

Seaton Creek Reserve
Community Development District

MAY 8, 2025

AGENDA

Seaton Creek Reserve
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092

May 1, 2025

Board of Supervisors
Seaton Creek Reserve Community Development District

Dear Board Members:

The Meeting of the Seaton Creek Reserve Community Development District will be held Thursday, May 8, 2025, at 11:00 a.m. at the Hampton Inn & Suites Jacksonville Airport, 13551 Airport Court, Jacksonville, Florida 32218.

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Consideration of Minutes of the March 13, 2025 Meeting
- IV. Consideration of Amendment to Landscape Maintenance Agreement with VerdeGo
- V. Consideration of Resolution 2025-04, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption (*proposed budget will be sent under separate cover*)
- VI. Staff Reports
 - A. Attorney
 - B. Engineer – Pond Bank Inspection Report
 - C. Manager - Reminder of Annual Ethics Training & Annual Form 1 Filing
- VII. Supervisors Requests
- VIII. Audience Comments
- IX. Financial Statements as of March 31, 2025
- X. Check Register
- XI. Next Scheduled Meeting – July 11, 2025, at 11:00 a.m.
- XII. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Seaton Creek Reserve Community Development District was held on Thursday, March 13, 2025 at 11:00 a.m. at the Hampton Inn & Suites Jacksonville Airport, 13551 Airport Court, Jacksonville, Florida.

Present and constituting a quorum were:

Zenzi Rogers
Chris Mayo
Michael Della Penta

Chairperson
Vice Chairman
Supervisor

Also present were:

Jim Oliver
Wes Haber *by phone*
Sarah Sweeting
Chip Delinger

District Manager
District Counsel
GMS
GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m. and called roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

There were no members of the public present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 25, 2025 Meeting

Mr. Oliver presented the minutes of the February 25, 2025 meeting and asked for any questions, comments or revisions. The Board had no changes to the minutes.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Minutes of the February 25, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Agreement with Governmental Management Services

Mr. Oliver noted that the fee of this agreement is being mirrored by the proceeding District's agreement. There is also an onsite management component in the amount of \$18,000. The terms of this agreement run through 2026 which will be incorporated in the Fiscal Year 2026 budget.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Agreement with Governmental Management Services, was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber is working on an acquisition package that he hopes to have available relatively soon. He offered to answer any Board questions. Ms. Rogers stated that bond process for the remaining phases should begin. Ms. Rogers will get a schedule from the land development team and gather pertinent information for moving forward in the bond process.

B. Engineer

The District Engineer was not in attendance at the meeting, so the next item followed.

C. Manager

Mr. Oliver had nothing to report but will keep the Board in the loop regarding the preparation of the Fiscal Year 2026 Budget.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Rogers stated that there had been some homeowner complaints about standing water throughout the community. Staff will look into the issue and report back with any findings.

SEVENTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

**Next Regular Scheduled Meeting – May 8,
2025 at 11:00 a.m.**

Mr. Oliver stated the next regular scheduled meeting will be May 8, 2025 at 11:00 a.m. at Bartram Springs Amenity Center at 14530 East Cherry Lake Dr., Jacksonville, Florida.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Rodgers, seconded by Mr. Della Penta, with all in favor, the Meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

**FIRST AMENDMENT TO LANDSCAPE AND IRRIGATION MAINTENANCE
AGREEMENT BETWEEN SEATON CREEK RESERVE COMMUNITY
DEVELOPMENT DISTRICT AND VERDEGO LANDSCAPE, LLC**

[Amenity Center Maintenance]

This First Amendment (“Amendment”) is effective as of the ____ day of _____
2025, by and between:

SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (“District”), and

VERDEGO LANDSCAPE, LLC, a Florida limited liability company, with a mailing address of 39 Audobon Lane, Flagler Beach, Florida 32136 (“Contractor,” and together with the District, “Parties”).

RECITALS

WHEREAS, on June 1, 2024, the District and the Contractor entered into an agreement for landscape and irrigation maintenance services (“Services Agreement”); and

WHEREAS, pursuant to Section 20 of the Services Agreement, the Parties desire to amend the Services Agreement as set forth in more detail in Section 2 below; and

WHEREAS, any terms not otherwise defined herein shall have the meaning set forth in the Services Agreement as amended.

