

WOODCREEK

**COMMUNITY DEVELOPMENT
DISTRICT**

June 29, 2022

BOARD OF SUPERVISORS

PUBLIC HEARINGS

AND REGULAR

MEETING AGENDA

Woodcreek Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

June 22, 2022

Board of Supervisors
Woodcreek Community Development District

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Woodcreek Community Development District will hold Multiple Public Hearings and a Regular Meeting on June 29, 2022, immediately following the Landowners' Meeting, scheduled to commence at 11:00 A.M., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Board of Supervisors (*the following will be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Chapter 190, Florida Statutes
 - D. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - E. Form 8B: Memorandum of Voting Conflict
4. Consideration of Resolution 2022-28, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
5. Consideration of Resolution 2022-29, Designating Certain Officers of the District, and Providing for an Effective Date

6. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date
 - A. Affidavit/Proof of Publication
 - B. Consideration of Resolution 2022-30, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Woodcreek Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

7. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
 - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
 - A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Master Engineer's Report *(for informational purposes)*
 - D. Master Special Assessment Methodology Report *(for informational purposes)*
 - E. Consideration of Resolution 2022-31, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment 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; 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

- 8. Consideration of ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit
- 9. Acceptance of Unaudited Financial Statements as of May 31, 2022
- 10. Approval of May 18, 2022 Organizational Meeting Minutes
- 11. Staff Reports
 - A. District Counsel: *KE Law Group, PLLC*
 - B. District Engineer (Interim): *WRA Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: August 3, 2022 at 11:00 AM [Public Hearings to Adopt FY2022 and FY2023 Budgets and Rules of Procedures]

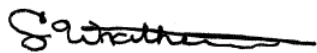
○ QUORUM CHECK

SEAT 1		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

- 12. Board Members' Comments/Requests
- 13. Public Comments
- 14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 943 865 3730

WOODCREEK

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2022-28

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WOODCREEK COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

	Seat 1	___ Votes
	Seat 2	___ Votes
	Seat 3	___ Votes
	Seat 4	___ Votes
	Seat 5	___ Votes

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

	Seat 1	___-Year Term
	Seat 2	___-Year Term
	Seat 3	___-Year Term
	Seat 4	___-Year Term
	Seat 5	___-Year Term

3. **EFFECTIVE DATE.** This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 29th day of June, 2022.

Attest:

**WOODCREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WOODCREEK

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2022-29

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WOODCREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Woodcreek Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Kristen Suit is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 29th day of June, 2022.

ATTEST:

**WOODCREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT

6A

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of Uniform Method Hearing** was published in said newspaper by print in the issues of: **6/ 1/22, 6/ 8/22, 6/15/22, 6/22/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

**WOODCREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM
METHOD OF COLLECTION OF NON-AD VALOREM
ASSESSMENTS**

Notice is hereby given that the Woodcreek Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on June 29, 2022 at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.


Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

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

Craig Wrathell
District Manager
6/1, 6/8, 6/15, 6/22/22

0000228589



Signature Affiant

Sworn to and subscribed before me this **.06/22/2022**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced



JESSICA ATTARD
Commission # **GG 308888**
Expires **March 28, 2023**
Bonded Thru Budget Notary Services

WOODCREEK

COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2022-30

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WOODCREEK COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE WOODCREEK COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Woodcreek Community Development District (“District”) was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Pasco County, Florida, for four (4) consecutive weeks prior to such hearing.

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

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Pasco County, Florida, and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 29th day of June, 2022.

ATTEST:

**WOODCREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description

PARCEL A:

A parcel of land lying in Section 26, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 26, run thence along the East boundary of the Northeast 1/4 of said Section 26, the following two (2) courses: 1) S.00°13'37"W., a distance of 1854.32 feet to the POINT OF BEGINNING; 2) continue, thence S.00°13'37"W., a distance of 784.70 feet, to the East 1/4 corner of said Section 26; thence along the East boundary of the Southeast 1/4 of said Section 26, S.00°12'58"W., a distance of 2417.05 feet, to a point on a curve on the Northerly right-of-way line of OLDWOODS AVENUE; thence along said Northerly right-of-way line, the following two (2) courses: 1) Southwesterly, 233.77 feet along the arc of a non-tangent curve to the left having a radius of 1642.00 feet and a central angle of 08°09'25" (chord bearing S.38°18'29"W., 233.57 feet); 2) Southwesterly, 47.57 feet along the arc of a non-tangent curve to the left having a radius of 1500.00 feet and a central angle of 01°49'02" (chord bearing S.35°08'17"W., 47.57 feet), to a point on the South boundary of said Southeast corner of Section 26; thence along said South boundary, S.89°59'13"W., a distance of 2500.63 feet, to the South 1/4 corner of said Section 26; thence along the South boundary of the Southwest 1/4 of said Section 26, S.89°59'39"W., a distance of 386.20 feet, to a point on the aforesaid Northerly right-of-way line of OLDWOODS AVENUE; thence along said Northerly right-of-way line, the following three (3) courses: 1) Westerly, 799.54 feet along the arc of a non-tangent curve to the right having a radius of 1273.24 feet and a central angle of 35°58'45" (chord bearing N.70°00'15"W., 786.47 feet); 2) N.52°00'52"W., a distance of 118.67 feet; 3) Westerly, 722.33 feet along the arc of a tangent curve to the left having a radius of 1095.17 feet and a central angle of 37°47'24" (chord bearing N.70°54'35"W., 709.31 feet), to the Southeasterly corner of MEADOW POINTE IV PARCEL AA NORTH PHASE I, according to the plat thereof as recorded in Plat Book 67, Pages 66 through 77, inclusive, of the Public Records of Pasco County, Florida; thence along the East boundary of said MEADOW POINTE IV PARCEL AA NORTH PHASE I, the following two (2) courses: 1) N.00°15'41"E., a distance of 2066.59 feet; 2) N.00°15'47"E., a distance of 542.32 feet, to the Southwest corner of Parcel 102B, as described in Official Records Book 9430, Page 192, of the Public Records of Pasco County, Florida; thence along the Southerly and Easterly boundary of said Parcel 102B, the following nine (9) courses: 1) N.89°59'58"E., a distance of 191.33 feet; 2) N.00°00'02"W., a distance of 287.00 feet; 3) N.89°59'58"E., a distance of 383.02 feet; 4) N.00°00'02"W., a distance of 90.15 feet; 5) S.83°13'06"W., a distance of 28.63 feet; 6) N.55°27'41"W., a distance of 151.85 feet; 7) N.43°14'16"W., a distance of 61.53 feet; 8) N.07°34'32"E., a distance of 74.51 feet; 9) N.23°18'12"E., a distance of 53.53 feet, to a point on a curve on the Southerly right-of-way line of STATE ROAD No. 56; thence along said Southerly right-of-way line, Easterly, 682.80 feet along the arc of a non-tangent curve to the right having a radius of 9875.00 feet and a central angle of 03°57'42" (chord bearing S.87°58'28"E., 682.66 feet); thence S.02°37'23"W., a distance of 611.90 feet; thence S.34°17'11"E., a distance of 124.59 feet; thence S.80°58'33"E., a distance of 524.70 feet; thence N.09°01'27"E., a distance of 216.45 feet; thence S.80°58'33"E., a distance of 743.71 feet; thence N.09°01'27"E., a distance of 495.05 feet; thence Northwesterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 89°59'29" (chord bearing N.35°58'17"W., 35.35 feet), to a point of cusp on said Southerly right-of-way line of STATE ROAD No. 56; thence along said Southerly right-of-way line, S.80°58'01"E., a distance of 191.99 feet, to a point of cusp; thence Southwesterly, 39.27 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'33" (chord bearing S.54°01'44"W., 35.36 feet); thence S.09°01'27"W., a distance of 521.41 feet; thence Southerly, 326.17 feet along the arc of a non-tangent curve to the left having a radius of 1500.00 feet and a central angle of 12°27'31" (chord bearing S.03°16'29"W., 325.53 feet); thence Southerly, 315.31 feet along the arc of a non-tangent curve to the left having a radius of 1527.70 feet and a central angle of 11°49'31"

