020, and Series 2021 Bonds.

The unit distributions for previous assessment areas are as follows:

Assessment Are	ea 1	Assessment Are	a 2 (Phase 1)	Assessment Area	2 (Phase 2)
43' lots	27	43' lots	160	43' lots	69
53'lots	25	53' lots	63	53' lots	216
63'lots	81	70' lots	21	63' lots	34
70' lots	19	80' lots	61	70' lots	8
Total Lots	152	Total Lots	305	80' lots	74
				Total Lots	401
Assessment Are	ea 2 (Phase 3A)	Assessment Are	ea 3 (Phase 1A)	Assessment Area	3 (Phase 1B)
43' Lots	57	43' Lots	76	43' Lots	107
53' Lots	62	53' Lots	74	53' Lots	61
63' Lots	62	63' Lots	45	Total Lots	168
Total Lots	181	Total Lots	195		

The anticipated unit distribution for the Series 2021 AA2-3B & AA3-2 Bonds is as follows:

Proposed Unit Mix for Series 2021 AA2-3B & AA3-2 Bonds Assessment Area 2 (Phase 3B) 2021 AA2-3B & AA3-2 Bonds (Series 2021 AA2-3B & AA3-2 Project)				
Lot Size (Feet)	Number			
43	89			
53 79				
63 39				
TOTAL	207			

Proposed Unit Mix for Series 2021 AA2-3B & AA3-2 Bonds Assessment Area 3 (Phase 2)				
2021 AA2-3B & AA3-2 Bonds (Series 2021 AA2-3B & AA3-2 Project)				
Lot Size (Feet)	Number			
63 ² 23				
63 48				
TOTAL	71			

The unit distribution for the remaining district lands has not yet been determined.

In comparison with the Improvement Plan and Supplemental Engineer's Reports, the Master and Neighborhood Infrastructure costs have been updated to present the estimated cost for the Series 2021 AA2-3B & AA3-2 Project.

² Proposed unit mix includes 23 proposed lots within lands being added to the District under a proposed boundary amendment being completed at this time.

Plate 4 depicts the limits and area for Assessment Area 2 (Phase 3B) and Assessment Area 3 (Phase 2). It also depicts the currently anticipated lot mix and total unit count for and Assessment Area 2 (Phase 3B) and Assessment Area 3 (Phase 2). Plates 5 & 5A provide the legal description for Assessment Area 2 (Phase 3B). Plates 6 & 6A provide the legal description for Assessment Area 3 (Phase 2).

The limits of Assessment Area 1, Assessment Area 2 (Phases 1, 2, 3A, 3B, and 3C), and Assessment Area 3 (Phases 1A, 1B, 2, 3, and 4) are also depicted on Plate 4, together with the existing lot mix and total unit count within Assessment Area 1, Assessment Area 2 (Phases 1, 2 and 3A), and Assessment Area 3 (Phases 1A and 1B).

MASTER INFRASTRUCTURE IMPROVEMENTS

The following sections of this report describe those Master Infrastructure Improvements that benefit Assessment Area 1, Assessment Area 2, Phases 1 through 3B, and Assessment Area 3, Phases 1A through 2, Project areas. These include transportation and miscellaneous other improvements, such as common area landscape/hardscape and a master lift station.

TRANSPORTATION IMPROVEMENTS

The Six Mile Creek CDD presently intends to finance, design and construct certain master transportation facilities necessary for development within the District boundaries. These improvements have been designed and will be constructed to St. Johns County standards. Landscaping and irrigation of completed roadways will be operated and maintained by the District, although the roadways themselves will be owned and maintained by St. Johns County.

This total proposed improvement includes approximately 14,200 linear feet of two-lane urban section roadway, with appropriate turn lanes ("Loop Road"). No portion of the Loop Road is within Assessment Area 2 (Phase 3B) or Assessment Area 3 (Phase 2), nor is it included as part of the 2021 AA2-3B & AA3-2 Project.

MISCELLANEOUS IMPROVEMENTS

Utility Improvements

The Six Mile Creek CDD financed, designed and constructed certain water utility infrastructure necessary for development within the District boundaries. These improvements were designed and constructed to St. Johns County standards, and are owned and maintained by St. Johns County. This includes construction of master lift stations, water mains, force mains, and gravity sewer mains. It is anticipated that the cost of construction for these improvements will be partially reimbursed to the District through the utility agreement described below.

In accordance with the Six Mile Creek Water and Sewer Connection Fee Reimbursement Agreement adopted January 29, 1999 ("Agreement"), St. Johns County will reimburse the cost of construction of the transmission components of the water and sewer facilities located within and adjacent to the Six Mile Creek CDD. This reimbursement will be paid from one-third of the connection fees collected by St. Johns County at the time connection fees are paid. The reimbursement for a completed portion of the infrastructure must be completed within a 12-year period following the construction of the improvement. It is anticipated that \$4,311,421 (of which \$894,438 has been received to date) of the master utility infrastructure cost will be reimbursed to the District through this Agreement and that the District will use the funds to construct additional portions of the improvements described in the Improvement Plan.

Common Area Landscape/Hardscape

The Six Mile Creek CDD presently intends to finance, design and construct certain common area landscape and hardscape improvements to benefit the development within the District boundaries. These improvements will be designed and constructed to St. Johns County standards, and will be owned and maintained by the District. Landscaping will be installed continuously along the length of the Loop Road and within other areas of the District. These improvements also include soft costs for all common area improvements.

The Six Mile Creek CDD also intends to finance, design and construct an expansion to the existing amenity center to benefit the development within the District boundaries. These improvements will be designed and constructed to St. Johns County standards, and will be owned and maintained by the District. These improvements also include soft costs for the amenity center expansion improvements

<u>BASIS OF COST ESTIMATE FOR</u> INFRASTRUCTURE IMPROVEMENTS

The following is the basis for the infrastructure cost estimates:

- > Water and Sewer Facilities have been designed in accordance with SJCUD and FDEP standards.
- > The stormwater management system has been designed per SJRWMD and SJC standards.
- > The engineering, permitting, construction inspection and other soft cost fees have been included in the estimated cost.
- > Cost estimates contained in this report are based upon year 2021 dollars.
- Costs have been included for street lighting and electrical conduit on all roadways in accordance with FPL standards for the Series 2021 AA2-3B & AA3-2 Project.

NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS

The Series 2021 AA2-3 Project includes the cost of the neighborhood infrastructure improvements for 207 single family units in Assessment Area 2 (Phase 3B) and 71 single family units in Assessment Area 3 (Phase 2), as depicted on Plate 4.

The Six Mile Creek CDD presently intends to finance certain infrastructure improvements for each neighborhood 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, water and sewer underground utility construction, drainage, stormwater management, grassing, sodding, underground electrical conduit and neighborhood street lighting.

The cost estimate for the roadways included in the neighborhood 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 rightsof-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 St. Johns County standards.

Stormwater management cost estimates included in the neighborhood 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 St. Johns County standards. Costs include detention pond construction, outfall control structures, and any site fill required to provide a complete stormwater management system.

Water and sewer cost estimates included in the neighborhood infrastructure improvements consist of the underground water transmission system, wastewater (sewer) collection system, and lift station serving the development. Costs include piping, manholes, valves, services, and all appurtenances required in order to construct the system in accordance with St. Johns County Utility Department, and Florida Department of Environmental Protection standards.

The neighborhood infrastructure improvements have been designed and will be constructed to St. Johns County, St. Johns County Utility Department, Florida Department of Environmental Protection, and St. Johns River Water Management District standards. Roadways shall be owned and maintained by St. Johns County in Assessment Area 3 (Phase 2) and owned and maintained privately in Assessment Area 2 (Phase 3B). Water and sewer facilities shall be owned and maintained by St. Johns County Utility Department. The neighborhood street lighting shall be leased from FPL by the District, and the electrical cost to operate it is presently expected to be paid by the District. The District shall maintain stormwater management improvements.

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<u>TABLE 1A</u> NEIGHBORHOOD INFRASTRUCTURE SUMMARY OF COSTS FOR ASSESSMENT AREA 2 (PHASE 3B) SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

Improvement Description	Estimated Costs
MASTER INFRASTRUCTURE	
Traffic Signal	\$375,000
Common Area Landscape/Hardscape	\$525,000
Amenity Center Expansion	\$1,875,000
NEIGHBORHOOD INFRASTRUCTURE	
Sanitary Sewer, Lift Stations and Force Mains	\$1,462,240
Stormwater Management	\$1,061,760
Neighborhood Roadways	\$5,201,740
Street Lighting	\$180,000
Water Distribution System	\$814,240
Common Area Landscape/Hardscape	\$720,000
MASTER & NEIGHBORHOOD INFRASTRUCTURE TOTAL	\$12,214,980

<u>TABLE 1B</u> NEIGHBORHOOD INFRASTRUCTURE SUMMARY OF COSTS FOR ASSESSMENT AREA 3 (PHASE 2) SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

Improvement Description	Estimated Costs
MASTER INFRASTRUCTURE	
Traffic Signal	\$125,000
Common Area Landscape/Hardscape	\$175,000
Amenity Center Expansion	\$625,000
NEIGHBORHOOD INFRASTRUCTURE	
Sanitary Sewer	\$521,838
Stormwater Management	\$541,088
Neighborhood Roadways	\$2,251,088
Street Lighting	\$110,500
Water Distribution System	\$381,588
Common Area Landscape/Hardscape	\$250,000
MASTER & NEIGHBORHOOD INFRASTRUCTURE TOTAL	\$4,981,102

INFRASTRUCTURE IMPROVEMENTS PERMIT STATUS

Regulatory permits necessary for construction of infrastructure improvements within Assessment Area 2 (Phase 3B) and Assessment Area 3 (Phase 2) have either been applied for or received. The current status of the regulatory permits is reflected in Exhibit A. It is our opinion that there are no technical reasons that would prohibit the implementation of the plans presented herein and that all permits/approvals not already issued but are necessary for the Series 2021 AA2-3B & AA3-2 Project should be obtained in the ordinary course of development.

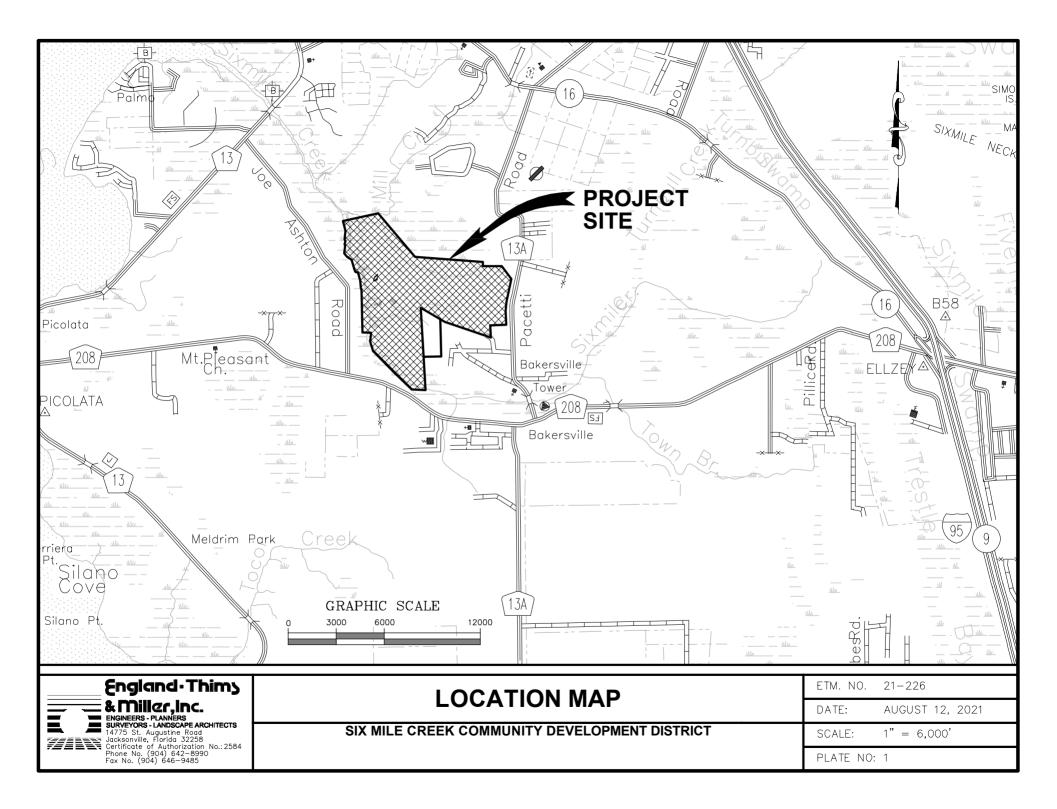
	<u>EXHIBIT "A"</u> <u>PERMIT STATUS</u>						
-							
				nt Area 2 (Phase 3B)			
			1	0/25/2021			
Item #	Permit Agency	File Number / Permit Number	Description	Grantor	Grantee	Issue Date	Expiration Date
1	ACOE	N/A	N/A	N/A	N/A	N/A	
2	SJRWMD	In Progress	Individual Permit	SJRWMD	Six Mile Creek Investment Group, LLC	Pending	
3	SJRWMD	In Progress	Consumptive Use Permit	SJRWMD	Six Mile Creek Investment Group, LLC	Pending	
4	St. Johns County	SUBCON 2021-028	Construction Plan Approval	St. Johns County	Six Mile Creek CDD	10/22/2021	10/22/2025
5	FDEP	0128650-201	Water Distribution System Permit	FDEP	Six Mile Creek Investment Group, LLC	10/25/2021	10/24/2026
6	FDEP	In Progress	Sanitary Sewer Collection System Permit	FDEP	Six Mile Creek Investment Group, LLC	Pending	

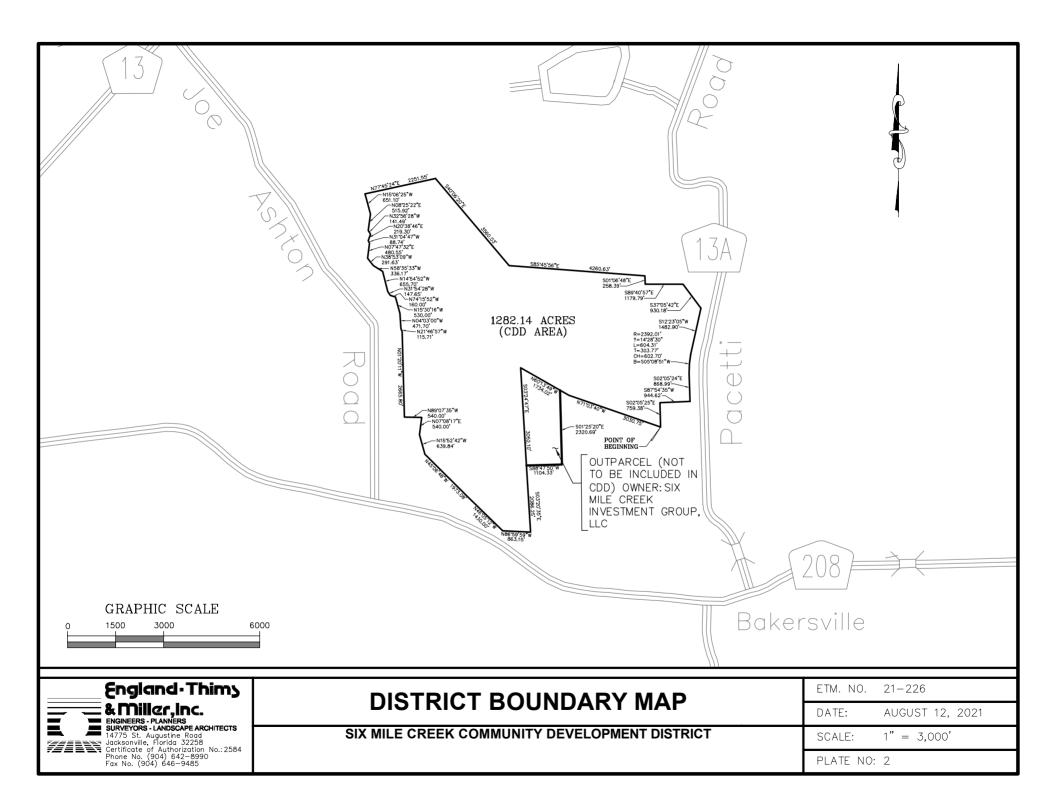
							-
	Assessment Area 3 (Phase 2)						
				10/25/2021	•		
Item #	Permit Agency	File Number / Permit Number	Description	Grantor	Grantee	Issue Date	Expiration Date
1	ACOE	N/A	N/A	N/A	N/A	N/A	
2	SJRWMD	In Progress	Individual Permit	SJRWMD	Six Mile Creek Investment Group, LLC	Pending	
3	St. Johns County	In Progress	Construction Plan Approval	St. Johns County	Six Mile Creek CDD	Pending	
4	FDEP	In Progress	Water Distribution System Permit	FDEP	Six Mile Creek Investment Group, LLC	Pending	
5	FDEP	In Progress	Sanitary Sewer Collection System Permit	FDEP	Six Mile Creek Investment Group, LLC	Pending	

APPENDIX Description

Plate No.

- 2 District Boundary Map
- 3 Legal Description District Boundary
- 4 Master Site Plan
- 5 Legal Description Assessment Area 2 (Phase 3B)
- 6 6A Legal Description Assessment Area 3 (Phase 2)
 - 7 Sanitary Sewer Lift Station
 - 7A Sanitary Sewer Forcemains (Series 2021 AA2-3B & AA3-2 Project)
 - 8 Stormwater Management Plan
 - 8A Stormwater Management Plan (Series 2021 AA2-3B & AA3-2 Project)
 - 9 Neighborhood Roadways
 - 9A Neighborhood Roadways (Series 2021 AA2-3B & AA3-2 Project)
 - 10 Street Lighting
 - 10A Street Lighting (Series 2021 AA2-3B & AA3-2 Project)
 - 11 Water Distribution System
 - 11A Water Distribution System (Series 2021 AA2-3B & AA3-2 Project)
 - 12 Sanitary Sewer Collection System
 - 12A Sanitary Sewer Collection System (Series 2021 AA2-3B & AA3-2 Project)





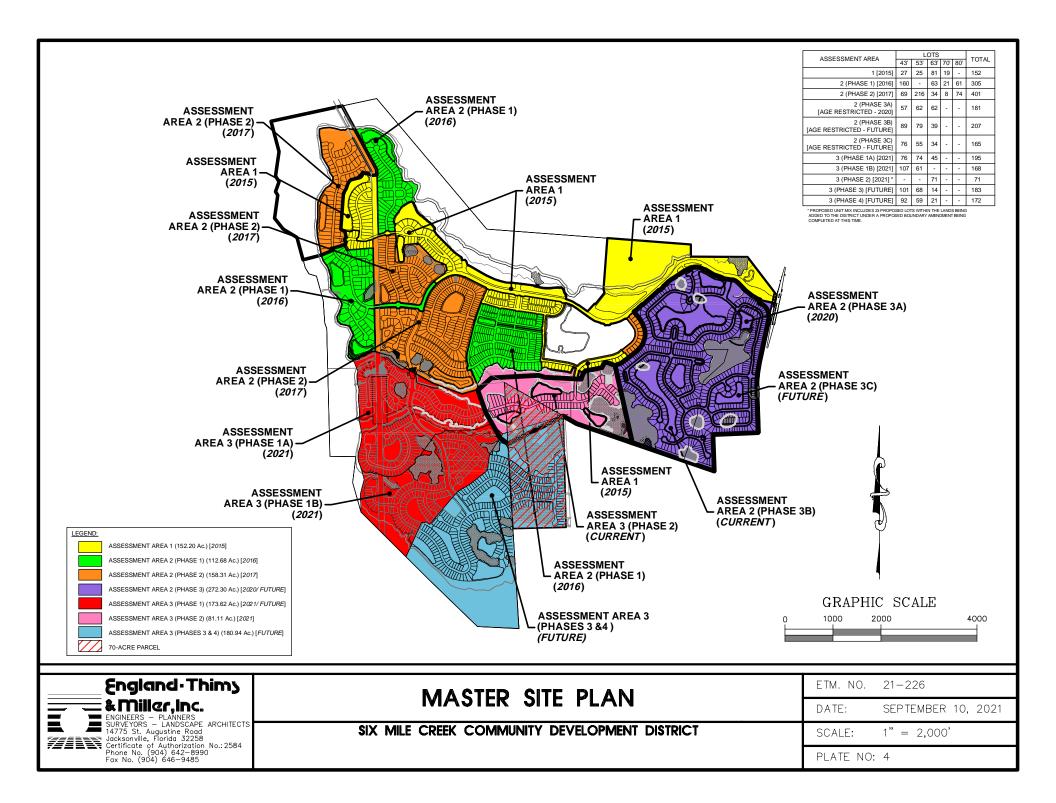
Six Mile Creek Community Development District

A part of Sections 31 and 38, Township 6 South, Range 28 East, together with a part of Sections 6, 38 and 41, Township 7 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: for a Point of Reference, commence at the intersection of the Southerly line of said section 41. Township 7 South, Range 28 East, with the Westerly right-of-way line of County road no. 13a (a 100.00 foot right-of-way as now established): thence North 71°03'40" West, along the said South line of section 41, a distance of 1065.59 feet to the Point of Beginning: thence continue North 71°03'40" West, along the Southerly line of said section 41, a distance of 3030.75 feet; thence North 60°13'49" West, continuing along said section line, a distance of 1734.02 feet to the common corner to Sections 41, 5 and 6; thence South 03°24'47" East, along the Easterly line of said section 6, a distance of 3052.10 feet; thence South 03°20'35" East, along the Easterly line of said section 38, a distance of 2086.25 feet; thence North 86°59'59" West, a distance of 863.15 feet to the waters of Six Mile Creek; thence North 46°05'12' West, along the waters of said Six Mile Creek, a distance of 1430.00 feet; thence North 45°06'48" West, along the waters of Six Mile Creek, a distance of 1973.08 feet: thence North 15°52'42" West, along the waters of said Six Mile Creek, a distance of 639.84 feet: thence North 07°08'17" East, a distance of 540.00 feet to a point in the division line between section 6 and 38; thence North 89°07'35" West, along said division line, a distance of 540.00 feet: thence North 01°20'11" West, along the Westerly line of the North 28 acres of the Northeast one quarter and Northwest one quarter of said section Six, a distance of 2665.80 feet to a point in said Six Mile Creek: thence with the waters of said Six Mile Creek, the following fourteen (14) courses: course no. 1) North 21°46'57" West, a distance of 115.71 feet; course no. 2) North 04°03'00" West, a distance of 471.70 feet; course no. 3) North 15°30'16" West, a distance of 530.00 feet; course no. 4) North 74°15'52" West, a distance of 160.00 feet; course no. 5) North 31°54'28" West, a distance of 147.65 feet; course no. 6) North 14°54'52" West, a distance of 655.70 feet; course no. 7) North 58°35'33" West, a distance of 336.17 feet; course no. 8) North 38°53'09" West, a distance of 291.63 feet; course no. 9) North 07°47'32" East, a distance of 480.55 feet; course no. 10) North 31°04'47" West, a distance of 88.74 feet; course no. 11) North 20°38'46" East, a distance of 219.13 feet; course no. 12) North 32°56'28" West, a distance of 141.49 feet; course no. 13) North 08°25'22" East, a distance of 515.92 feet; course no. 14) North 15°06'25" West, a distance of 651.10 feet; thence North 77°45'24" East, leaving the waters of Six Mile Creek, a distance of 2251.55 feet; thence South 40°06'20" East, a distance of 3560.03 feet; thence South 85°45'56" East, a distance of 4260.63 feet to a point in the division line between said section 38 and section 37; thence South 01°06'48" East, along said Westerly line of section 37, a distance of 258.39 feet to the Southwest corner of said section 37: thence South 89°40'57" East, along the South line of said section 37, a distance of 1179.79 feet to the Northwest corner of a 30.00 foot wide drainage easement, as recorded in deed book 182, page 133; thence South 37°05'42" East, a distance of 930.18 feet; thence South 12°23'05" West, along a line parallel with and lying 50.00 foot Westerly of when measured at right angles to the Westerly right-of-way line of state road no. 13a (a 100.00 foot right-of-way as now established), a distance of 1482.90 feet to the point of curve, concave Easterly, having a radius of 2392.01 feet; thence Southwesterly, continuing along said parallel line and along the arc of said curve, an

arc distance of 604.31 feet, said arc being subtended by a chord bearing of South 05°08'51" West and a chord distance of 602.70 feet to the point of tangency of said curve; thence South 02°05'24" East, continuing along said parallel line, a distance of 868.99 feet; thence South 87°54'35" West, leaving said parallel line, a distance of 944.62 feet; thence South 02°05'25" East, a distance of 759.38 feet to the Point of Beginning.

Containing 1288.95 acres more or less.

England Thimy	LEGAL DESCRIPTION - DISTRICT BOUNDARY	ETM. NO.	21-226
& Miller, Inc. ENGINEERS - PLANNERS SURVEYORS - LANDSCAPE ARCHITECTS 14775 St. Augustine Road Jacksonville, Florida 32258 Certificate of Authorization No.:2584	LEGAL DESCRIPTION - DISTRICT BOUNDART	DATE:	AUGUST 12, 2021
	SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT	SCALE:	1" = 3,000'
Phone No. (904) 642–8990 Fax No. (904) 646–9485		plate no	: 3



A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN, AT THE SOUTHWESTERLY CORNER OF THE PLAT OF TRAILMARK EAST PARCEL-PHASE 1, AS RECORDED IN MAP BOOK 104, PAGES 1 THROUGH 16, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY: THENCE EASTERLY. AND NORTHEASTERLY. ALONG THE SOUTHERLY LINE OF SAID PLAT OF TRAILMARK EAST PARCEL-PHASE 1, RUN THE FOLLOWING FOUR (4) COURSES; COURSE NO. 1: SOUTH 81°39'24" EAST, 1122.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY: COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 312.50 FEET. AN ARC DISTANCE OF 187.33 FEET. SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°10'11" EAST, 184.54 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 63°59'47" EAST, 25.02 FEET; COURSE NO. 4: 88°53'49" EAST, 456.01 FEET; THENCE SOUTH 16°53'10" WEST, 285.18 FEET; THENCE SOUTH 48°01'13" WEST. 578.97 FEET: THENCE SOUTH 11°23'04" WEST. 377.90 FEET: THENCE SOUTH 82°57'21" EAST, 37.41 FEET; THENCE SOUTH 07°02'39" WEST, 141.72 FEET; THENCE SOUTH 12°01'58" WEST, 50.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE. CONCAVE SOUTHERLY. HAVING A RADIUS OF 295.32 FEET, AN ARC DISTANCE OF 46.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°30'29" WEST, 46.71 FEET; THENCE SOUTH 02°57'04" WEST, 142.74 FEET; THENCE SOUTH 17°22'21" WEST, 278.60 FEET; THENCE SOUTH 12°57'52" WEST, 164.97 FEET; THENCE NORTH 77°01'54" WEST, 17.28 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 225.44 FEET, AN ARC DISTANCE OF 37.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°48'51" WEST, 37.48 FEET; THENCE SOUTH 03°50'10" WEST, 50.00 FEET; THENCE SOUTH 02°54'46" WEST, 182.03 FEET; THENCE SOUTH 18°56'20" WEST, 316.39 FEET, TO THE SOUTHERLY LINE OF AFORESAID SECTION 41: THENCE NORTH 71°03'40" WEST. ALONG LAST SAID LINE. 1130.88 FEET: THENCE NORTH 12°26'04" WEST, 1650.12 FEET, TO THE SOUTHEASTERLY LINE OF THE PLAT OF WHISPER CREEK PHASE 1 UNIT C, AS RECORDED IN MAP BOOK 73, PAGES 28 THROUGH 38, INCLUSIVE, OF SAID PUBLIC RECORDS: THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF WHISPER CREEK PHASE 1 UNIT C, AND THE SOUTHEASTERLY LINE OF THE PLAT OF WHISPER CREEK PHASE 3 UNIT A, AS RECORDED IN MAP BOOK 86, PAGES 41 THROUGH 44. INCLUSIVE. OF SAID PUBLIC RECORDS. RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE NO. 1: NORTH 70°46'38" EAST, 134.06 FEET; COURSE NO. 2: NORTH 51°12'15" EAST, 197.05 FEET; COURSE NO. 3: NORTH 55°58'18" EAST, 60.21 FEET; COURSE NO. 4: NORTH 51°12'29" EAST, 164.59 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 5: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 455,00 FEET, AN ARC DISTANCE OF 184.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°34'10" EAST, 183.58 FEET, TO THE POINT OF BEGINNING.

CONTAINING 79.93 ACRES, MORE OR LESS.