WHEREAS, each of the Parties hereto has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Services Agreement is hereby affirmed, and the Parties hereto agree that it continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Services Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 2.

- A.** The Services Agreement is hereby amended to include the additional Amenity Center maintenance services set forth in the attached **Exhibit A**, which is incorporated herein by this reference.
- B.** As compensation for the services set forth in the attached **Exhibit A**, the District shall pay the Contractor an additional One Thousand Six Hundred Fifteen Dollars and Eleven Cents (\$1,615.11) per month in accordance with the terms of the Services Agreement.

SECTION 3. To the extent that any terms or conditions found in **Exhibit A** conflict with the terms of the Services Agreement or this Amendment, the Services Agreement and this Amendment control and shall prevail.

SECTION 4. All other terms of the Services Agreement shall remain in full force and effect and are hereby ratified.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties execute this Amendment on the day and year first written above.

ATTEST:

**SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

VERDEGO LANDSCAPE, LLC

By: _____

By: _____
Its: _____

Exhibit A: Scope of Services

Exhibit A Scope of Services



Landscape Maintenance Proposal

Property Name: Seaton Creek Reserve CDD
Amenity Center Maintenance

<u>Services</u>	<u>Frequency</u>	<u>Amount</u>
Full Service Maintenance: Mowing Services	38	\$8,828.78
Detail Services: Shrubs & Trees (up to 10')	12	\$4,464.76
Irrigation Management: Monthly Wet Checks	12	\$2,323.20
Chemical/Fertilization Program - St. Augustine Turf	6 & 2	\$3,764.58

MONTHLY INVESTMENT **\$1,615.11**

ANNUAL INVESTMENT **\$19,381.32**

<u>Optional Services</u>	<u>Frequency</u>	<u>Amount</u>
Palm Pruning: Qty 9	1	\$360.00
Speciality Palm Pruning: Qty 3	2	\$330.00
Mulch Installation: Qty 45 Cu Yds	1	\$2,925.00

FIFTH ORDER OF BUSINESS

RESOLUTION 2025-04
[FY 2026 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Seaton Creek Reserve Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: _____, 2025
TIME: 11:00 a.m.
LOCATION: Hampton Inn & Suites Jacksonville Airport
13551 Airport Court
Jacksonville, Florida 32218

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8th DAY OF MAY, 2025.

ATTEST:

**SEATON CREEK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary
Exhibit A: Proposed Budget

Chair/Vice Chair, Board of Supervisors

Exhibit A
Proposed Budget

NINTH ORDER OF BUSINESS

Seaton Creek Reserve
Community Development District

Unaudited Financial Reporting
March 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2023</u>
5	<u>Capital Projects Fund Series 2023</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>
9-11	<u>Check Run Summary</u>
12	<u>Assessment Receipt Schedule</u>

Seaton Creek Reserve
Community Development District
Combined Balance Sheet
March 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 608,922	\$ -	\$ -	\$ 608,922
Due From Other Funds	\$ -	\$ 55,809	\$ -	\$ 55,809
Prepaid Expenses	\$ 605	\$ -	\$ -	\$ 605
Investments:				
Series 2023				
Reserve	\$ -	\$ 232,131	\$ -	\$ 232,131
Revenue	\$ -	\$ 267,592	\$ -	\$ 267,592
Construction/Acquisition	\$ -	\$ -	\$ 6,735,172	\$ 6,735,172
Total Assets	\$ 609,527	\$ 555,532	\$ 6,735,172	\$ 7,900,231
Liabilities:				
Accounts Payable	\$ 9,159	\$ -	\$ -	\$ 9,159
FICA Payable	\$ 31	\$ -	\$ -	\$ 31
Due to Other Funds	\$ 54,427	\$ -	\$ 1,382	\$ 55,809
Total Liabilities	\$ 63,616	\$ -	\$ 1,382	\$ 64,998
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 555,532	\$ -	\$ 555,532
Capital Project	\$ -	\$ -	\$ 6,733,789	\$ 6,733,789
Unassigned	\$ 545,911	\$ -	\$ -	\$ 545,911
Total Fund Balances	\$ 545,911	\$ 555,532	\$ 6,733,789	\$ 7,835,233
Total Liabilities & Fund Balance	\$ 609,527	\$ 555,532	\$ 6,735,172	\$ 7,900,231