(chord bearing S.09°04'11"E., 314.75 feet); thence Southeasterly, 23.98 feet along the arc of a compound curve to the left having a radius of 15.00 feet and a central angle of 91°35'59" (chord bearing S.60°46'57"E., 21.51 feet); thence N.73°25'03"E., a distance of 293.17 feet; thence Easterly, 414.55 feet along the arc of a tangent curve to the right having a radius of 1300.00 feet and a central angle of 18°16'14" (chord bearing N.82°33'10"E., 412.79 feet); thence N.03°34'45"E., a distance of 498.79 feet; thence N.08°38'34"E., a distance of 125.62 feet; thence N.01°41'31"E., a distance of 72.95 feet; thence N.06°51'12"E., a distance of 121.83 feet; thence N.55°31'43"E., a distance of 46.58 feet; thence N.08°09'03"E., a distance of 102.25 feet, to a point on a curve on said Southerly right-of-way line of STATE ROAD No. 56; thence along said Southerly right-of-way line, thence Easterly, 359.07 feet along the arc of a non-tangent curve to the left having a radius of 10025.00 feet and a central angle of 02°03'08" (chord bearing S.85°22'49"E., 359.05 feet), to the Northwesterly corner of Parcel 102D, as described in Official Records Book 9430, Page 192, of the Public Records of Pasco County, Florida; thence along the Westerly, Southerly and Easterly boundary of said Parcel 102D, the following eleven (11) courses: 1) S.06°15'41"W., a distance of 57.93 feet; 2) S.43°53'47"W., a distance of 159.38 feet; 3) S.23°41'32"W., a distance of 51.49 feet; 4) Southeasterly, 96.06 feet along the arc of a tangent curve to the left having a radius of 50.00 feet and a central angle of 110°04'52" (chord bearing S.31°20'54"E., 81.96 feet); 5) S.86°23'20"E., a distance of 429.49 feet; 6) Easterly, 39.84 feet along the arc of a tangent curve to the left having a radius of 50.00 feet and a central angle of 45°39'07" (chord bearing N.70°47'07"E., 38.79 feet); 7) N.47°57'33"E., a distance of 91.11 feet; 8) N.00°00'00"E., a distance of 46.06 feet; 9) N.52°58'41"W., a distance of 91.73 feet; 10) N.12°18'06"W., a distance of 74.69 feet; 11) N.25°24'27"E., a distance of 57.68 feet, to a point on a curve on the aforesaid Southerly right-of-way line of STATE ROAD No. 56; thence along said Southerly right-of-way line, the following two (2) courses: 1) Easterly, 259.43 feet along the arc of a non-tangent curve to the left having a radius of 10025.00 feet and a central angle of 01°28'58" (chord bearing S.89°17'08"E., 259.42 feet); 2) N.89°58'23"E., a distance of 154.72 feet, to the POINT OF BEGINNING.

Containing 323.667 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL B:

A parcel of land lying in Section 26, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 26, run thence along the East boundary of the Northeast 1/4 of said Section 26, also being the East boundary of WINDING RIDGE PHASES 1 & 2, according to the plat thereof as recorded in Plat Book 83, Pages 23 through 46, inclusive, of the Public Records of Pasco County, Florida, S.00°13'37"W., a distance of 1604.26 feet, to a point on the Northerly right-of-way line of STATE ROAD No. 56; thence along said Northerly right-of-way line, the following four (4) courses: 1) S.89°57'50"W., a distance of 142.57 feet; 2) Westerly, 1561.51 feet along the arc of a tangent curve to the right having a radius of 9875.00 feet and a central angle of 09°03'36" (chord bearing N.85°30'22"W., 1559.88 feet); 3) N.80°58'34"W., a distance of 548.26 feet, to the POINT OF BEGINNING; 4) continue, N.80°58'34"W., a distance of 291.41 feet, to the Southeast corner of Parcel 102C as described in Official Records Book 9430, Page 192, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said Parcel 102C, the following two (2) courses: 1) N.09°01'58"E., a distance of 213.13 feet; 2) N.64°04'50"W., a distance of 48.55 feet, to a point on a curve on the Southerly boundary of the aforesaid said WINDING RIDGE PHASES 1 & 2; thence along said Southerly boundary, the following two (2) courses: 1) Northeasterly, 448.41 feet along the arc of a non-tangent curve to the right having a radius of 335.00 feet and a central angle of 76°41'31" (chord bearing N.50°04'39"E., 415.67 feet); 2)

N.88°25'24"E., a distance of 279.93 feet, to a point on a curve on the Westerly right-of-way line of POPLAR BROOK DRIVE (Tract R-4), as shown on said plat of WINDING RIDGE PHASES 1 & 2; thence along said Westerly right-of-way line, the following two (2) courses: 1) Southerly, 141.46 feet along the arc of a non-tangent curve to the right having a radius of 1000.00 feet and a central angle of 08°06'18" (chord bearing S.04°58'17"W., 141.34 feet); 2) S.09°01'26"W., a distance of 171.19 feet; thence N.80°58'34"W., a distance of 149.33 feet; thence S.09°01'27"W., a distance of 8.97 feet; thence N.80°58'34"W., a distance of 64.33 feet; thence S.08°19'18"W., a distance of 64.70 feet; thence N.81°05'38"W., a distance of 6.64 feet; thence S.09°14'39"W., a distance of 206.34 feet, to the POINT OF BEGINNING.

Containing 4.956 acres, more or less.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL C:

A parcel of land lying in Section 26, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 26, run thence along the East boundary of the Northeast 1/4 of said Section 26, also being the East boundary of WINDING RIDGE PHASES 1 & 2, according to the plat thereof as recorded in Plat Book 83, Pages 23 through 46, inclusive, of the Public Records of Pasco County, Florida, S.00°13'37"W., a distance of 1604.26 feet, to a point on the Northerly right-of-way line of STATE ROAD No. 56; thence along said Northerly right-of-way line, the following three (3) courses: 1) S.89°57'50"W., a distance of 142.57 feet; 2) Westerly, 956.45 feet along the arc of a tangent curve to the right having a radius of 9875.00 feet and a central angle of 05°32'58" (chord bearing N.87°15'41"W., 956.08 feet), to the POINT OF BEGINNING; 3) continue, Westerly, 590.70 feet along the arc of a non-tangent curve to the right having a radius of 9875.00 feet and a central angle of 03°25'38" (chord bearing N.82°46'23"W., 590.61 feet); thence N.09°01'18"E., a distance of 297.36 feet; thence N.48°06'23"W., a distance of 50.25 feet; thence N.75°40'33"W., a distance of 158.78 feet, to a point on the Easterly right-of-way line of POPLAR BROOK DRIVE (Tract R-4), as shown on the aforesaid plat of WINDING RIDGE PHASES 1 & 2; thence along said Easterly right-of-way line, the following two (2) courses: 1) N.09°01'26"E., a distance of 111.90 feet; 2) Northerly, 167.73 feet along the arc of a tangent curve to the left having a radius of 1142.00 feet and a central angle of 08°24'55" (chord bearing N.04°48'58"E., 167.58 feet), to a point on the Southerly boundary of said WINDING RIDGE PHASES 1 & 2; thence along said Southerly boundary, the following four (4) courses: 1) S.89°23'29"E., a distance of 223.86 feet; 2) S.71°38'08"E., a distance of 357.15 feet; 3) S.18°00'47"E., a distance of 484.64 feet; 4) S.05°30'48"W., a distance of 143.20 feet, to the POINT OF BEGINNING.

Containing 8.435 acres, more or less.

ALTOGETHER containing 337.058 acres, more or less.