England - Thims & Miller, Inc. ENCINEERS - PLANERS SURVEYORS - LANDSCAPE ARCHITECTS 14775 St. Augustine Road Jocksonville, Florido 32258 Versificate of Authorization No.:2584	LEGAL DESCRIPTION - ASSESSMENT AREA 2 (PHASE 3B)	ETM. NO.	21-226
		DATE:	AUGUST 12, 2021
	SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT	SCALE:	1" = 2,000'
Phone No. (904) 642–8990 Fox No. (904) 646–9485		plate no	: 5

TRACT C-1, AS SHOWN ON THE SOUTHEASTERLY LINE OF THE PLAT OF WHISPER CREEK PHASE 4 UNIT B, AS RECORDED IN MAP BOOK 83, PAGES 49 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, AND A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, ALL LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN, AT THE SOUTHWESTERLY CORNER OF THE PLAT OF WHIPSER CREEK PHASE 1-UNIT C. AS RECORDED IN MAP BOOK 73, PAGES 28 THROUGH 38. INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE EASTERLY, AND NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF SAID PLAT OF WHIPSER CREEK PHASE 1-UNIT C. RUN THE FOLLOWING TWENTY NINE (29) COURSES; COURSE NO. 1: NORTH 82°04'24" EAST, 65.46 FEET; COURSE NO. 2: NORTH 86°11'21" EAST, 37.26 FEET; COURSE NO. 3: SOUTH 47°26'57" EAST, 39.22 FEET: COURSE NO. 4: SOUTH 81°09'38" EAST, 420.00 FEET: COURSE NO. 5: SOUTH 73°12'31" EAST, 58.20 FEET; COURSE NO. 6: NORTH 25°48'20" EAST, 140.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY: COURSE NO. 7: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 52.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°34'01" EAST, 52.44 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 8: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°11'31" EAST, 13.05 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 9: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 344.00 FEET, AN ARC DISTANCE OF 142.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°40'55" WEST, 141.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE: COURSE NO. 10: SOUTH 02°48'31" WEST, 75.91 FEET: COURSE NO. 11: SOUTH 87°11'29" EAST, 80.00 FEET: COURSE NO. 12: SOUTH 88°24'02" EAST, 50.01 FEET: COURSE NO. 13: NORTH 02°48'31" EAST, 40.00 FEET; COURSE NO. 14: NORTH 87°11'29" WEST,

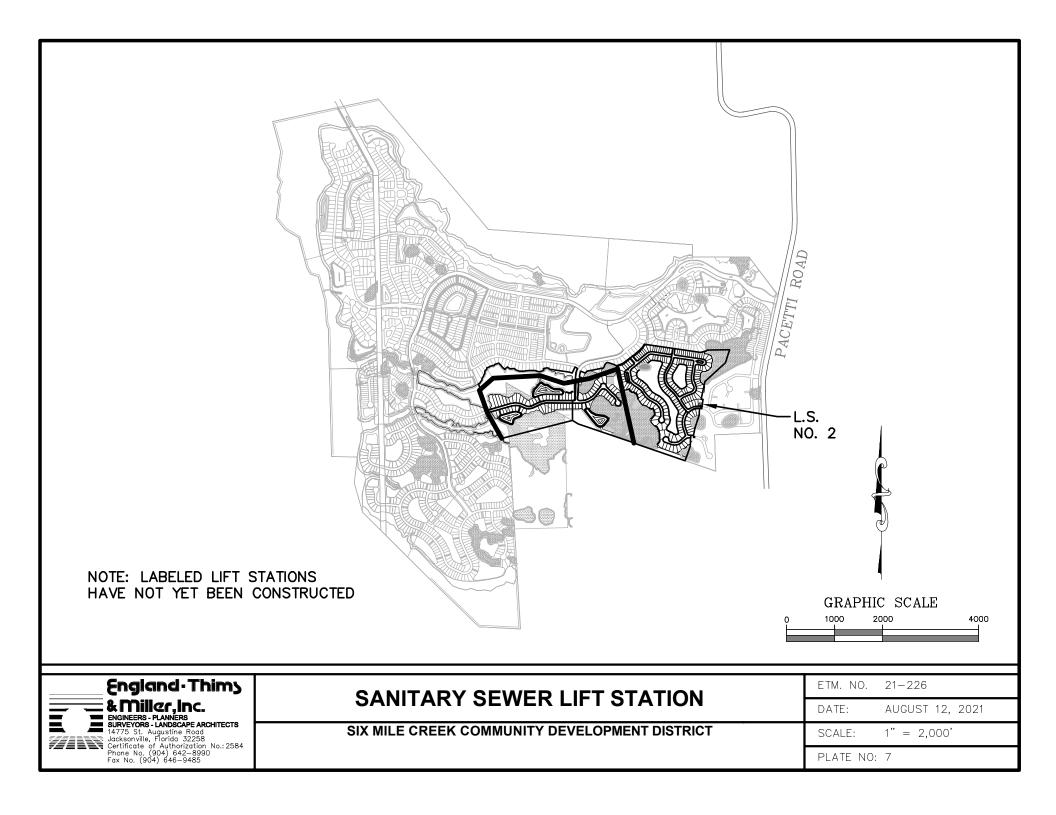
50.00 FEET; COURSE NO. 15: NORTH 02°48'31" EAST, 34.85 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY: COURSE NO. 16: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 264.00 FEET, AN ARC DISTANCE OF 100.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°44'33" EAST, 100.15 FEET; COURSE NO. 17: SOUTH 65°12'14" EAST, 109.02 FEET: COURSE NO. 18: NORTH 32°55'01" EAST, 14.22 FEET: COURSE NO. 19: NORTH 40°22'34" EAST, 37.38 FEET; COURSE NO. 20: NORTH 77°11'28" EAST, 111.93 FEET: COURSE NO. 21: NORTH 80°03'08" EAST, 244.02 FEET: COURSE NO. 22: NORTH 22°16'35" EAST, 47.71 FEET: COURSE NO. 23: NORTH 15°48'46" EAST, 21.94 FEET; COURSE NO. 24: NORTH 38°10'59" EAST, 53.72 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 25: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 29.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°06'36" EAST, 27.91 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 26: SOUTH 73°57'47" EAST, 66.37 FEET: COURSE NO. 27: SOUTH 69°00'03" EAST, 69.03 FEET: COURSE NO. 28: SOUTH 63°20'44" EAST, 58.78 FEET; COURSE NO. 29: NORTH 70°46'16" EAST, 9.16 FEET: THENCE SOUTH 12°26'04" EAST, 1650.12 FEET, TO THE SOUTHERLY LINE OF AFORESAID SECTION 41: THENCE NORTH 71°03'40" WEST, ALONG LAST SAID LINE, 1226.05 FEET: THENCE NORTH 60°13'49" WEST, CONTINUING ALONG LAST SAID LINE, 1734.02 FEET, TO THE EASTERLY LINE OF SAID SECTION 6; THENCE SOUTH 03°24'47" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 1010.28 FEET: THENCE NORTH 89°59'23" WEST, 167.76 FEET: THENCE NORTH 48°29'01" WEST, 226.39 FEET: THENCE NORTH 19°45'18" WEST, 858.18 FEET; THENCE NORTH 22°09'18" WEST, 25.31 FEET. TO THE SOUTHEASTERLY LINE OF AFORESAID PLAT OF WHISPER CREEK PHASE 4 UNIT B; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE. RUN THE FOLLOWING FOURTY-THREE (43) COURSES AND DISTANCES; COURSE NO. 1: NORTH 58°53'06" EAST, 40.47 FEET; COURSE NO. 2: NORTH 33°15'11" EAST, 31.01 FEET; COURSE NO. 3: NORTH 35°07'18" EAST, 41.79 FEET; COURSE NO. 4: NORTH 10°17'38" EAST, 42.38 FEET; COURSE NO. 5: NORTH 40°54'56" EAST, 45.35 FEET; COURSE NO. 6: NORTH 09°20'47" EAST, 26.66 FEET; COURSE NO. 7: NORTH 32°53'56" EAST. 31.20 FEET: COURSE NO. 8: NORTH 05°41'56" EAST, 31.51 FEET; COURSE NO. 9: NORTH 13°25'02" EAST, 38.56 FEET; COURSE

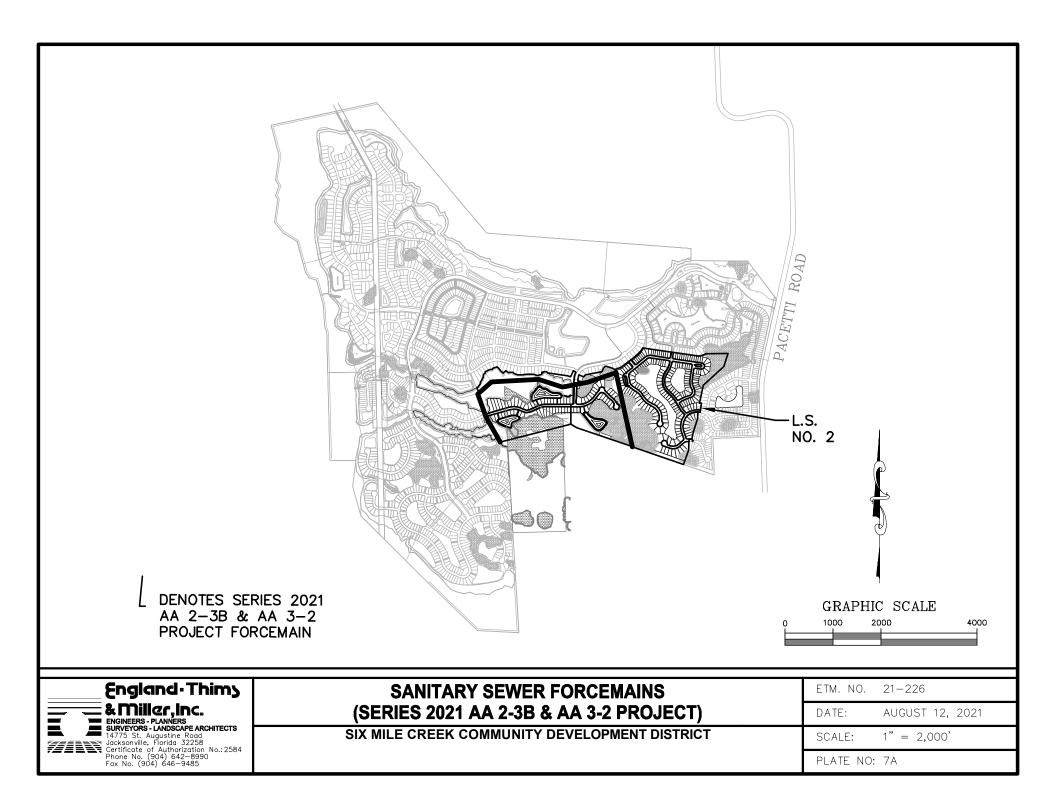
England · Thimy	LEGAL DESCRIPTION - ASSESSMENT AREA 3 (PHASE 2)	etm. no.	21-226
a Miller, Inc. Engineers - Planners	LEGAL DESCRIPTION ASSESSMENT AREA 5 (FITASE 2)	DATE:	AUGUST 12, 2021
SURVEYORS – LANDSCAPE ARCHITECTS 14775 St. Augustine Road Jacksonville, Florida 32258 Certificate of Authorization No.: 2584	SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT	SCALE:	N/A
Phone No. (904) 642–8990 Fax No. (904) 646–9485		PLATE NO	: 6

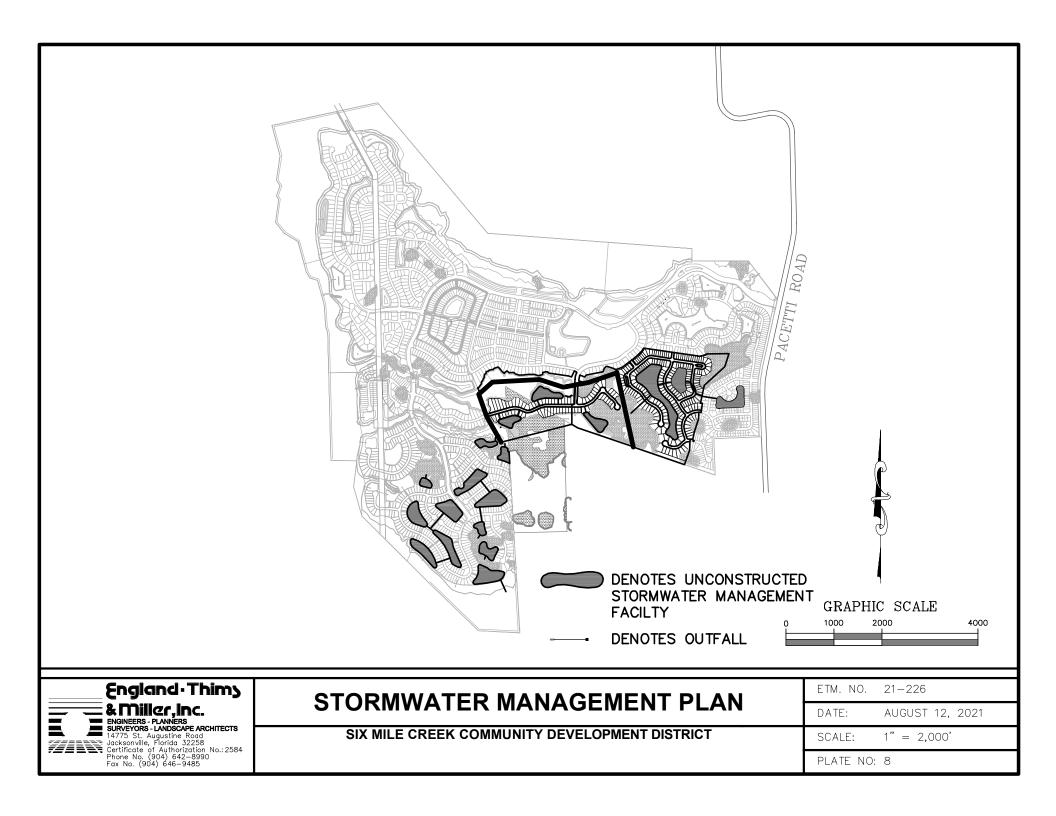
NO. 10: NORTH 59°34'12" EAST, 36.77 FEET; COURSE NO. 11: NORTH 02°27'50" EAST, 32.51 FEET; COURSE NO. 12: NORTH 58°52'14" EAST, 11.57 FEET: COURSE NO. 13: NORTH 75°30'55" EAST. 27.43 FEET: COURSE NO. 14: NORTH 46°22'47" EAST. 33.19 FEET: COURSE NO. 15: NORTH 76°04'37" EAST. 51.07 FEET: COURSE NO. 16: SOUTH 89°39'07" EAST, 33.53 FEET: COURSE NO. 17: NORTH 40°15'02" EAST, 32.18 FEET; COURSE NO. 18: NORTH 70°27'41" EAST, 88.42 FEET; COURSE NO. 19: SOUTH 45°26'31" EAST, 90.94 FEET; COURSE NO. 20: SOUTH 24°59'11" EAST, 22.65 FEET: COURSE NO. 21: SOUTH 42°22'18" EAST, 20.63 FEET; COURSE NO. 22: SOUTH 49°05'19" EAST, 52.55 FEET: COURSE NO. 23: NORTH 07°39'56" EAST, 14.09 FEET: COURSE NO. 24: NORTH 50°45'42" EAST, 67.90 FEET; COURSE NO. 25: SOUTH 54°19'50" EAST, 69.17 FEET; COURSE NO. 26: NORTH 83°40'27" EAST, 47.45 FEET; COURSE NO. 27: NORTH 87°43'39" EAST, 43.00 FEET; COURSE NO. 28: SOUTH 43°03'55" EAST, 42.44 FEET; COURSE NO. 29: SOUTH 72°22'56" EAST, 34.01 FEET; COURSE NO. 30: SOUTH 67°25'36" EAST, 39.12 FEET; COURSE NO. 31: NORTH 86°54'24" EAST, 42.66 FEET; COURSE NO. 32: SOUTH 88°57'08" EAST, 46.54 FEET; COURSE NO. 33: NORTH 83°32'30" EAST, 49.75 FEET; COURSE NO. 34: NORTH 83°32'32" EAST. 58.52 FEET: COURSE NO. 35: NORTH 88°03'32" EAST. 52.62 FEET; COURSE NO. 36: SOUTH 87°46'45" EAST, 38.28 FEET; COURSE NO. 37: SOUTH 89°40'59" EAST, 43.95 FEET; COURSE NO. 38: SOUTH 69°35'39" EAST, 62.05 FEET; COURSE NO. 39: SOUTH 81°14'59" EAST, 35.04 FEET; COURSE NO. 40: NORTH 73°30'02" EAST, 36.88 FEET; COURSE NO. 41: NORTH 70°16'00" EAST, 34.22 FEET; COURSE NO. 42: NORTH 65°39'35" EAST, 12.11 FEET: COURSE NO. 43: NORTH 03°19'04" WEST, 43.33 FEET, TO THE POINT OF BEGINNING.

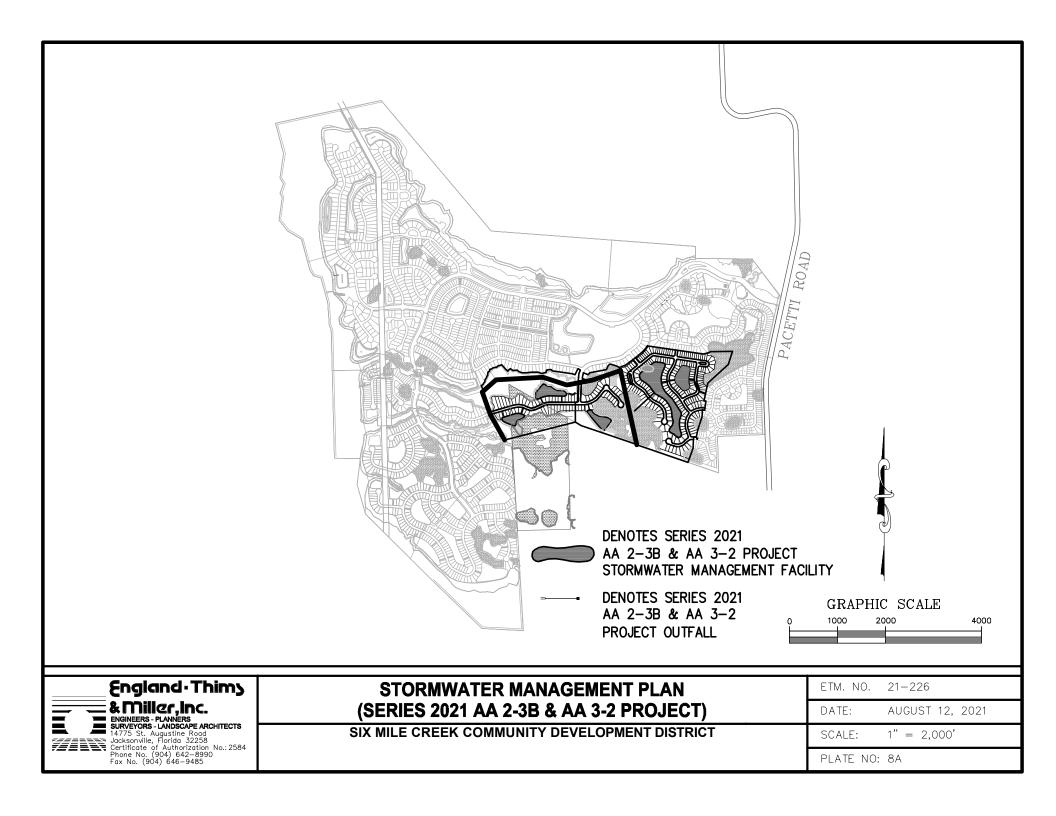
CONTAINING 66.92 ACRES, MORE OR LESS.

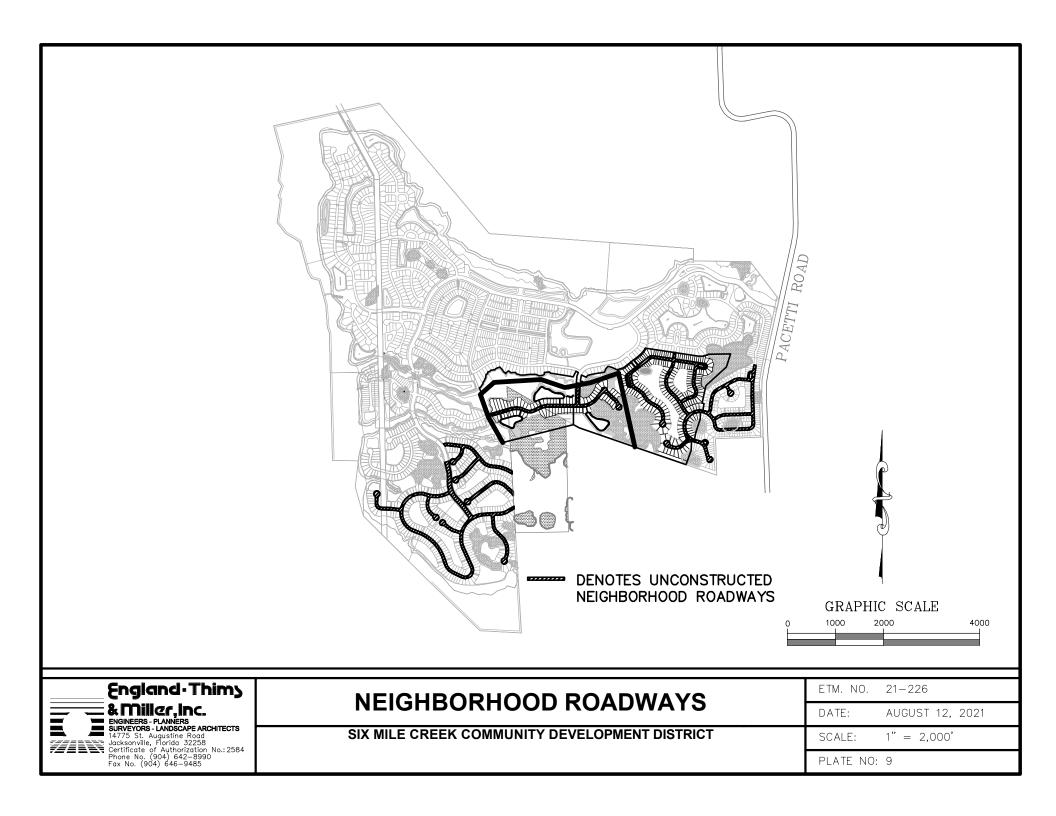
England · Thimy	LEGAL DESCRIPTION - ASSESSMENT AREA 3 (PHASE 2)	ETM. NO. 21-226
& Miller, Inc. ENGINEERS - PLANNERS		DATE: AUGUST 12, 2021
SURVEYORS – LANDSCAPE ARCHITECTS 14775 St. Augustine Road Jacksonville, Florida 32258 Certificate of Authorization No.: 2584	SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT	SCALE: N/A
Phone No. (904) 642–8990 Fax No. (904) 646–9485		PLATE NO: 6A