Seaton Creek Reserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll (On)	\$ 412,895	\$ 206,448	\$ 219,719	\$ 13,271
Special Assessments - Tax Roll (Off)	\$ -	\$ -	\$ 141,033	\$ 141,033
Total Revenues	\$ 412,895	\$ 206,448	\$ 360,752	\$ 154,304

Expenditures:

General & Administrative:

Supervisor Fees	\$ 7,200	\$ 3,600	\$ 2,000	\$ 1,600
Payroll Taxes	\$ -	\$ -	\$ 15	\$ (15)
Engineering	\$ 10,000	\$ 5,000	\$ 3,380	\$ 1,620
Attorney	\$ 15,000	\$ 7,500	\$ 2,452	\$ 5,048
Dissemination	\$ 5,000	\$ 2,500	\$ 3,167	\$ (667)
Assessment Roll	\$ 8,500	\$ 4,250	\$ 300	\$ 3,950
Arbitrage Rebate Reporting	\$ 1,500	\$ 750	\$ -	\$ 750
Annual Audit	\$ 4,000	\$ 2,000	\$ -	\$ 2,000
Trustee Fees	\$ 4,000	\$ 3,547	\$ 3,547	\$ -
Management Fees	\$ 41,500	\$ 20,750	\$ 14,050	\$ 6,700
Website Maintenance	\$ 1,200	\$ 600	\$ 550	\$ 50
Postage/Office Supplies	\$ 600	\$ 300	\$ 26	\$ 274
Rentals and Leases	\$ -	\$ -	\$ 150	\$ (150)
Insurance General Liability/Public Officials	\$ 5,720	\$ 5,720	\$ 5,408	\$ 312
Legal Advertising	\$ 3,500	\$ 1,750	\$ 340	\$ 1,411
Other Current Charges	\$ 1,450	\$ 725	\$ -	\$ 725
Bank Fees	\$ 200	\$ 100	\$ -	\$ 100
Technology Services	\$ 600	\$ 300	\$ -	\$ 300
ADA Website Compliance	\$ 1,800	\$ 1,800	\$ 1,500	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 111,945	\$ 61,367	\$ 37,059	\$ 24,308

Operations & Maintenance

Utilities:

Water Utility Services	\$ 18,125	\$ 9,063	\$ -	\$ 9,063
Electric-Streetlights	\$ 25,000	\$ 12,500	\$ -	\$ 12,500
Electric-All Others	\$ 3,033	\$ 1,517	\$ -	\$ 1,517
Telephone/Internet	\$ 1,417	\$ 709	\$ -	\$ 709
Total Utilities:	\$ 47,575	\$ 23,788	\$ -	\$ 23,788

Stormwater Control

Stormwater System Maintenance	\$ 7,260	\$ 3,630	\$ 2,420	\$ 1,210
Wetland Monitoring/Maintenance	\$ 6,500	\$ 3,250	\$ -	\$ 3,250
Annual Stormwater Report	\$ 3,500	\$ 3,500	\$ -	\$ 3,500
Total Stormwater Control	\$ 17,260	\$ 10,380	\$ 2,420	\$ 7,960