WOODCREEK

COMMUNITY DEVELOPMENT DISTRICT

7A

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pinellas, Hillsborough, Pasco,
Hernando Citrus

}ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **6/ 5/22, 6/12/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

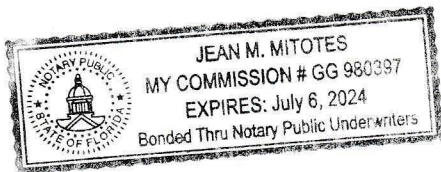
Signature Affiant

Sworn to and subscribed before me this **06/12/2022**

Signature of Notary Public

Personally known _____ X _____ or produced identification

Type of identification produced _____



NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE WOODCREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE WOODCREEK COMMUNITY DEVELOPMENT DISTRICT

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

NOTICE OF PUBLIC HEARINGS

DATE: June 29, 2022
 TIME: 11:00 a.m.
 LOCATION: Hilton Garden Inn Tampa-Wesley Chapel
 26640 Silver Maple Parkway
 Wesley Chapel, Florida 33544

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefitting all lands within the District. The Project is described in more detail in the *Engineer's Report*, dated May 18, 2022 ("Engineer's Report"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within various assessment areas, as set forth in the *Master Special Assessment Methodology Report*, dated May 18, 2022 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within unincorporated Pasco County, Florida, and covers approximately 323.667 acres of land, more or less. The site is generally located east of Meadow Point Boulevard, north of Oldwoods Avenue, and south of State Road 56. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

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's Office" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in an amount not-to-exceed \$42,985,000 (principal only, not including interest or collection costs or early payment discounts), and are as follows:

Product Type	# Units	ERUs	Total Debt Assessment per Unit	Annual Debt Assessment Per Unit
SF 40'	236	1.20	\$46,457.71	\$3,982.83
SF 50'	267	1.50	\$58,072.14	\$4,978.54
SF 60'	107	1.80	\$69,686.57	\$5,974.24
Villas 35'	138	1.00	\$38,714.76	\$3,319.02
TH 20'	128	0.75	\$29,036.07	\$2,489.27

The assessments shall 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.

District Manager

RESOLUTION 2022-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WOODCREEK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; 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; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Woodcreek Community Development District ("District") is a local unit of special-purpose 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 roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the Engineer's Report, dated May 18, 2022 ("Project"), which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that Master Special Assessment Methodology Report, dated May 18, 2022, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office");

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

2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to undertake 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 Project is **\$32,390,000** ("Estimated Cost").

B. The Assessments will defray approximately **\$42,985,000**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than **\$3,706,487** per year, again as set forth in **Exhibit B**.

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 will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, 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, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Project shall be levied on the lands within the District, 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 certain 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 caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: June 29, 2022
 TIME: 11:00 a.m.
 LOCATION: Hilton Garden Inn Tampa-Wesley Chapel
 26640 Silver Maple Parkway
 Wesley Chapel, Florida 33544

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

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

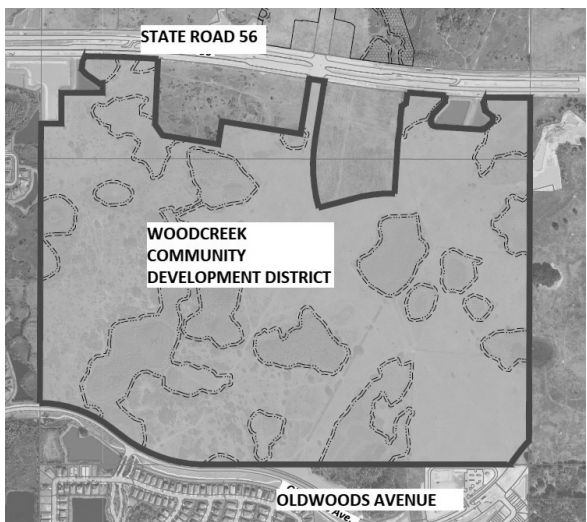
11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or 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 18th day of May, 2022.

ATTEST: **WOODCREEK COMMUNITY DEVELOPMENT DISTRICT**
 /S/ Craig Wrathell Secretary
 /S/ Christian Cotter Chair

Exhibit A: *Engineer's Report*, dated May 18, 2022
 Exhibit B: *Master Special Assessment Methodology Report*, dated May 18, 2022



WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT

7B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Michal Szymonowicz, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Michal Szymonowicz, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Assessment Roll Coordinator for the Woodcreek Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Woodcreek Community Development District.
4. I do hereby certify that on May 28, 2022 and in the regular course of business, I caused the letter, in the form attached hereto as Exhibit A, to be sent notifying affected landowners in the Woodcreek Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.


FURTHER AFFIANT SAYETH NOT.

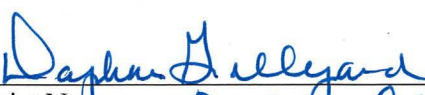


Michal Szymonowicz

SWORN TO (OR AFFIRMED) AND SUBSCRIBED before me by means of physical presence or online notarization, this 8th day of June, 2022, by Michal Szymonowicz, for Wrathell, Hunt and Associates, LLC, who is personally known to me or has provided _____ as identification, and who did ___ / did not take an oath.

NOTARY PUBLIC

 DAPHNE GILLYARD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG327647
Expires 8/20/2023



Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: GG327647
My Commission Expires: 8/20/2023

EXHIBIT A: Mailed Notice

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage

Total Pos

Sent To

Street and

City, State

**FORESTAR (USA) REAL ESTATE
GROUP INC
4042 PARK OAKS BLVD STE 200
TAMPA, FL 33610**



7020 1810 0000 2974 1334

EXHIBIT A

Woodcreek
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W, Boca Raton, Florida 33431
Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

Via First Class U.S. Mail and Email

May 28, 2022

FORESTAR (USA) REAL ESTATE GROUP INC
4042 PARK OAKS BLVD STE 200
TAMPA, FL 33610

Parcel Number: 26-26-20-0000-00100-0080, 26-26-20-0000-00100-0024 and 26-26-20-0000-00100-0023

**RE: Woodcreek Community Development District (“District”)
Notice of Hearings on Debt Assessments**

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings, and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE:	June 29, 2022
TIME:	11:00 a.m.
LOCATION:	Hilton Garden Inn Tampa-Wesley Chapel 26640 Silver Maple Parkway Wesley Chapel, Florida 33544

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, utilities (water, sewer, reclaim), exterior roadways, exterior hardscape/landscape, undergrounding of conduit, offsite utilities, offsite transportation and utility improvements, and other infrastructure improvements (together, “**Project**”), benefitting all lands within the District. The Project is described in more detail in the *Master Engineer’s Report*, dated May 18, 2022 (“**Engineer’s Report**”). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer’s Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within various assessment areas, as set forth in the *Master Special Assessment Methodology Report*, dated May 18, 2022 (“**Assessment Report**”). Copies of the Engineer’s Report and Assessment Report are attached hereto. As required by Chapters 170, 190 and 197, *Florida Statutes*, the Assessment Report, together with the Engineer’s Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each parcel of land within the District; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units contained within each parcel; and the total revenue the District will collect by the Debt Assessments. At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The Debt Assessments constitute a lien against benefitted property located within the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

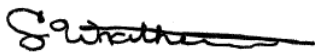
The District is located entirely within unincorporated Pasco County, Florida, and covers approximately 323.667 acres of land, more or less. The site is generally located east of Meadow Point Boulevard, north of Oldwoods Avenue, and south of State Road 56. All lands within the District are expected to be improved in accordance with the reports identified above. A geographic 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's Office" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

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.

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,



Craig Wrathell
District Manager

ATTACHMENTS: Engineer's Report and Assessment Report (with Legal Descriptions of Lands)

WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT

7C

**MASTER ENGINEER'S REPORT
For the
Woodcreek Community Development District**

PREPARED FOR:

BOARD OF SUPERVISORS
WOODCREEK COMMUNITY DEVELOPMENT DISTRICT

Prepared by:

Joseph A. Cimino, P.E.
Water Resource Associates, LLC, d/b/a WRA Engineering
Tampa, FL

May 18, 2022



WOODCREEK COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT

1. INTRODUCTION

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

2. GENERAL SITE DESCRIPTION

The District is located entirely within Pasco County, Florida and covers approximately 323.667 acres of land, more or less. The site is generally located east of Meadow Point Boulevard, north of Oldwoods Avenue, and south of State Road 56.

3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the lands within the District, which are planned for 876 residential units. The following charts show the planned product types and land uses for the District:

Table 1

Product Type	Units
SF 40'	236
SF 50'	267
SF 60'	107
Villas 35'	138
Townhomes 20'	128
TOTAL	876

The CIP which will be constructed will represent a system of improvements that will provide benefits, both general, and special and peculiar, to all lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District's CIP, however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enables properties within its boundaries to be developed. The CIP includes the following improvements:

Roadway Improvements:

The CIP includes subdivision roads and a spine road within the District. The subdivision roads consist of 2-lane undivided roadway within standard 50' ROWs. The spine road consists of a 4-lane divided road. Such roads include the roadway asphalt, base, and subgrade, striping and

signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with Pasco County standards.

All internal roadways may be financed by the District, owned by the District, or dedicated to Pasco County for ownership, operation, and maintenance. Alternatively, the developer may elect to finance the internal roads, gate them, and turn them over to a homeowners association for ownership, operation and maintenance (in such an event, the District would be limited to financing only utilities and stormwater improvements behind such gated areas).