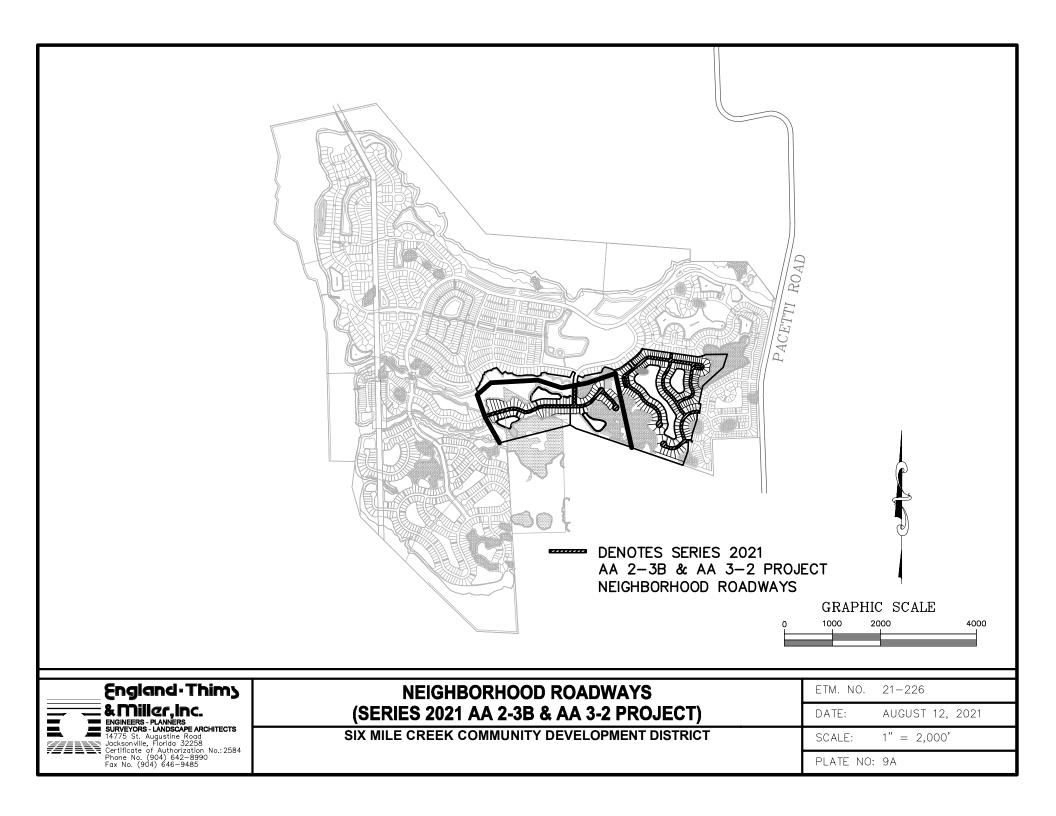


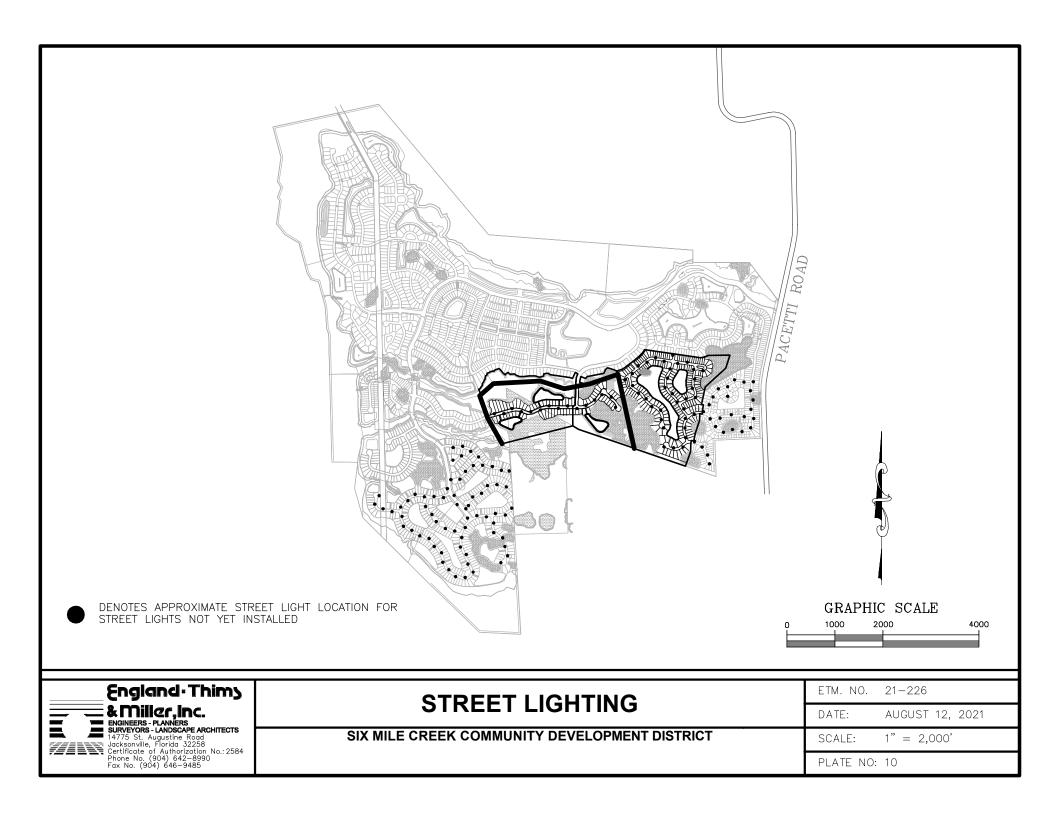


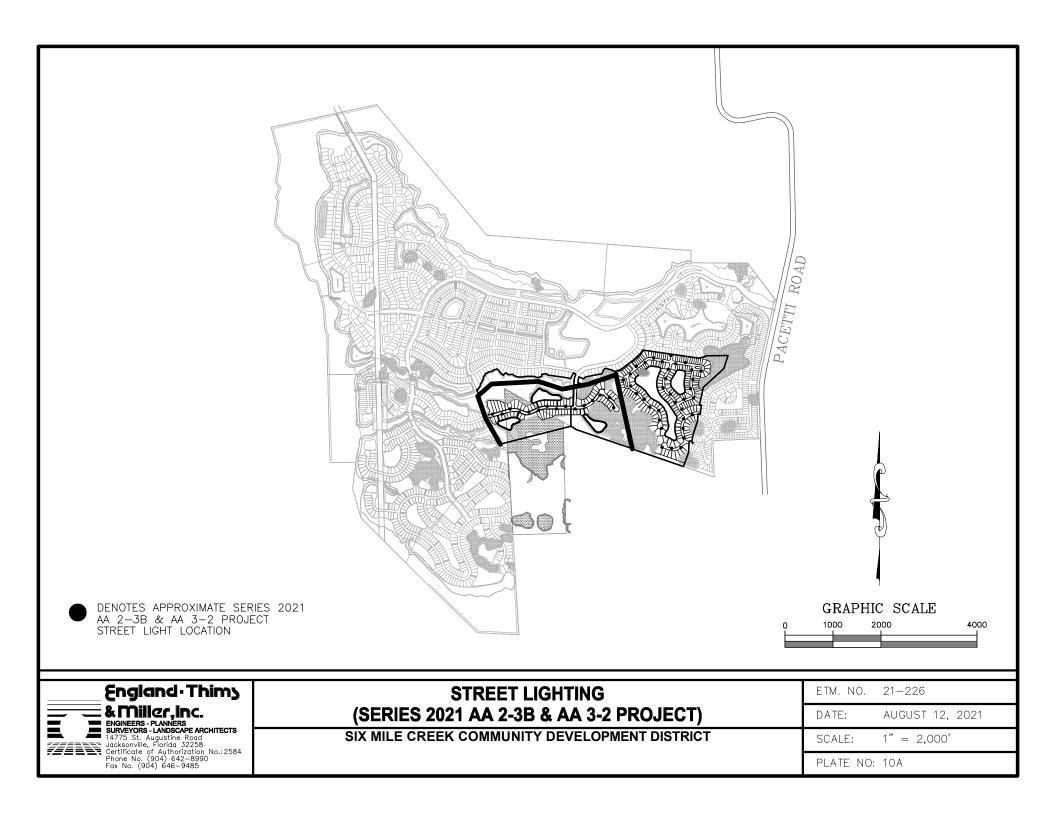


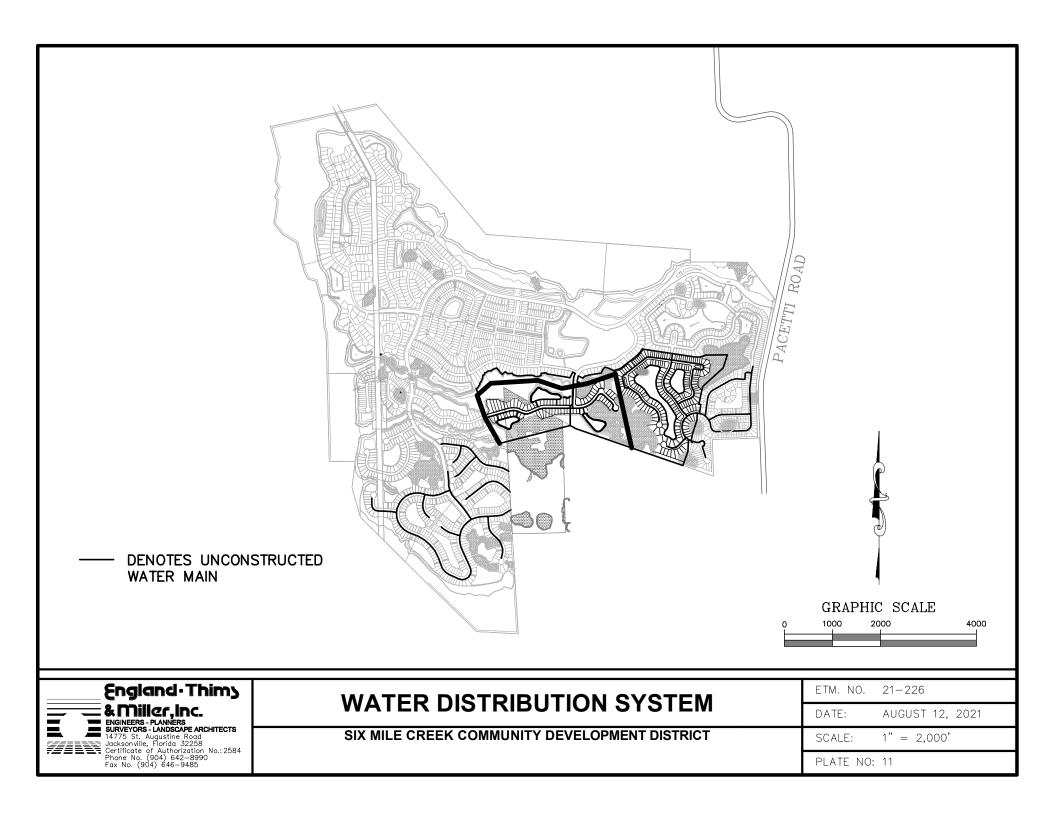


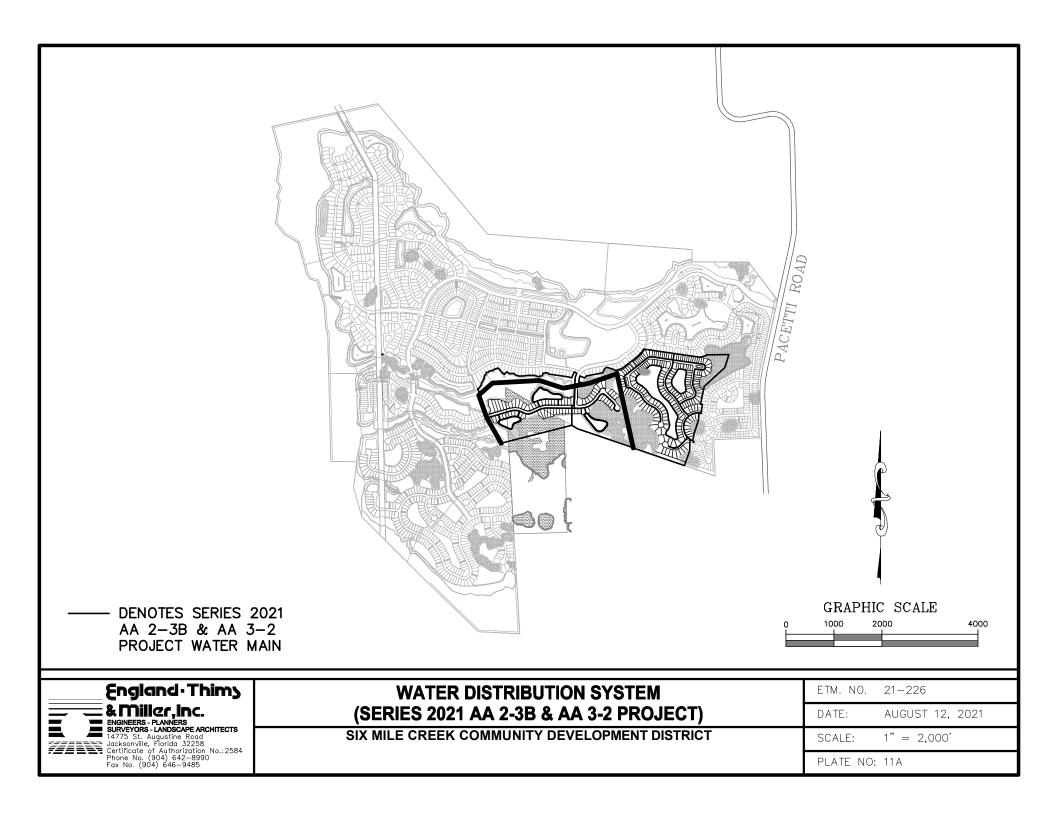


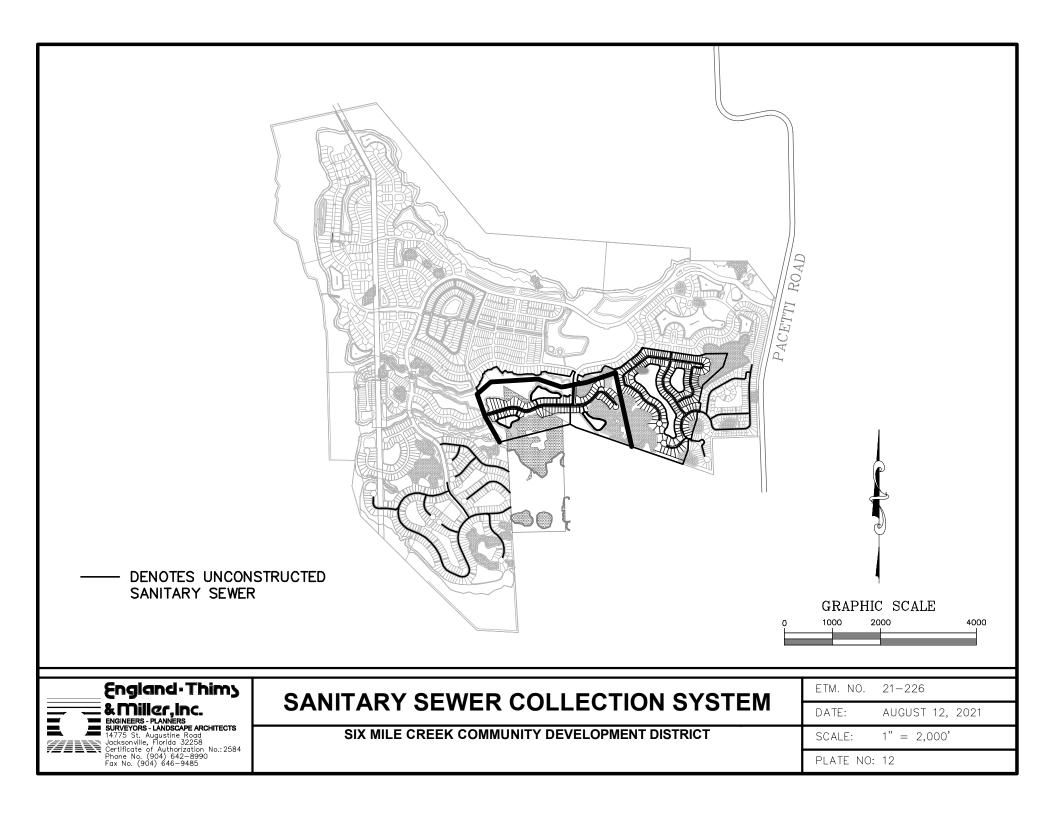


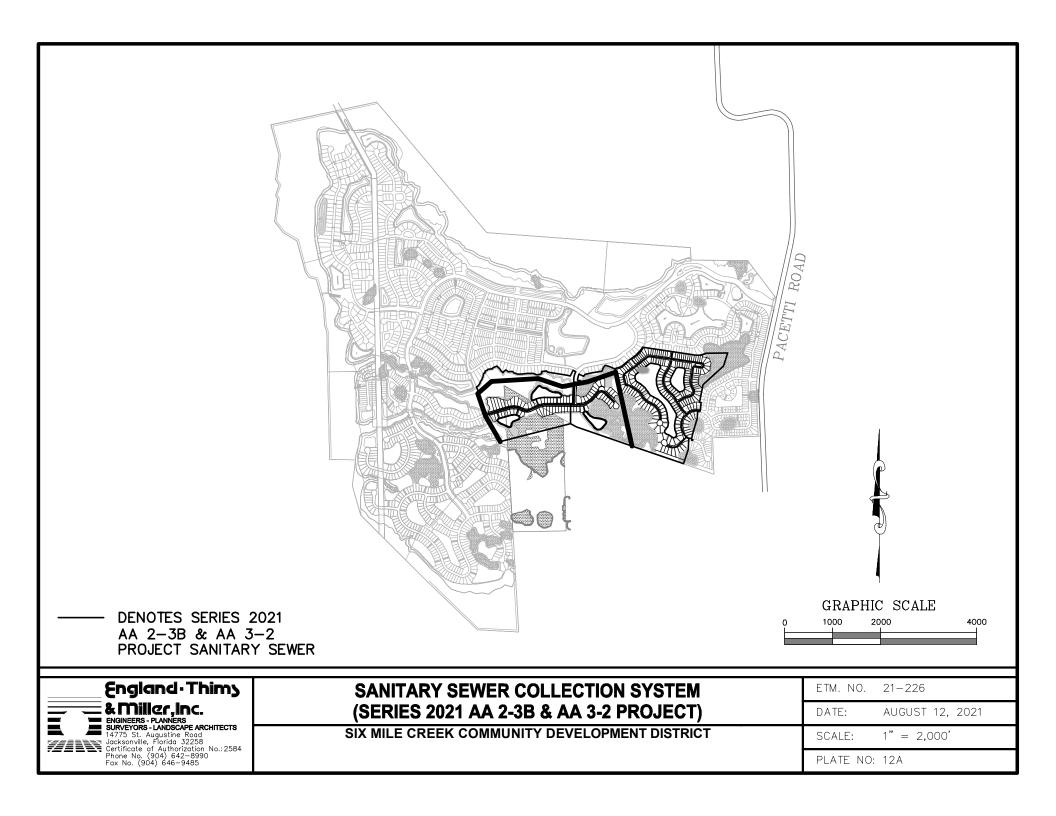












Composite Exhibit B

Six Mile Creek Community Development District

Supplemental Special Assessment Methodology Report for the Series 2021 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 2) and Assessment Area 2 (Phase 3B)

September 14, 2021

Prepared by

Governmental Management Services, LLC

Table of Contents

1.0	1.2 Sp	tion ecutive Summary
2.0	The Serie Phase 31	es 2021 Capital Improvement Bonds AA3 Phase 2 & AA2
	2.1 De	evelopment Plan Overview
3.0	3.1 Str	ent Allocation Tucture
4.0	True Up I	Mechanism 8
5.0	Final Ass	essment Rolls
6.0	Addition	al Stipulations10
7.0	Append	ix
		Development Program
	Table 3	
	Table 4	

Table 5Assessment Roll Series 2021 Capital ImprovementRevenue BondsAA 3 Phase 2 & AA 2 Phase 3B15

Attachments: Assessment Area 3 Phase 2 and Assessment Area 2 Phase 3B - Legal description

1.0 Introduction

1.1 Executive Summary

1.1.1 The District

Six Mile Creek Community Development District (the "District"), a local unit of special-purpose government, was established by rule number 42GGG-1 adopted by the Florida Land and Water Adjudicatory Commission on March 7, 2007, as amended on August 11, 2021. The District encompasses approximately 1,288.95 acres of land located within the unincorporated area of St. Johns County, Florida, and was established for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of major infrastructure necessary for development to occur within the District.

The TrailMark development located within the District is a master planned, amenitized, residential community. The planned development will include approximately 2,278 residential units composed of single-family, patio and townhomes along with multi-family housing.

1.1.2 Assessment Areas

The District has created three (3) separate Assessment Areas to carry out its financing program. Additional Areas may be created over time.

Assessment Area 1, consists of approximately 153 acres and has been developed into 152 residential lots, all of which have been platted.

Assessment Area 2 consists of approximately 543 acres and is planned for 1,260 residential lots. Assessment Area 2 is being developed in 3 Phases: 305 lots in Phase 1, 401 lots in Phase 2 and 554 lots in Phase 3.

Assessment Area 3 (also referred to as the 2007 Assessment Area) consists of approximately 550 acres and Phase 1 is

planned for 339 single family units on approximately 173.62 acres. Other lands within Assessment Areas 3 will be developed in the future.

Effective August 11, 2021, the District's boundary was amended to add 6.8 acres, which are intended to be developed with 24 lots within Assessment Area 3, Phase 1. The Supplemental Special Assessment Methodology Report for the Series 2021 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 1) will be supplemented at a later date to levy assessments on the additional 6.8 acres.

The District is in the process of amending its boundary to add approximately 70.99 acres (the "2021 Expansion Parcel") into the District. The 2021 Expansion Parcel is anticipated to be developed and is planned to include 23 single family units in the parcel subject to the lien of the AA3-2 Bond, all of which will be located within Assessment Area 3, Phase 2. This report will be supplemented when the boundary amendment is completed to include the 2021 Expansion Parcel.

1.1.3 The 2007, 2015, 2016, 2017, 2020 and 2021 Bonds

The District's Board of Supervisors (the "Board") adopted the Improvement Plan for the Purpose of Special Assessment Bonds dated December 1, 2006 (the "CIP"), as supplemented by the District's Supplemental Engineers Report for Series 2007 Capital Improvements dated May 25, 2007, the Supplemental Engineers Report for 2014 Capital Improvements dated November 12, 2014, the Supplemental Engineers Report for the Series 2016 Capital Improvements ("2016 Engineers Report") dated April 12, 2016, the Supplemental Engineers Report for the Series 2017 Capital Improvements dated June 5, 2017, the Supplemental Engineer's Report for the Series 2020 Capital Improvements dated June 2, 2020, and the Supplemental Engineer's Report for the Series 2021 Capital Improvements dated January 19, 2021 (collectively, the Engineer's Report"), which describe the public infrastructure improvements financed in part by the District's issuance of Bonds secured by special assessments levied on the lands within the District (the "CIP").

The District has previously issued its Capital Improvement Revenue Bonds, Series 2007 (the "2007 Bonds"), its Capital Improvement Revenue Bonds, Series 2015 Refunding Bonds (the 2015 Bonds), its Capital Improvement Revenue Bonds, Series 2016A (the "2016A Bonds"), its Capital Improvement Revenue Bonds Series 2017A (Assessment Area 2, Phase 2) (the "2017A Bonds") and its Capital Improvement Revenue Bonds, Series 2017B (Assessment area 2, Phase 2)(the "2017B Bonds"), its Capital Improvement and Refunding Bonds Series 2020 (Assessment Area 2, Phase 3A) (the "2020 Bonds"), and its Capital Improvement Revenue Bonds, Series 2021 (Assessment Area 3, Phase 1) (the "2021 Bonds") to finance portions of the CIP.

This Report addresses the assessments securing the Assessment Area 2, Phase 3B and Assessment Area 3 Phase, 2 Bonds. The Six Mile Creek Community Development District Supplemental Engineers Report for Series 2021 AA2-3B & AA3-2 Capital Improvements dated September 10, 2021 ("2021 AA2-3B & AA3-2 Engineer's Report") describes the project, which will be partially funded by the \$22,695,000 Capital Improvement Revenue Bonds, Series 2021 comprised of the Assessment Area 3 Phase 2 Bonds of \$6,200,000 (the "AA3-2 Bonds") and the Assessment area 2 Phase 3B Bonds of \$16,495,000 (the "AA2-3B Bonds" and together with the AA3-2 Bonds, the "AA3-2 and AA2-3B Bonds"). The AA3-2 Bonds will be secured by assessments levied on District Lands within Assessment Area 3 Phase 2 (the "AA3-2 Assessments) and the AA2-3B Bonds will be secured by assessments levied on District Lands within Assessment Area 2 Phase 3B (the "AA2-3B Assessments" and together with the AA3-2 Assessments, the "AA3-2 and AA2-3B Assessments").

A detailed estimated Sources and Uses of funds for the AA3-2 and AA2-3B Bonds is contained in **Table 2**.

1.2 Special Benefits and General Benefits

Improvements undertaken by the District as described in the CIP create special and peculiar benefits, different in kind and

degree than general benefits, for properties within its borders as well as general benefits to the public at large.

As contained in the Master Assessment Report the benefit from the CIP was based upon \$131,449,000 of construction costs for the system of improvements. The 2014 Engineer's Report estimates construction costs of \$156,326,750 for the CIP, in part because it describes additional improvements. Because the CIP is a system of improvements, the additional improvements increase the overall benefit to all developable lands within the District. Notwithstanding the additional improvements described in various Supplemental Engineer's Reports, the benefit findings and methodology contained in the Master Methodology report still apply and are incorporated herein by reference.

1.3 Requirements of a Valid Assessment Methodology

Special assessments under Florida law, to be valid, must meet two requirements. The first requirement is that the properties assessed must receive a special benefit from the improvements paid for by the assessments. The second requirement is that the assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

2.0 The AA3-2 and AA2 3B Bonds Assessment Area 3 Phase 2 and Assessment Area 2 Phase 3B

2.1 Development Plan - Overview

The Developer of the property within the District has defined the land uses for the property. The land uses are described in in Table 1 (Appendix) ("Development Plan") associated with the AA3-2 and AA2-3B Bonds. The Development Plan may change dependent upon future market conditions. The lands securing the AA3-2 Bonds is planned for 71 lots, 23 of which are to be located on the 2021 Expansion Parcel. The lands securing the AA2-3B Bonds is planned for 207 lots. If the planned annexation of the 2021 Expansion Parcel takes place, then the District will spread the lien of the special Assessments securing the AA3-2 Bonds upon such lands in accordance with this Report and the Master Report.

2.2 Bond Description

The AA3-2 and AA2-3B Bonds are planned to be issued with a thirty-year term and an anticipated average coupon rate of 5%. Interest is capitalized for 24 months and the Debt Service Reserve Fund ("DSRF") is equal to the annual Maximum Annual Debt Service ("MADS") of \$403,200 for the AA3-2 Bonds and \$1,073,070 for the AA2-3B Bonds.

The AA3-2 Bonds are planned to be issued at a par amount of \$6,200,000 and the AA2-3B Bonds are planned to be issued at a par amount of \$16,495,000. See estimated bond terms on **Table 2**.

3.0 Assessment Allocation

3.1 Structure

The debt required to finance the CIP is allocated to the benefited lands within the District consistent with the Master Assessment Report. As noted above, the 2014 Engineer's Report estimates construction costs of \$156,326,750 for the CIP increasing the overall benefit to all developable lands within the District. The AA3-2 Project costs are estimated at \$6,359,950 and the AA2-3B 3B Project costs are estimated at \$11,289,980. The AA3-2 and AA2-3B Bonds will provide for construction funds in the approximate amount of \$4,981,102 and \$12,214,980 respectively. The remaining portion of the proceeds from the AA2-3B Bonds will be used to redeem a portion of the Series 2016B Bonds, approximately, \$1,042,187, which are currently outstanding on Assessment Area 2 Phase 3B.

A component of the AA2-3B Project is a new amenity center (the "Phase 3 Amenity"). It is planned that the Phase 3 Amenity will be utilized and funded by the landowners in Assessment Area 2, Phase 3, but future development in Assessment Area 2, Phase 3 may change the utilization and funding depending upon the type of development. Individuals who live within the District but outside of Assessment Area 2, Phase 3 will be required to pay an annual user fee in order to use the Phase 3 Amenity. At this time, the Phase 3 Amenity is planned to be funded solely by debt and O&M assessments levied on the development units in Assessments Area 2, Phases 3A and 3B.

3.2 Assessment Allocation

Based upon the CIP, the District's assessment consultant and underwriter determined the amount of Bonds required to fund the infrastructure costs.

The CIP consists of roadway improvements, potable water, wastewater, landscaping, monumentation, signage and community recreation improvements that benefit all lands within the District. The CIP consists of a system of improvements that benefits all developable property equally. The 2007 Bonds were issued to finance a portion of the acquisition and construction of the 2007 Improvement Plan, which comprises a portion of the CIP. The AA3-2 and AA2-3B Bonds are being issued to fund a portion of the CIP. As with prior bond issues, it is anticipated that future bond issues will occur to finance future projects associated with the remaining CIP.

As noted above, the AA2-3B Project includes the Phase 3 Amenity, which as currently planned benefits only the property within Assessment Area 2, Phases 3A and 3B. With the exception of the Phase 3 Amenity, the CIP consists of a system of improvements that benefits all developable property equally. Give the construction costs of the AA2-3B Project improvements, even though the Phase 3 Amenity is not part of the system of improvements, the AA2-3B Assessments meet the requirements set forth in Sections 1.2 and 1.3 of this Report.

Assessments securing the AA3-2 Bonds will be levied on 66.92 gross acres in Assessment Area 3, Phase 2 and Assessments securing the AA2-3B Bonds will be levied on the 79.93 gross undeveloped acres in Assessment Area 2, Phase 3B.

As land is developed and platted, the AA3-2 and AA2-3B Assessments will be allocated on a first platted basis to developed and platted lots with an identifiable folio number. The AA3-2 Bonds are expected to be allocated to and fully absorbed by the 71 planned lots after annexation. The AA2-3B Bonds are expected to be allocated to and fully absorbed by the 207 planned lots.

If the 2021 Expansion Parcel is not added to the District's boundary, then it is anticipated that the Developer will prepay a portion of the debt on each of the 48 lots in Assessment Area 3, Phase 2. Alternatively, the developer may not make such prepayments and the assessment amounts per lot remain unchanged. Such prepayment amounts have not been established at this time.

4.0 True – Up Mechanism

In order to assure that the District's debt will not build up on unsold acres, and to assure that the requirements that the nonad valorem assessments will be constitutionally lienable on the property will continue to be met, the District shall determine the following.

To assure that there will always be sufficient development potential in the undeveloped property to assure payment of debt service after a plat or site plan approval, the following test will be applied. The test is that the par debt per acre remaining on the undeveloped property within Assessment Area 3 Phase 2 and Assessment Area 2 Phase 3B is never allowed to increase above its maximum per acre level.

The Assessment Area 3 Phase 2 Bonds are planned to be issued at par for \$6,200,000. Assessment Area 3 Phase 2, planned for 71 units as contained on Table 1, is 66.92 acres. The maximum debt per acre is \$92,638 for the Assessment Area 3 Phase 2 Bonds. Therefore, at the time of platting, if only a portion of the parcel is platted, then the remaining undeveloped property within the parcel cannot exceed a per acre debt of \$92,648. If the remaining undeveloped property has debt in excess of \$92.648 per acre, a true-up payment will be due upon platting or site plan approval. If the entire parcel is platted and the assignment of debt to the platted lots is not sufficient to absorb the total debt a true-up payment will be due upon platting or site plan approval. The Assessment Area 2 Phase 3B Bonds are planned to be issued at par for \$5,965,000. Assessment Area 2 Phase 3B, planned for 207 units as contained on Table 1, is 79.93 acres. The maximum debt per acre is \$206,368 for the Assessment Area 2 Phase 3B Bonds. Therefore, at the time of platting, if only a portion of the parcel is platted, then the remaining undeveloped property within the parcel cannot exceed a per acre debt of \$206,368. If the remaining undeveloped property has debt in excess of \$206,368 per acre, a true-up payment will be due upon platting or site plan approval. If the entire parcel is platted and the assignment of debt to the platted lots is not sufficient to absorb the total debt a true-up payment will be due upon platting or site plan approval.

5.0 Final Assessment Rolls

Final assessment rolls reflecting the allocation of special assessments securing repayment of the Assessment Area 3 Phase 2 and Assessment Area 2 Phase 3B Bonds are attached hereto as the lands to be developed into 71 and 207 lots respectively. As previously noted, If the planned annexation of the 2021 Expansion Parcel, which is anticipated to include 23 single family units within Assessment Area 3, Phase 2, takes place, then the District will spread the lien of the AA3-2 Assessments to such lands in accordance with this Report and the Master Report. **Table 4** provides for the Par Debt and Debt Service Assessments for AA3-2 and AA2-3B Bonds which includes the 2021 Expansion Parcel and additional 23 development units in Assessment Area 3, Phase 2.

6.0 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. Governmental Management Services, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For further information about the Bonds, please refer to the Master Trust Indenture or the Supplemental Trust Indenture.

Table 1 Six Mile Creek Community Development District Development Program Capital Improvement Revenue Bonds Series 2021 (Assessment Area 3 Phase 2 & Assessment Area 2 Phase 3B)

Land Use		AA3 Phase 2	AA2 Phase 3B
Single Family Residential:			
	43' lot	0	89
	53' lot	0	79
	63' lot	48	39
Current Units		48	207
	43' Annex	23	0
Total Units With An	nexed Lots	71	207

Table 2 Six Mile Creek Community Development District Capital Improvement Revenue Bonds Series 2021 (Assessment Area 3 Phase 2 & Assessment Area 2 Phase 3B) Sources and Uses of Funds

Sources:	AA3 Phase 2	AA2 Phase 3B	Total
Bond Proceeds - Par Amount Premium	\$6,200,000 \$0	\$16,495,000 \$0	\$22,695,000 \$0
Total Sources of Funds	\$6,200,000	\$16,495,000	\$22,695,000
Uses:			
Construction Funds Debt Service Reserve Fund MADS (1) Interest Reserve Cost of Issuance B Bond Payoff	\$4,981,102 \$403,200 \$620,000 \$195,698 \$0	\$12,214,980 \$1,073,070 \$1,649,500 \$515,264 \$1,042,186	\$17,196,082 \$1,476,270 \$2,269,500 \$710,962 \$1,042,186
Total Uses of Funds	\$6,200,000	\$16,495,000	\$22,695,000
Average Coupon Interest Rate	5.00%	5%	
Term	30 years	30 years	
CAPI period	24 months	24 months	

(1) Net of maximum early payment discount and collection costs.

Table 3
Six Mile Creek Community Development District
Par Debt and Debt Service Allocations - Series AA3 Phase 2 & Assessment Area 2 Phase 3B
2021 Capital Improvement Revenue Bonds

Land Use Single Family Residential:	AA3 Phase 2 <u>No. of Units</u>	Par Debt per Unit _2021 Bond	Total Par Debt 2021 Bond	2021 Bond Net per Unit Annual <u>Debt Service</u>	2021 Bond Total Annual Net <u>Debt Service</u>	2021 Bond Gross per Unit Annual <u>Debt Service (1)</u>
43' lot	0	\$0	\$0	\$0	\$0	\$0
53' lot	0	\$0	\$0	\$0	\$0	\$0
63' lot	48	\$129,167	\$6,200,000	\$8,400	\$403,200	\$8,936
Total AA3 Phase 2	(2)		\$6,200,000		\$403,200	
	AA2 Phase 3B <u>No. of Units</u>					

Total AA3 Phase 2	207		\$16,495,000	-	\$1,073,070	
63' lot	39	\$103,557	\$4,038,723	\$6,737	\$262,743	\$7,167
53' lot	79	\$85,064	\$6,720,049	\$5,534	\$437,150	\$5,887
43' lot	89	\$64,452	\$5,736,228	\$4,193	\$373,177	\$4,461

(1) Include 4% provision for early payment discount and 2% collection costs for St Johns County.

(2 Assessment Area 3 Phase 2 does not include annexed lots I process of 23.

Table 4
Six Mile Creek Community Development District
Par Debt and Debt Service Allocations - Series AA3 Phase 2
2021 Capital Improvement Revenue Bonds
Including Annexed Lands

Land Use		Par	Total	2021 Bond Net per Unit	2021 Bond Total	2021 Bond Gross per Unit
Single Family Residential:	<u>No. of Units</u>	Debt per Unit 2021 Bond	Par Debt 2021 Bond	Annual Debt Service	Annual Net Debt Service	Annual Debt Service (1)
43' lot	0	\$0	\$0	\$0	\$0	\$0
53' lot	0	\$0	\$0	\$0	\$0	\$0
63' lot	71	\$87,324	\$6,200,000	\$5,679	\$403,200	\$6,041
Total	71	-	\$6,200,000		\$403,200	

(1) Include 4% provision for early payment discount and 2% collection costs for St Johns County.

Table 5 Six Mile Creek Community Development District Assessment Roll Series AA3 Phase 2 & Assessment Area 2 Phase 3B 2021 Capital Improvement Revenue Bonds

					Annual Assess	ments		
Assessment Area 3 Phase : Account #	2 <u>Owner</u>	Lot Type	Asmnt <u>Units</u>	2021 Gross Asmnt <u>Per Unit (2)</u>	2021 Net Asmnt <u>Per Unit</u>	2021 Total Net <u>Assessments</u>	2021 Bond Debt <u>Per Unit</u>	Total 2021 Bond Debt
029010-0000	(1)	43'	0	\$0	\$0	\$0	\$0	\$0
029010-0000	(1)	53'	0	\$0	\$0	\$0	\$0	\$0
029010-0000	(1)	63'	48	\$8,936	\$8,400	\$403,200	\$129,167	\$6,200,000
		AA3 Phase 2	48			\$403,200		\$6,200,000
Assessment Area 2 Phase	3B		Asmnt	2021 Gross Asmnt	2021 Net Asmnt	2021 Total Net	2021 Bond Debt	Total 2021
Account #	<u>Owner</u>	Lot Type	<u>Units</u>	Per Unit (2)	Per Unit	<u>Assessments</u>	Per Unit	Bond Debt
029010-0000	(1)	43'	89	\$4,461	\$4,193	\$373,177	\$64,452	\$5,736,228
029010-0000	(1)	53'	79	\$5,887	\$5,534	\$437,180	\$85,064	\$6,720,049
029010-0000	(1)	63'	39	\$7,167	\$6,737	\$262,743	\$103,557	\$4,038,723
		AA2 Phase 3B	207			\$1,073,100		\$16,495,000

(1) Owner is Six Mile Creek Investment Group, LLC

(2) Gross assessment per unit includes 4% for early payment discount and 2% for St Johns County collection costs.

TRACT C-1, AS SHOWN ON THE SOUTHEASTERLY LINE OF THE PLAT OF WHISPER CREEK PHASE 4 UNIT B, AS RECORDED IN MAP BOOK 83, PAGES 49 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, AND A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, ALL LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN, AT THE SOUTHWESTERLY CORNER OF THE PLAT OF WHIPSER CREEK PHASE 1-UNIT C. AS RECORDED IN MAP BOOK 73, PAGES 28 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE EASTERLY, AND NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF SAID PLAT OF WHIPSER CREEK PHASE 1-UNIT C, RUN THE FOLLOWING TWENTY NINE (29) COURSES; COURSE NO. 1: NORTH 82°04'24" EAST, 65.46 FEET; COURSE NO. 2: NORTH 86°11'21" EAST, 37.26 FEET; COURSE NO. 3: SOUTH 47°26'57" EAST, 39.22 FEET; COURSE NO. 4: SOUTH 81°09'38" EAST, 420.00 FEET; COURSE NO. 5: SOUTH 73°12'31" EAST, 58.20 FEET; COURSE NO. 6: NORTH 25°48'20" EAST, 140.00 FEET. TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 7: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 52.50 FEET. SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°34'01" EAST, 52.44 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 8: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°11'31" EAST, 13.05 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 9: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 344.00 FEET. AN ARC DISTANCE OF 142.57 FEET. SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°40'55" WEST, 141.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 10: SOUTH 02°48'31" WEST, 75.91 FEET; COURSE NO. 11: SOUTH 87°11'29" EAST, 80.00 FEET; COURSE NO. 12: SOUTH 88°24'02" EAST, 50.01 FEET; COURSE NO. 13: NORTH 02°48'31" EAST, 40.00 FEET; COURSE NO. 14: NORTH 87°11'29" WEST.