Seaton Creek Reserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Other Physical Environment				
Property & Casualty Insurance	\$ 30,000	\$ 15,000	\$ -	\$ 15,000
Landscape Maintenance-Contract	\$ 90,917	\$ 45,459	\$ 32,259	\$ 13,199
Landscaping - Mulch	\$ 4,000	\$ 2,000	\$ -	\$ 2,000
Landscaping - Plant Replacement Program	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Irrigation Maintenance	\$ 6,000	\$ 3,000	\$ 945	\$ 2,055
R&M Drainage	\$ 1,000	\$ 500	\$ -	\$ 500
Total Other Physical Environment	\$ 136,917	\$ 68,459	\$ 33,204	\$ 35,254
Amenity				
Field Services	\$ 18,000	\$ 9,000	\$ 1,500	\$ 7,500
Janitorial - Contract	\$ 2,542	\$ 1,271	\$ -	\$ 1,271
Janitorial - Supplies/Other	\$ 1,000	\$ 500	\$ -	\$ 500
Rental - Fitness Equipment	\$ 9,583	\$ 4,792	\$ -	\$ 4,792
Contracts - Fitness Classes	\$ 6,000	\$ 3,000	\$ -	\$ 3,000
Garbage Dumpster - Rental/Collection	\$ 1,500	\$ 750	\$ -	\$ 750
Contracts - Pest Control/Termite Bond	\$ 1,958	\$ 979	\$ -	\$ 979
Amenity R&M	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Pool Permits	\$ 500	\$ 250	\$ -	\$ 250
Access Control R&M	\$ 750	\$ 375	\$ -	\$ 375
Contracts - Pool Service	\$ 8,750	\$ 4,375	\$ -	\$ 4,375
Dog Waste Station Service and Supplies	\$ 8,892	\$ 4,446	\$ -	\$ 4,446
R&M - Entrance Monument & Wall	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Contracts - Access Control	\$ 8,889	\$ 4,445	\$ -	\$ 4,445
Miscellaneous Contingency	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Misc.-Special Events	\$ 8,333	\$ 4,167	\$ -	\$ 4,167
Misc. - Holiday Décor	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Total Amenity	\$ 99,198	\$ 49,599	\$ 1,500	\$ 48,099
Total Operations & Maintenance	\$ 300,950	\$ 152,225	\$ 37,124	\$ 115,101
Total Expenditures	\$ 412,895	\$ 213,592	\$ 74,183	\$ 139,409
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (7,144)	\$ 286,569	\$ 293,713
Net Change in Fund Balance	\$ -	\$ (7,144)	\$ 286,569	\$ 293,713
Fund Balance - Beginning	\$ 156,910		\$ 259,342	
Fund Balance - Ending	\$ 156,910		\$ 545,911	

Seaton Creek Reserve

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll (On)	\$ 464,906	\$ 263,454	\$ 263,454	\$ -
Special Assessments - Tax Roll (Off)	\$ -	\$ -	\$ 168,381	\$ 168,381
Interest Income	\$ -	\$ -	\$ 6,044	\$ 6,044
Total Revenues	\$ 464,906	\$ 263,454	\$ 437,879	\$ 174,425
Expenditures:				
Interest - 12/15	\$ 179,953	\$ 179,953	\$ 179,953	\$ -
Principal - 6/15	\$ 105,000	\$ -	\$ -	\$ -
Interest - 6/15	\$ 179,953	\$ -	\$ -	\$ -
Total Expenditures	\$ 464,906	\$ 179,953	\$ 179,953	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 83,501	\$ 257,926	\$ 174,425
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (4,934)	\$ (4,934)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (4,934)	\$ (4,934)
Net Change in Fund Balance	\$ -	\$ 83,501	\$ 252,992	\$ 169,491
Fund Balance - Beginning	\$ -		\$ 302,540	
Fund Balance - Ending	\$ -		\$ 555,532	

Seaton Creek Reserve

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 115,625	\$ 115,625
Total Revenues	\$ -	\$ -	\$ 115,625	\$ 115,625
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 115,625	\$ 115,625
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 4,934	\$ 4,934
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 4,934	\$ 4,934
Net Change in Fund Balance	\$ -	\$ -	\$ 120,559	\$ 120,559
Fund Balance - Beginning	\$ -		\$ 6,613,231	
Fund Balance - Ending	\$ -		\$ 6,733,789	