Stormwater Management System:

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, pipe, control structures and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to the Southwest Florida Water Management District. The stormwater system will be designed consistent with the criteria established by the SWFWMD and the County for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of mass grading of lots, or the costs of spreading fill across private lots.

Water and Wastewater Utilities:

As part of the CIP, the District intends to construct and/or acquire water, wastewater and reclaimed water infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Water main connections will be made at SR 56 and Oldwoods Avenue.

Wastewater improvements for the project will include an onsite 8" diameter gravity collection system, offsite and onsite 4" force main and onsite lift stations. The offsite force main connection will be made at SR 56.

Reclaimed water improvements for the project will include an onsite 8" and 6" diameter pressure pipe distribution system, offsite and onsite 4" force main and onsite lift stations. The reclaimed main connections will be made at SR 56.

The water distribution and wastewater collection systems for all phases will be completed by the District and then dedicated to Pasco County for operation and maintenance. The CIP will only include laterals to the lot lines (i.e., point of connection).

Exterior Roadway Improvements:

Access connections and corresponding required turn lanes are proposed on SR 56 and Oldwoods Avenue. All roads will be designed in accordance with County standards.

The developer intends to finance all internal roads, gate them, and turn them over to a homeowner's association for ownership, operation and maintenance. Because of this, the District intends to only finance utilities, conservation/mitigation and stormwater improvements behind such gated areas.

Exterior Hardscape/Landscape:

The District will construct and/or install exterior hardscaping/landscaping improvements outside the gated areas of the community. The County has distinct design criteria requirements for such improvements. This project will at a minimum meet those requirements and in most cases will exceed the requirements with enhancements for the benefit of the community.

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

Streetlights / Undergrounding of Electrical Utility Lines

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

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

Recreational Amenities:

In conjunction with the construction of the development, the developer intends to construct and/or install an amenities center facility which upon completion will be conveyed to a homeowners' association for ownership, operation and maintenance. As such, the amenities are not included as part of the CIP. All such improvements will be considered common elements for the exclusive benefit of the District landowners.

Environmental Conservation/Mitigation

There are 0.01 acres of forested and herbaceous wetland impacts associated with the proper construction of the District's infrastructure which will require 0.00 acres of wetland mitigation. The District will be responsible for the design, permitting, construction, maintenance, and government reporting of the environmental mitigation. These costs are included within the CIP.

Professional Services

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

NOTE: In the event that impact fee credits are generated from any roadway, utilities or other improvements funded by the District, any such credits, if any, will be the subject of a separate agreement between the applicable developer and the District. Pursuant to such an agreement, and without intending to alter the terms of such an agreement, the applicable developer may elect to retain such credits if the developer provides consideration equal to the market value of the credits in the form of work product, improvements and/or land (based on the lesser of appraised value or the developer’s cost basis as it relates to land), or in the form of a cash paydown of certain debt assessments.

[PLEASE CONFIRM THAT THE INFORMATION STATED HERE IS CORRECT – The information stated here is correct]

4. PERMITTING/CONSTRUCTION COMMENCEMENT

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

Phase	No. of Units	Zoning	Pasco County Construction	SWFWMD ERP	Start of Construction	Completion of Construction
Mass Grading	N/A	N/A	Yes	Yes	1/1/2022	1/1/2023
Preliminary Development Plan	876	Yes	N/A			
Phase 1A/1A1	196	Yes	Yes	In Review	5/1/2022	6/1/2023
Future Phases	680	Yes	No	No	TBD	TBD

5. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 2 show below presents, among other things, the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth in Table 2 are reasonable and consistent with market pricing.

TABLE 2

Facility Description	CIP Costs	Financing Entity	O&M Entity
Stormwater Management	\$4,000,000	CDD	CDD
Utilities (Water, Sewer, Reclaim)	\$8,150,000	CDD	County
Exterior Roadways	\$9,300,000	CDD	CDD
Exterior Hardscape/Landscape	\$650,000	CDD	CDD

Undergrounding of Conduit	\$650,000	CDD	CDD
Conservation	\$0	CDD	CDD
Professional Services	\$2,000,000	CDD	CDD
Offsite Utilities	\$1,750,000	CDD	County
Offsite Transportation	\$1,750,000	CDD	FDOT & County
Contingency (15%)	\$4,140,000	-	-
TOTAL	\$32,390,000	-	-

1. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
2. Roadway, landscape/hardscape/irrigation, and amenities improvements, if behind hard-gates, will not be part of the CIP.
3. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association (in which case such items would not be part of the CIP), the District or a third-party.
4. At the developer's option, a third-party, or an applicable property owner's or homeowner's association may elect to maintain any District-owned improvements, subject to the terms of an agreement with the District.

6. CONCLUSIONS

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

It is further our opinion that:

- the estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in Pasco County, Florida, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- all of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, *Florida Statutes*;
- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- the reasonably expected economic life of the CIP is anticipated to be at least 20+ years; and
- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

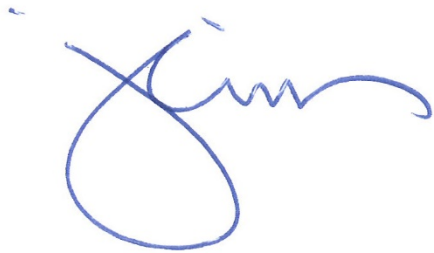
Also, the CIP will constitute a system of improvements that will provide benefits, both general, and special and peculiar, to all lands within the District. The general public, property owners, and property outside

the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enables properties within its boundaries to be developed.

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

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on public easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. Regarding any fill generated by construction of the CIP, and that is not used as part of the CIP, such fill will only be placed on-site where the cost of doing so is less expensive than hauling such fill off-site. The District will pay the lesser of the cost of the components of the CIP or the fair market value.

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



Joseph A. Cimino, P.E.
Woodcreek Project Engineer
FL License No. 67540

WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT

7D

WOODCREEK COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report

May 18, 2022



Provided by:

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a master financing plan and a master special assessment methodology for the Woodcreek Community Development District (the "District"), located in unincorporated Pasco County, Florida, as related to funding the costs of public infrastructure improvements contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's capital improvement plan (the "CIP") described in the Engineer's Report for the Woodcreek Community Development District prepared by WRA Engineering (the "District Engineer") dated May 18, 2022 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the CIP.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of 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. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's CIP enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The CIP will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the

value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the CIP as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Woodcreek development (the "Development" or "Woodcreek"), a master planned residential development located in unincorporated Pasco County, Florida. The land within the District consists of approximately 323.667 +/- acres and is generally located east of Meadow Point Boulevard, north of Oldwoods Avenue, and south of State Road 56.

2.2 The Development Program

The development of Woodcreek is anticipated to be conducted by Forestar (USA) Real Estate Group Inc. (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 876 residential units, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for Woodcreek. The development of Woodcreek is planned to be conducted in one or more phases over a multi-year period.

3.0 The CIP

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Plan

The CIP needed to serve the Development is projected to consist of improvements which will serve all of the lands in the District. The CIP will consist of stormwater management, utilities (water, sewer, reclaim), exterior roadways, exterior hardscape/landscape, undergrounding of conduit, offsite utilities, offsite transportation and other utility improvements. At the time of this writing, the total cost of the CIP, including professional services and contingency, is estimated to total approximately \$32,390,000.

Even though the installation of the improvements that comprise the CIP may occur in one or multiple stages coinciding with phases of development within the District, the infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the CIP.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. As of the time of writing of this Report, the District will most likely acquire completed improvements from the Developer, although the District maintains the complete flexibility to

either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the CIP as described in *Section 3.2*, the District would have to issue approximately \$42,985,000 in par amount of capital improvement revenue bonds (the "Bonds").

Please note that the purpose of this Report is to allocate the benefit of the CIP to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the CIP. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$42,985,000 to finance approximately \$32,390,000 in CIP costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvements and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$42,985,000. The difference is comprised of funding a debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the CIP outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the CIP will be secured by assessing properties within the District that derive special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

5.2 Benefit Allocation

The most current development plan envisions the development of 876 residential units, although unit numbers and land use types may change throughout the development period.

The infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the improvements that comprise the CIP and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments to the land receiving such special and peculiar benefits. Even though

these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied for, the improvement or debt allocated to that parcel.