50.00 FEET: COURSE NO. 15: NORTH 02°48'31" EAST, 34.85 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 16: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 264.00 FEET, AN ARC DISTANCE OF 100.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°44'33" EAST, 100.15 FEET; COURSE NO. 17: SOUTH 65°12'14" EAST, 109.02 FEET; COURSE NO. 18: NORTH 32°55'01" EAST, 14.22 FEET; COURSE NO. 19: NORTH 40°22'34" EAST, 37.38 FEET; COURSE NO. 20: NORTH 77°11'28" EAST, 111.93 FEET; COURSE NO. 21: NORTH 80°03'08" EAST, 244.02 FEET; COURSE NO. 22: NORTH 22°16'35" EAST, 47.71 FEET; COURSE NO. 23: NORTH 15°48'46" EAST, 21.94 FEET; COURSE NO. 24: NORTH 38°10'59" EAST, 53.72 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 25: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 29.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°06'36" EAST, 27.91 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 26: SOUTH 73°57'47" EAST, 66.37 FEET: COURSE NO. 27: SOUTH 69°00'03" EAST. 69.03 FEET: COURSE NO. 28: SOUTH 63°20'44" EAST, 58.78 FEET; COURSE NO. 29: NORTH 70°46'16" EAST, 9.16 FEET; THENCE SOUTH 12°26'04" EAST, 1650.12 FEET, TO THE SOUTHERLY LINE OF AFORESAID SECTION 41; THENCE NORTH 71°03'40" WEST, ALONG LAST SAID LINE, 1226.05 FEET; THENCE NORTH 60°13'49" WEST, CONTINUING ALONG LAST SAID LINE, 1734.02 FEET, TO THE EASTERLY LINE OF SAID SECTION 6; THENCE SOUTH 03°24'47" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6. A DISTANCE OF 1010.28 FEET; THENCE NORTH 89°59'23" WEST, 167.76 FEET; THENCE NORTH 48°29'01" WEST, 226.39 FEET; THENCE NORTH 19°45'18" WEST, 858.18 FEET; THENCE NORTH 22°09'18" WEST, 25.31 FEET, TO THE SOUTHEASTERLY LINE OF AFORESAID PLAT OF WHISPER CREEK PHASE 4 UNIT B; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE, RUN THE FOLLOWING FOURTY-THREE (43) COURSES AND DISTANCES; COURSE NO. 1: NORTH 58°53'06" EAST. 40.47 FEET: COURSE NO. 2: NORTH 33°15'11" EAST, 31.01 FEET; COURSE NO. 3: NORTH 35°07'18" EAST, 41.79 FEET; COURSE NO. 4: NORTH 10°17'38" EAST, 42.38 FEET; COURSE NO. 5: NORTH 40°54'56" EAST, 45.35 FEET; COURSE NO. 6: NORTH 09°20'47" EAST, 26.66 FEET; COURSE NO. 7: NORTH 32°53'56" EAST, 31.20 FEET; COURSE NO. 8: NORTH 05°41'56" EAST, 31.51 FEET; COURSE NO. 9: NORTH 13°25'02" EAST, 38.56 FEET; COURSE

England · Thimy	LEGAL DESCRIPTION - ASSESSMENT AREA 3 (PHASE 2)	ETM. NO.	21-226
& Miller, Inc.	LEGAL DESCRIPTION - ASSESSIVIENT AREA 3 (PHASE 2)	DATE:	AUGUST 12, 2021
SURVEYORS – LANDSCAPE ARCHITECT 14775 St. Augustine Road	SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT	SCALE:	N/A
Certificate of Authorization No.; 2584 Phone No. (904) 642-8990 Fax No. (904) 646-9485		PLATE NO): 6

NO. 10: NORTH 59°34'12" EAST, 36.77 FEET; COURSE NO. 11: NORTH 02°27'50" EAST, 32.51 FEET; COURSE NO. 12: NORTH 58°52'14" EAST, 11.57 FEET: COURSE NO. 13: NORTH 75°30'55" EAST, 27.43 FEET; COURSE NO. 14: NORTH 46°22'47" EAST, 33.19 FEET; COURSE NO. 15: NORTH 76°04'37" EAST, 51.07 FEET; COURSE NO. 16: SOUTH 89°39'07" EAST, 33.53 FEET; COURSE NO. 17: NORTH 40°15'02" EAST, 32.18 FEET; COURSE NO. 18: NORTH 70°27'41" EAST, 88.42 FEET; COURSE NO. 19: SOUTH 45°26'31" EAST, 90.94 FEET; COURSE NO. 20: SOUTH 24°59'11" EAST, 22.65 FEET; COURSE NO. 21: SOUTH 42°22'18" EAST, 20.63 FEET; COURSE NO. 22: SOUTH 49°05'19" EAST, 52.55 FEET; COURSE NO. 23: NORTH 07°39'56" EAST, 14.09 FEET; COURSE NO. 24: NORTH 50°45'42" EAST, 67.90 FEET; COURSE NO. 25: SOUTH 54°19'50" EAST, 69.17 FEET; COURSE NO. 26: NORTH 83°40'27" EAST, 47.45 FEET; COURSE NO. 27: NORTH 87°43'39" EAST, 43.00 FEET; COURSE NO. 28: SOUTH 43°03'55" EAST, 42.44 FEET; COURSE NO. 29: SOUTH 72°22'56" EAST, 34.01 FEET; COURSE NO. 30: SOUTH 67°25'36" EAST, 39.12 FEET; COURSE NO. 31: NORTH 86°54'24" EAST. 42.66 FEET: COURSE NO. 32: SOUTH 88°57'08" EAST, 46.54 FEET; COURSE NO. 33: NORTH 83°32'30" EAST, 49.75 FEET; COURSE NO. 34: NORTH 83°32'32" EAST, 58.52 FEET; COURSE NO. 35: NORTH 88°03'32" EAST, 52.62 FEET; COURSE NO. 36: SOUTH 87°46'45" EAST, 38.28 FEET; COURSE NO. 37: SOUTH 89°40'59" EAST, 43.95 FEET; COURSE NO. 38: SOUTH 69°35'39" EAST, 62.05 FEET; COURSE NO. 39: SOUTH 81°14'59" EAST, 35.04 FEET; COURSE NO. 40: NORTH 73°30'02" EAST, 36.88 FEET; COURSE NO. 41: NORTH 70°16'00" EAST. 34.22 FEET: COURSE NO. 42: NORTH 65°39'35" EAST. 12.11 FEET; COURSE NO. 43: NORTH 03°19'04" WEST, 43.33 FEET, TO THE POINT OF BEGINNING.

CONTAINING 66.92 ACRES, MORE OR LESS.

England Thims	LEGAL DESCRIPTION - ASSESSMENT AREA 3 (PHASE 2)	ETM. NO.	21-226
& Miller, Inc.	LEGAL DESCRIPTION - ASSESSIVIENT AREA 5 (FRASE 2)	DATE:	AUGUST 12, 2021
SURVEYORS - LANDSCAPE ARCHITECTS 14775 St. Augustine Road Jocksonville, Florido 32258 Certificate of Authorization No.:2584	SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT	SCALE:	N/A
Certificate of Authorization No.: 2584 Phone No. (904) 642–8990 Fax No. (904) 646–9485		PLATE NO:	6A

12

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN. AT THE SOUTHWESTERLY CORNER OF THE PLAT OF TRAILMARK EAST PARCEL-PHASE 1. AS RECORDED IN MAP BOOK 104, PAGES 1 THROUGH 16, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE EASTERLY, AND NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF SAID PLAT OF TRAILMARK EAST PARCEL-PHASE 1, RUN THE FOLLOWING FOUR (4) COURSES; COURSE NO. 1: SOUTH 81°39'24" EAST, 1122.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 312.50 FEET, AN ARC DISTANCE OF 187.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°10'11" EAST, 184.54 FEET, TO THE POINT OF TANGENCY OF SAID CURVE: COURSE NO. 3: NORTH 63°59'47" EAST, 25.02 FEET: COURSE NO. 4: 88°53'49" EAST, 456.01 FEET; THENCE SOUTH 16°53'10" WEST, 285.18 FEET; THENCE SOUTH 48°01'13" WEST, 578.97 FEET: THENCE SOUTH 11°23'04" WEST, 377.90 FEET: THENCE SOUTH 82°57'21" EAST, 37.41 FEET; THENCE SOUTH 07°02'39" WEST, 141.72 FEET; THENCE SOUTH 12°01'58" WEST, 50.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 295.32 FEET, AN ARC DISTANCE OF 46.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°30'29" WEST, 46.71 FEET: THENCE SOUTH 02°57'04" WEST, 142.74 FEET; THENCE SOUTH 17°22'21" WEST, 278.60 FEET; THENCE SOUTH 12°57'52" WEST, 164.97 FEET: THENCE NORTH 77°01'54" WEST, 17.28 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 225.44 FEET, AN ARC DISTANCE OF 37.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°48'51" WEST, 37.48 FEET; THENCE SOUTH 03°50'10" WEST, 50.00 FEET; THENCE SOUTH 02°54'46" WEST, 182.03 FEET: THENCE SOUTH 18°56'20" WEST, 316.39 FEET, TO THE SOUTHERLY LINE OF AFORESAID SECTION 41; THENCE NORTH 71°03'40" WEST, ALONG LAST SAID LINE, 1130.88 FEET; THENCE NORTH 12°26'04" WEST, 1650.12 FEET, TO THE SOUTHEASTERLY LINE OF THE PLAT OF WHISPER CREEK PHASE 1 UNIT C, AS RECORDED IN MAP BOOK 73, PAGES 28 THROUGH 38, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF WHISPER CREEK PHASE 1 UNIT C. AND THE SOUTHEASTERLY LINE OF THE PLAT OF WHISPER CREEK PHASE 3 UNIT A, AS RECORDED IN MAP BOOK 86, PAGES 41 THROUGH 44, INCLUSIVE, OF SAID PUBLIC RECORDS, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE NO. 1; NORTH 70°46'38" EAST, 134.06 FEET; COURSE NO. 2: NORTH 51°12'15" EAST, 197.05 FEET; COURSE NO. 3: NORTH 55°58'18" EAST, 60.21 FEET; COURSE NO. 4: NORTH 51°12'29" EAST, 164.59 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 5: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 455.00 FEET, AN ARC DISTANCE OF 184.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°34'10" EAST, 183,58 FEET, TO THE POINT OF BEGINNING.

CONTAINING 79.93 ACRES, MORE OR LESS.

England • Thimy	LEGAL DESCRIPTION - ASSESSMENT AREA 2 (PHASE 3B)	ETM. NO.	21-226
	LEGAL DESCRIPTION - ASSESSMENT AREA 2 (I HASE 3D)	DATE:	AUGUST 12, 2021
SURVEYORS - LANDSCAPE ARCHITECTS 14775 St. Augustine Road Jacksonvile, Florida 32258	SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT	SCALE:	1" = 2,000'
Certificate of Authorization No.: 2584 Phone No. (904) 642-6990 Fox No. (904) 646-9485		PLATE NO	× 5

Exhibit C *Maturities and Coupon of Phase 2 Bonds*

BOND PRICING

Six Mile Creek Community Development District Capital Improvement Revenue Bonds, Series 2021 (Assessment Area 3, Phase 2)

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Call Date	Call Price
Assessment Area 3, Pl	hase 2 - Term 1: 05/01/2026	215,000	2.500%	2.500%	100.000		
Assessment Area 3, Pl	hase 2 - Term 2: 05/01/2031	310,000	3.100%	3.100%	100.000		
Assessment Area 3, Pl	hase 2 - Term 3: 05/01/2041	805,000	3.400%	3.400%	100.000		
Assessment Area 3, Pl	hase 2 - Term 4: 05/01/2052	1,310,000	4.000%	3.600%	103.175 C	05/01/2031	100.000
		2,640,000					

Exhibit D

SOURCES AND USES OF FUNDS

Six Mile Creek Community Development District Capital Improvement and Refunding Revenue Bonds, Series 2021

	Capital Improvement Revenue Bonds, Series 2021	Capital Improvement and Refunding Revenue Bonds, Series 2021	
	(Assessment	(Assessment Area 2, Phase 3B)	Total
Sources:	Area 3, Phase 2)		
Bond Proceeds:			
Par Amount	2,640,000.00	8,250,000.00	10,890,000.00
Premium	41,592.50	129,698.75	171,291.25
	2,681,592.50	8,379,698.75	11,061,291.25
Other Sources of Funds:			
Transfer of 2016B Reserve Account		59,337.50	59,337.50
	2,681,592.50	8,439,036.25	11,120,628.75

Uses:	Capital Improvement Revenue Bonds, Series 2021 (Assessment Area 3, Phase 2)	Capital Improvement and Refunding Revenue Bonds, Series 2021 (Assessment Area 2, Phase 3B)	Total
Refunding Escrow Deposits:			
Cash Deposit		1,025,374.44	1,025,374.44
Other Fund Deposits:			
DSRF (MADS w/ release)	149,100.00	460,875.00	609,975.00
Capitalized Interest Fund (through 11/1/22)	89,227.63	278,615.63	367,843.26
	238,327.63	739,490.63	977,818.26
Delivery Date Expenses:			
Cost of Issuance	42,986.06	134,331.44	177,317.50
Underwriter's Discount	52,800.00	165,000.00	217,800.00
	95,786.06	299,331.44	395,117.50
Other Uses of Funds:			
Construction Fund	2,347,478.81	6,374,839.74	8,722,318.55
	2,681,592.50	8,439,036.25	11,120,628.75

Exhibit E

Annual Debt Service	Debt Service	Interest	Coupon	Principal	Period Ending
	41,850.13	41,850.13			05/01/2022
89,227.63	47,377.50	47,377.50			11/01/2022
,	97,377.50	47,377.50	2.500%	50,000	05/01/2023
144,130.00	46,752.50	46,752.50	2.00070	20,000	11/01/2023
111,150.00	101,752.50	46,752.50	2.500%	55,000	05/01/2024
147,817.50	46,065.00	46,065.00		22,000	11/01/2024
117,017.20	101,065.00	46,065.00	2.500%	55,000	05/01/2025
146,442.50	45,377.50	45,377.50	2.00070	22,000	11/01/2025
140,442.00	100,377.50	45,377.50	2.500%	55,000	05/01/2026
145,067.50	44,690.00	44,690.00		,	11/01/2026
110,007100	104,690.00	44,690.00	3.100%	60,000	05/01/2027
148,450.00	43,760.00	43,760.00		00,000	11/01/2027
110,120.00	103,760.00	43,760.00	3.100%	60,000	05/01/2028
146,590.00	42,830.00	42,830.00		00,000	11/01/2028
10,00000	102,830.00	42,830.00	3.100%	60,000	05/01/2029
144,730.00	41,900.00	41,900.00			11/01/2029
111,750.00	106,900.00	41,900.00	3.100%	65,000	05/01/2030
147,792.50	40,892.50	40,892,50		00,000	11/01/2030
141,192.00	105,892.50	40,892.50	3.100%	65,000	05/01/2031
145,777.50	39,885.00	39,885.00	5.10070	00,000	11/01/2031
145,777.56	109,885.00	39,885.00	3.400%	70,000	05/01/2032
148,580.00	38,695.00	38,695.00	0.10070	10,000	11/01/2032
146,560.00	108,695.00	38,695.00	3.400%	70,000	05/01/2033
146,200.00	37,505.00	37,505.00	5.40070	70,000	11/01/2033
140,200.00	112,505.00	37,505.00	3.400%	75,000	05/01/2034
148,735.00	36,230.00	36,230.00	5.40070	15,000	11/01/2034
146,755.00	111,230.00	36,230.00	3.400%	75,000	05/01/2035
146,185.00	34,955.00	34,955.00	5.40070	75,000	11/01/2035
140,185.00	114,955.00	34,955.00	3.400%	80,000	05/01/2036
148,550.00	33,595.00	33,595.00	3.400%	80,000	11/01/2036
146,550.00	113,595.00	33,595.00	3.400%	80,000	05/01/2037
145,830.00	32,235.00	32,235.00	3.40076	80,000	11/01/2037
145,650.00	117,235.00	32,235.00	3.400%	85,000	05/01/2038
148,025.00	30,790.00	30,790.00	3.40076	85,000	11/01/2038
146,025.00	115,790.00	30,790.00	3.400%	85,000	05/01/2039
145,135.00	29,345.00	29,345.00	5.40070	00,000	11/01/2039
145,155.00	119,345.00	29,345.00	3.400%	90,000	05/01/2040
147,160.00	27,815.00	27,815.00	3.40070	50,000	11/01/2040
147,100.00	122,815.00	27,815.00	3.400%	95,000	05/01/2041
149,015.00	26,200.00	26,200.00	5.40070	\$5,000	11/01/2041
149,015.00	121,200.00	26,200.00	4.000%	95,000	05/01/2042
145,500.00	24,300.00	24,300.00	4.00070	\$5,000	11/01/2042
145,500.00	124,300.00	24,300.00	4.000%	100,000	05/01/2043
146,600.00	22,300.00	22,300.00	4.000/0	100,000	11/01/2043
140,000.00	127,300.00	22,300.00	4.000%	105,000	05/01/2044
147,500.00	20,200.00	20,200.00	4.00076	105,000	11/01/2044
147,500.00	130,200.00	20,200.00	4.000%	110,000	05/01/2045
148,200.00	18,000.00	18,000.00	4.000/0	110,000	11/01/2045
110,200.00	133,000.00	18,000.00	4.000%	115,000	05/01/2046
148,700.00	15,700.00	15,700.00	4.00070	115,000	11/01/2046
140,700.00	135,700.00	15,700.00	4.000%	120,000	05/01/2047
149,000.00	13,300.00	13,300.00	4.00076	120,000	11/01/2047
149,000.00	133,300.00	13,300.00	4.000%	120,000	05/01/2048
	10,900.00	10,900.00	4.000%	120,000	11/01/2048
144,200.00					11/0/02/04/6

Six Mile Creek Community Development District Capital Improvement Revenue Bonds, Series 2021 (Assessment Area 3, Phase 2)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			8,400.00	8,400.00	144,300.00
05/01/2050	135,000	4.000%	8,400.00	143,400.00	
11/01/2050			5,700.00	5,700.00	149,100.00
05/01/2051	140,000	4.000%	5,700.00	145,700.00	
11/01/2051			2,900.00	2,900.00	148,600.00
05/01/2052	145,000	4.000%	2,900.00	147,900.00	-,
11/01/2052					147,900.00
	2,640,000		1,859,040.13	4,499,040.13	4,499,040.13

SIXTH ORDER OF BUSINESS

A.

RESOLUTION 2022-06

[Section 170.08 Resolution Levying Assessments / Expansion Parcel]

A RESOLUTION RELATING TO THE EXPANSION PARCEL, AND MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER'S REPORT; PROVIDING AN ESTIMATED COST IMPROVEMENTS; ADOPTING AN ASSESSMENT OF **REPORT;** EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; CONFIRMING THE MAXIMUM ASSESSMENT LIENS SECURING THE 2021 BONDS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF **PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT;** AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Six Mile Creek Community Development District ("**District**") is a local unit of special-purpose government established and existing under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes,* as amended ("Act"); and

WHEREAS, District issued its \$11,340,000 Six Mile Creek Community Development District Capital Improvement Revenue Bonds, Series 2021 (Assessment Area 3, Phase 1) (the "2021 Bonds") to finance the project (the "2021 Area 3, Phase 1 Project") described in the *Six Mile Creek Community Development District Supplemental Engineer's Report for Series 2020 Capital Improvements* dated January 19, 2021, attached hereto as Exhibit A, and incorporated herein by reference (the "Engineer's Report"); and

WHEREAS, pursuant to Resolution 2021-01, as supplemented by Resolution 2021-06, the District previously imposed a debt assessment lien ("Assessments") to secure the repayment of bonds that would finance the acquisition and/or construction of a portion of the District's capital improvement plan; and

WHEREAS, at the time of issuance of the 2021 Bonds, the District anticipated undertaking a boundary amendment to incorporate into the District's boundaries a 6.8-acre parcel of land ("Expansion Parcel"), upon which 24 lots are planned for development and

WHEREAS, also at the time of the bond issuance, the District anticipated that after the boundary amendment was complete, the District would undertake proceedings to extend the Assessments to the Expansion Parcel; and

WHEREAS, on August 11, 2021, the amendment to Rule 42GGG-1.002, F.A.C. became effective, which resulted in the Expansion Parcel being added to the District's boundaries; and

WHEREAS, accordingly, the District Board of Supervisors ("Board") is now undertaking an assessment process to levy and impose the Assessments on the Expansion Parcel; and

WHEREAS, the Assessments are described in the District's Master Assessment Report, First Supplemental Assessment Report, Bifurcation Assessment Report, Refunding Report, 2016 Assessment Report, 2017 Assessment Report, 2020 Area 2, Phase 3A Assessments Report, as such terms are defined in Resolution 2021-06, and the *Special Assessment Methodology Report for the Series 2020 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 1) dated November 5,* (collectively, the "Assessment Report"); and

WHEREAS, the Assessment Report has been supplemented by that certain Second Supplemental Special Assessment Methodology Report for the Series 2021 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 1) Original Date of February 10, 2021 dated September 14, 2021, a copy of which is attached hereto as Exhibit B (the "Expansion Report"), for the purpose of extending the Assessments to the Expansion Parcel; and

WHEREAS, the District has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection, and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments on the Expansion Parcel as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

The Capital Improvement Plan

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct infrastructure projects and services necessitated by the development of, and serving lands within, the District; and
- b. On September 15, 2021, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2021-21 ("**Declaring Resolution**"), and in doing so determined to undertake a capital improvement plan to install, plan, establish, construct, or reconstruct, enlarge, equip, acquire, operate and/or maintain the District's infrastructure improvements that constitute the 2021 Area 3, Phase 1 Project and that are related to the Expansion Parcel; and
- c. The 2021 Project is described in the Declaring Resolution and the Engineer's Report, and the plans and specifications for the 2021 Area 3, Phase 1 Project are on file in the offices of the District Manager at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine Florida 32092 ("District Records Office"); and

The Debt Assessment Process

- d. Also as part of the Declaring Resolution, the Board expressed an intention to use funds from the 2021 Bonds to provide a portion of the funds needed for the 2021 Area 3, Phase 1 Project, and further declared its intention to defray a portion of the expense of the 2021 Area 3, Phase 1 Project by levying the Assessments on the Expansion Parcel; and
- e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- f. As directed by the Declaring Resolution, said Declaring Resolution 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 Secretary of the District; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- h. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- j. On November 17, 2021, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an "Equalization Board;" and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just, and right in the making of the final assessment roll; and

Equalization Board Additional Findings

- k. Having considered the estimated costs of the 2021 Area 3, Phase 1 Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
 - It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the 2021 Area 3, Phase 1 Project for the Expansion Parcel as set forth in the Engineer's Report; (2) the cost of such 2021 Area 3, Phase 1 Project be assessed against the lands specially benefited by such 2021 Area 3, Phase 1 Project within the Expansion Parcel; and (3) the

District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Assessments; and

- ii. The provision of said 2021 Area 3, Phase 1 Project, the levying of the Assessments on the Expansion Parcel, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners, and residents; and
- iii. The estimated costs of the 2021 Area 3, Phase 1 Project are as specified in the Engineer's Report and Expansion Report, and the amount of such costs is reasonable and proper; and
- iv. It is reasonable, proper, just, and right to assess the cost of such 2021 Area 3, Phase 1 Project against the properties specially benefited thereby, using the method determined by the Board and set forth in the Expansion Report, which results in the Assessments set forth on the final assessment roll; and
- v. The 2021 Area 3, Phase 1 Project benefits all developable property within the Area 3, Phase 1 Project Area, including the Expansion Parcel; and
- vi. Accordingly, the Assessments as set forth in the Expansion Report constitute a special benefit to all parcels of real property listed on said final assessment roll, including those in the Expansion Parcel, and the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments imposed thereon, as set forth in **Exhibit B**; and
- vii. All developable property within the Area 3, Phase 1 Project Area, including the Expansion Parcel District is deemed to be benefited by the 2021 Area 3, Phase 1 Project, and the Assessments will be allocated in accordance with the Expansion Report at **Exhibit B**; and
- viii. The Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and
- ix. It is in the best interests of the District that the Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the 2021 Area 3, Phase 1 Project which are to be assessed against the benefited properties, pending the collection of the Assessments, it is necessary for the District to use a portion of the proceeds of the 2021 Bonds to construct, acquire and/or install the 2021 Area 3, Phase 1 Project as it relates to the Expansion Parcel.

3. **AUTHORIZATION FOR 2021 AREA 3, PHASE 1 PROJECT; ADOPTION OF ENGINEER'S REPORT.** The Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the 2021 Bonds, and sets forth the costs of the 2021 Area 3, Phase 1 Project. The District hereby confirms that the 2021 Area 3, Phase 1 Project serves a proper, essential, and valid public purpose.

4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the 2021 Area 3, Phase 1 Project and the costs to be paid by the Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

5. **ADOPTION OF EXPANSION REPORT.** The Expansion Report setting forth the allocation of Assessments to the benefitted lands within the Area 3, Phase 1 Project Area, including the Expansion Parcel is hereby approved, adopted, and confirmed.

6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS. The Assessments imposed on the parcels specially benefited by the 2021 Area 3, Phase 1 Project, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed, and levied as they relate to the Expansion Parcel. Immediately following the adoption of this Resolution, the lien of Assessments, as it relates to the Expansion Parcel, and as reflected in Exhibit B, attached hereto, shall be recorded by the Secretary of the District in the District's "Improvement Lien Book." The Assessments against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid, and binding first lien on such parcel until paid, and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

a. *Adjustments to Assessments.* The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. To the extent that land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting, determine such land to be benefitted by the 2021 Area 3, Phase 1 Project and reallocate the Assessments in order to impose special assessments on the newly added and benefitted property.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When a project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved, and confirmed and the actual costs incurred in completing the project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. PAYMENT OF ASSESSMENTS AND METHOD OF COLLECTION.

a. **Payment.** The Assessments may be paid in not more than thirty (30) yearly installments of principal and interest, provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment

schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.

- b. **Prepayment.** Any owner of property subject to the Assessments may, at its option, prepay the entire amount of the Assessment any time, or a portion of the amount of the Assessment one time (but only if such partial payment is made within one year from the issuance of the Bonds), plus accrued interest to the next succeeding interest payment date, attributable to the property subject to Assessment owned by such owner. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.
- c. Uniform Method; Alternatives. The District may elect to use the method of collecting the Assessments authorized by Sections 197.3632 and 197.3635, Florida Statutes ("Uniform Method"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, Florida Statutes. Such Assessments may be subject to all of the collection provisions of Chapter 197, Florida Statutes. Notwithstanding the above, in the event the Uniform Method of collecting its Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinguent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Assessments. The decision to collect the Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect the Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- d. **Uniform Method Agreements Authorized.** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.
- e. **Re-amortization.** Any particular lien of the Assessments shall be subject to reamortization where the applicable series of bonds is subject to re-amortization pursuant to the applicable trust indenture.
- f. Collection Authorized. The District hereby certifies the Assessments for collection to ensure payment of debt service as set forth in Exhibit B and Exhibit C. The District Manager is directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law and the applicable trust indenture in order to provide for the timely payment of debt service (and after taking into account any capitalized interest period). Among other things, the District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the Assessments and present same to the Board as required by law.

9. ALLOCATION OF DEBT ASSESSMENTS. The Assessments shall be allocated to the Expansion Parcel in accordance with **Exhibit B**. The Expansion Report, considered herein, reflects the actual terms of the issuance of the 2021 Bonds.

10. APPLICATION OF TRUE-UP PAYMENTS.

(a) There may be required from time to time certain true-up payments as specified in the Expansion Report. As parcels of land or lots subject to the Area 3, Phase 1 Assessments are platted, the Area 3, Phase 1 Assessments securing the 2020 Area 3, Phase 1 Bonds shall be allocated as set forth in the Expansion Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval, and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Area 3, Phase 1 Assessments to be reallocated to the units being platted and the remaining property subject to the Area 3, Phase 1 Assessments in accordance with the Expansion Report, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the trueup calculations described in the Expansion Report, which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining property, in addition to the regular assessment installment payable with respect to the remaining developable acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is also based on the District's understanding with Landowner that it intends to develop the unit numbers and types shown in the Expansion Report, on the property subject to the Area 3, Phase 1 Assessments, including the Expansion Parcel, and is intended to provide a formula to ensure that the appropriate ratio of the Area 3, Phase 1 Assessments to unplatted acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in the Expansion Report from being developed. In no event shall the District collect Area 3, Phase 1 Assessments pursuant to this Resolution in excess of the total debt service related to the 2020 Area 3, Phase 1 Bonds, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Area 3, Phase 1 Assessments collected in excess of the District's total debt service obligation for the 2020 Area 3, Phase 1 Bonds, the Board shall by resolution take appropriate action to equitably reallocate the Area 3, Phase 1 Assessments, as applicable. Further, upon the District's review of the final plat for the property subject to the Area 3, Phase 1 Assessments, any unallocated Area 3, Phase 1 Assessments, as applicable, shall become due and payable and must be paid prior to the District's approval of that plat.

11. **CONFIRMATION OF MAXIMUM ASSESSMENT LIEN SECURING THE 2021 BONDS.** This Resolution sets forth the terms of the 2021 Bonds and the final amount of the lien of the Assessments.

Composite Exhibit C shows: (i) the rates of interest and maturity on the 2021 Bonds, (ii) the estimated sources and uses of funds of the 2021 Bonds, and (iii) the debt service due on the 2021 Bonds. The lien of the Assessments shall be the principal amount due on the 2021 Bonds, together with interest and collection costs.

12. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

13. **ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of St. Johns County, Florida for the Expansion Parcel.

14. **SEVERABILITY.** If any section or part of a section of this Resolution is 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.

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

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

[CONTINUED ON NEXT PAGE]

APPROVED AND ADOPTED THIS 17th DAY OF NOVEMBER, 2021.

ATTEST:

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

SecretaryChairman / Vice ChairmanExhibit A:Six Mile Creek Community Development District Supplemental Engineer's Report for
Series 2020 Capital Improvements dated January 19, 2021Exhibit B:Second Supplemental Special Assessment Methodology Report for the Series 2021
Capital Improvement Revenue Bonds Assessment Area 3 (Phase 1) Original Date of
February 10, 2021 dated September 14, 2021,Exhibit C:Maturities and Coupon of 2021 Bonds, Sources and Uses of Funds for 2021 Bonds, and
Annual Debt Service Payment Due on 2021 Bonds

EXHIBIT A Engineer's Report

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTAL ENGINEERS REPORT For SERIES 2021 CAPITAL IMPROVEMENTS

Prepared for

Board of Supervisors Six Mile Creek Community Development District

Prepared by



14775 Old St. Augustine Road Jacksonville, Florida 32258 904-642-8990

E 19-215

January 19, 2021



January 19, 2021

Mr. Gregg Kern Chairman, Board of Supervisors Six Mile Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092

Reference: Supplemental Addendum to the Improvement Plan dated December 1, 2006

Dear Mr. Kern:

Pursuant to your request, England, Thims & Miller, Inc. has prepared the enclosed report in an effort to provide information regarding the anticipated capital improvements to be funded in the year 2020. This report is a supplement to the adopted Six Mile Creek CDD Improvement Plan dated December 1, 2006, and the Supplemental Engineer's Reports dated May 25, 2007, November 12, 2014, April 12, 2016, June 5, 2017, October 27, 2017 and June 3, 2020.

Please don't hesitate to contact me if you have any questions or comments regarding this report.

Sincerely,

ENGLAND, THIMS & MILLER, INC.

Scott A. Wild, P.E. Executive Vice President/Shareholder

SAW/shb

Enclosures

England-Thims & Miller, Inc.

EXECUTIVE SUMMARY

The Six Mile Creek Community Development District (The "Six Mile Creek CDD" or the "District") is a $1,282 \pm$ acre community development district located in St. Johns County, Florida. (Refer to *Plate 1*, location map). The land within the District consists of a parcel within the Saint Johns DRI, referred to herein as the "South Tract". The authorized land uses within the District include residential development as well as substantial open space and recreational amenities. The full development within the Six Mile Creek CDD boundaries is anticipated to include approximately:

ТҮРЕ	Acreage Acres	Residential Units
Residential	773±	2278
Amenity Village	7±	
Community Park	30±	
Neighborhood Parks System	17±	
Wetlands	357±	
Upland Buffer	98±	
TOTALS	1282±	2278

(Refer to *Plate 2* for the map of the District boundaries and *Plate 3* for legal description of the District.)

In anticipation of development within its boundaries, on March 30, 2007 the District adopted its Improvement Plan dated December 1, 2006, describing master and neighborhood infrastructure improvements the District intended to finance (or advance finance), construct, install and/or acquire within and adjacent to the boundaries of the District. Subsequently, the District adopted the Supplemental Engineer's Reports dated May 25, 2007, November 12, 2014, April 12, 2016, June 5, 2017, October 27, 2017 and June 3, 2020. The purpose of this report is to supplement the existing Improvement Plan and Supplemental Engineer's Reports in an effort to identify infrastructure improvements that will be funded in whole or part with proceeds from the issuance of the Six Mile Creek Community Development District (St. Johns County, Florida) Capital Improvement Revenue Bonds, Series 2021 AA3 Phase 1 related to the next phase of development within the District.¹ The anticipated costs to construct and/or install the Series 2021 AA3 Phase 1 Project are set forth in Tables 1A, 1B and 1C.

The unit distributions for previous assessment areas are as follows:

Assessment Area 1		Assessment Are	a 2 (Phase 1)	Assessment Area 2 (Phase		
43' lots	27	43' lots	160	43' lots	69	
53'lots	25	53' lots	63	53' lots	216	
63'lots	81	70' lots	21	63' lots	34	
<u>70' lots</u>	19	<u>80' lots</u>	61	70' lots	8	
Total Lots	152	Total Lots	305	<u>80' lots</u>	74	
				Total Lots	401	

Assessment Area 2 (Phase 3A)

57
62
62
181

¹ The District anticipates that it will issue additional series of bonds in the future to fund the construction, acquisition and installation of portions of the Improvement Plan not funded by the Series 2007, Series 2016, Series 2017 and Series 2020 Bonds.

The anticipated unit distribution for the Series 2021 AA3 Phases 1 Bonds is as follows:

Proposed Unit Mix for Series 2021 AA3 Phase 1 Bonds ² Assessment Area 3 (Phase 1A) 2021 AA3 Phase 1 Bonds (Series 2021 AA3 Phase 1 Project)		
Lot Size (Feet)	Number	
43	76	
53	74	
63	45	
TOTAL	195	

Proposed Unit Mix for Ser Bonds	5
Assessment Area .	3 (Phase 1B)
2021 AA3 Phase 1 Bonds	
(Series 2021 AA3 Phase 1 Project)	
Lot Size (Feet)	Number
43	107
53	61
TOTAL	168

The unit distribution for the remaining district lands has not yet been determined.

In comparison with the Improvement Plan and Supplemental Engineer's Reports, the Master and Neighborhood Infrastructure costs have been updated to present the estimated cost for the Series 2021 AA3 Phase 1 Project.

Plate 4 depicts the limits and area for Assessment Area 3 (Phase 1A) and Assessment Area 3 (Phase 1B). It also depicts the currently anticipated lot mix and total unit count for and Assessment Area 3 (Phase 1A) and Assessment Area 3 (Phase 1B). Plate 5 provides the legal description for Assessment Area 3 (Phase 1A). Plate 6 provides the legal description for Assessment Area 3 (Phase 1B).

The limits of Assessment Area 2 (Phases 1, 2 and 3) are also depicted on Plate 4, together with the existing lot mix and total unit count within Assessment Area 2 (Phases 1, 2 and 3).

² Proposed unit mix includes 24 proposed lots within lands being added to the District under a proposed boundary amendment being completed at this time.

MASTER INFRASTRUCTURE IMPROVEMENTS

The following sections of this report describe those Master Infrastructure Improvements that benefit Assessment Area 1, Assessment Area 2, Phases 1 through 3A and Assessment Area 3, Phases 1A through 1B Project areas. These include transportation and miscellaneous other improvements, such as common area landscape/hardscape and a master lift station.

TRANSPORTATION IMPROVEMENTS

The Six Mile Creek CDD presently intends to finance, design and construct certain master transportation facilities necessary for development within the District boundaries. These improvements have been designed and will be constructed to St. Johns County standards. Landscaping and irrigation of completed roadways will be operated and maintained by the District, although the roadways themselves will be owned and maintained by St. Johns County.

This total proposed improvement includes approximately 14,200 linear feet of two-lane urban section roadway, with appropriate turn lanes ("Loop Road"). The portion of Loop Road included in the Series 2021 AA3 Phase 1 Project is approximately 2,750 linear feet of two-lane urban section roadway within Assessment Area 3 (Phase 1A) and Assessment Area 3 (Phase 1B). The Loop Road improvements are depicted on Plate 8.

MISCELLANEOUS IMPROVEMENTS

Utility Improvements

The Six Mile Creek CDD financed, designed and constructed certain water utility infrastructure necessary for development within the District boundaries. These improvements were designed and constructed to St. Johns County standards, and are owned and maintained by St. Johns County. It is anticipated that the cost of construction for these improvements will be partially reimbursed to the District through the utility agreement described below.

In accordance with the Six Mile Creek Water and Sewer Connection Fee Reimbursement Agreement adopted January 29, 1999 ("Agreement"), St. Johns County will reimburse the cost of construction of the transmission components of the water and sewer facilities located within and adjacent to the Six Mile Creek CDD. This reimbursement will be paid from one-third of the connection fees collected by St. Johns County at the time connection fees are paid. The reimbursement for a completed portion of the infrastructure must be completed within a 12-year period following the construction of the improvement. It is anticipated that \$4,311,421 (of which \$728,698 has been received to date) of the master utility infrastructure cost will be reimbursed to the District through this Agreement and that the District will use the funds to construct additional portions of the improvements described in the Improvement Plan.

Common Area Landscape/Hardscape

The Six Mile Creek CDD presently intends to finance, design and construct certain common area landscape and hardscape improvements to benefit the development within the District boundaries. These improvements will be designed and constructed to St. Johns County standards, and will be owned and maintained by the District. Landscaping will be installed continuously along the length of the Loop Road and within other areas of the District. These improvements also include soft costs for all common area improvements.

<u>BASIS OF COST ESTIMATE FOR</u> INFRASTRUCTURE IMPROVEMENTS

The following is the basis for the infrastructure cost estimates:

- ▶ Water and Sewer Facilities have been designed in accordance with SJCUD and FDEP standards.
- > The stormwater management system has been designed per SJRWMD and SJC standards.
- The engineering, permitting, construction inspection and other soft cost fees have been included in the estimated cost.
- > Cost estimates contained in this report are based upon year 2019 dollars.
- Costs have been included for street lighting and electrical conduit on all roadways in accordance with FPL standards for the Series 2021 AA3 Phase 1 Project.

NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS

The Series 2021 AA3 Phase 1 Project includes the cost of the neighborhood infrastructure improvements for 195 single family units in Assessment Area 3 (Phase 1A) and 168 single family units in assessment area 3 (Phase 1B), as depicted on Plate 4.

The Six Mile Creek CDD presently intends to finance certain infrastructure improvements for each neighborhood 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, water and sewer underground utility construction, drainage, stormwater management, grassing, sodding, underground electrical conduit and neighborhood street lighting.

The cost estimate for the roadways included in the neighborhood 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 rightsof-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 St. Johns County standards.

Stormwater management cost estimates included in the neighborhood 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 St. Johns County standards. Costs include detention pond construction, outfall control structures, and any site fill required to provide a complete stormwater management system.

Water and sewer cost estimates included in the neighborhood infrastructure improvements consist of the underground water transmission system, wastewater (sewer) collection system, and lift station serving the development. Costs include piping, manholes, valves, services, and all appurtenances required in order to construct the system in accordance with St. Johns County Utility Department, and Florida Department of Environmental Protection standards.

The neighborhood infrastructure improvements have been designed and will be constructed to St. Johns County, St. Johns County Utility Department, Florida Department of Environmental Protection, and St. Johns River Water Management District standards. Roadways shall be owned and maintained by St. Johns County in Assessment Area 3 (Phase 1A) and Assessment Area 3 (Phase 1B). Water and sewer facilities shall be owned and maintained by St. Johns County Utility Department. The neighborhood street lighting shall be owned and operated by the District, and the electrical cost to operate it is presently expected to be paid by the District. The District shall maintain stormwater management improvements.

<u>TABLE 1A</u> NEIGHBORHOOD INFRASTRUCTURE SUMMARY OF COSTS FOR ASSESSMENT AREA 3 (PHASE 1A) SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

Improvement Description	Estimated Costs
MASTER INFRASTRUCTURE	
Loop Road	\$1,172,272
Lift Station	\$256,873
Common Area Landscape/Hardscape	\$1,205,000
Traffic Signal	\$175,000
NEIGHBORHOOD INFRASTRUCTURE	
Sanitary Sewer, Lift Stations and Force Mains	\$885,494
Stormwater Management	\$890,494
Neighborhood Roadways	\$4,315,494
Street Lighting	\$195,750
Water Distribution System	\$640,494
Common Area Landscape/Hardscape	\$650,000
MASTER & NEIGHBORHOOD INFRASTRUCTURE TOTAL	\$10,386,872

<u>TABLE 1B</u> NEIGHBORHOOD INFRASTRUCTURE SUMMARY OF COSTS FOR ASSESSMENT AREA 3 (PHASE 1B) SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

Improvement Description	Estimated Costs
MASTER INFRASTRUCTURE	
Loop Road	\$566,700
Lift Station	\$256,874
Common Area Landscape/Hardscape	\$450,000
Traffic Signal	\$175,000
NEIGHBORHOOD INFRASTRUCTURE	
Sanitary Sewer, Lift Stations and Force Mains	\$783,395
Stormwater Management	\$803,395
Neighborhood Roadways	\$3,388,395
Street Lighting	\$166,500
Water Distribution System	\$572,395
Common Area Landscape/Hardscape	\$300,000
MASTER & NEIGHBORHOOD INFRASTRUCTURE TOTAL	\$7,462,654

INFRASTRUCTURE IMPROVEMENTS PERMIT STATUS

Regulatory permits necessary for construction of infrastructure improvements within Assessment Area 3 (Phase 1A) and Assessment Area 3 (Phase 1B) have either been applied for or received. The current status of the regulatory permits is reflected in Exhibit A. It is our opinion that there are no technical reasons that would prohibit the implementation of the plans presented herein and that all permits/approvals not already issued but are necessary for the Series 2021 AA3 Phase 1 Project should be obtained in the ordinary course of development.

			=	EXHIBIT "A" RMIT STATUS			
-			According	nt Area 3 (Phase 1A)			-
				12/11/2020			
Item #	Permit Agency	File Number / Permit Number	Description	Grantor	Grantee	Issue Date	Expiration Date
1	ACOE	N/A	N/A	N/A	N/A	N/A	
2	SJRWMD	In Progress	Individual Permit	SJRWMD	Six Mile Creek Investment Group, LLC	Pending	
3	SJRWMD	In Progress	Consumptive Use Permit	SJRWMD	Six Mile Creek Investment Group, LLC	Pending	
4	St. Johns County	Subcon 2020-08	Construction Plan Approval (Phase 9A & 9C)	St. Johns County	Six Mile Creek CDD	10/19/2020	10/19/2025
5	St. Johns County	In Progress	Construction Plan Approval (Phase 9B)	St. Johns County	Six Mile Creek CDD	Pending	
6	FDEP	0128650-178-DSGP	Water Distribution System Permit (Phase 9A & 9C)	FDEP	Six Mile Creek Investment Group, LLC	10/15/2020	10/14/2025
7	FDEP	In Progress	Water Distribution System Permit (Phase 9B)	FDEP	Six Mile Creek Investment Group, LLC	Pending	
8	FDEP	0332217-055-DWC	Sanitary Sewer Collection System Permit (Phase 9A & 9C)	FDEP	Six Mile Creek Investment Group, LLC	10/15/2020	10/14/2025
9	FDEP	In Progress	Sanitary Sewer Collection System Permit (Phase 9B)	FDEP	Six Mile Creek Investment Group, LLC	Pending	

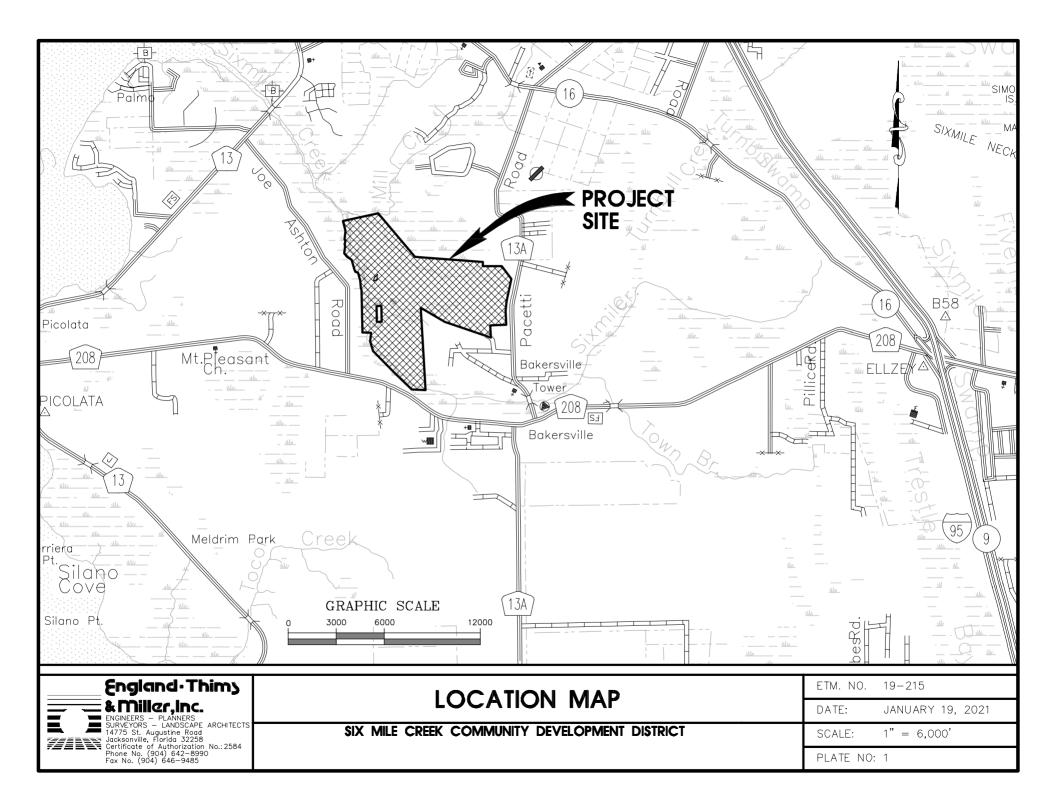
							-
				nt Area 3 (Phase 1B) 12/11/2020			
Item #	Permit Agency	File Number / Permit	Description	Grantor	Grantee	Issue Date	Expiration Date
nem#	Fernin Agency	Number	Description	Grantor	Granee	ISSUE Date	Expiration Date
1	ACOE	N/A	N/A	N/A	N/A	N/A	
2	SJRWMD	In Progress	Individual Permit	SJRWMD	Six Mile Creek Investment Group, LLC	Pending	
3	SJRWMD	In Progress	Consumptive Use Permit	SJRWMD	Six Mile Creek Investment Group, LLC	Pending	
4	St. Johns County	In Progress	Construction Plan Approval	St. Johns County	Six Mile Creek CDD	Pending	
5	FDEP	In Progress	Water Distribution System Permit	FDEP	Six Mile Creek Investment Group, LLC	Pending	
6	FDEP	In Progress	Sanitary Sewer Collection System Permit	FDEP	Six Mile Creek Investment Group, LLC	Pending	

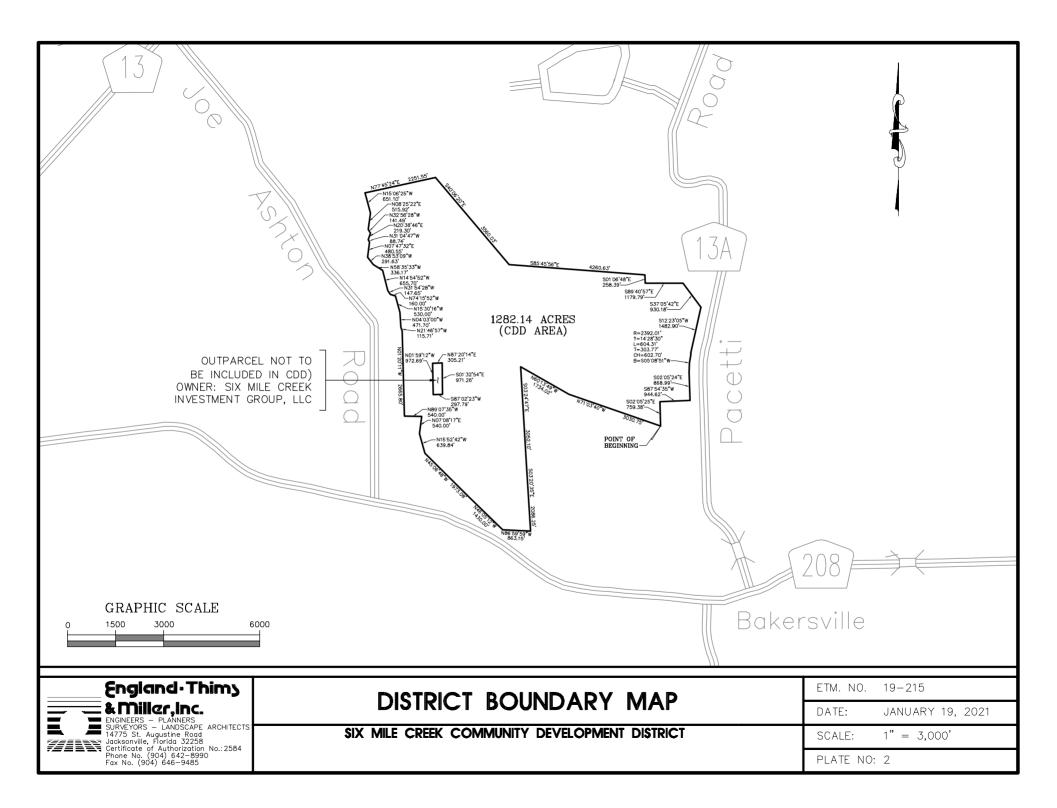
T:\2019\19-215\LandDev\Supplemental Engineers Report-2020 Capital Improvements\Revised Supplemental Report 01.19.21\Permit Summary 12.11.20.docx

APPENDIX Description

Plate No.

- 1 Location Map
- 2 District Boundary Map
- 3 Legal Description District Boundary
- 4 Master Site Plan
- 5 5A Legal Description Assessment Area 3 (Phase 1A)
- 6-6A Legal Description Assessment Area 3 (Phase 1B)
 - 7 Transportation Improvement Loop Road (Series 2021 AA3 Phase 1 Project)
 - 8 Typical Cross-Section Loop Road (2-Lane)
 - 9 Sanitary Sewer Lift Stations and Forcemains
 - 9A Sanitary Sewer Forcemains (Series 2021 AA3 Phase 1 Project)
 - 10 Stormwater Management Plan
 - 10A Stormwater Management Plan (Series 2021 AA3 Phase 1 Project)
 - 11 Neighborhood Roadways
 - 11A Neighborhood Roadways (Series 2021 AA3 Phase 1 Project)
 - 12 Street Lighting
 - 12A Street Lighting (Series 2021 AA3 Phase 1 Project)
 - 13 Water Distribution System
 - 13A Water Distribution System (Series 2021 AA3 Phase 1 Project)
 - 14 Sanitary Sewer Collection System
 - 14A Sanitary Sewer Collection System (Series 2021 AA3 Phases 1 Project)





Six Mile Creek Community Development District

A part of Sections 31 and 38, Township 6 South, Range 28 East, together with a part of Sections 6. 38 and 41. Township 7 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: for a Point of Reference, commence at the intersection of the Southerly line of said section 41. Township 7 South, Range 28 East, with the Westerly right-of-way line of County road no. 13a (a 100.00 foot right-of-way as now established): thence North 71°03'40" West, along the said South line of section 41, a distance of 1065.59 feet to the Point of Beginning; thence continue North 71°03'40" West, along the Southerly line of said section 41, a distance of 3030.75 feet; thence North 60°13'49" West, continuing along said section line, a distance of 1734.02 feet to the common corner to Sections 41, 5 and 6; thence South 03°24'47" East, along the Easterly line of said section 6, a distance of 3052.10 feet; thence South 03°20'35" East, along the Easterly line of said section 38, a distance of 2086.25 feet; thence North 86°59'59" West, a distance of 863.15 feet to the waters of Six Mile Creek; thence North 46°05'12' West, along the waters of said Six Mile Creek, a distance of 1430.00 feet; thence North 45°06'48" West, along the waters of Six Mile Creek, a distance of 1973.08 feet: thence North 15°52'42" West, along the waters of said Six Mile Creek, a distance of 639.84 feet: thence North 07°08'17" East, a distance of 540.00 feet to a point in the division line between section 6 and 38; thence North 89°07'35" West, along said division line, a distance of 540.00 feet: thence North 01°20'11" West, along the Westerly line of the North 28 acres of the Northeast one quarter and Northwest one quarter of said section Six, a distance of 2665.80 feet to a point in said Six Mile Creek: thence with the waters of said Six Mile Creek, the following fourteen (14) courses: course no. 1) North 21°46'57" West, a distance of 115.71 feet: course no. 2) North 04°03'00" West, a distance of 471.70 feet; course no. 3) North 15°30'16" West, a distance of 530.00 feet; course no. 4) North 74°15'52" West, a distance of 160.00 feet; course no. 5) North 31°54'28" West, a distance of 147.65 feet; course no. 6) North 14°54'52" West, a distance of 655.70 feet; course no. 7) North 58°35'33" West, a distance of 336.17 feet; course no. 8) North 38°53'09" West, a distance of 291.63 feet; course no. 9) North 07°47'32" East, a distance of 480.55 feet; course no. 10) North 31°04'47" West, a distance of 88.74 feet; course no. 11) North 20°38'46" East, a distance of 219.13 feet; course no. 12) North 32°56'28" West, a distance of 141.49 feet; course no. 13) North 08°25'22" East, a distance of 515.92 feet; course no. 14) North 15°06'25" West, a distance of 651.10 feet; thence North 77°45'24" East, leaving the waters of Six Mile Creek, a distance of 2251.55 feet; thence South 40°06'20" East, a distance of 3560.03 feet; thence South 85°45'56" East, a distance of 4260.63 feet to a point in the division line between said section 38 and section 37; thence South 01°06'48" East, along said Westerly line of section 37, a distance of 258.39 feet to the Southwest corner of said section 37; thence South 89°40'57" East, along the South line of said section 37, a distance of 1179.79 feet to the Northwest corner of a 30.00 foot wide drainage easement, as recorded in deed book 182, page 133; thence South 37°05'42" East, a distance of 930.18 feet; thence South 12°23'05" West, along a line parallel with and lying 50.00 foot Westerly of when measured at right angles to the Westerly right-of-way line of state road no. 13a (a 100.00 foot right-of-way as now established), a distance of 1482.90 feet to the point of curve, concave Easterly, having a radius of 2392.01 feet; thence Southwesterly, continuing along said parallel line and along the arc of said curve, an

arc distance of 604.31 feet, said arc being subtended by a chord bearing of South 05°08'51" West and a chord distance of 602.70 feet to the point of tangency of said curve; thence South 02°05'24" East, continuing along said parallel line, a distance of 868.99 feet; thence South 87°54'35" West, leaving said parallel line, a distance of 944.62 feet; thence South 02°05'25" East, a distance of 759.38 feet to the Point of Beginning.

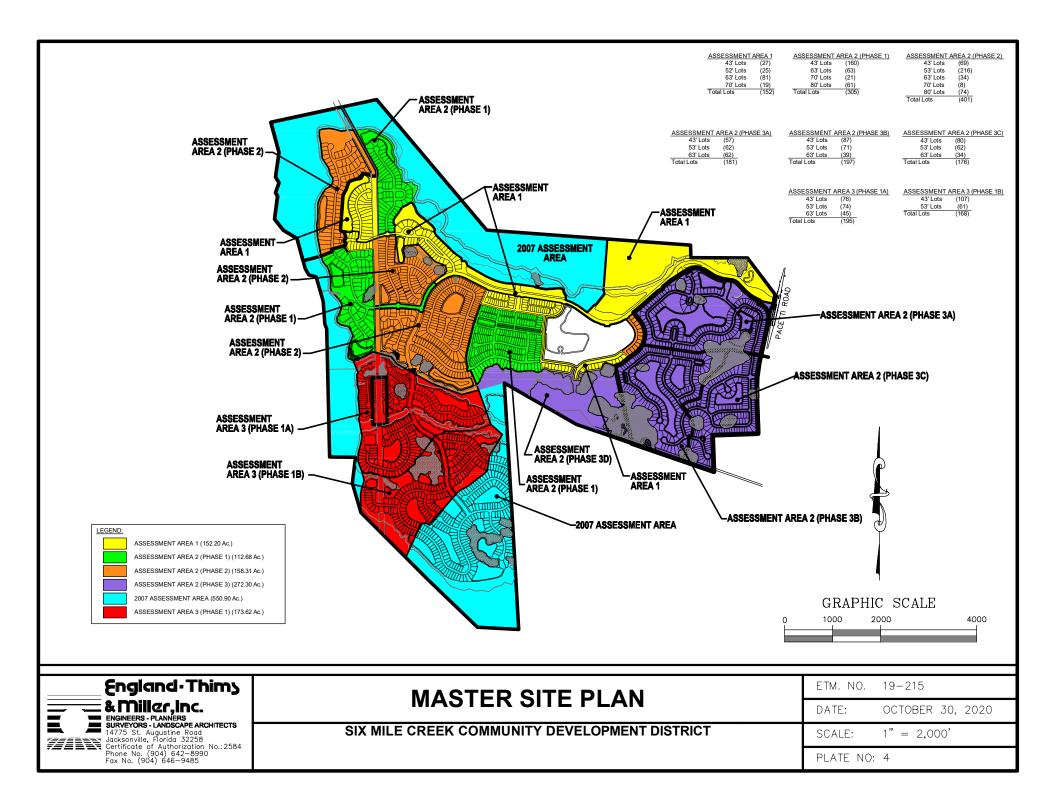
Containing 1288.95 acres more or less.

Less and except those lands as described in Official Records Book 250, page 693 of the Public Records of said County, being more particularly described as follows: beginning at the Southeast corner of the Northeast quarter (NE1/4) of the Northwest quarter (NW1/4) of sec. 6, Township 7 South, Range 28 East; thence run North 420 feet to a stake, thence run West 330 feet to a stake, thence run South 420 feet to a stake, thence run East 330 feet to Point of Beginning; containing three (3) acres more or less and being a part of the property conveyed by Gordon Ferreira and wife to john y. Smith by deed dated October 25, 1899, and recorded in deed record n3, page 133, St. Johns County Records.

Beginning at the Southeast corner of the Northeast quarter (NE1/4) of the Northwest quarter (NW1/4) of section 6, Township 7 South, Range 28 East; thence run West 330 feet to a stake, thence run South 10 chains to a stake, thence run East 330 feet to a stake, thence run North 10 chains to a Point of Beginning; containing four (4) acres more or less, and being part of the property conveyed by r. I. Knowles to john y. Smith by deed dated April 16, 1888, and recorded in deed record "III", page 675, St. Johns County Records. (6.80 acres more or less or 296,208 square feet more or less).

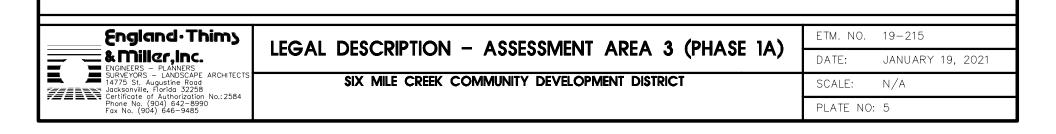
Total area = 1288.95 - 6.80 = 1282.15 acres

England · Thimy	LEGAL DESCRIPTION - DISTRICT BOUNDARY	ETM. NO.	19-215
a Miller, Inc. a Engineers - planners	LEGAL DESCRIPTION - DISTRICT BOUNDART	DATE:	JANUARY 19, 2021
SURVEYORS - LANDSCAPE ARCHITECTS 14775 St. Augustine Road Jacksonville, Florida 32258 Certificate of Authorization No.: 2584	SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT	SCALE:	N/A
Phone No. (904) 642–8990 Fax No. (904) 646–9485		plate no	: 3



A portion of Section 6, and Section 38, Jose Papy Grant, all lying in Township 7 South, Range 28 East, St. Johns County, Florida, also being portion of the plat of whisper creek phase 4, unit d as recorded in map book 83, pages 59 through 69 (inclusive) of the Public Records of St. Johns County, Florida and also being a portion of the plat of whisper creek phase 5 unit b as recorded in map book 93, pages 1 through 8 (inclusive) of said Public Records and being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of the plat of Whisper Creek Phase 4 Unit D, as recorded in map book 83, pages 59 through 69 (inclusive), also being the Southwest corner of the plat of whisper creek phase 5 unit b, as recorded in map book 93, pages 1 through 8 (inclusive) all of the Public Records of St. Johns County, Florida: thence South 67°55'56" West, along the Southeast line thereof, a distance of 460.78 feet to the Point of Beginning. Thence North 21°55'30" West, a distance of 113.51 feet to a point on the South line of tract no. 7, as shown on the said plat of Whisper Creek Phase 4 Unit D; thence Northeasterly along said South line, the following 11 Courses and distances: Course 1) thence North 73°55'15" East, a distance of 64.55 feet; Course 2) thence North 78°01'17" East, a distance of 34.06 feet; Course 3) thence North 74°24'30" East, a distance of 43.00 feet; Course 4) thence North 71°03'31" East, a distance of 53.57 feet; Course 5) thence North 63°19'13" East, a distance of 38.92 feet; Course 6) thence North 72°00'55" East, a distance of 38.74 feet; Course 7) thence North 45°03'38" East, a distance of 38.98 feet; Course 8) thence North 83°06'21" East, a distance of 21.59 feet; Course 9) thence North 62°51'26" East, a distance of 65.80 feet; Course 10) thence North 60°41'54" East, a distance of 39.90 feet; Course 11) thence South 86°01'16" East, a distance of 66.32 feet to a point on the East line of the said plat of Whisper Creek Phase 4 Unit D, also being the West line of said plat of whisper creek phase 5 unit b; thence South 74°07'15" East, a distance of 345.04 feet; thence South 37°22'51" East, a distance of 185.81 feet; thence South 60°53'56" East, a distance of 666.95 feet; thence South 78°58'59" East, a distance of 1147.41 feet; thence South 19°29'28" East, a distance of 757.57 feet; thence South 68°02'59" West, a distance of 287.92 feet; thence South 81°26'35" West, a distance of 166.70 feet; thence South 88°47'16" West, a distance of 532.60 feet to the beginning of a non-tangent curve concave Northwesterly and having a radius of 45.00 feet; thence Southwesterly along the arc of said curve, a distance of 65.49 feet, said curve being subtended by a chord bearing and distance of South 40°58'13" West, 59.86 feet to the point of reverse curvature of a curve concave Southerly and having a radius of 355.00 feet; thence Westerly along the arc of said curve, a distance of 115.03 feet, said curve being subtended by a chord bearing and distance of South 73°22'56" West, 114.53 feet to the point of reverse curvature of a curve concave Northerly and having a radius of 40.00 feet; thence Westerly along the arc of said curve, a distance of 43.90 feet, said curve being subtended by a chord bearing and distance of North 84°27'30" West, 41.73 feet to the end of said curve; thence South 35°22'29" West, a distance of 553.04 feet; thence South 67°16'16" West, a distance of 46.97 feet to the point of curvature of a curve concave Southeasterly and having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, a distance of 6.82 feet, said curve being subtended by a chord bearing and distance of South 59°27'15" West, 6.80 feet to the point of tangency; thence South 51°38'14" West, a distance of 37.18 feet to the point of curvature of a curve concave Southeasterly and having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, a distance of 5.01 feet, said curve being subtended by a chord bearing and distance of South 45°53'56" West, 5.00 feet to the point of tangency; thence South 40°09'39" West, a distance of 38.61 feet to the point of curvature of a curve concave Easterly and having a radius of 25.00 feet; thence Southerly along the arc of said curve, a distance of 27.52 feet, said curve being subtended by a chord bearing and distance of South 08°37'24" West, 26.15 feet to the point of tangency; thence South 22°54'52" East, a distance of 25.55 feet; thence South 17°33'58" West, a distance of 36.53 feet; thence South 47°45'02" West, a distance of 27.29 feet; thence South 63°42'55" West, a distance of 34.54 feet; thence South 46°22'23" West, a distance of 38.45 feet; thence South 62°04'45" West, a distance of 26.87 feet to the point of curvature of a curve concave Southeasterly and having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, a distance of 18.34 feet, said curve being subtended by a chord bearing and distance of South 41°03'40" West, 17.93 feet to the point of tangency; thence South 20°02'35" West, a distance of 18.19 feet; thence South 50°35'22" West, a distance of 87.92 feet to the point of curvature of a curve concave Northerly and having a radius of 429.37 feet; thence Westerly along the arc of said curve, a distance of 330.13 feet, said curve being subtended by a chord bearing and distance of South 69°27'13" West, 322.06 feet to the point of tangency; thence North 88°31'13" West, a distance of 119.10 feet; thence North 75°59'31" West, a distance of 47.23 feet; thence North 69°09'18" West, a distance of 118.71 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 25.00 feet; thence Westerly along the arc of said curve, a distance of 19.80 feet, said curve being subtended by a chord bearing and distance of North 74°55'52" West, 19.29 feet to the point of tangency; thence South 82°22'47" West, a distance of 40.15 feet; thence North 72°54'11" West, a distance of 30.00 feet; thence North 72°31'12" West, a distance of 18.42 feet; thence North 43°39'23" West, a distance of 23.45 feet to the point of curvature of a curve concave Southerly and having a radius of 25.00 feet; thence Westerly along the arc of said curve, a distance of 25.83 feet, said curve being subtended by a chord bearing and distance of North 73°15'23" West, 24.70 feet to the point of tangency; thence South 77°08'36" West, a distance of 24.40 feet; thence South 78°02'58" West, a distance of 38.04 feet; thence South 60°59'52" West, a distance of 6.82 feet; thence North 77°15'19" West, a distance of 75.98 feet: thence North 55°18'57" West, a distance of 48.47 feet: thence North 52°51'17" West, a distance of 18.62 feet; thence North 25°26'04" West, a distance of 24.38 feet; thence North 19°17'11" West, a distance of 84.11 feet; thence North 20°46'21" West, a distance of 92.03 feet; thence North 04°36'29" West, a distance of 2.38 feet; thence North 04°06'34" West, a distance of 73.63 feet; thence North 03°24'02" East, a distance of 105.31 feet; thence North 15°07'18" East, a distance of 141.79 feet; thence North 13°56'34" East, a distance of 105.27 feet; thence North 07°47'33" East, a distance of 102.70 feet; thence North 03°50'15" West, a distance of 39.70 feet: thence North 38°38'37" East, a distance of 24.79 feet; thence North 44°39'11" East, a distance of 23.86 feet; thence North 74°29'59" East, a distance of 26.81 feet; thence North 71°44'17" East, a distance of 32.21 feet; thence North 87°02'40" East, a distance of 21.27 feet; thence South 67°54'57" East, a distance of 31.61 feet to the point of curvature of a curve concave Northerly and having a radius of 50.00 feet; thence Easterly along the arc of said curve, a distance of 61.64 feet, said curve being subtended by a chord bearing and distance of North 76°45'52" East, 57.81 feet to the point of tangency; thence



North 41°26'40" East, a distance of 16.30 feet; thence North 82°15'05" East, a distance of 14.27 feet to the point of curvature of a curve concave Northwesterly and having a radius of 50.00 feet; thence Northeasterly along the arc of said curve, a distance of 29.05 feet, said curve being subtended by a chord bearing and distance of North 65°36'23" East, 28.64 feet to the point of tangency; thence North 48°57'42" East, a distance of 25.84 feet; thence North 65°59'43" East, a distance of 28.26 feet; thence North 59°00'04" East, a distance of 28.42 feet; thence North 63°51'02" East, a distance of 121.28 feet; thence South 87°12'07" East, a distance of 50.99 feet to the point of curvature of a curve concave Northerly and having a radius of 25.00 feet; thence Easterly along the arc of said curve, a distance of 13.96 feet, said curve being subtended by a chord bearing and distance of North 76°47'55" East, 13.78 feet to the point of tangency; thence North 60°47'57" East, a distance of 28.47 feet; thence North 79°16'50" East, a distance of 18.38 feet; thence North 10°43'10" West, a distance of 20.69 feet to a point on the South line of those lands as described in Official Records Book 4666, page 1496 of said Public Records of St. Johns County; thence North 88°46'23" East, along the South line thereof, a distance of 31.91 feet to the Southeast corner thereof; thence North 01°13'37" West, along the East line thereof, a distance of 1080.00 feet to the Northeast corner thereof; thence South 88°46'23" West, along the North line thereof, a distance of 330.00 feet to the Northwest corner thereof; thence South 01°13'37" East, along the West line thereof, a distance of 920.47 feet; thence North 84°12'55" West, departing last said West line, a distance of 32.10 feet to the point of curvature of a curve concave Southerly and having a radius of 50.00 feet; thence Westerly along the arc of said curve, a distance of 31.57 feet, said curve being subtended by a chord bearing and distance of South 77°41'56" West, 31.04 feet to the point of tangency; thence South 59°36'48" West, a distance of 41.54 feet to the point of curvature of a curve concave Southeasterly and having a radius of 50.00 feet; thence Southwesterly along the arc of said curve, a distance of 19.11 feet, said curve being subtended by a chord bearing and distance of South 48°39'57" West, 18.99 feet to the point of tangency; thence South 37°43'06" West, a distance of 16.86 feet; thence North 89°16'00" West, a distance of 25.95 feet to the point of curvature of a curve concave Southerly and having a radius of 50.00 feet; thence Westerly along the arc of said curve, a distance of 16.36 feet, said curve being subtended by a chord bearing and distance of South 81°21'27" West, 16.29 feet to the point of tangency; thence South 71°58'54" West, a distance of 31.29 feet; thence North 81°44'44" West, a distance of 19.38 feet; thence North 80°27'42" West, a distance of 52.47 feet; thence North 62°23'06" West, a distance of 31.72 feet; thence North 33°58'28" West, a distance of 7.85 feet; thence North 29°43'10" East, a distance of 38.19 feet to the point of curvature of a curve concave Westerly and having a radius of 50.00 feet; thence Northerly along the arc of said curve, a distance of 29.52 feet, said curve being subtended by a chord bearing and distance of North 12°48'24" East, 29.09 feet to the point of tangency; thence North 04°06'22" West, a distance of 106.98 feet: thence North 05°54'55" West, a distance of 131.86 feet; thence North 03°36'23" West, a distance of 136.60 feet; thence North 05°56'34" East, a distance of 130.37 feet to the point of curvature of a curve concave Westerly and having a radius of 50.00 feet; thence Northerly along the arc of said curve, a distance of 15.73 feet, said curve being subtended by a chord bearing and distance of North 03°04'05" West, 15.66 feet to the point of tangency; thence North 12°04'45" West, a distance of 121.83 feet; thence North 05°02'28" West, a distance of 147.80 feet; thence North 01°41'11" West, a distance of 63.95 feet; thence North 20°24'01" East, a distance of 43.65 feet; thence North 11°38'18" East, a

distance of 19.58 feet; thence North 21°55'30" West, a distance of 155.38 feet to a point on the aforementioned Southeasterly line of Whisper Creek Phase 4 Unit D and the Point of Beginning.

The above described lands contain 89.62 acres, more or less.

Less and except any portion of those lands as described in Official Records Book 4666, page 1496 of the Public Records of St. Johns County.

England • Thimy	al description – assessment area 3 (phase 1a) 🛏	ETM. NO.	19-215
Engineers - Planners	LEGAL DESCRIPTION ASSESSIVILIAT AREA 5 (FITASE IA)	DATE:	JANUARY 19, 2021
SURVEYORS – LANDSCAPE ARCHITECTS 14775 St. Augustine Road Jacksonville, Florida 32258 Certificate of Authorization No.: 2584	SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT	SCALE:	N/A
Phone No. (904) 642–8990 Fax No. (904) 646–9485		PLATE NC): 5A

A portion of Section 6 and Section 38 of the Jose Papy Grant, all lying in Township 7 South, Range 28 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 3781, page 1560, of the Public Records of said county, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of Whisper Creek Phase 5 Unit B, a plat recorded in Map Book 93, pages 1 through 8, of the Public Records of said county; thence North 67°55'56" East, along the Southerly line of said Whisper Creek Phase 5 Unit B, a distance of 118.10 feet; thence South 82°48'53" East, continuing along said Southerly line, 112.12 feet; thence South 56°36'29" East, departing said Southerly line, 2615.75 feet to the Point of Beginning.

From said Point of Beginning, thence South 48°29'01" East, 323.07 feet; thence South 32°12'52" West, 507.91 feet; thence South 08°25'34" West, 130.00 feet; thence South 07°59'38" West, 50.00 feet; thence South 08°21'35" West, 130.00 feet to a point on a curve concave Northwesterly having a radius of 127.34 feet; thence Southwesterly along the arc of said curve, through a central angle of 32°50'03", an arc length of 72.97 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 35°51'53" West, 71.98 feet; thence South 52°16'54" West, 432.66 feet to the point of curvature of a curve concave Northwesterly having a radius of 300.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 11°28'49", an arc length of 60.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 58°01'19" West, 60.01 feet; thence South 63°45'43" West, 136.45 feet to the point of curvature of a curve concave Southeasterly having a radius of 192.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 16°35'24", an arc length of 55.59 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 55°28'01" West, 55.40 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 60.00 feet, through a central angle of 13°11'45", an arc length of 13.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South

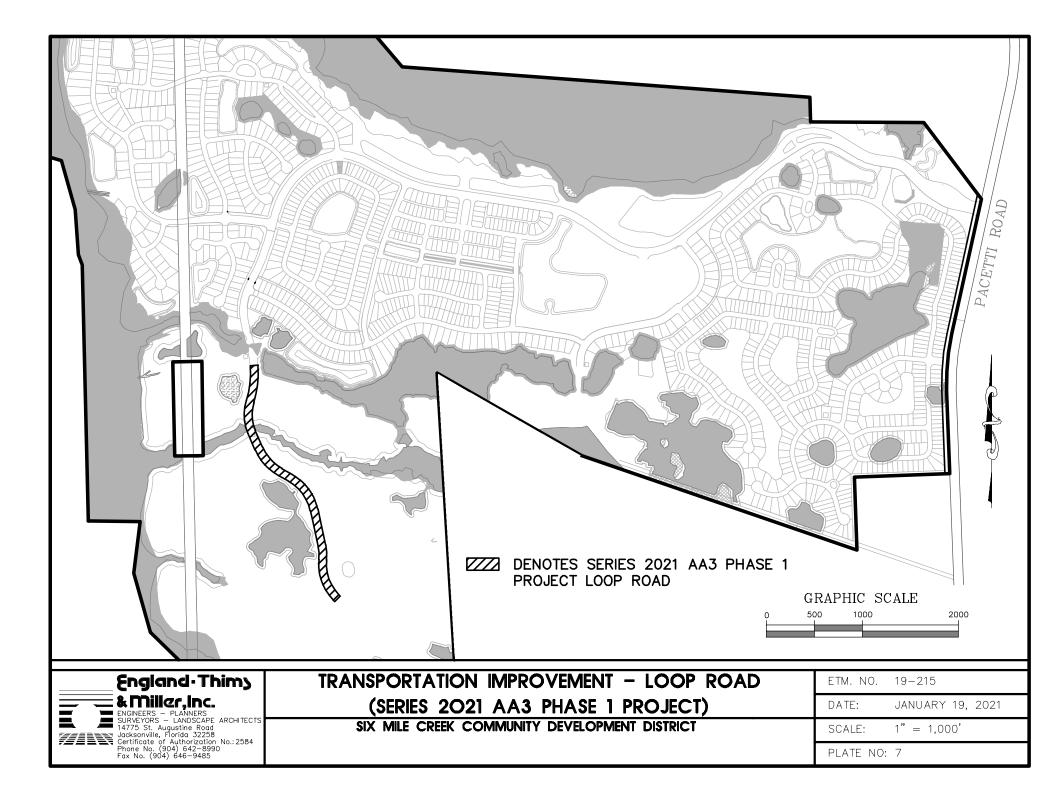
53°46'12" West, 13.79 feet; thence South 38°45'17" West, 77.60 feet; thence South 44°31'10" West, 80.00 feet; thence South 40°05'02" West, 756.65 feet; thence North 54°03'57" West, 96.48 feet to a point on a curve concave Northerly having a radius of 60.00 feet; thence Westerly along the arc of said curve, through a central angle of 78°16'15", an arc length of 81.97 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 76°11'26" West, 75.74 feet; thence North 65°06'32" West, 16.01 feet; thence South 24°27'36" West, 789.00 feet; thence North 45°04'07" West, 1323.53 feet; thence North 01°02'10" West, 273.60 feet; thence North 00°36'33" East, 122.06 feet; thence North 11°35'40" East, 105.83 feet; thence North 16°44'27" East, 92.20 feet; thence North 14°51'08" East, 87.83 feet; thence North 14°06'33" West, 204.81 feet; thence South 52°51'17" East, 18.62 feet; thence South 55°18'57" East, 48.47 feet; thence South 77°15'19" East, 75.98 feet; thence North 60°59'52" East, 6.82 feet; thence North 78°02'58" East, 38.04 feet; thence North 77°08'36" East, 24.40 feet to the point of curvature of a curve concave Southerly having a radius of 25.00 feet; thence Easterly along the arc of said curve, through a central angle of 59°12'01", an arc length of 25.83 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 73°15'23" East, 24.70 feet; thence South 43°39'23" East, 23.45 feet; thence South 72°31'12" East, 18.42 feet; thence South 72°54'11" East, 30.00 feet; thence North 82°22'47" East, 40.15 feet to the point of curvature of a curve concave Southerly having a radius of 25.00 feet; thence Easterly along the arc of said curve, through a central angle of 45°22'42", an arc length of 19.80 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 74°55'52" East, 19.29 feet; thence South 69°09'18" East, 118.71 feet; thence South 75°59'31" East, 47.23 feet; thence South 88°31'13" East, 119.10 feet to the point of curvature of a curve concave Northerly having a radius of 429.37 feet; thence Easterly along the arc of said curve, through a central angle of 44°03'10", an arc length of 330.13 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 69°27'13" East, 322.06 feet; thence North 50°35'22" East, 87.92 feet; thence North 20°02'35" East, 18.19 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 42°02'10", an arc length of 18.34

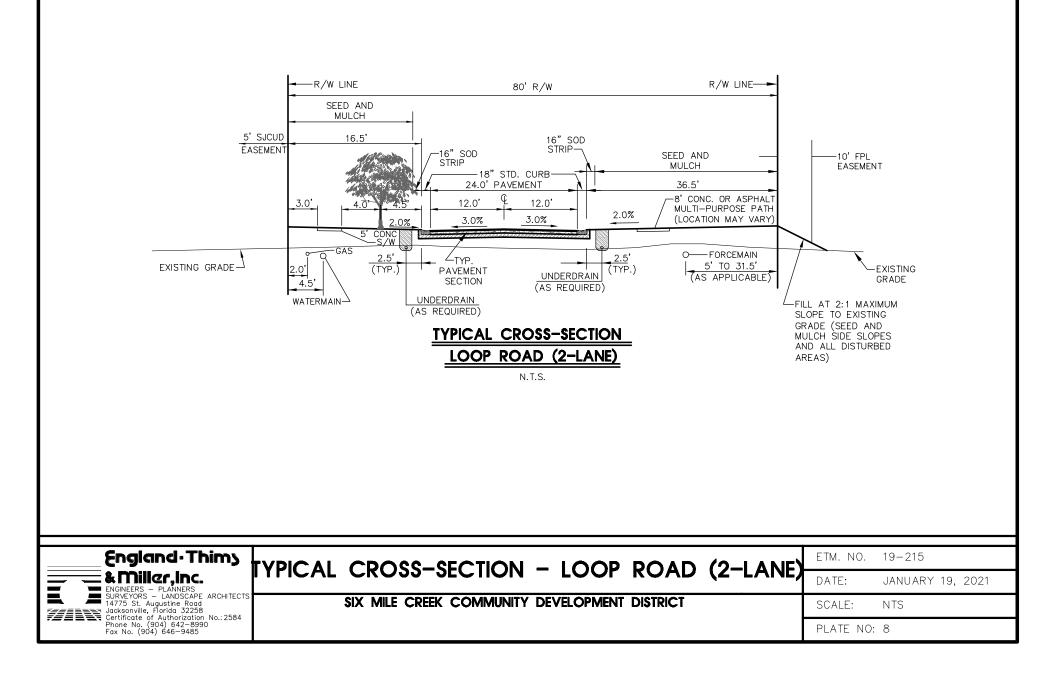
England · Thimy	LECAL DESCRIPTION - ASSESSMENT ADEA 3 (DUASE 10)	ETM. NO.	19-215
& Miller, Inc. ENGINEERS - PLANNERS	LEGAL DESCRIPTION - ASSESSMENT AREA 3 (PHASE 1B)	DATE:	JANUARY 19, 2021
SURVEYORS – LANDSCAPE ARCHITECTS 14775 St. Augustine Road Jacksonville, Florida 32258 Certificate of Authorization No.: 2584	SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT	SCALE:	N/A
Certificate of Authorization No.: 2584 Phone No. (904) 642-8990 Fax No. (904) 646-9485		PLATE NC): 6

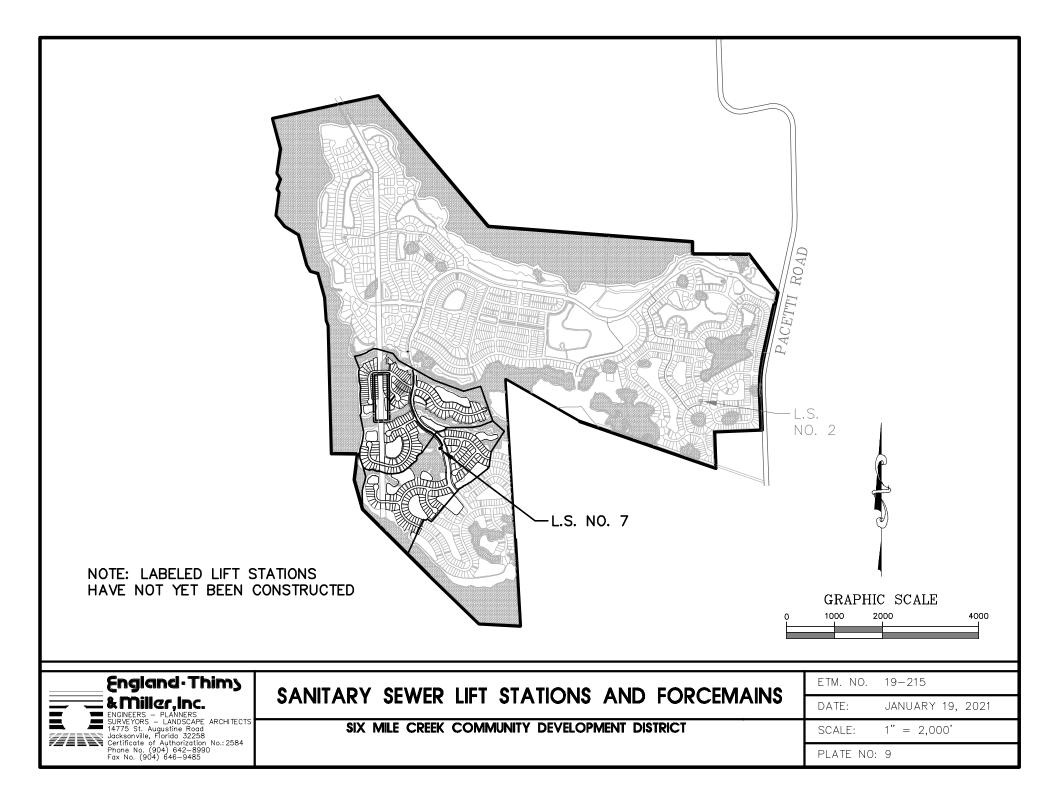
feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 41°03'40" East, 17.93 feet; thence North 62°04'45" East, 26.87 feet; thence North 46°22'23" East, 38.45 feet; thence North 63°42'55" East, 34.54 feet; thence North 47°45'02" East, 27.29 feet; thence North 17°33'58" East, 36.53 feet; thence North 22°54'52" West, 25.55 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet; thence Northerly along the arc of said curve, through a central angle of 63°04'31", an arc length of 27.52 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 08°37'24" East, 26.15 feet; thence North 40°09'39" East, 38.61 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 11°28'35", an arc length of 5.01 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 45°53'56" East, 5.00 feet; thence North 51°38'14" East, 37.18 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 15°38'02", an arc length of 6.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 59°27'15" East, 6.80 feet; thence North 67°16'16" East, 46.97 feet; thence North 35°22'29" East, 553.04 feet to a point on a curve concave Northerly having a radius of 40.00 feet; thence Easterly may radius of 355.00 feet, through a central angle of 18°33'57", an arc length of 115.03 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 73°22'56" East, 114.53 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 45.00 feet, through a central angle of 83°23'24", an arc length of 65.49 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 40°58'13" East, 59.86 feet; thence North 88°47'16" East, 532.60 feet; thence North 81°26'35" East, 166.70 feet; thence North 68°02'59" East, 287.92 feet to the Point of Beginning.

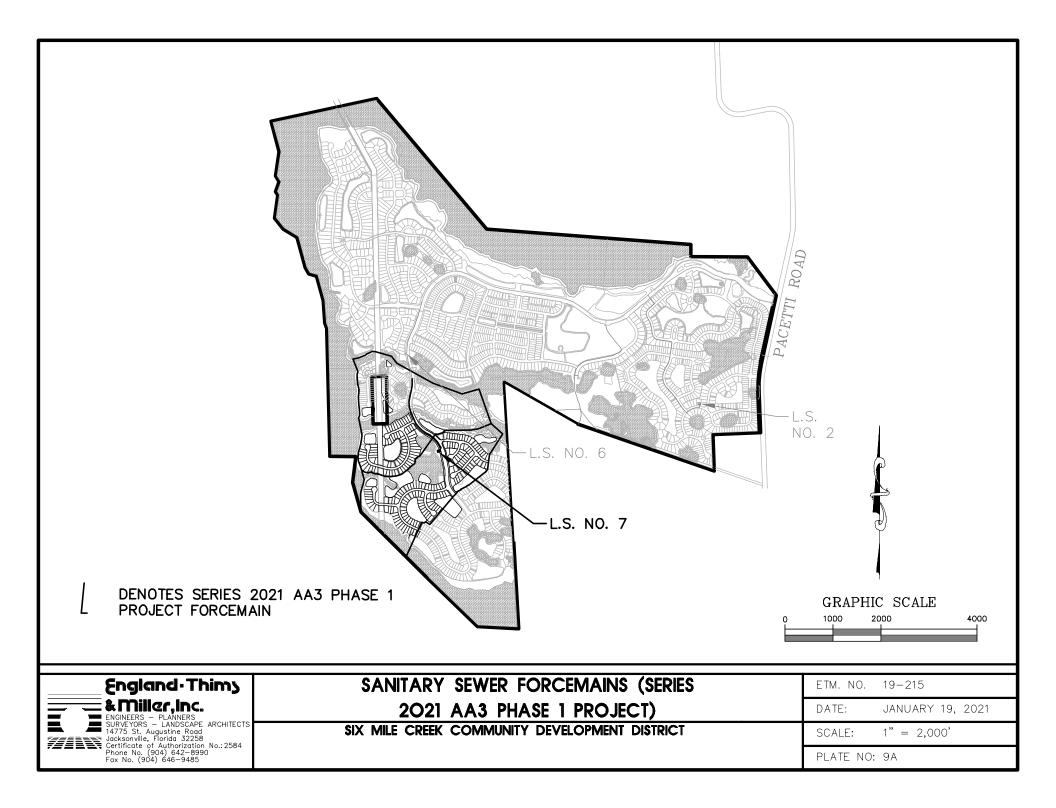
Containing 84.00 acres, more or less.

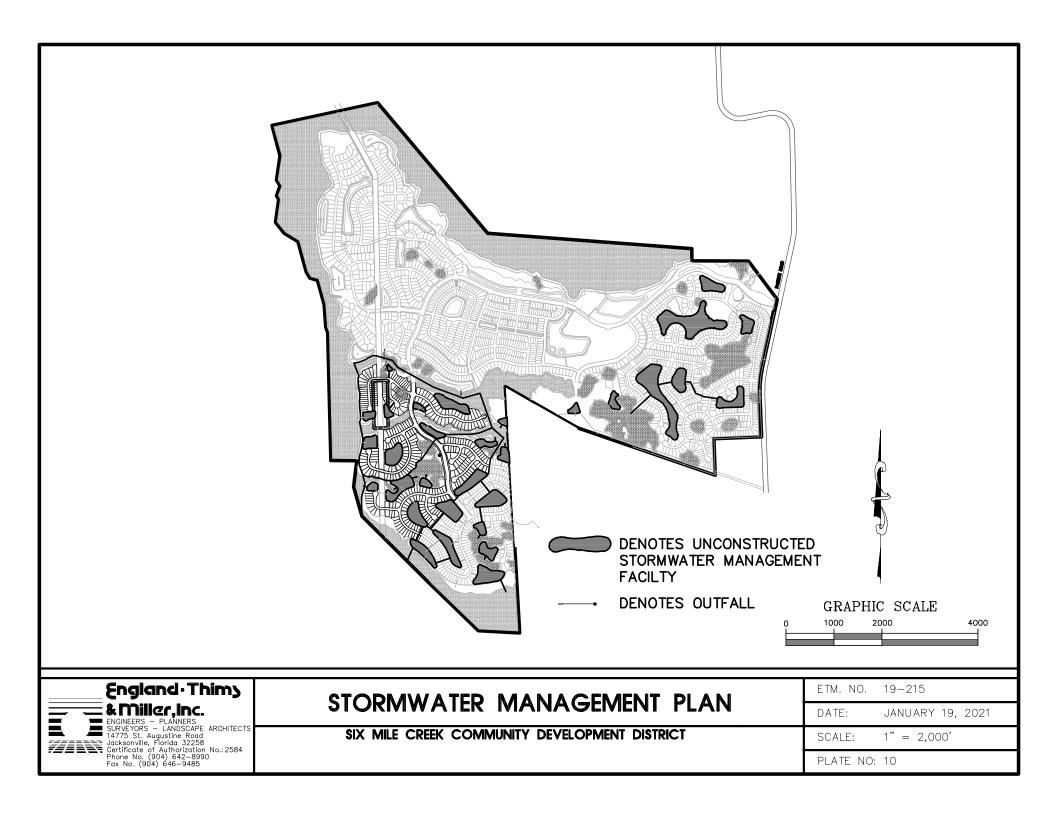
England · Thimy	LEGAL DESCRIPTION - ASSESSMENT AREA 3 (PHASE 1B)	etm. no.	19-215
& Miller, Inc.		DATE:	JANUARY 19, 2021
SURVEYORS – LANDSCAPE ARCHITECTS 14775 St. Augustine Road Jacksonville, Florida 32258 Certificate of Authorization No.: 2584	SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT	SCALE:	N/A
Phone No. (904) 642–8990 Fax No. (904) 646–9485		PLATE NC): 6A

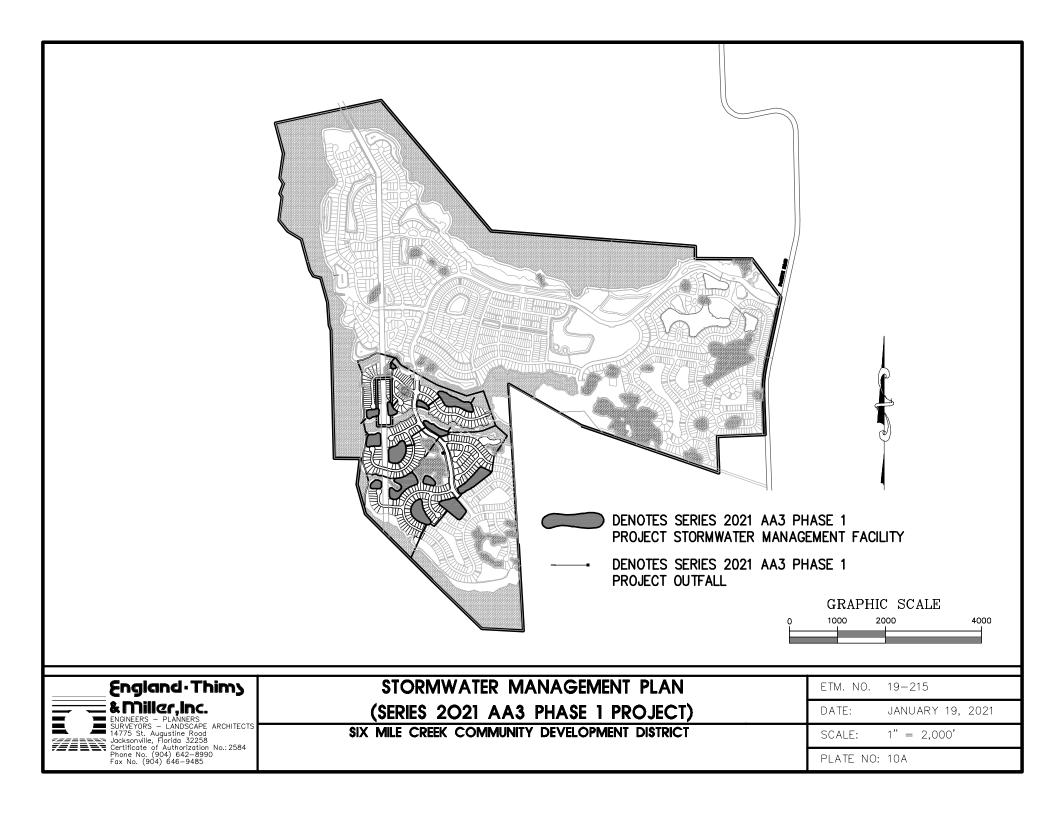


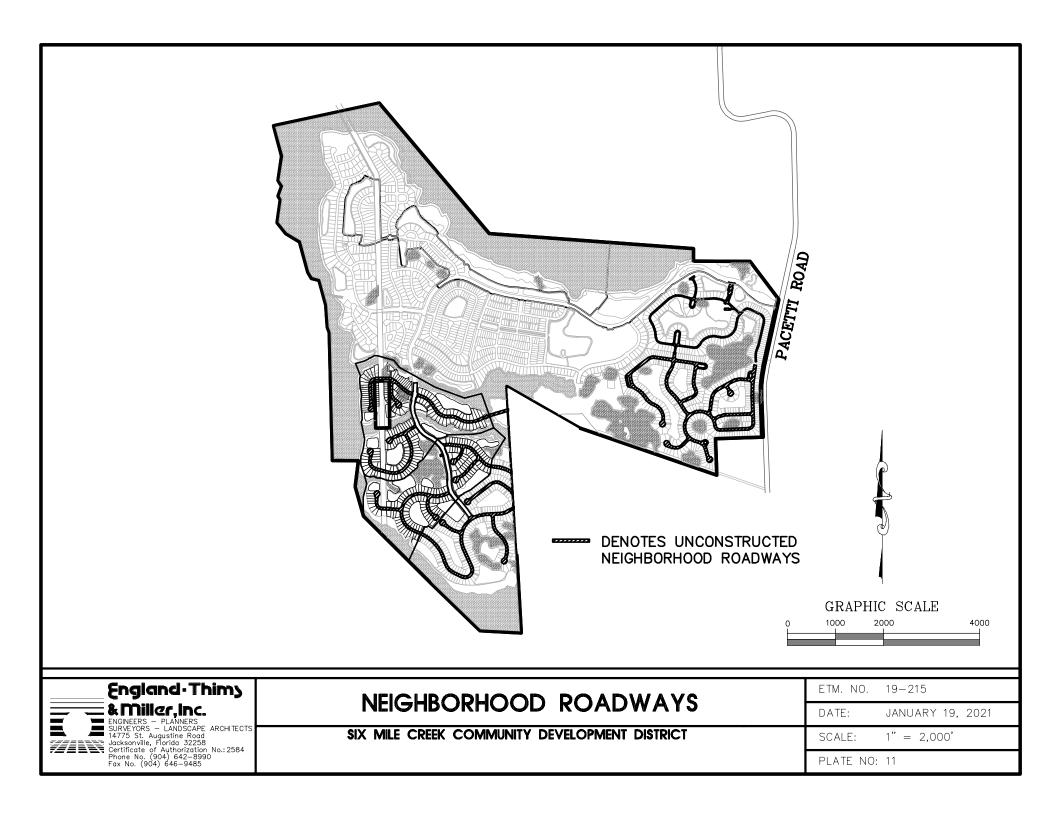


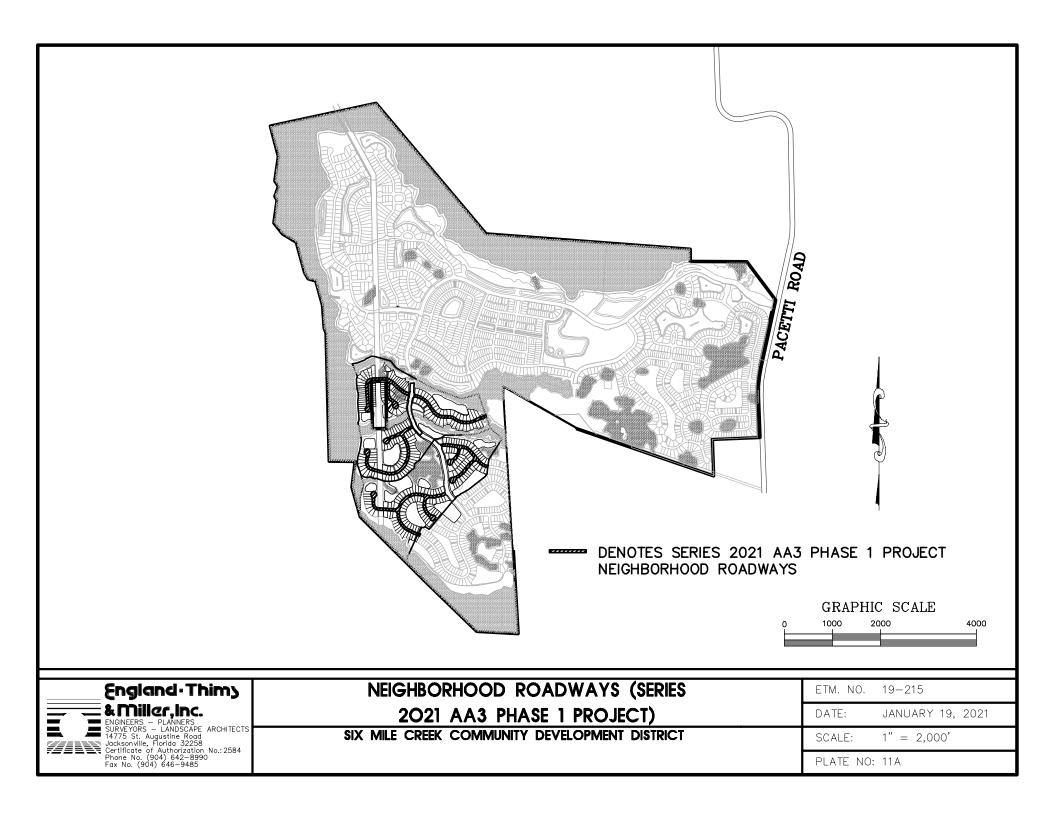


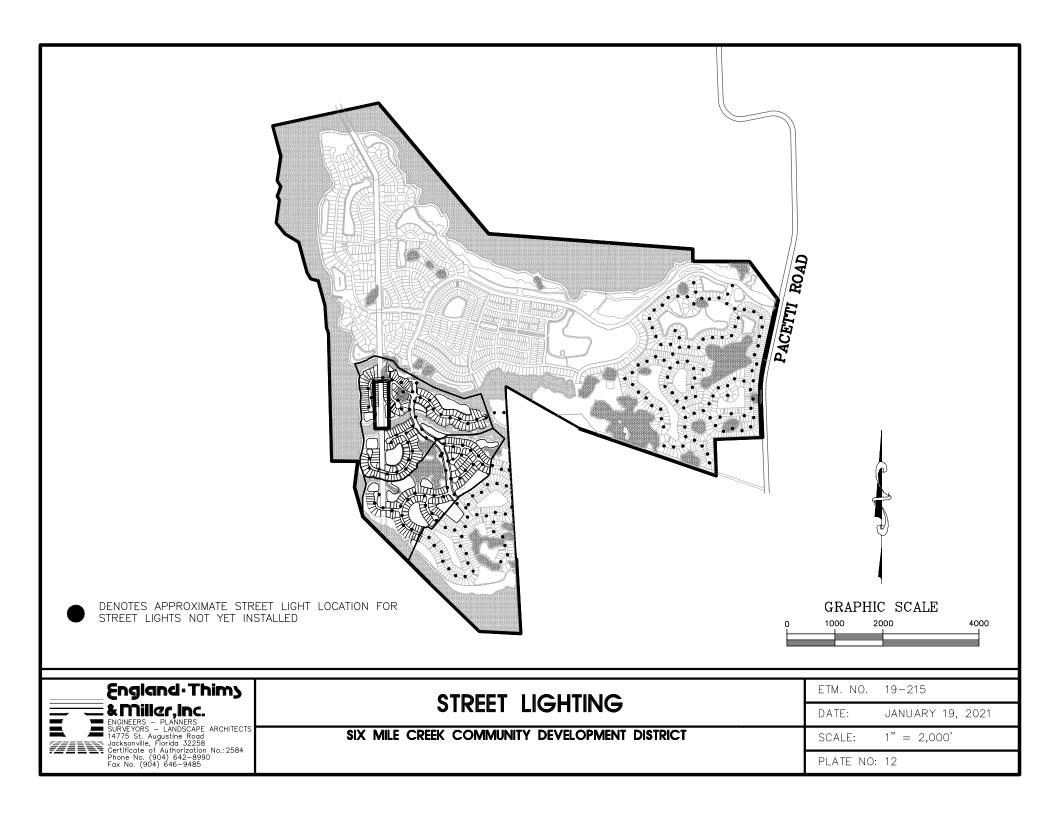


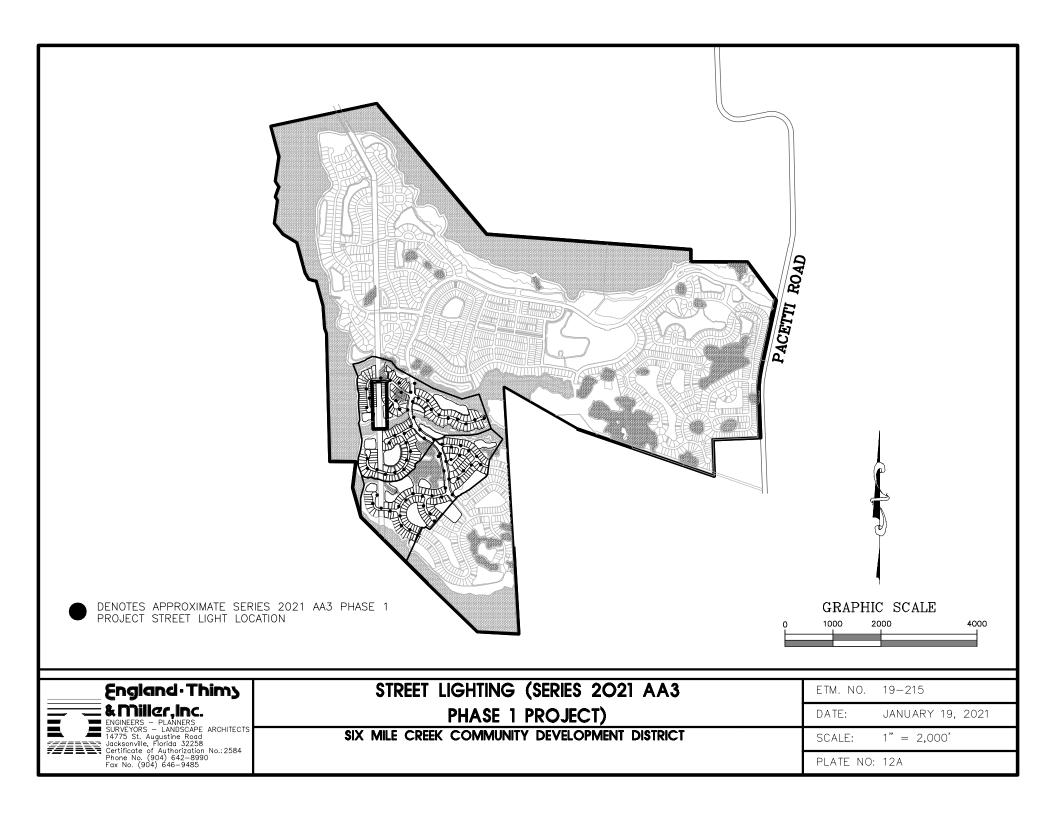


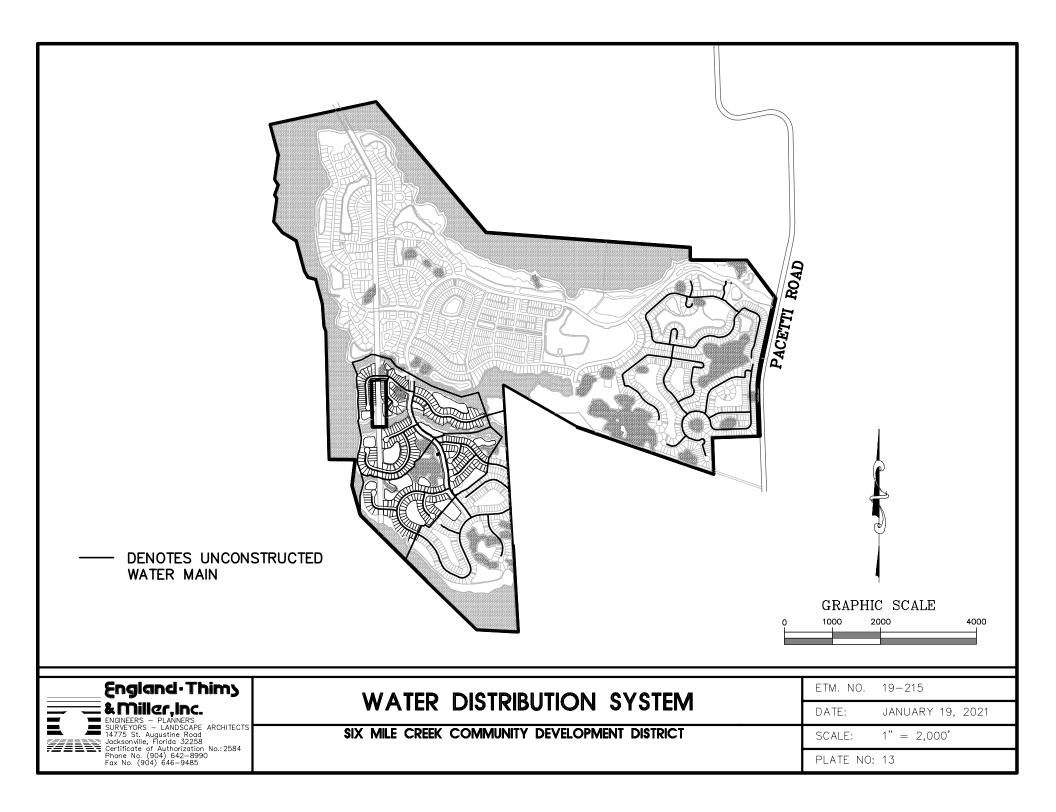


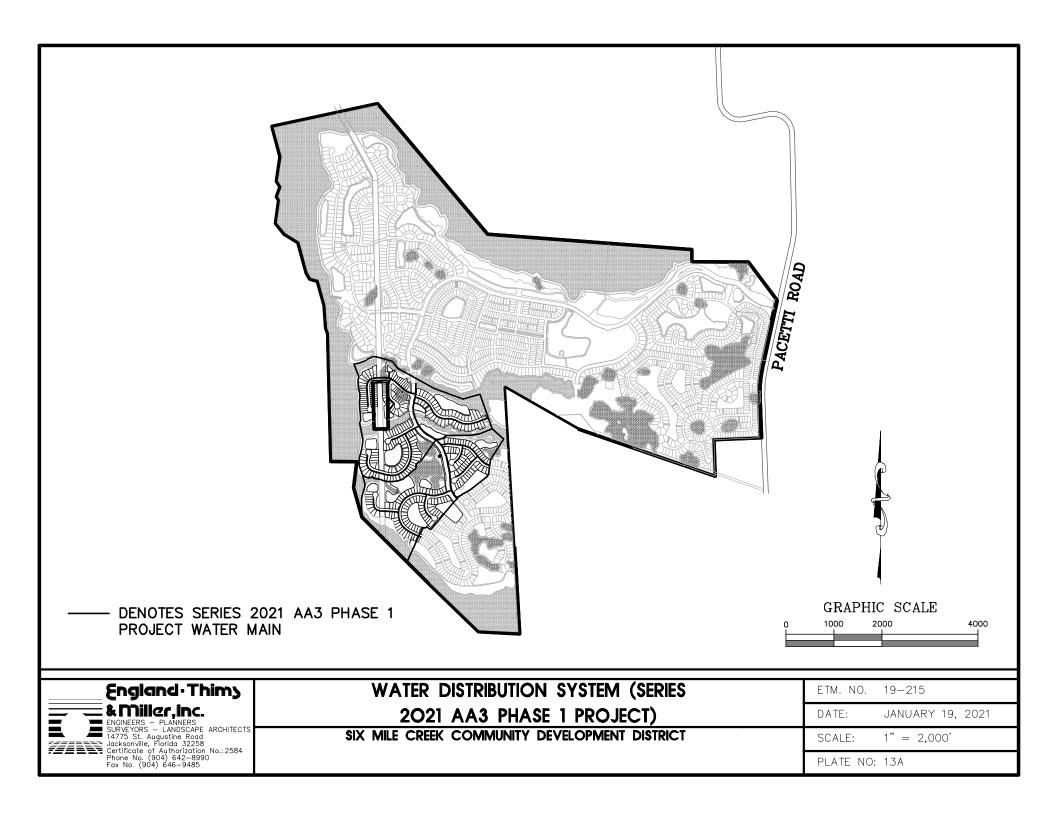


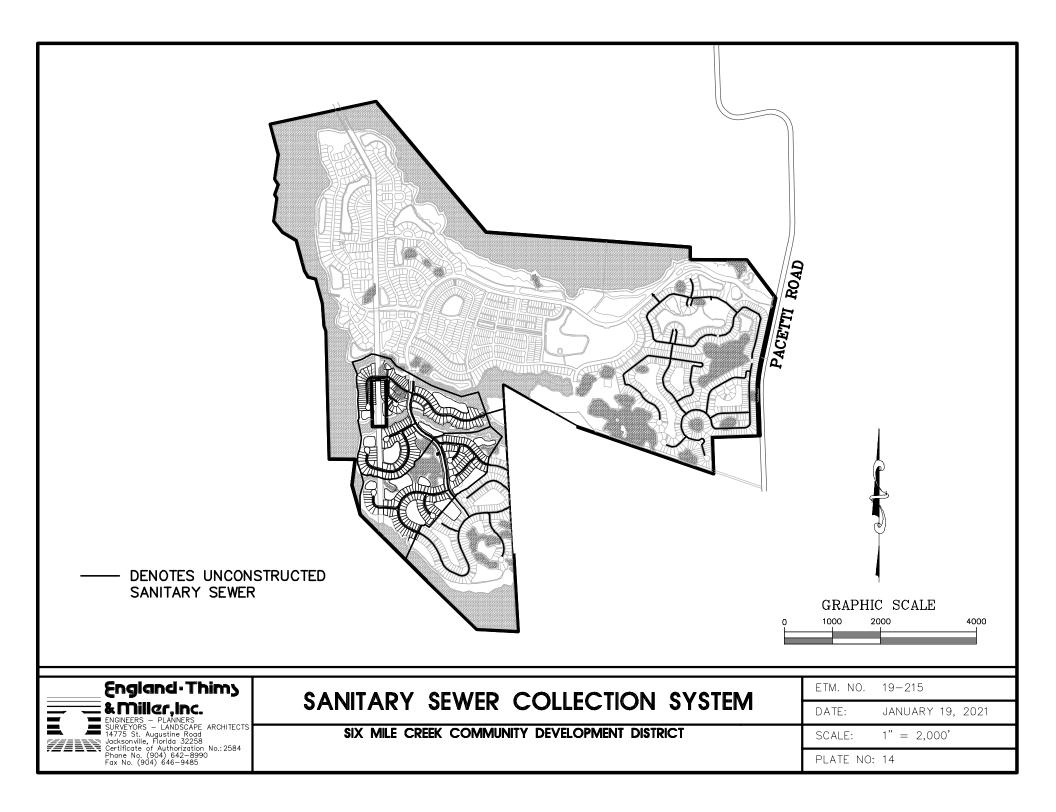












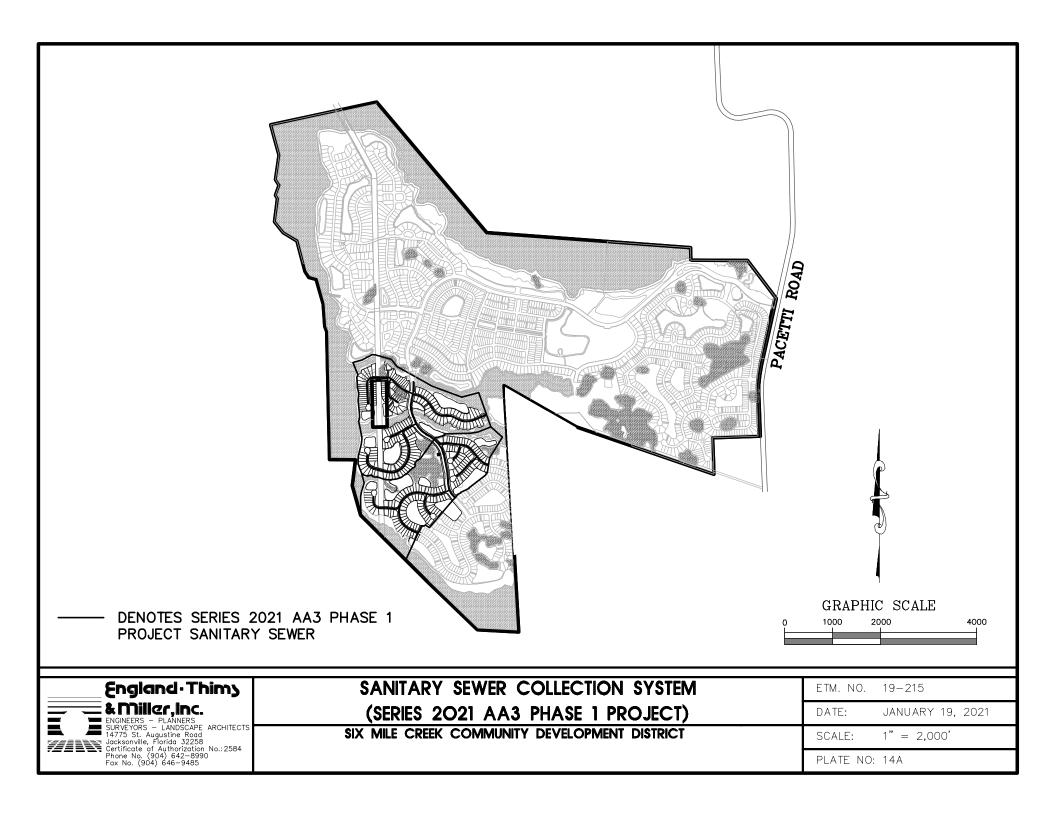


EXHIBIT B Expansion Report

Six Mile Creek Community Development District

Second Supplemental Special Assessment Methodology Report for the Series 2021 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 1) Original Date of February 10, 2021

September 14, 2021

Prepared by

Governmental Management Services, LLC

Table of Contents

1.0	Introduction 1.1 Annexation of Lands	3
4.0	True Up Mechanism	3
5.0.	Final Assessment Rolls	4
6.0	Appendix	

Table 4	Par Debt and Debt Service Assessments Series 2021	
	Capital Improvement Revenue Bonds AA3 Phase 1 with	
	Annexed Lands	.5
Table 5	Assessment Roll Series 2021 Capital Improvement	
	Revenue Bonds AA 3 Phase 1	.16

1.0 Introduction

1.1 Executive Summary

1.1.1 Annexation of lands

Six Mile Creek Community Development District (the "District") has issued the Series 2021 Capital Improvement Revenue Bonds Assessment Area 3 (Phase 1) as detailed in the Supplemental Special Assessment Methodology Report dated February 10, 2021 (the "Supplemental Report"). At the time of issuance the District was in process of annexing 6.80 acres into the District which includes 24 units single family units. As the annexation has taken place this Second Supplemental Special Assessment Methodology Report for the series 2021 Capital improvement Revenue Bonds Assessment Area 3 (Phase 1) (the "Report") recognizes the annexation of the additional 24 units subject to the Series 2021 Bonds Assessment Area 3 (Phase 1).

For this Report Section 4 True-Up Mechanism and Section 5 Final Assessment Rolls are updated to reflect the annexed lands along with **Tables 4** and **5**.

As provided in the Supplemental Report Table 4 has been adopted to reflect the annexation of the 6.80 acres. Such **Table 4** is attached to this Report for reference. Associated with the annexed lands is the updated **Table 5** Assessment Roll which includes the annexed lands.

4.0 Revised True – Up Mechanism

In order to assure that the District's debt will not build up on unsold acres, and to assure that the requirements that the nonad valorem assessments will be constitutionally lienable on the property will continue to be met, the District shall determine the following.

To assure that there will always be sufficient development potential in the undeveloped property to assure payment of debt service after a plat or site plan approval, the following test will be applied. The test is that the par debt per acre remaining on the undeveloped property within Assessment Area 3 Phase 1 is never allowed to increase above its maximum per acre level.

The Phase 1 Bonds were issued at par for \$10,150,000. Phase 1, planned for 363 units, is 180.42 acres inclusive of 6.80 annexed acres. The maximum debt per acre is \$56,258 for the Phase 1 Bonds. Therefore, at the time of platting, if only a portion of the parcel is platted, then the remaining undeveloped property within the parcel cannot exceed a per acre debt of \$56,258. If the remaining undeveloped property has debt in excess of \$56,258 per acre, a true-up payment will be due upon platting or site plan approval. If the entire parcel is platted and the assignment of debt to the platted lots is not sufficient to absorb the total debt a true-up payment will be due upon platting or site plan approval.

5.0 Final Assessment Rolls

Final assessment rolls reflecting the allocation of special assessments securing repayment of the Phase 1 Bonds are attached hereto as the lands to be developed into the 363 lots in Phase 1. This includes the annexation of 6.80 acres and 24 single family units. The District will spread the lien of the special Assessments securing the Phase 1 Bonds to such lands in accordance with this Report and the Master Report. **Table 4** provides for the Par Debt and Debt Service Assessments Phase 1 Bonds which inclusive of the annexed lands and additional 24 development units.

Table 4 Six Mile Creek Community Development District Par Debt and Debt Service Allocations - Series AA3 Phase 1 2021 Capital Improvement Revenue Bonds Including Annexed Lands

Land Use		Par	Total	2021 Bond Net per Unit	2021 Bond Total	2021 Bond Gross per Unit
Single Family Residential:	<u>No. of Units</u>	Debt per Unit # 2021 Bond	Par Debt 2021 Bond	Annual Debt Service	Annual Net Debt Service	Annual Debt Service (1)
43' lot	183	\$23,415	\$4,284,991	\$1,307	\$239,136	\$1,390
53' lot	135	\$30,904	\$4,172,017	\$1,725	\$232,831	\$1,835
63' lot	45	\$37,622	\$1,692,992	\$2,100	\$94,482	\$2,234
		-				
Total	363	-	\$10,150,000		\$566,450	

(1) Include 4% provision for early payment discount and 2% collection costs for St Johns County.

Table 5 Six Mile Creek Community Development District Assessment Roll Series AA3 Phase 1 2021 Capital Improvement Revenue Bonds

<u>Account #</u>	<u>Owner</u>	<u>Lot Type</u>	Asmnt <u>Units</u>	2021 Gross Asmnt <u>Per Unit (2)</u>	2021 Net Asmnt <u>Per Unit</u>	2021 Total Net <u>Assessments</u>
029010-0000	(1)	43'	183	\$1,600	\$1,504	\$275,232
029010-0000	(1)	53'	135	\$1,835	\$1,725	\$232,831
029010-0000	(1)	63'	45	\$2,234	\$2,100	\$94,482
		Phase 1	363			\$602,546

Annual Assessments

(1) Owner is Six Mile Creek Investment Group, LLC

(2) Gross assessment per unit includes 4% for early payment discount and 2% for St Johns County collection costs.

EXHIBIT C

Maturities and Coupon of Series 2021 Bonds

BOND PRICING

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Call Date	Call Price
Term 1:	05/01/2026	1,075,000	2.500%	2.500%	100.000		
Term 2:	05/01/2031	1,240,000	3.000%	3.000%	100.000		
Term 3:	05/01/2041	3,185,000	3.500%	3.500%	100.000		
Term 4:	05/01/2051	4,650,000	4.000%	3.700%	102.522 C	05/01/2031	100.000
		10,150,000					

Dated Date Delivery Date First Coupon	02/24/2021 02/24/2021 11/01/2021	
Par Amount Premium	10,150,000.00 117,273.00	
Production Underwriter's Discount	10,267,273.00 -203,000.00	101.155399% -2.000000%
Purchase Price Accrued Interest	10,064,273.00	99.155399%
Net Proceeds	10,064,273.00	

SOURCES AND USES OF FUNDS

Sources:	
Bond Proceeds: Par Amount Premium	10,150,000.00 117,273.00
	10,267,273.00
Uses:	
Other Fund Deposits:	
DSRF (MADS w/ release)	566,450.00
Capitalized Interest Fund (through 11/1/2021)	248,063.47
	814,513.47
Delivery Date Expenses:	
Cost of Issuance	183,636.25
Underwriter's Discount	203,000.00
	386,636.25
Other Uses of Funds:	
Construction Fund	9,066,123.28
	10,267,273.00

BOND DEBT SERVICE

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/2021			248,063.47	248,063.47
11/01/2022	205,000	2.500%	358,987.50	563,987.50
11/01/2023	210,000	2.500%	353,800.00	563,800.00
11/01/2024	215,000	2.500%	348,487.50	563,487.50
11/01/2025	220,000	2.500%	343,050.00	563,050.00
11/01/2026	225,000	2.500%	337,487.50	562,487.50
11/01/2027	235,000	3.000%	331,150.00	566,150.00
11/01/2028	240,000	3.000%	324,025.00	564,025.00
11/01/2029	245,000	3.000%	316,750.00	561,750.00
11/01/2030	255,000	3.000%	309,250.00	564,250.00
11/01/2031	265,000	3.000%	301,450.00	566,450.00
11/01/2032	270,000	3.500%	292,750.00	562,750.00
11/01/2033	280,000	3.500%	283,125.00	563,125.00
11/01/2034	290,000	3.500%	273,150.00	563,150.00
11/01/2035	300,000	3.500%	262,825.00	562,825.00
11/01/2036	310,000	3.500%	252,150.00	562,150.00
11/01/2037	325,000	3.500%	241,037.50	566,037.50
11/01/2038	335,000	3.500%	229,487.50	564,487.50
11/01/2039	345,000	3.500%	217,587.50	562,587.50
11/01/2040	360,000	3.500%	205,250.00	565,250.00
11/01/2041	370,000	3.500%	192,475.00	562,475.00
11/01/2042	385,000	4.000%	178,300.00	563,300.00
11/01/2043	400,000	4.000%	162,600.00	562,600.00
11/01/2044	420,000	4.000%	146,200.00	566,200.00
11/01/2045	435,000	4.000%	129,100.00	564,100.00
11/01/2046	455,000	4.000%	111,300.00	566,300.00
11/01/2047	470,000	4.000%	92,800.00	562,800.00
11/01/2048	490,000	4.000%	73,600.00	563,600.00
11/01/2049	510,000	4.000%	53,600.00	563,600.00
11/01/2050	530,000	4.000%	32,800.00	562,800.00
11/01/2051	555,000	4.000%	11,100.00	566,100.00
	10,150,000		7,013,738.47	17,163,738.47

Annu Debt Servic	Debt Service	Interest	Coupon	Principal	Period Ending
248,063.4	248,063.47	248,063.47			11/01/2021
	385,775.00	180,775.00	2.500%	205,000	05/01/2022
563,987.5	178,212.50	178,212.50			11/01/2022
	388,212.50	178,212.50	2.500%	210,000	05/01/2023
563,800.0	175,587.50	175,587.50			11/01/2023
	390,587.50	175,587.50	2.500%	215,000	05/01/2024
563,487.5	172,900.00	172,900.00			11/01/2024
	392,900.00	172,900.00	2.500%	220,000	05/01/2025
563,050.0	170,150.00	170,150.00			11/01/2025
	395,150.00	170,150.00	2.500%	225,000	05/01/2026
562,487.5	167,337.50	167,337.50			11/01/2026
	402,337.50	167,337.50	3.000%	235,000	05/01/2027
566,150.0	163,812.50	163,812.50			11/01/2027
	403,812.50	163,812.50	3.000%	240,000	05/01/2028
564,025.0	160,212.50	160,212.50			11/01/2028
	405,212.50	160,212.50	3.000%	245,000	05/01/2029
561,750.0	156,537.50	156,537,50			11/01/2029
,	411,537.50	156,537.50	3.000%	255,000	05/01/2030
564,250.0	152,712.50	152,712.50			11/01/2030
,	417,712.50	152,712.50	3.000%	265,000	05/01/2031
566,450.0	148,737.50	148,737.50			11/01/2031
500,450.0	418,737.50	148,737.50	3.500%	270,000	05/01/2032
562,750.0	144,012.50	144,012.50			11/01/2032
562,756.6	424,012.50	144,012.50	3.500%	280,000	05/01/2033
563,125.0	139,112.50	139,112.50	5.56676	200,000	11/01/2033
565,125.6	429,112.50	139,112.50	3.500%	290,000	05/01/2034
563,150.0	134,037.50	134,037.50	5.50076	290,000	11/01/2034
565,156.6	434,037.50	134,037.50	3.500%	300,000	05/01/2035
562,825.0	128,787.50	128,787.50	5.50070	500,000	11/01/2035
562,625.6	438,787.50	128,787.50	3.500%	310,000	05/01/2036
562,150.0	123,362.50	123,362.50	3.300%	510,000	11/01/2036
562,156.6	448,362.50	123,362.50	3.500%	325,000	05/01/2037
566,037.	117,675.00	117,675.00	5.50076	525,000	11/01/2037
500,057.	452,675.00	117,675.00	3.500%	225.000	05/01/2038
564,487.	111,812.50	111,812.50	5.500%	335,000	11/01/2038
504,487.	456,812.50		3.500%	245.000	05/01/2039
563 597		111,812.50	5.500%	345,000	
562,587.	105,775.00	105,775.00	2 5000/	260.000	11/01/2039
565 250	465,775.00	105,775.00	3.500%	360,000	05/01/2040 11/01/2040
565,250.	99,475.00	99,475.00	3,500%	370,000	
560 475	469,475.00	99,475.00	5.500%	370,000	05/01/2041
562,475.	93,000.00	93,000.00	4.00004/	205 000	11/01/2041
562 200	478,000.00	93,000.00	4.000%	385,000	05/01/2042
563,300.	85,300.00	85,300.00	4.00004/	100.000	11/01/2042
	485,300.00	85,300.00	4.000%	400,000	05/01/2043
562,600.	77,300.00	77,300.00			11/01/2043
	497,300.00	77,300.00	4.000%	420,000	05/01/2044
566,200.	68,900.00	68,900.00			11/01/2044
	503,900.00	68,900.00	4.000%	435,000	05/01/2045
564,100.	60,200.00	60,200.00			11/01/2045
	515,200.00	60,200.00	4.000%	455,000	05/01/2046
566,300.	51,100.00	51,100.00			11/01/2046
	521,100.00	51,100.00	4.000%	470,000	05/01/2047
562,800.	41,700.00	41,700.00			11/01/2047
	531,700.00	41,700.00	4.000%	490,000	05/01/2048
	551,700.00	11,100.00	4.000/0	4,000	00/01/2010

BOND DEBT SERVICE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2049	510,000	4.000%	31,900.00	541,900.00	
11/01/2049			21,700.00	21,700.00	563,600.00
05/01/2050	530,000	4.000%	21,700.00	551,700.00	
11/01/2050			11,100.00	11,100.00	562,800.00
05/01/2051	555,000	4.000%	11,100.00	566,100.00	
11/01/2051					566,100.00
	10,150,000		7,013,738.47	17,163,738.47	17,163,738.47

EIGHTH ORDER OF BUSINESS

A.

1.

Hopping Green & Sams

Attorneys and Counselors

MEMORANDUM

To: District Manager

From: Hopping Green & Sams, P.A.

RE: Publication of Legal Notices

During the 2021 legislative session certain statutory changes were enacted affecting publication of legal notices. *See* Ch. 2021-17, Laws of Fla. Relevant to community development districts, this includes enactment of:

- (i) criteria that expand the newspapers that may qualify to publish legal notices; and
- (ii) provisions that allow for internet-only publication of certain legal notices.

As regards (i), District Managers should evaluate whether there are less expensive newspapers that qualify for publication of legal notices. As regards (ii), the Legislature's provision of internetonly publication of legal notices appears unlikely to provide any benefit to community development districts. In addition, revisions to district Rules of Procedure are included to address both (i) and (ii). However, updated Rules of Procedure only need to be adopted if a district desires to use a newspaper that only qualifies for publication of legal notices under the new statutory language, and not under the current Rules of Procedure. These matters are summarized in more detail below. The subject statutory changes are effective January 1, 2022.

1. Expanded Criteria for Newspapers to Qualify for Publication of Legal Notices

Effective January 1, 2022, section 50.011, Florida Statutes, includes revised and expanded criteria for newspapers to be eligible as a newspaper of "general circulation" to publish legal notices and advertisements. § 50.011(1)(a)-(e), Fla. Stat. District Managers should review these criteria to determine if less expensive newspapers qualify for the publication of district legal notices.

2. Internet-Only Publication of Legal Notices

Effective January 1, 2022, section 50.0211, Florida Statutes, authorizes certain notices to published solely on the internet. § 50.0211, Fla. Stat. For community development districts this includes special district meeting notices pursuant to section 189.015, Florida Statutes (i.e., annual and regular meeting notices), and establishment and termination notices pursuant to section 190.005 and 190.046, Florida Statutes. § 50.0211(1)(b)8., 9., Fla. Stat. Newspapers may charge for internet only publication, but no more than authorized if the notice had been published in a print edition (the expectation is that internet-only publication will offer savings versus print publication). § 50.0211(5)(c), Fla. Stat.

This internet-only option, however, comes with significant strings attached. Most significantly, entities opting for internet-only publication must publish a notice at least once per week in the print edition of a newspaper of general circulation that states that legal notices do not all appear in the print edition of the local newspaper and that additional legal notices may be accessed on the

Page 2 of 2 Publication of Legal Notices

newspaper's website or on the statewide legal notice website. § 50.0211(5)(d), Fla. Stat. Thus, it appears the burden of weekly publication of notices advising the public that internet-only publication is being utilized more than outweighs any logistical and cost benefits that might be realized from the limited scope of notices districts may publish solely on the internet. In addition, to utilize internet-only publication, a district's board of supervisors must make a determination that such internet-only publication is in the public interest and that the residents within the district have sufficient access to the internet such that internet-only publication would not unreasonably restrict public access. § 50.0211(5)(a), Fla. Stat.

3. <u>Updated Rules of Procedure</u>

If a district believes it would benefit from the expanded criteria for what may qualify as a newspaper of "general circulation" authorized to publish legal notices or the availability of internet-only publication, district Rules of Procedure should be updated to incorporate statutory changes as follows:

Rule 1.3 Public Meetings, Hearings, and Workshops.

(1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. A newspaper is deemed to be a newspaper of "general circulation" within the District and county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1), Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published. Meeting notices pursuant to section 189.015, Florida Statutes, may be noticed by internet-only publication upon election by the District's Board and compliance with the requirements of section 50.0211, Florida Statutes. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week. Each Notice shall state, as applicable:

* * *

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 50.011, 50.031, 189.015, 189.069(2)(a)1615, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

2.

Hopping Green & Sams

Attorneys and Counselors

MEMORANDUM

To: District Manager

From: Hopping Green & Sams P.A.

RE: Wastewater and Stormwater Needs Analysis

During the 2021 legislative session sections 403.9301 and 403.9302, Florida Statutes, were enacted requiring local governments to perform a 20-year needs analysis of certain wastewater and stormwater services or systems. Subject special districts are required to complete this analysis by June 30, 2022, and every five years thereafter. This memorandum answers basic questions regarding these new statutory provisions and requests that District Managers seek authorization for staff to solicit proposals to complete the required study as appropriate. We expect the services necessary to complete the required analysis to be exempt from competitive solicitation requirements as a planning or study activity below the statutory threshold of \$35,000. §§ 287.055, 287.017, Fla. Stat. Thus, as deemed appropriate and in the best interests of the subject district, districts may elect to utilize the services of existing engineering or other professionals currently under contract or may seek additional proposals for completion of the required needs analysis.

Which special districts are required to complete a needs analysis under section 403.9301 and 403.9302, Florida Statutes?

Special districts providing "wastewater services" or a "stormwater management program or stormwater management system" must complete a needs analysis.¹

What constitutes "wastewater services"?

Wastewater services means providing service to pipelines or conduits, pumping stations, and force mains and associated facilities used for collecting or conducting wastes to an ultimate point for treatment or disposal or to a plant or other works used for the purpose of treating, stabilizing, or holding wastewater principally from dwellings, business buildings, institutions, and sanitary wastewater or sewage treatment plants.

¹ Counties, municipalities, and special districts located in a "rural area of opportunity" may be exempt from the requirements of sections 403.9301 and 403.9302, Florida Statutes, if compliance would create an undue economic hardship. This includes:

[•] *Northwest Rural Area of Opportunity:* Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, Wakulla, and Washington counties, and the area within the city limits of Freeport and Walton County north of the Choctawhatchee Bay and intercoastal waterway.

[•] South Central Rural Area of Opportunity: DeSoto, Glades, Hardee, Hendry, Highlands, and Okeechobee counties, and the cities of Pahokee, Belle Glade, and South Bay (Palm Beach County), and Immokalee (Collier County).

[•] North Central Rural Area of Opportunity: Baker, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Jefferson, Lafayette, Levy, Madison, Putnam, Suwannee, Taylor, and Union counties.

Page 2 of 2 Wastewater and Stormwater Needs Analysis

What constitutes "stormwater management program or stormwater management system"?

"Stormwater management program" means an institutional strategy for stormwater management, including urban, agricultural, and other stormwater. "Stormwater Management System" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse water to prevent or reduce flooding, overdrainage, environmental degradation and water pollution or otherwise affect the quantity and quality of discharges from the system.

What must the needs analysis for these services or systems include?

- A detailed description of associated facilities;
- The number of current and projected residents served calculated in 5-year increments;
- The current and projected service area;
- The current and projected cost of providing services calculated in 5-year increments;
- The estimated remaining useful life of each facility or its major components;
- The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components;
- The district's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the district expects to close any projected funding gap.
- The Office of Economic and Demographic Research has <u>templates and other resources</u> <u>and guidance</u> under development on its website to assist in completion of this required anslysis.

When must the needs analysis required be complete?

The 20-year needs analysis must be completed by June 30, 2022.

What happens to the needs analysis once it is complete?

The complete needs analysis and associated methodology and supporting data must be submitted to the county within which the largest portion of the subject district facilities are located. Each county must them compile all analyses submitted to it (from special districts, municipalities, and the county itself) into a single document that must be filed with the Department of Environmental Protection and Office of Economic and Demographic Research by July 31, 2022 and every five years thereafter. The Office of Economic and Demographic research is required to evaluate the compiled documents for purposes of developing a statewide analysis that will include an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure.

3.

Hopping Green & Sams

Attorneys and Counselors

MEMORANDUM

To: District Manager

From: Hopping Green & Sams P.A.

RE: Prompt Payment Policies

As you may know, during the 2021 legislative session Part VII of Chapter 218, Florida Statutes (the "Local Government Prompt Payment Act") was amended. This includes an increase from 1 percent to 2 percent as the floor interest rate on late payments for construction services and the addition of certain contractor rights in the event a local government entity fails to timely commence dispute resolution procedures in the event of an improper payment request or invoice. *See* §§ 218.735(9); 218.76(2)(b), Fla. Stat. As provided in Florida Chapter Laws 2021-124, these changes apply to contracts executed on or after July 1, 2021.

Accordingly, we advise that districts adopt new or updated Prompt Payment Policies and Procedures as attached hereto to reflect these changes. For districts that have previously adopted Prompt Payment Policies and Procedures prepared by Hopping, Green & Sams, this consists of the following changes as reflected in track-change format:

VII. Resolution of Disputes

* * *

B. Dispute Resolution Procedures

- 1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.
- 2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
- 3. With regard to contracts executed on or after July 1, 2021, if the District does not commence the dispute resolution procedure within the time provided herein, a Provider may give written notice via certified mail to the Agent, copying the District Manager, of the District's failure to timely commence its dispute resolution procedure. If the District fails to commence the dispute resolution procedure within

four (4) business days after receipt of such notice, any amounts resolved in the Provider's favor shall bear mandatory interest, as set forth in section 218.735(9), Florida Statutes, from the date on which the payment request or invoice containing the disputed amounts was Date Stamped. If the dispute resolution procedure is not commenced within four (4) business days after receipt of the notice, the objection to the payment request or invoice shall be deemed waived. The waiver of an objection pursuant to this paragraph does not relieve a Provider of its contractual obligations.

- 34. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider.
- 45. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
- 56. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.
- 67. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider. If the costs of the third party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

X. Late Payment Interest Charges

- * * *
- **B.** Related to Construction Services

Page 3 of 3 Prompt Payment Policies

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month for contracts executed on or before June 30, 2021, and at the rate of two percent (2%) per month for contracts executed on or after July 1, 2021, or the rate specified by agreement, whichever is greater. §218.735(9), Fla. Stat. The Provider must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§218.74(4), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

RESOLUTION 2021-

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ______ COMMUNITY DEVELOPMENT DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 218, *Florida Statutes*, requires timely payment to vendors and contractors providing certain goods and/or services to the District; and

WHEREAS, the Board of Supervisors of the District ("Board") accordingly finds that it is in the best interest of the District to establish by resolution Prompt Payment Policies and Procedures as may be amended or updated from time to time for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE

SECTION 1. The Prompt Payment Policies and Procedures attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Prompt Payment Policies and Procedures shall remain in full force and effect until such time as the Board may amend or replace them; provided, however, that as the provisions of Chapter 218, *Florida Statutes*, are amended from time to time, the attached Prompt Payment Policies and Procedures shall automatically be amended to incorporate the new requirements of law without any further action by the Board. The Prompt Payment Policies and Procedures hereby adopted supplant and replace any previously adopted Prompt Payment Policies and Procedures.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2021.

ATTEST:

COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Prompt Payment Policies and Procedures

EXHIBIT A

COMMUNITY DEVELOPMENT DISTRICT

Prompt Payment Policies and Procedures

In Accordance with the Local Government Prompt Payment Act Chapter 218, Part VII, *Florida Statutes*

_____, 2021

Community Development District Prompt Payment Policies and Procedures

Table of Contents

Ι.	Purpose		. 1					
II.	Scope							
III.	Definitions							
	А.	Agent						
	В.	Construction Services						
	C.	Contractor or Provider of Construction Services						
	D.	Date Stamped	. 1					
	Ε.	Improper Invoice						
	F.	Improper Payment Request	. 2					
	G.	Non-Construction Goods and Services						
	Н.	Proper Invoice	. 2					
	١.	Proper Payment Request	. 2					
	J.	Provider	. 2					
	К.	Purchase	. 2					
	L.	Vendor	. 2					
IV.	Proper Ir	voice/Payment Request Requirements						
	Α.	General	. 3					
	В.	Sales Tax						
	С.	Federal Identification and Social Security Numbers						
	D.	Proper Invoice for Non-Construction Goods and Services						
	E.	Proper Payment Request Requirements for Construction Services	. 4					
V.	Submissi	on of Invoices and Payment Requests	. 4					
VI.	Calculati	on of Payment Due Date						
	Α.	Non-Construction Goods and Services Invoices						
	В.	Payment Requests for Construction Services	. 6					
VII.	Resolutio	n of Disputes						
	Α.	Dispute Between the District and a Provider						
	В.	Dispute Resolution Procedures	. 7					
VIII.	Purchase	s Involving Federal Funds or Bond Funds	. 8					
IX.	Requiren	nents for Construction Services Contracts – Project Completion; Retainage	. 8					
X.	Late Payr	nent Interest Charges	. 9					
	A.	Related to Non-Construction Goods and Services						
	В.	Related to Construction Services						
	С.	Report of Interest	. 9					

I. Purpose

In accordance with the Local Government Prompt Payment Act (Chapter 218, Part VII, Florida Statutes) ("PPA"), the purpose of the Community Development District ("District") Prompt Payment Policies and Procedures ("Policies & Procedures") is to provide a specific policy to ensure timely payment to Vendors and Contractors (both hereinafter defined) providing goods and/or services to the District and ensure the timely receipt by the District of goods and/or services contemplated at the time of contracting. Please note that the PPA, like any statute or law, may be amended from time to time by legislative action. These Policies & Procedures are based on the statutory requirements as of the date identified on the cover page of this document. By this reference, as applicable statutory provisions subsequently change, these Policies & Procedures shall automatically be amended to incorporate the new requirements of law. These Policies & Procedures are adopted by the District to provide guidance in contracting matters. Failure by the District to comply with these Policies & Procedures shall not expand the rights or remedies of any Provider (hereinafter defined) against the District under the PPA. Nothing contained herein shall be interpreted as more restrictive on the District than what is provided for in the PPA.

II. Scope

These Policies & Procedures apply to all operations of the District, including Construction Services and Non-Construction Goods and Services, as applicable.

III. Definitions

A. Agent

The District-contracted architect, District-contracted engineer, District Manager, or other person, acting on behalf of the District, which is required by law or contract to review invoices or payment requests from Providers (hereinafter defined). Such individuals/entities must be identified in accordance with §218.735 (1), Fla. Stat., and further identified in the relevant agreement between the District and the Provider.

B. Construction Services

All labor, services, and materials provided in connection with the construction, alteration, repair, demolition, reconstruction, or other improvement to real property that require a license under parts I and II of Chapter 489, Fla. Stat.

C. Contractor or Provider of Construction Services

The entity or individual that provides Construction Services through direct contract with the District.

D. Date Stamped

Each original and revised invoice or payment request received by the District shall be marked electronically or manually, by use of a date stamp or other method, which date marking clearly indicates the date such invoice or payment request is first delivered to the District through its Agent. In the event that the Agent receives an invoice or payment request, but fails to timely or physically mark on the document the date received, "Date Stamped" shall mean the date of actual receipt by the Agent.

E. Improper Invoice

An invoice that does not conform to the requirements of a Proper Invoice.

F. Improper Payment Request

A request for payment for Construction Services that does not conform to the requirements of a Proper Payment Request.

G. Non-Construction Goods and Services

All labor, services, goods and materials provided in connection with anything other than construction, alteration, repair, demolition, reconstruction, or other improvements to real property.

H. Proper Invoice

An invoice that conforms to all statutory requirements, all requirements of these Policies and Procedures not expressly waived by the District and any additional requirements included in the agreement for goods and/or services for which the invoice is submitted not expressly waived by the District.

I. Proper Payment Request

A request for payment for Construction Services which conforms to all statutory requirements, all requirements of these Policies & Procedures not expressly waived by the District and any additional requirements included in the Construction Services agreement for which the Payment Request is submitted not expressly waived by the District.

J. Provider

Includes any Vendor, Contractor or Provider of Construction Services, as defined herein.

K. Purchase

The purchase of goods, materials, services, or Construction Services; the purchase or lease of personal property; or the lease of real property by the District.

L. Vendor

Any person or entity that sells goods or services, sells or leases personal property, or leases real property directly to the District, not including Construction Services.

IV. Proper Invoice/Payment Request Requirements

A. General

Prior to Provider receiving payment from the District, Non-Construction Goods and Services and Construction Services, as applicable, shall be received and performed in accordance with contractual or other specifications or requirements to the satisfaction of the District. Provision or delivery of Non-Construction Goods and Services to the District does not constitute acceptance for the purpose of payment. Final acceptance and authorization of payment shall be made only after delivery and inspection by the Agent and the Agent's confirmation that the Non-Construction Goods and Services or Construction Services meet contract specifications and conditions. Should the Non-Construction Goods and Services or Construction Services differ in any respect from the specifications, payment may be withheld until such time as the Provider takes necessary corrective action. Certain limited exceptions which require payment in advance are permitted when authorized by the District Board of Supervisors ("Board") or when provided for in the applicable agreement.

B. Sales Tax

Providers should not include sales tax on any invoice or payment request. The District's current tax-exempt number is ______. A copy of the tax-exempt form will be supplied to Providers upon request.

C. Federal Identification and Social Security Numbers

Providers are paid using either a Federal Identification Number or Social Security Number. To receive payment, Providers should supply the District with the correct number as well as a proper Internal Revenue Service W-9 Form. The District Manager shall treat information provided in accordance with Florida law.

Providers should notify the District Manager when changes in data occur (telephone ______, email ______, email ______,

D. Proper Invoice for Non-Construction Goods and Services

All Non-Construction Goods and Services invoiced must be supplied or performed in accordance with the applicable purchase order (including any bid/proposal provided, if applicable) or agreement and such Non-Construction Goods and Services quantity and quality must be equal to or better than what is required by such terms. Unless otherwise specified in the applicable agreement, invoices should contain all of the following minimum information in order to be considered a Proper Invoice:

- 1. Name of Vendor
- 2. Remittance address
- 3. Invoice Date

- 4. Invoice number
- 5. The "Bill To" party must be the District or the Board, or other entity approved in writing by the Board of the District Manager
- 6. Project name (if applicable)
- 7. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of goods* should also contain:
 - a. A complete item description
 - b. Quantity purchased
 - c. Unit price(s)
 - d. Total price (for each item)
 - e. Total amount of invoice (all items)
 - f. The location and date(s) of delivery of the goods to the District
- 8. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of services* should also contain:
 - a. Itemized description of services performed
 - b. The location and date of delivery of the services to the District
 - c. Billing method for services performed (i.e., approved hourly rates, percentage of completion, cost plus fixed fee, direct/actual costs, etc.)
 - d. Itemization of other direct, reimbursable costs (including description and amount)
 - e. Copies of invoices for other direct, reimbursable costs (other than incidental costs such as copying) and one (1) of the following:
 - i. Copy of both sides of a cancelled check evidencing payment for costs submitted for reimbursement
 - ii. Paid receipt
 - iii. Waiver/lien release from subcontractor (if applicable)
- 9. Any applicable discounts
- 10. Any other information or documentation, which may be required or specified under the terms of the purchase order or agreement

E. Proper Payment Request Requirements for Construction Services

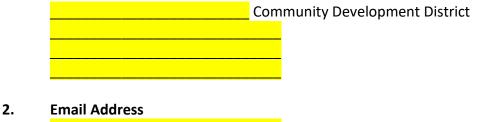
Payment Requests must conform to all requirements of Section IV, A-D above, unless otherwise specified in the terms of the applicable agreement or purchase order between the District and the Provider.

V. Submission of Invoices and Payment Requests

The Provider shall submit all Invoices and Payment Requests for both Construction Services and Non-Construction Goods and Services to the District's Agent as provided in the purchase order or agreement, as applicable, and to the District Manager as follows:

Submit the invoice and/or payment request, with required additional material and in conformance with these Policies and Procedures, by mail, by hand delivery, or via email (Note: email is the preferred method for receipt of Non-Construction Goods and Services invoices).

1. Mailing and Drop Off Address



VI. Calculation of Payment Due Date

A. Non-Construction Goods and Services Invoices

1. Receipt of Proper Invoice

Payment is due from the District forty-five (45) days from the date on which a Proper Invoice is Date Stamped.

2. Receipt of Improper Invoice

If an Improper Invoice is received, a required invoice is not received, or invoicing of a request for payment is not required, the time when payment is due from the District is forty-five (45) days from the <u>latest</u> date of the following:

- a. On which delivery of personal property is fully accepted by the District;
- b. On which services are completed and accepted by the District;
- c. On which the contracted rental period begins (if applicable); or
- d. On which the District and the Vendor agree in a written agreement that provides payment due dates.

3. Rejection of an Improper Invoice

The District may reject an Improper Invoice. Within ten (10) days of receipt of the Improper Invoice by the District, the Vendor must be notified that the invoice is improper and be given an opportunity to correct the deficient or missing information, remedy the faulty work, replace the defective goods, or take other necessary, remedial action.

The District's rejection of an Improper Invoice must:

- a. Be provided in writing;
- b. Specify any and all known deficiencies; and
- c. State actions necessary to correct the Improper Invoice.

If the Vendor submits a corrected invoice, which corrects the deficiencies specified in the District's written rejection, the District must pay the corrected invoice within the later of: (a) ten (10) business days after date

the corrected invoice is Date Stamped; or (b) forty-five (45) days after the date the Improper Invoice was Date Stamped.

If the Vendor submits an invoice in response to the District's written rejection which fails to correct the deficiencies specified or continues to be an Improper Invoice, the District must reject that invoice as stated herein.

4. Payment of Undisputed Portion of Invoice

If the District disputes a portion of an invoice, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in these Policies & Procedures.

B. Payment Requests for Construction Services

1. Receipt of Proper Payment Request

The time at which payment is due for Construction Services from the District is as follows:

a. If an Agent must approve the payment request before it is submitted to the District Manager, payment (whether full or partial) is due twenty-five (25) business days after the payment request is Date Stamped. The Provider may send the District an overdue notice. If the payment request is not rejected within four (4) business days after Date Stamp of the overdue notice, the payment request shall be deemed accepted, except for any portion of the payment request that is fraudulent, misleading or is the subject of dispute.

The agreement between the District and the Provider shall identify the Agent to which the Provider shall submit its payment request, or shall be provided by the District through a separate written notice no later than ten (10) days after contract award or notice to proceed, whichever is later. Provider's submission of a payment request to the Agent shall be Date Stamped, which shall commence the time periods for payment or rejection of a payment request or invoice as provided in this section.

b. If, pursuant to contract, an Agent is not required to approve the payment request submitted to the District, payment is due twenty (20) business days after the payment request is Date Stamped unless such payment request includes fraudulent or misleading information or is the subject of dispute.

2. Receipt and Rejection of Improper Payment Request

- a. If an Improper Payment Request is received, the District must reject the Improper Payment Request within twenty (20) business days after the date on which the payment request is Date Stamped.
- b. The District's rejection of the Improper Payment Request must:
 - i. Be provided in writing;
 - ii. Specify any and all known deficiencies; and
 - iii. State actions necessary to correct the Improper Invoice.
- c. If a Provider submits a payment request which corrects the deficiency specified in the District's written rejection, the District must pay or reject the corrected submission no later than ten (10) business days after the date the corrected payment request is Date Stamped.

3. Payment of Undisputed Portion of Payment Request

If the District disputes a portion of a payment request, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in this section.

VII. Resolution of Disputes

If a dispute arises between a Provider and the District concerning payment of an invoice or payment request, the dispute shall be resolved as set forth in §218.735, Fla. Stat., for Construction Services, and §218.76, Fla. Stat. for Non-Construction Goods and Services.

A. Dispute between the District and a Provider

If a dispute between the District and a Provider cannot be resolved following resubmission of a payment request by the Provider, the dispute must be resolved in accordance with the dispute resolution procedure prescribed in the construction contract, if any. In the absence of a prescribed procedure in the contract, the dispute must be resolved by the procedures specified below.

B. Dispute Resolution Procedures

1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.

- 2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
- 3. With regard to contracts executed on or after July 1, 2021, if the District does not commence the dispute resolution procedure within the time provided herein, a Provider may give written notice via certified mail to the Agent, copying the District Manager, of the District's failure to timely commence its dispute resolution procedure. If the District fails to commence the dispute resolution procedure within 4 business days after receipt of such notice, any amounts resolved in the Provider's favor shall bear mandatory interest, as set forth in section <u>218.735(9)</u>, Florida Statutes, from the date on which the payment request or invoice containing the disputed amounts was Date Stamped. If the dispute resolution procedure is not commence within 4 business days after receipt of the notice, the objection to the payment request or invoice shall be deemed waived. The waiver of an objection pursuant to this paragraph does not relieve a Provider of its contractual obligations.
- 4. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider.
- 5. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
- 6. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.

7. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider. If the costs of the third party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

VIII. Purchases Involving Federal Funds or Bond Funds

When the District intends to pay for a purchase with federal funds or bond funds, the District shall make such purchases only upon reasonable assurances that federal funds or bond funds sufficient to cover the cost will be received. When payment is contingent upon the receipt of bond funds, federal funds or federal approval, the public procurement documents and any agreement with a Provider shall clearly state such contingency. (§218.77, Fla. Stat.).

IX. Requirements for Construction Services Contracts – Project Completion; Retainage

The District intends to follow the PPA requirements for construction project completion and retainage, including, but not limited to, §218.735 (7) and (8), Fla. Stat.

X. Late Payment Interest Charges

Failure on the part of the District to make timely payments may result in District responsibility for late payment interest charges. No agreement between the District and a Provider may prohibit the collection of late payment interest charges allowable under the PPA as mandatory interest. (§218.75, Fla. Stat.).

A. Related to Non-Construction Goods and Services

All payments due from the District, and not made within the time specified within this policy, will bear interest, from thirty (30) days after the due date, at the rate of one percent (1%) per month on the unpaid balance. The Vendor must submit a Proper Invoice to the District for any interest accrued in order to receive the interest payment. (§218.735(9), Fla. Stat.).

An overdue period of less than one (1) month is considered as one (1) month in computing interest. Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

B. Related to Construction Services

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month for contracts executed on or before June 30, 2021, and at the rate of two percent (2%) per month for contracts executed on or after July 1, 2021, or the rate specified by agreement, whichever is greater. §218.735(9), Fla. Stat. The Provider must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§218.74 (4), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

C. Report of Interest

If the total amount of interest paid during the preceding fiscal year exceeds \$250, the District Manager is required to submit a report to the Board during December of each year, stating the number of interest payments made and the total amount of such payments. (§218.78, Fla. Stat.).

4.

Hopping Green & Sams

Attorneys and Counselors

MEMORANDUM

To: District Manager

From: Hopping Green & Sams P.A.

RE: Public Records Exemptions Advisory Notice

As you may know, during the 2021 legislative session section 119.071, Florida Statutes, was revised to include additional requirements regarding the public records exemption for home addresses, telephone numbers, dates of birth, photographs, and other information associated with certain officers, employees, justices, judges, or other persons identified in section 119.071(4)(d)2. In particular, section 119.071(4)(d)3. now provides that the custodian of such information must maintain its exempt status where the subject officer, employee, justice, judge or person, or employing agency of the designated employee submits a written *and notarized* request for maintenance of the exemption to the custodial agency. Further, the *request must state under oath the statutory basis for the individual's exemption request and confirm the individual's status as a party eligible for exempt status.* The italicized requirements for notarization and a statement under oath as to the statutory basis for the exemption request are new requirements that became effective July 1, 2021.

Please ensure district records custodians and other appropriate personnel have been appropriately advised of these changes for purposes of evaluating exemptions for future public records requests. D.

Six Mile Creek CDD

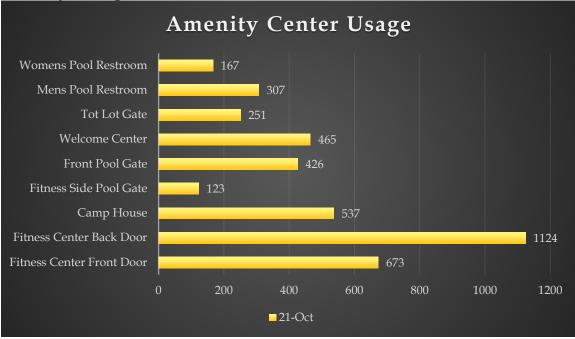
TRAILMA





Alex Boyer November 2021 Facility Manager Report To: Six Mile Creek CDD Jim Oliver Wes Haber Board of Directors District Manager District Attorney Via E-mail Via E-mail Via E-mail

Facility Usage



Administrative Projects

- Staff continue to add new residents to community website, e-mail list, and access control software.
- Staff continue to provide site tours to prospective buyers
- Staff continue to provide new owners with mailbox keys and community welcome packets.

Proposals

• N/A

Administrative Projects

- Staff continue to add new residents to community website, e-mail list, and access control software.
- Staff continue to provide site tours to prospective buyers
- Staff continue to provide new owners with mailbox keys and community welcome packets.

Maintenance Projects Completed

- Amenity buildings soft washed
- Camp house screen replacements
- Fitness Center equipment repaired
- 2 Flush pistons replaced in Fitness Center men's restroom
- Preventative maintenance service on pool pumps
- Preventative maintenance on HVAC systems

Maintenance Projects in Process

- Community wide pampas grasses cut back and pine straw application (Muhly grass will stay till Feb cutback schedule)
- Holiday lights & decoration install at entrance and Amenity Center.
- Phase 1 of walkway and curb pressure washing (start Dec 7-18)

Board Discussion Items

• Facility usage continued discussion

Scheduled Events

- Tree Decorating Happy Hour: Nov 19th
- GroPro Plant Nursery: Nov 20th
- Jingle on the Green (resident market): Dec 4th
- Star Party with ACAC: Dec 5th
- Holiday Event with Santa: Dec 10th