Seaton Creek Reserve
Community Development District
Month to Month

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	8/31/202	Sep-25	Total
Revenues:													
Special Assessments - Tax Roll (On)	\$ -	\$ 4,170	\$ 214,041	\$ -	\$ 1,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 219,719
Special Assessments - Tax Roll (Off)	\$ -	\$ -	\$ 94,022	\$ -	\$ -	\$ 47,011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 141,033
Total Revenues	\$ -	\$ 4,170	\$ 308,064	\$ -	\$ 1,508	\$ 47,011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360,752
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ 600	\$ -	\$ -	\$ 600	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Payroll Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Engineering	\$ 410	\$ -	\$ 1,025	\$ 205	\$ -	\$ 1,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,380
Attorney	\$ -	\$ 1,285	\$ -	\$ -	\$ 1,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,452
Dissemination	\$ 1,917	\$ 417	\$ 417	\$ -	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,167
Assessment Roll	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Arbitrage Rebate Reporting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,547	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,547
Management Fees	\$ 3,458	\$ 3,458	\$ 3,458	\$ -	\$ 3,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,050
Website Maintenance	\$ 150	\$ 150	\$ 150	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550
Postage/Office Supplies	\$ 19	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26
Rentals and Leases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Insurance General Liability/Public Officials	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Legal Advertising	\$ 340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bank Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Technology Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ADA Website Compliance	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 17,623	\$ 6,017	\$ 5,150	\$ 205	\$ 5,959	\$ 2,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,059
Operations & Maintenance													
Utilities:													
Water Utility Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric-Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric-All Others	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone/Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Control													
Stormwater System Maintenance	\$ 605	\$ 605	\$ 605	\$ 605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,420
Wetland Monitoring/Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Stormwater Report	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Stormwater Control	\$ 605	\$ 605	\$ 605	\$ 605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,420

Seaton Creek Reserve
Community Development District
Month to Month

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	8/31/202	Sep-25	Total
Other Physical Environment													
Property & Casualty Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance-Contract	\$ 6,452	\$ 6,452	\$ 6,452	\$ 6,452	\$ 6,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,259
Landscaping - Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping - Plant Replacement Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Maintenance	\$ 418	\$ 527	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945
R&M Drainage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Physical Environment	\$ 6,870	\$ 6,979	\$ 6,452	\$ 6,452	\$ 6,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,204
Amenity													
Field Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Janitorial - Contract	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial - Supplies/Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rental - Fitness Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contracts - Fitness Classes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garbage Dumpster - Rental/Collection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contracts - Pest Control/Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity R&M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Access Control R&M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contracts - Pool Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dog Wast Station Service and Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
R&M - Entrance Monument & Wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contracts - Access Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Misc-Special Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Misc - Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Amenity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Total Operations & Maintenance	\$ 7,475	\$ 7,584	\$ 7,057	\$ 7,057	\$ 6,452	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,124
Total Expenditures	\$ 25,098	\$ 13,600	\$ 12,207	\$ 7,262	\$ 12,411	\$ 3,605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,183
Excess (Deficiency) of Revenues over Expend	\$ (25,098)	\$ (9,431)	\$ 295,857	\$ (7,262)	\$ (10,903)	\$ 43,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286,569
Net Change in Fund Balance	\$ (25,098)	\$ (9,431)	\$ 295,857	\$ (7,262)	\$ (10,903)	\$ 43,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286,569

Seaton Creek Reserve

Community Development District

Long Term Debt Report

Series 2023, Special Assessment Bonds, Assessment Area One		
Interest Rate:	Multiple Rates	
Maturity Date:	6/15/2053	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$232,131.25	
Reserve Fund Balance	\$232,131.25	
Bonds Outstanding - 9/30/2024		\$6,770,000
Less: Principal Payment - 6/15/2025		\$0
Bonds Outstanding, Series 2023		\$6,770,000

SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments	\$	243,048.70	\$	291,428.28	\$	534,476.98
Net Assessments	\$	228,465.78	\$	273,942.58	\$	502,408.36

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	45.47%	54.53%	100.00%
							O&M Portion	2021 Debt Service	Total
11/20/24	Distribution 1	\$3,299.24	\$131.97	\$110.85	\$0.00	\$3,056.42	\$1,389.88	\$1,666.54	\$3,056.42
11/21/24	Distribution 2	\$3,299.24	\$131.97	\$110.86	\$0.00	\$3,056.41	\$1,389.88	\$1,666.53	\$3,056.41
11/29/24	Distribution 3	\$3,299.24	\$131.97	\$110.85	\$0.00	\$3,056.42	\$1,389.88	\$1,666.54	\$3,056.42
12/05/24	Distribution 4	\$19,795.44	\$791.82	\$665.13	\$0.00	\$18,338.49	\$8,339.27	\$9,999.22	\$18,338.49
12/10/24	Distribution 5	\$313,427.80	\$12,537.15	\$10,531.17	\$0.00	\$290,359.48	\$132,038.42	\$158,321.06	\$290,359.48
12/19/24	Distribution 6	\$174,859.72	\$6,994.41	\$5,875.29	\$0.00	\$161,990.02	\$73,663.54	\$88,326.48	\$161,990.02
02/21/25	Distribution 7	\$3,299.24	(\$65.97)	\$117.78	\$68.03	\$3,315.46	\$1,507.68	\$1,807.78	\$3,315.46
TOTAL		\$ 521,279.92	\$ 20,653.32	\$ 17,521.93	\$ 68.03	\$ 483,172.70	\$ 219,718.55	\$ 263,454.15	\$ 483,172.70