The benefit associated with the CIP of the District is proposed to be allocated to the different unit types within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the District based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the CIP. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's CIP (the "Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

No Assessment is allocated herein to the private amenities or other common areas planned for the Development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all of the platted lots in the District. As such, no Assessment will be assigned to the amenities

and common areas. If the amenities are owned by the District, then they would be governmental property not subject to the Assessment and would be open to the general public, subject to District rules and policies.

5.3 Assigning Debt

The Assessments associated with repayment of the Bonds will initially be levied on all of the gross acres of land in the District. Consequently, the Assessments will be levied on approximately 323.667 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$42,985,000 will be preliminarily levied on approximately 323.667 +/- gross acres at a rate of \$132,806.25 per acre.

As the land is platted, the Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Assessments to platted parcels will reduce the amount of Assessments levied on unplatted gross acres within the District.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;

- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The improvements which are part of the CIP make the land in the District developable and saleable and when implemented jointly as parts of the CIP, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the CIP by different unit types.

5.6 True-Up Mechanism

The assessment methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Assessments on a per ERU basis never exceed the initially allocated Assessments as contemplated in the adopted assessment methodology. The Assessments per ERU preliminarily equal \$38,714.76 (\$42,985,000 in Assessments divided by 1,110.3 ERUs) and may change based on the final bond sizing or as a result of a change in unit types. If such changes occur, the methodology is applied to the land based on the number of and unit type within each and every parcel as signified by the number of ERUs.

As the land is platted, the Assessments are assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Assessments to the platted parcel of land, the Assessments per ERU for land that remains unplatted within the District remains equal to \$38,714.76, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Assessments to the platted land, the Assessments per ERU for land that remains unplatted within the District equals less than \$38,714.76 (either as a result of a larger number of units, different units or both), then the per ERU Assessments for all parcels within the District will be lowered if that state persists at the conclusion of platting of all land within the District.

If, in contrast, a result of platting and apportionment of the Assessments to the platted land, the Assessments per ERU for land that remains unplatted within the District equals more than \$38,714.76¹ (either as a result of a smaller number of units, different units or both), then the difference in Assessments plus accrued interest will be collected from the owner of the property which platting caused the increase of Assessments per ERU to occur, in accordance with a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Assessments per ERU and \$38,714.76 multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In considering whether to require a true-up payment, the District shall consider any requests for a deferral of true-up. In order to obtain such a deferral, a landowner seeking such deferral must provide to the District the following: a) proof of the amount of entitlements remaining on the undeveloped lands, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the Development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. The District's decision whether to grant a deferral shall be in its

reasonable discretion. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Assessments to pay debt service on the applicable Bonds and the District will conduct new proceedings under Chapter 170, *Florida Statutes* upon the advice of District Counsel. Any true-up payment shall become due and payable that tax year by the landowner of the lands subject to the proposed plat, shall be in addition to the regular Assessment installment payable for such lands, and shall constitute part of the Assessment liens imposed against the proposed plat property until paid.

All Assessments levied run with the land, and such Assessment liens include any true-up payment. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Assessment shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

In addition to platting of property within the District, any planned sale of unplatted land to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Assessments per ERU for land that remains unplatted remains equal to \$38,714.76. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessments transferred at sale.

¹ For example, if the first platting includes 236 Single-Family 40' lots, 217 Single-Family 50' lots, 107 Single-Family 60' lots, 138 Villas, and 128 Townhomes, which equates to a total allocation of \$40,048,866.12 in Assessments, then the remaining unplatted land would be required to absorb 50 Single-Family 50' lots or \$2,903,607.13 in Assessments. If the remaining unplatted land would only be able to absorb 40 Single-Family 50' lots or \$2,322,885.71 in Assessments, then a true-up, payable by the owner of the unplatted land, would be due in the amount of \$580,721.43 in Assessments plus applicable accrued interest to the extent described in this Section.

5.7 Assessment Roll

Assessments in the amount of \$42,985,000 plus interest are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, the Assessments shall be paid in thirty (30) annual principal installments.

5.8 Additional Items Regarding Assessments Imposition and Allocation

This master assessment allocation methodology is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual Bond issuances necessary to fund all or a portion of the CIP referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

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

As noted herein, the CIP functions as a system of improvements. Among other implications, this means that proceeds from any particular Bond issuance can be used to fund improvements within any benefitted property within the District, regardless of where the Assessments are levied, provided that Assessments are fairly and reasonably allocated across all benefitted properties.

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

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments

related to the District's CIP. 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. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

7.0 Appendix

Table 1

Woodcreek

Community Development District

Development Plan

Product Type	Total Number of Units
SF 40'	236
SF 50'	267
SF 60'	107
Villas 35'	138
Townhomes 20'	128
Total	876

Table 2

Woodcreek

Community Development District

Project Costs

Improvement	Total Costs
Stormwater Management System	\$4,000,000
Utilities (Water, Sewer, Reclaim)	\$8,150,000
Exterior Roadways	\$9,300,000
Exterior Hardscape/Landscape	\$650,000
Undergrounding of Conduit	\$650,000
Professional Services	\$2,000,000
Offsite Utilities	\$1,750,000
Offsite Transportation	\$1,750,000
Contingency	\$4,140,000
Total	\$32,390,000

Table 3

Woodcreek

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$42,985,000.00
Total Sources	\$42,985,000.00

Uses

Project Fund Deposits:	
Project Fund	\$32,390,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$3,464,006.55
Capitalized Interest Fund	\$6,017,900.00
Delivery Date Expenses:	
Costs of Issuance	\$1,109,700.00
Rounding	\$3,393.45
Total Uses	\$42,985,000.00

Table 4

Woodcreek

Community Development District

Benefit Allocation

Product Type	Total Number of		Total ERU
	Units	ERU Weight	
SF 40'	236	1.20	283.20
SF 50'	267	1.50	400.50
SF 60'	107	1.80	192.60
Villas 35'	138	1.00	138.00
Townhomes 20'	128	0.75	96.00
Total	876		1,110.30

Table 5

Woodcreek

Community Development District

Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Debt Service Payment per Unit**
SF 40'	236	\$8,261,594.16	\$10,964,020.53	\$46,457.71	\$3,982.83
SF 50'	267	\$11,683,504.46	\$15,505,262.09	\$58,072.14	\$4,978.54
SF 60'	107	\$5,618,584.17	\$7,456,463.12	\$69,686.57	\$5,974.24
Villas 35'	138	\$4,025,776.82	\$5,342,637.13	\$38,714.76	\$3,319.02
Townhomes 20'	128	\$2,800,540.39	\$3,716,617.13	\$29,036.07	\$2,489.27
Total	876	\$32,390,000.00	\$42,985,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes county collection costs estimated at 2% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

WOODCREEK

COMMUNITY DEVELOPMENT DISTRICT

7E

RESOLUTION 2022-31

[RESOLUTION LEVYING MASTER ASSESSMENTS]

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER'S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT 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; 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 Woodcreek Community Development District ("**District**") is a local unit of special-purpose government established by ordinance of the Board of County Commissioners of Pasco County, Florida, and existing under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District's Board of Supervisors ("**Board**") 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 as set forth herein.

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

1. **AUTHORITY.** 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 roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and
- b. On May 18, 2022, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2022-25 ("**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 capital improvement plan ("**Project**"); and
- c. The Project is described in the Declaring Resolution and the *District Engineer's Report* dated May 18, 2022 ("**Engineer's Report**," attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Project are on file in the offices of the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Records Office**"); and

The Debt Assessment Process

- d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Project by levying special assessments ("**Debt Assessments**") on specially benefited property within the District ("**Assessment Area**"); 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 June 29, 2022, 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 Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
 - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Engineer’s Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project, and within the Assessment Area; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
 - ii. The provision of said Project, the levying of the Debt Assessments, 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 Project are as specified in the Engineer’s Report and Assessment Report (defined below), 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 Project against the properties specially benefited thereby in the Assessment Area, using the method determined by the Board and set forth in the *Master Special Assessment Methodology Report*, dated May 18, 2022 (“**Assessment Report**,” attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and
- v. The Project benefits all developable property within the Assessment Area; and
- vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
- vii. All developable property within the Assessment Area is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and
- viii. The Debt 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 Debt Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefited properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, “**Bonds**”).

3. **AUTHORIZATION FOR PROJECT; ADOPTION OF ENGINEER’S REPORT.** The Engineer’s Report identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the costs of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer’s Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

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

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefited lands within the Assessment Area is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefited by the Project within the Assessment Area, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book.**" The Debt 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, 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. ***Supplemental Assessment Resolutions for Bonds.*** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series of Bonds each secured by one or more different assessment areas within the Assessment Area.
- b. ***Adjustments to Debt 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 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.

- c. **Contributions.** In connection with the issuance of a series of the Bonds, the project developer may request that any related Debt Assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of an applicable acquisition agreement, and this resolution, the developer will agree to provide a contribution of infrastructure, work product, or land based on appraised value, comprising a portion of the Project and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment under the Bonds.
- d. **Impact Fee Credits.** The District may or may not be entitled to impact fee credits as a result of the development of the Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used in the District's sole discretion as an offset for any acquisition of any portion of the Project (e.g., land based on the lesser of cost basis or appraised value, infrastructure and/or work product), for completion of the Project, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits, in each case pursuant to the terms of an acquisition agreement between the District and the project developer.

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*, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the applicable 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 DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

- a. **Payment.** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), 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.** Subject to the provisions of any supplemental assessment

resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessments owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the Project, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.

- c. ***Uniform Method; Alternatives.*** The District may elect to use the method of collecting Debt 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 Debt 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 Debt 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 Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt 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 Debt 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 Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

9. ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.

- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for 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. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.
- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the Assessment Area. Such determination shall be made based on the language in this Resolution and/or the tests or other methods set forth in **Exhibit B** (if any), or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.
- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units

within the Assessment Area. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands within the Assessment Area, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's reasonable discretion.

- d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things 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 Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.
- e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Debt Assessments to an assessment area comprised of specific unplatted lands which are less than all of the unplatted lands in the Assessment Area, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the assessment area have been and/or will be developed.

10. 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.

11. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of the County in which the District is located, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

12. 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.

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

14. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 29TH DAY OF JUNE, 2022.

ATTEST:

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Engineer's Report, dated May 18, 2022*

Exhibit B: *Master Special Assessment Methodology Report, dated May 18, 2022*

Exhibit A: *Engineer's Report*, dated May 18, 2022

Exhibit B: *Master Special Assessment Methodology Report, dated May 18, 2022*

WOODCREEK

COMMUNITY DEVELOPMENT DISTRICT

8

Date: June 23, 2022
Re: Website Mitigation Items for Accessibility

This proposal is for the website, which our development and audit team will perform the scope of services outlined below. ADA Site Compliance is a consultancy which provides specific services for the client. Any services outside of the scope below, or separate sites or templates, will require additional evaluations and proposals.

Technological Auditing

WCAG Standards
Technological auditing of the agreed upon pages.
Detailed Reports

Accessibility Policy and Compliance Shield

Indication to all website visitors that compliance, accessibility, and usability are a priority.
Provides contact information (phone and/or email) for users who find inaccessible areas of the website.



Scope of Services Performed by ADA Site Compliance:

- A. Technological Auditing and Reporting – WCAG Standards
- B. Accessibility Policy and Compliance Shield
- C. Technical Support – Email and Phone

Compliance Shield, Accessibility Policy and 1 Annual Technological Audit

\$210 per website (normally \$549) – Annual Pricing

Woodcreek CDD

By: _____

Name: _____

Its: _____

Date: _____

ADA Site Compliance

By: *Joshua LaBadie*

Name: Joshua LaBadie

Its: Senior Compliance Advisor



WOODCREEK

COMMUNITY DEVELOPMENT DISTRICT

9

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2022**

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2022**

	General Fund	Total Governmental Funds
ASSETS		
Due from Landowner	\$ 8,168	\$ 8,168
Total assets	\$ 8,168	\$ 8,168
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 2,168	\$ 2,168
Landowner advance	6,000	6,000
Total liabilities	8,168	8,168
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	2,168	2,168
Total deferred inflows of resources	2,168	2,168
Fund balances:		
Unassigned	(2,168)	(2,168)
Total fund balances	(2,168)	(2,168)
Total liabilities, deferred inflows of resources and fund balances	\$ 8,168	\$ 8,168

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 54,439	0%
Total revenues	<u>-</u>	<u>-</u>	<u>54,439</u>	0%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	2,000	12,000	17%
Legal	-	-	25,000	0%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	83	0%
Telephone	16	16	83	19%
Postage	-	-	500	0%
Printing & binding	42	42	208	20%
Legal advertising	110	110	6,500	2%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	500	0%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>2,168</u>	<u>2,168</u>	<u>54,439</u>	4%
Excess/(deficiency) of revenues over/(under) expenditures	(2,168)	(2,168)	-	
Fund balances - beginning	-	-	-	
Fund balances - ending	<u>\$ (2,168)</u>	<u>\$ (2,168)</u>	<u>\$ -</u>	

*These items will be realized after the issuance of bonds.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

WOODCREEK

COMMUNITY DEVELOPMENT DISTRICT

10

DRAFT

**MINUTES OF MEETING
WOODCREEK COMMUNITY DEVELOPMENT DISTRICT**

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An Organizational Meeting of the Woodcreek Community Development District was held on May 18, 2022 at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544.

Present at the meeting were:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Mark Roscoe	Assistant Secretary
Andre Carmack	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC
Meredith Hammock	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:25 a.m. Ms. Mary Moulton, Mr. Christian Cotter and Mr. Mark Roscoe, named in the Petition to Establish the District as Initial Board Supervisors, were present, in person. Mr. Ryan Zook and Mr. Ray Demby, also named in the Petition to Establish the District as Initial Board Supervisors, were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Initial Board of Supervisors *(the following will be provided in a separate package)*

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Moulton, Mr. Cotter and Mr. Roscoe.

39 ▪ **Acceptance of Mr. Ray Demby’s Email Declining the Board Seat**

40 **This item was an addition to the agenda.**

41 Mr. Wrathell presented Mr. Demby’s email declining the Board Seat.

42

43 **On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Mr.**
44 **Demby’s email declining the Board Seat, was accepted.**

45

46

47 ▪ **Appointment of Supervisor to Vacant Seat**

48 **This item was an addition to the agenda.**

49 Mr. Cotter nominated Mr. Andre Carmack to fill the vacant Seat.

50

51 **On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the**
52 **appointment of Mr. Andre Carmack to the vacant Seat, was approved.**

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55 Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the
56 Oath of Office to Mr. Carmack.

57 Mr. Wrathell provided the following items and stated District Counsel recommended
58 that all Supervisors submit an initial Form 8B to disclose the continuing conflict present with
59 Landowner representatives serving on the Board. He and Ms. Gentry explained the following:

60 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

61 **B. Membership, Obligations and Responsibilities**

62 **C. Chapter 190, Florida Statutes**

63 **D. Financial Disclosure Forms**

64 **I. Form 1: Statement of Financial Interests**

65 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

66 **III. Form 1F: Final Statement of Financial Interests**

67 **E. Form 8B: Memorandum of Voting Conflict**

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69 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01,
Designating Certain Officers of the District,
and Providing for an Effective Date**

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73 Mr. Wrathell presented Resolution 2022-01. Mr. Cotter nominated the following slate
74 of officers:

- 75 Chair Christian Cotter
- 76 Vice Chair Mary Moulton
- 77 Secretary Craig Wrathell
- 78 Assistant Secretary Mark Roscoe
- 79 Assistant Secretary Ryan Zook
- 80 Assistant Secretary Andre Carmack
- 81 Assistant Secretary Kristen Suit
- 82 Treasurer Craig Wrathell
- 83 Assistant Treasurer Jeff Pinder

84 No other nominations were made.

85

86 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor,**
87 **Resolution 2022-01, Designating Certain Officers of the District, as nominated,**
88 **and Providing for an Effective Date, was adopted.**

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91 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02,
Designating a Date, Time, and Location for
Landowners' Meeting of the District, and
Providing for an Effective Date**

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96 Mr. Wrathell presented Resolution 2022-02.