98%	Gross Percent Collected
\$13,197.06	Balance Remaining to Collect

Date	CHECK #	2006 Debt Service
1/6/25	1086	\$261,646.37
TOTAL		\$ 261,646.37

001.300.20700.10000	\$ 1,807.78
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TENTH ORDER OF BUSINESS

SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

May 8, 2025

GENERAL FUND		
<i><u>DATE</u></i>	<i><u>CHECK NUMBERS</u></i>	<i><u>AMOUNT</u></i>
04/04/25	1-3	\$0.00
04/22/25	4-6	\$7,013.17
04/23/25	7	\$30.60
05/01/25	8-11	\$8,948.04
Total		\$15,991.81

AP300R
*** CHECK NOS. 000001-000011

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
SEATON CREEK RESERVE - GENERAL
BANK A SEATON CREEK RESERVE

RUN 5/01/25

PAGE 10

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
4/04/25	00001	3/01/25 1	202503 310-51300-34000		*	3,825.00	
			MGMT FEE 03/25				
		3/01/25 1	202503 310-51300-35100		*	33.33	
			WEBSITE ADMIN 03/25				
		3/01/25 1	202503 310-51300-35101		*	66.67	
			INFO TECH 03/25				
		3/01/25 1	202503 310-51300-31300		*	416.67	
			DISSEMINATION AGENT SVCS				
		3/01/25 2	202503 320-57200-34000		*	1,500.00	
			CONTRACT ADMIN 03/25				
		3/01/25 1	202503 310-51300-34000		V	3,825.00-	
			MGMT FEE 03/25				
		3/01/25 1	202503 310-51300-35100		V	33.33-	
			WEBSITE ADMIN 03/25				
		3/01/25 1	202503 310-51300-35101		V	66.67-	
			INFO TECH 03/25				
		3/01/25 1	202503 310-51300-31300		V	416.67-	
			DISSEMINATION AGENT SVCS				
		3/01/25 2	202503 320-57200-34000		V	1,500.00-	
			CONTRACT ADMIN 03/25				
				GOVERNMENTAL MANAGEMENT SERVICES			.00 000001
4/04/25	00018	5/08/25 05082025	202505 310-51300-44000		*	300.00	
			NOTICE OF MEETING 05/25				
		5/08/25 05082025	202505 310-51300-44000		V	300.00-	
			NOTICE OF MEETING 05/25				
				HAMPTON INN & SUITES JACKSONVILLE			.00 000002
4/04/25	00005	3/05/25 3535622	202501 310-51300-31500		*	871.50	
			SVCS 01/25				
		3/05/25 3535622	202501 310-51300-31500		V	871.50-	
			SVCS 01/25				
				KUTAK ROCK			.00 000003
4/22/25	00001	3/01/25 1	202503 310-51300-34000		*	3,825.00	
			MGMT FEE 03/25				
		3/01/25 1	202503 310-51300-35100		*	33.33	
			WEBSITE ADMIN 03/25				
		3/01/25 1	202503 310-51300-35101		*	66.67	
			INFO TECH 03/25				
		3/01/25 1	202503 310-51300-31300		*	416.67	
			DISSEMINATION AGENT SVCS				
		3/01/25 2	202503 320-57200-34000		*	1,500.00	
			CONTRACT ADMIN 03/25				
				GOVERNMENTAL MANAGEMENT SERVICES			5,841.67 000004
				SCRC SEATON CREEK SHENNING			

SCRC SEATON CREEK SHENNING