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98 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor,**
99 **Resolution 2022-02, Designating a Date, Time, and Location of June 29, 2022 at**
100 **11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple**
101 **Pkwy., Wesley Chapel, Florida 33544, for a Landowners' Meeting of the**
102 **District, and Providing for an Effective Date, was adopted.**

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105 ORGANIZATIONAL MATTERS

106 SIXTH ORDER OF BUSINESS Consideration of the Following
107 Organizational Matters:
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109 A. Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager
110 and Methodology Consultant; Providing an Effective Date

- 111 • Agreement for District Management Services: *Wrathell, Hunt and Associates,*
- 112 *LLC*

113 Mr. Wrathell presented Resolution 2022-03 and the Fee Schedule and Management
114 Agreement.

116 On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor,
117 Resolution 2022-03, Appointing and Fixing the Compensation of Wrathell, Hunt
118 and Associates, LLC as the District Manager and Methodology Consultant;
119 Providing an Effective Date, was adopted.

120
121
122 B. Resolution 2022-04, Appointing District Counsel for the District, and Authorizing
123 Compensation; and Providing for an Effective Date

- 124 • Fee Agreement: *KE Law Group, PLLC*

125 Ms. Gentry presented Resolution 2022-04 and the KE Law Group Fee Agreement.

127 On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor,
128 Resolution 2022-04, Appointing KE Law Group, PLLC as District Counsel for the
129 District, and Authorizing Compensation; and Providing for an Effective Date,
130 was adopted.

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133 C. Resolution 2022-05, Designating a Registered Agent and Registered Office of the
134 District, and Providing for an Effective Date

135 Mr. Wrathell presented Resolution 2022-05.

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On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-05, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2022-06, Appointing an Interim District Engineer for the Woodcreek Community Development District, Authorizing Its Compensation and Providing an Effective Date

- **Interim Engineering Services Agreement: *WRA Engineering, LLC***

Mr. Wrathell presented Resolution 2022-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-06, Appointing WRA Engineering, LLC as Interim District Engineer for the Woodcreek Community Development District, Authorizing Its Compensation and Providing an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Wrathell presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Request for Qualifications (RFQ) for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board Members declined the allowable compensation.

G. Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date

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On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-07, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and Principal Headquarters of the District; Designating the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 as the Location of the Local District Records Office; and Providing an Effective Date, was adopted.

H. Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- Authorization to Obtain General Liability and Public Officers’ Insurance**

Mr. Wrathell presented Resolution 2022-08.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, authorizing Staff to obtain General Liability and Public Officers’ Insurance, was approved.

I. Resolution 2022-09, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Mr. Wrathell presented Resolution 2022-09.

On MOTION by Mr. Roscoe and seconded by Mr. Cotter, with all in favor, Resolution 2022-09, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

209 J. Resolution 2022-10, Providing for the Appointment of a Records Management Liaison
 210 Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a
 211 Records Retention Policy; and Providing for Severability and Effective Date

212 Mr. Wrathell presented Resolution 2022-10.

213

214 **On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor,**
 215 **Resolution 2022-10, Providing for the Appointment of a Records Management**
 216 **Liaison Officer; Providing the Duties of the Records Management Liaison**
 217 **Officer; Adopting a Records Retention Policy; and Providing for Severability**
 218 **and Effective Date, was adopted.**

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221 K. Resolution 2022-11, Granting the Chair and Vice Chair the Authority to Execute Real
 222 and Personal Property Conveyance and Dedication Documents, Plats and Other
 223 Documents Related to the Development of the District’s Improvements; Approving
 224 the Scope and Terms of Such Authorization; Providing a Severability Clause; and
 225 Providing an Effective Date

226 Mr. Wrathell presented Resolution 2022-11. This Resolution grants the Chair and Vice
 227 Chair the authority to work with the District Engineer, District Counsel and District Staff and to
 228 execute certain documents in between meetings, to avoid delays in construction.

229

230 **On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor,**
 231 **Resolution 2022-11, Granting the Chair and Vice Chair the Authority to Execute**
 232 **Real and Personal Property Conveyance and Dedication Documents, Plats and**
 233 **Other Documents Related to the Development of the District’s Improvements;**
 234 **Approving the Scope and Terms of Such Authorization; Providing a Severability**
 235 **Clause; and Providing an Effective Date, was adopted.**

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238 L. Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice
 239 of Establishment of the District, and Providing for an Effective Date

240 Mr. Wrathell presented Resolution 2022-12.

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On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Wrathell presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Cotter and seconded by Mr. Carmack with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.

N. Strange Zone, Inc., Quotation #M22-1022 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Strange Zone, Inc., Quotation #M22-1022 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

This item was deferred.

P. Resolution 2022-13, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

- I. Rules of Procedure**
- II. Notices [Rule Development and Rulemaking]**

Mr. Wrathell presented Resolution 2022-13.

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On MOTION by Mr. Cotter and seconded by Mr. Carmack with all in favor, Resolution 2022-13, to Designate Date, Time and Place of August 3, 2022 at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544, for the Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

- Q. Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022; and Providing for an Effective Date**

This item was deferred.

- R. Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-15.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

- S. Stormwater Management Needs Analysis Reporting Requirements**

Mr. Wrathell stated new legislation requires CDDs to prepare a 20-year Stormwater Management Needs Analysis Report to document the CDD’s anticipated future stormwater system needs. A letter will be submitted stating that the CDD recognizes the requirement but does not own or operate a stormwater system at this time and that, upon receipt or construction of such facilities, the Report will be prepared and submitted.

BANKING MATTERS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Matters:

- A. Resolution 2022-16, Designating a Public Depository for Funds of the District and Providing an Effective Date**

311 Mr. Wrathell presented Resolution 2022-16.

312

313 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor,**
314 **Resolution 2022-16, Designating Truist Bank as the Public Depository for Funds**
315 **of the District and Providing an Effective Date, was adopted.**

316

317

318 **B. Resolution 2022-17, Directing the District Manager to Appoint Signors on the Local**
319 **Bank Account; and Providing an Effective Date**

320 Mr. Wrathell presented Resolution 2022-17. Funding requests will be sent to Mr. Cotter.

321

322 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe with all in favor,**
323 **Resolution 2022-17, Directing the District Manager to Appoint Signors on the**
324 **Local Bank Account; and Providing an Effective Date, was adopted.**

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327 **BUDGETARY MATTERS**

328 **EIGHTH ORDER OF BUSINESS**

Consideration of the Following Budgetary Matters:

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331 **A. Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 and Fiscal**
332 **Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law;**
333 **Addressing Transmittal, Posting and Publication Requirements; Addressing**
334 **Severability; and Providing for an Effective Date**

335 Mr. Wrathell presented Resolution 2022-18. He presented the proposed Fiscal Year
336 2022 and Fiscal Year 2023 budgets, which will be Landowner-funded, with expenses funded as
337 they are incurred.

338

339 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor,**
340 **Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022**
341 **and Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to**
342 **Florida Law for August 3, 2022 at 11:00 a.m., at the Hilton Garden Inn Tampa-**
343 **Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544;**
344 **Addressing Transmittal, Posting and Publication Requirements; Addressing**
345 **Severability; and Providing for an Effective Date, was adopted.**

346 **B. Fiscal Year Budget Funding Agreements [2021/2022 and 2022/2023]**

347 Mr. Wrathell presented the Budget Funding Agreements.

348

349 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe with all in favor, the**
350 **Fiscal Year 2021/2022 and 2022/2023 Budget Funding Agreements, in**
351 **substantial form, were approved.**

352

353

354 **C. Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing**
355 **Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in**
356 **Accordance with Section 218.415(17), Florida Statutes**

357 Mr. Wrathell presented Resolution 2022-19.

358

359 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor,**
360 **Resolution 2022-19, Adopting the Alternative Investment Guidelines for**
361 **Investing Public Funds in Excess of Amounts Needed to Meet Current**
362 **Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes,**
363 **was adopted.**

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366 **D. Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain**
367 **Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing**
368 **the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without**
369 **Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and**
370 **Providing for an Effective Date**

371 Mr. Wrathell presented Resolution 2022-20.

372

373 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor,**
374 **Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of**
375 **Certain Continuing Expenses Without Prior Approval of the Board of**
376 **Supervisors; Authorizing the Disbursement of Funds for Payment of Certain**
377 **Non-Continuing Expenses Without Prior Approval of the Board of Supervisors;**
378 **Providing for a Monetary Threshold; and Providing for an Effective Date, was**
379 **adopted.**

380

- 381 E. Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses;
382 and Providing for Severability and an Effective Date

383 Mr. Wrathell presented Resolution 2022-21.

384

385 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor,**
386 **Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel**
387 **Expenses; and Providing for Severability and an Effective Date, was adopted.**

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389

- 390 F. Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to
391 Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an
392 Effective Date

393 Mr. Wrathell presented Resolution 2022-22.

394

395 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor,**
396 **Resolution 2022-22, Adopting Prompt Payment Policies and Procedures**
397 **Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and**
398 **Providing an Effective Date, was adopted.**

399

400

- 401 G. Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section
402 218.33, Florida Statutes; Providing an Effective Date

403 Mr. Wrathell presented Resolution 2022-23.

404

405 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor,**
406 **Resolution 2022-23, Adopting an Internal Controls Policy Consistent with**
407 **Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

408

409

- 410 H. Consideration of E-Verify Memo with MOU

411 Mr. Wrathell presented District Counsel's E-Verify Memo related to the requirement for
412 all employers to verify employment eligibility utilizing the E-Verify System and the requirement
413 for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with
414 E-Verify.

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On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the KE Law Group PLLC Memorandum and authorizing enrollment and utilization of the E-Verify program, was approved.

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420

421 **BOND FINANCING RELATED MATTERS**

422 **NINTH ORDER OF BUSINESS**

Consideration of the Following Bond Financing Related Matters:

423
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425 **A. Bond Financing Team Funding Agreement**

426 Mr. Wrathell presented the Bond Financing Team Funding Agreement.

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On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.

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432 **B. Engagement of Bond Financing Professionals**

433 **I. Underwriter/ Investment Banker: *FMSbonds, Inc.***

434 Mr. Wrathell presented the FMSbonds, Inc., Agreement for Underwriting Services and
435 G-17 Disclosure.

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On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the FMSbonds, Inc. Agreement for Underwriting Services and G-17 Disclosure, were approved.

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442 **II. Bond Counsel: *Nabors Giblin & Nickerson, P.A***

443 Mr. Wrathell presented the Nabors Giblin & Nickerson, P.A Bond Counsel Agreement.

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On MOTION by Mr. Carmack and seconded by Mr. Roscoe, with all in favor, the Nabors Giblin & Nickerson, P.A Bond Counsel Agreement, was approved.

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449 **III. Trustee, Paying Agent and Registrar: *U.S. Bank Trust Company, N.A.***

450 Mr. Wrathell presented the US Bank Trust Company, N.A. Annual Trustee, Paying Agent
451 and Registrar Agreement. He noted the CDD was incorrectly listed as “Woodcreek Community
452 Development District 2” and stated the name would be revised to remove the “2” from the CDD
453 name.

454

455 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe with all in favor, the US**
456 **Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent**
457 **and Registrar, as amended, was approved.**

458

459

460 **C. Resolution 2022-24, Designating a Date, Time, and Location of a Public Hearing**
461 **Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection,**
462 **and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section**
463 **197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing;**
464 **and Providing an Effective Date**

465 Mr. Wrathell presented Resolution 2022-24. This Resolution enables placement of the
466 assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

467

468 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor,**
469 **Resolution 2022-24, Designating a Date, Time, and Location of June 29, 2022 at**
470 **11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple**
471 **Pkwy., Wesley Chapel, Florida 33544 for a Public Hearing Regarding the**
472 **District’s Intent to Use the Uniform Method for the Levy, Collection, and**
473 **Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section**
474 **197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such**
475 **Hearing; and Providing an Effective Date, was adopted.**

476

477

478 **D. Presentation of Master Engineer’s Report**

479 Mr. Wrathell presented the Master Engineer’s Report. He stated that areas highlighted
480 in yellow were subject to updating and revision and noted the following:

481 ➤ 876 total units are anticipated.

482 ➤ The Capital Improvement Plan (CIP) is currently estimated at \$32,390,000.

483 ➤ The CIP includes stormwater management, utilities, exterior roadways, exterior
484 hardscape and landscape, undergrounding of conduit, professional services, off-site utilities,
485 off-site transportation and contingencies.

486 **E. Presentation of Master Special Assessment Methodology Report**

487 Mr. Wrathell presented the Master Special Assessment Methodology Report. He
488 discussed the Development Program and the special and peculiar benefits to the units, in
489 relation to the CIP. He noted the following:

490 ➤ The CDD consists of approximately 323.667 acres located in Pasco County, Florida.

491 ➤ The Developer of the project is Forestar USA Real Estate Group, Inc.

492 ➤ 876 total units are anticipated.

493 ➤ The CIP is estimated at \$32,390,000.

494 ➤ The total par amount of bonds, including the cost of financing, capitalized interest and
495 debt service reserve, will be \$42,985,000.

496 Mr. Wrathell discussed assessments, lienability tests, the True-Up Mechanism and
497 Appendix Tables.

498

499 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the**
500 **Engineer's Report and the Master Special Assessment Methodology Report,**
501 **both in substantial form, were approved.**

502

503

504 **F. Resolution 2022-25, Declaring Special Assessments; Designating The Nature And**
505 **Location of The Proposed Improvements; Declaring The Total Estimated Cost of the**
506 **Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in**
507 **Which The Assessments are to be Paid; Designating the Lands Upon Which The**
508 **Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary**
509 **Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication**
510 **of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

511 Mr. Wrathell presented Resolution 2022-25 and read the title.

512

513 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor,**
 514 **Resolution 2022-25, Declaring Special Assessments; Designating The Nature**
 515 **And Location of The Proposed Improvements; Declaring The Total Estimated**
 516 **Cost of the Improvements, the Portion to be Paid By Assessments, and the**
 517 **Manner and Timing in Which The Assessments are to be Paid; Designating the**
 518 **Lands Upon Which The Assessments Shall Be Levied; Providing for an**
 519 **Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of**
 520 **Public Hearings for June 29, 2022 at 11:00 a.m., at the Hilton Garden Inn**
 521 **Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida**
 522 **33544; Providing for Publication of this Resolution; and Addressing Conflicts,**
 523 **Severability and an Effective Date, was adopted.**

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525

526 **G. Resolution 2022-27, Authorizing the Issuance of Not to Exceed \$42,985,000**
 527 **Woodcreek Community Development District Capital Improvement Revenue Bonds, in**
 528 **One or More Series; Approving the Form of a Master Trust Indenture; Appointing a**
 529 **Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program;**
 530 **Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and**
 531 **Providing an Effective Date**

532 Ms. Hammock presented Resolution 2022-27, which accomplishes the following:

- 533 ➤ Authorizes issuance of not-to-exceed \$42,985,000 aggregate principal amount of bonds.
- 534 ➤ Authorizes the CIP as described in the Engineer's Report.
- 535 ➤ Approves the form of the Master Trust Indenture.
- 536 ➤ Appoints US Bank Trust Company, N.A. as the Trustee, Paying Agent and Registrar.
- 537 ➤ Authorizes and directs District Counsel and Bond Counsel to file for bond validation.

538

539 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor,**
 540 **Resolution 2022-27, Authorizing the Issuance of Not to Exceed \$42,985,000**
 541 **Woodcreek Community Development District Capital Improvement Revenue**
 542 **Bonds, in One or More Series; Approving the Form of a Master Trust Indenture;**
 543 **Appointing a Trustee, Registrar and Paying Agent; Approving a Capital**
 544 **Improvement Program; Authorizing the Commencement of Validation**
 545 **Proceedings Relating to the Bonds; and Providing an Effective Date, was**
 546 **adopted.**

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550 CONSTRUCTION RELATED MATTERS

551 TENTH ORDER OF BUSINESS Consideration of the Following
552 Construction Related Matters:
553

554 Ms. Hammock presented the following:

- 555 A. Acquisition Agreement
- 556 B. Temporary Construction Easement

557

558 On MOTION by Mr. Carmack and seconded by Mr. Roscoe, with all in favor, the
559 Acquisition Agreement and the Temporary Construction Easement, in
560 substantial form, were approved.

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563 ELEVENTH ORDER OF BUSINESS Staff Reports

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- 565 A. District Counsel: *KE Law Group, PLLC*

566 There was no report.

- 567 B. District Engineer (Interim): *WRA Engineering, LLC*

568 There was no report.

- 569 C. District Manager: *Wrathell, Hunt and Associates, LLC*

570 There was no report.

571

572 TWELFTH ORDER OF BUSINESS Board Members' Comments/Requests

573

574 There were no Board Members' comments or requests.

575

576 THIRTEENTH ORDER OF BUSINESS Public Comments

577

578 No members of the public spoke.

579

580 FOURTEENTH ORDER OF BUSINESS Adjournment

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583 On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the
584 meeting adjourned at 12:06 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair