

**MARSHALL CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**JUNE 8, 2022
AGENDA PACKAGE**

Call-in information 646-838-1601 and Conference ID: 857 497 025#



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

Marshall Creek Community Development District

INFRAMARK, INFRASTRUCTURE MANAGEMENT SERVICES

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June 1, 2022

Board of Supervisors
Marshall Creek
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Marshall Creek Community Development District will be held **Wednesday, June 8, 2022** beginning at **4:00 p.m.** at the Marshall Creek Amenity Center, 625 Palencia Club Drive, St. Augustine, Florida where the Board may consider any business that may properly come before it. Some or all of the Board members and staff will be in physical attendance at the meeting location. For members of the public desiring to attend and provide public comment by telephone, they can do so by dialing 646-838-1601 Conference ID 857 497 025#. Following is the advance agenda for the meeting:

- 1. Roll Call**
- 2. Audience Comments**
- 3. Approval of the Minutes of the May 18, 2022 Meeting**
 - A. Discussion of Open Items
- 4. Engineer's Report**
- 5. General Manager's Operations Report**
 - A. Traffic Reports & SJCSO Roving Patrol Violation Log
- 6. District Manager's Report**
 - A. Distribution of Sweetwater Creek CDD Proposed Budget FY2023
 - B. Discussion of Proposed Budget for FY 2023
 - C. Consideration of Resolution 2022-5 Approving the Budget and Setting the Public Hearing
 - D. Acceptance of the AMTEC Arbitrage Rebate Report for Series 2016 Bonds
- 7. Attorney's Report**
- 8. Supervisors' Requests**
- 9. Adjournment**

Enclosed for your review is a copy of the draft minutes of the May 18, 2022 meeting.

The General Manager's Operations Report is enclosed for your review. Also enclosed are the Traffic Reports and SJCSO Off-Duty Roving Patrol Violation Report.

Under the District Manager's Report, a copy of the Proposed FY 2023 Budget from Sweetwater Creek, which is due June 1 per the Interlocal Agreement has not yet been received. Therefore, the Marshall Creek CDD Proposed FY 2023 budget will be distributed under separate cover so it can include the Shared Expense & Revenue for Sweetwater Creek CDD based upon their FY

Marshall Creek CDD

June 1, 2022

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2023 Proposed Budget. After your consideration, Resolution 2022-5 needs to be adopted to approve the tentative budget and set the public hearing. Also enclosed for your review and acceptance is AMTEC Arbitrage Rebate Report for the Series 2016 bonds.

The balance of the agenda is routine in nature. This agenda package is being distributed electronically with hard copies to follow. In the meantime, if you have any questions, please let me know at (904) 436-4102. I look forward to speaking with you at the meeting.

Sincerely,

Janice Eggleton Davis

Janice Eggleton Davis/ms

District Manager

Cc: Michael Eckert
Jonathan Johnson
Hank Fishkind

Ryan Stilwell, P.E.
Warren Bloom

Katie Hollis
Brett Sealy

Third Order of Business

**MINUTES OF MEETING
MARSHALL CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Marshall Creek Community Development District was held on Wednesday, May 18, 2022 at 4:00 p.m. at Marshall Creek Amenity Center, 625 Palencia Club Drive, St. Augustine, Florida and via conference line at 646-838-1601.

Present and constituting a quorum were:

Howard Hoffman	Chairman
Kathy Moss	Vice Chairman (via phone)
Howard Entman	Assistant Secretary
Richard Luciano	Assistant Secretary
Monique Perna	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager
Jonathan Johnson	District Counsel (via phone)
Ryan Stilwell	District Engineer
Katie Hollis	General Manager
Members of the Public	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

- Mr. Hoffman called the meeting to order and the Board and Staff identified themselves for the record.

SECOND ORDER OF BUSINESS

Audience Comments

- Ms. Marilyn Costanza addressed street trees noting Ms. Hollis had advised her to submit a request to the ARB and it was denied.
 - Ms. Hollis will coordinate a response from POA.
- Ms. Costanza also addressed a sidewalk issue in Oak Common.

THIRD ORDER OF BUSINESS

Public Hearing to Consider Adoption of Service Rates for Responding to Gate Strikes

On MOTION by Dr. Entman seconded by Ms. Perna, with all in favor, the public hearing was opened.

- Mr. Hoffman noted he does not think they need this, and he does not like the varying fee.
- Mr. Luciano noted he thought the discussion had been about flagrant violations.
- Ms. Perna noted it was not intended for those who hit by accident or where the gate comes down too fast. This is for those who willfully damage the gate.
- Ms. Moss noted she thinks the fee is exorbitant and if they are going to have a fee it should be a set fee, rather than a discretionary one.
- Dr. Entman addressed the fee range noting Ms. Hollis would have that discretion if someone were to receive a penalty.
- Mr. Luciano noted he believes it \$0 to \$250 not \$50 to \$250.
- Mr. Larry McGinnis inquired if a first violation letter would go out prior or is the first offense punishable.
 - Ms. Perna noted this is for extreme circumstances. This is so they have the ability, and it is in place.
- Ms. Laurelle Zamparelli noted she thinks they have clarified it gives them the ability to charge a fee, not a requirement to do so.

On MOTION by Ms. Perna seconded by Dr. Entman, with Ms. Perna, Dr. Entman and Mr. Luciano voting aye and Mr. Hoffman and Ms. Moss voting nay, Resolution 2022-4 a resolution of the Board of Supervisors of Marshall Creek Community Development District adopting rates regarding services in response to gate strikes; providing a severability clause; and providing an effective date was adopted. 3-2

On MOTION by Dr. Entman seconded by Mr. Luciano, with all in favor, the public hearing was closed.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the April 20, 2022 Meeting

On MOTION by Mr. Luciano seconded by Ms. Perna, with all in favor, the minutes of the March 16, 2022 meeting were approved.

A. Discussion of Open Items

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Engineer’s Report

- Mr. Stilwell distributed a proposal regarding HB 53 – Stormwater Management Needs Analysis Report and outlined the reporting now required and noted it is due to be filed by June 30th.
- Mr. Hoffman inquired if the reporting needs to be done every year.
 - Mr. Stilwell noted it is every five years.
- Ms. Hollis addressed budgeting for future reporting.
- Dr. Entman noted it seems the cost of doing this is almost as much as the cost of replacing whatever needs to be replaced in the five-year plan and inquired if there is a way to give them a bond of \$100,000 to say if something needs replaced and they do not replace it, you can hire somebody rather than going through an exercise like this.
 - Mr. Stilwell noted not that he is aware of. He inquired if Mr. Johnson had any experience with pushback to the state level.
 - Mr. Johnson stated unfortunately we are in the world of unfunded mandates from the State of Florida. There is not an alternative to doing the study. Each study from each special district gets filed with the County, and the County then does a Master Study that gets filed with the State of Florida.

On MOTION by Dr. Entman seconded by Mr. Hoffman, with all in favor, the Prosser proposal for the Stormwater Management Needs Analysis Report in an amount not to exceed \$10,000 was approved.

SIXTH ORDER OF BUSINESS

General Manager’s Operations Report

A. Traffic Report & SJCSO Roving Patrol Violation Log

- Ms. Hollis further reviewed her report in the agenda package and provided updates:
 - Reported on the budget noting they will get the SCCDD numbers on June 1st.

B. Discussion of Community Survey

- Ms. Hollis addressed the survey results noting they included a couple of categories.
 - An education category where they educate through email blasts to the community on Envera, the County park, pool hours, golf carts past the roundabout, O&M history, SJSO hours, the front area (commercial POA), and an amenity map.

- Changes to consider that were pulled from the comments – Guest policies.
- Discussion ensued on Guest policies with it being noted it is currently eight guests.
- Ms. Hollis will draft a proposal of changes.
- Ms. Moss inquired if changes apply to tennis.
- Ms. Hollis noted a tennis guest would not be able to use the owners’ code on the gate and would have to be with the owner.
- Ms. Davis noted if there are any rates that are different with the published/adopted policy they will have to go through the rulemaking/rate setting process.
- Ms. Katherine Hutchinson addressed getting new cards noting two said guest pass.
- Ms. Hollis noted they get 30 guest passes for pool and 30 for fitness. The current policy is they get 30 passes and if they want to buy more they can, but they have to be with their guests.
- Ms. Hollis noted for requested amenities, there was nothing new in the survey responses.
- Ms. Hollis addressed the Poolsure increase of 8%. Additionally, she noted Florida has been added to the national concrete shortage.
- Ms. Hollis addressed Lakes L and X1 noting the irrigation for the golf course comes from these ponds. They have been struggling to keep these ponds looking good and doing well. This past week they removed four massive alligators that were eating the Triploid Grass Carp. The ponds have been restocked.
- Mr. Hoffman addressed SCCDD being in the process of deciding how to expand the fitness center. He noted he no longer suggests MCCDD should provide their input as he does not think they are unanimous on what they would recommend to SCCDD.
 - Discussion followed on what the additional needs are per the survey – more pickleball courts, another family pool, fitness center updates, expansion of the dog park. It was suggested that individual Board members could speak with SCCDD on a one-on-one basis.
 - Discussion ensued on a joint meeting with SCCDD and Mr. Hoffman noted he had offered, and they were not interested. Dr. Entman suggested a joint meeting be advertised and encourage the SCCDD residents to attend. Mr. Hoffman suggested

Ms. Perna speak with Mr. Rob Lisotta about a joint meeting to discuss budgets and amenity plans.

- Mr. Denman noted SCCDD has a new Board member and maybe after the election in November they may be more receptive.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Discussion of Preliminary Proposed FY 2023 Budget to Provide to Sweetwater Creek CDD

- Ms. Davis addressed the projections for the remainder of FY 2022 as well as the proposed budget for FY 2023. The purpose of the discussion today is to meet the requirement under the Interlocal Agreement to provide a proposed budget to SCCDD by June 1st and expecting to receive theirs the same day. The expected Revenue from SCCDD is based on MCCDD numbers. However, under Expenditures for Shared Expenses, it is the same as it is from FY 2022 until they receive SCCDD's budget.
- Mr. Hoffman noted MCCDD pays 2/3 of the SCCDD costs for amenities and SCCDD pays 1/3 of the MCCDD costs.
- Mr. Hoffman addressed inflationary pressures, particularly in wages, and it has been offset in the budget by less contribution to reserves than in previous years, but they have tried to keep fees [assessments] the same. The Reserve Study currently underway may impact next year's budget.
- Ms. Hollis addressed contributions to Reserves.
- Mr. Luciano noted he is not concerned about a reduction in Reserves, but rather how much they have available. In general, the budget looks fine to him.
- Ms. Moss noted she is fine with the budget as is.
- Dr. Entman noted landscaping in the budget is double from this year's actual. He inquired where they are with landscaping given that they do not have the employees they need to have.
 - Ms. Hollis noted she thinks it is a rotating door – they have employees who will work overtime, or they are working them hard to get things done, and they have outsourced quite a few things. There are probably a lot of areas that they just have not noticed, but the guys have done a good job of scrambling to keep up.

- Mr. Hoffman noted the budget is not forecasting a huge increase in landscape expenses.
- Ms. Davis noted she received an email from SCCDD questioning the number of units MCCDD is using in the shared expense calculation and asking that neighborhood commercial be included in the number of units.
 - Mr. Hoffman noted it is per the contract.
 - Ms. Davis noted she needs to look at this. The commercial units up front do not get assessed for amenities because they do not get access to them. It is only the neighborhood commercial that does, and she believes they are counted in the units already.
- Mr. Hoffman noted if there are specific line items anyone wants to suggest a revision to in this draft, they can do it at the June meeting.

On MOTION by Dr. Entman seconded by Ms. Perna, with all in favor, authorizing the FY 2023 budget as presented be sent to SCCDD by June 1, 2022, was approved.

B. Report on Number of Registered Voters – 2,723

- Ms. Davis reported there are 2,723 registered voters as of April 15, 2022.

EIGHTH ORDER OF BUSINESS

Attorney’s Report

- Mr. Jonathan Johnson sitting in for Mr. Eckert, noted he has no specific report but is happy to answer any specific questions they may have.

NINTH ORDER OF BUSINESS

Supervisors’ Requests

A. Discussion of Flashing Crosswalk Lights (Supervisor Hoffman)

- Mr. Hoffman addressed installing flashing lights at the crosswalk from in front of Avila across to Palencia Village Drive. Mr. Eckert had provided that they do not have the authority to do this as it is controlled by the County and the CDD cannot just arbitrarily put up flashing lights.
 - Mr. Johnson noted they would have to coordinate with the County, because the County does have the authority to do it. He agrees with Mr. Eckert that the CDD does not have the authority, but they could work out an agreement with the County if they are willing to come in and do it, most likely at CDD cost.

- Mr. Hoffman inquired what the Board's thoughts were on working with the County to install at the CDD's cost.
- Dr. Entman noted he is in agreement.
- Mr. Stilwell noted they would want to work with the County and permit it through the County.
- Ms. Hollis noted the estimated cost is \$7,500.
- Discussion ensued on a previous thought of a cart path.
- Mr. Hoffman requested the sense of the Board on whether they should approach the County with the consensus being yes.
- Discussion continued on additional roadway striping.

B. Discussion of Street Tree Planning (Supervisor Entman)

- Dr. Entman noted provided a handout regarding street trees noting he believes they are close to a crisis situation. There are close to 900 Live Oaks that belong to residents that are street trees as opposed to trees on MCCDD property. The trees were planted by Hines as part of the tree mitigation. He addressed the roots of the trees and the costs of repairs. He believes the more responsible approach would be removing the trees that are causing the damage today and thinking about removing some of the trees in the future that are going to cause damage in the future. 30 plus trees have been identified as causing damage today and should be removed.
- Mr. Luciano addressed the trees on Oak Common. He noted he thinks they should take a proactive approach, but he believes it is a partnership between the CDD and the resident, and possibly the POA.
- Ms. Hollis addressed the repairs of curb aprons.
- Mr. Hoffman addressed maybe doing some portion of the 30 in the first year.
- Mr. Stilwell addressed the mitigation of trees and proactively establishing criteria with the County that allows the CDD to remove the trees.
 - Ms. Hollis noted in speaking with the County, if a tree is damaging CDD infrastructure and needs to be removed based on the acreage the tree would not need to be replaced.
- Mr. McGinnis addressed getting an arborist to provide a plan. He noted there are ways to do root trimming to mitigate damage to the tree.

May 18, 2022

- Discussion followed on removing trees, if there is a need to replace removed trees, what would be a suitable replacement and exploring options to removal.
- Ms. Hollis will invite Mr. Charles Florida to attend the July meeting to discuss trees.
- Mr. McGinnis raised a question regarding the ARB.
 - Mr. Hoffman inquired of Mr. Johnson if the CDD needs ARB permission to remove a tree.
 - Mr. Johnson noted it is a good question and they will have to look at it.
- The consensus of the Board is to be more proactive with the 30 problem trees.

TENTH ORDER OF BUSINESS

Acceptance of the April 2022 Financial Statements and Approval of the April 2022 Check Register and Invoices

On MOTION by Mr. Luciano seconded by Dr. Entman, with all in favor, the April 2022 financial statements were accepted, and the April 2022 check register and invoices were approved.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Moss seconded by Ms. Perna, with all in favor, the meeting adjourned.

Janice Eggleton Davis
Secretary

Howard Hoffman
Chairman

Fifth Order of Business

Marshall Creek CDD
Operations Report for June 2022 Meeting

Notables:

- NOTE: Since we are in drought conditions, we are unable to use the ponds for watering our common areas. Currently, hand watering is occurring daily.
- **ONGOING:** Our reserve study analyst has completed their on-site inspection portion of our reserve study. Currently, they are working through the financial aspect and project completion portion.
- Items for Prosser:
 - Quote for culvert repair in Lake 8 off Vale Drive.
 - Monitoring FEMA response.
 - Contact the county regarding the flashing lights being added on Palencia Village Drive between Avila and Front Door Lane.
- Items I will touch on at the upcoming meeting:
 - Guest policy recommendations
 - Amenity Use Audit/Issues
 - Street tree thought process
 - 2022 draft budget

Administration:

- Open positions in the District are continually being posted through FirstService, Indeed, Marketplace and Craigs List.
- Lake and Pond Remediation reports have been provided for the month of May.
- Weekly staff meeting held with the CDD department heads.
- Bi-weekly landscaping ride. A list has been communicated to Jim.
- Bi-weekly engineering ride. A list has been communicated to Shane.
- SJSO schedule created and communicated to our scheduler for the month of June.
- SJSO Violation log and back-up reports for May have been provided for you to reference.
- Speed signs have finished their first 30-days of their 60-day cycle in Sebastian Square.
- Radar sign speed data has been completed for the month of May. Data has been provided.

Amenities Report:

Community Events:

- Food Truck Fridays/Artisan Night
- Taco Tuesday
- Mammogram Bus
- Singo
- Trivia
- Breakfast on Market Street

Clubs: Walking Club, Book Club, Board Game, Women's Group, Mahjongg, Girl Scouts, Fishing, Farkle and Canasta

Upcoming Events:

- Taco Tuesday
- Blood Drive
- Food Truck Fridays/Artisan Night
- End of the School Year Party
- Breakfast on Market Street
- CPR Class for residents
- Trivia

Action Items:

- Helped in Developing new clubs and making Resident reservations.
- Scheduling of meetings for several organizations: CDDs, POAs, etc.
- Assembled and distributed new AED's -Training as well.
- Interviews and hiring of new staff.
- Ordered new equipment for events.
- Budget preparation.
- Planning for upcoming events: Fall Car Show, Fall Festival, etc.
- Coordinating with Kokomo's for events and marketing.

Fitness Center Report:

Sweetwater:

- AC and water heater repairs coordinated with multiple vendors.
- A group fitness class was added to the schedule.
- Minor equipment repairs were coordinated and repaired.
 - Spin bike
 - pad replacements
 - bench repairs.

Actions:

- Met with vendors and contractors regarding gym upgrades and changes.
- Attended the monthly Sweetwater Creek Meeting.
- Group Fitness Participant data-attendance continues to increase.
- Continued to work on budget line items for the Sweetwater Creek CDD budget.
- Weekly dog park and grounds walks for needed improvements or repairs. All action items I identify are communicated to our Landscaping Director for action.

E-Blast sent to our residents with the following topics:

- Marshall Creek CDD- Fishing Reminder (AGAIN)
- Clubs in Palencia
Book Club: cevansgal@gmail.com
Board Game: beatons424@gmail.com
Women Who Mean Business: palenciawomenwhomeanbusiness@gmail.com
Fishing Club: palenciafishclub@gmail.com
Walking Club: deb.vetter@msn.com
Mahjongg: funnyfarmskp@gmail.com

Gates:

- Monthly conference call with account manager to ensure all post orders are being followed and any misc. items are addressed if needed.

Engineering report from Shane:

- Ongoing: Pressure washing of community.
- Ongoing: Audits, grinding, and sidewalk replacements.
- Ongoing: Street striping (crosswalks, stop bars).
- Coordinated with Metro Rooter to have the drains at the Tennis center jetted.
- Coordinated with FPL contractor to have a 6 phase in ground electric box raised. It was previously under the brick sidewalk on Market St. which made it difficult to access. The Engineering dept. assisted in removing bricks then replacing bricks after box was relocated.
- Light poles and street sign poles in the Market St. Area have been painted
- 128-2x6x8 have been replaced on boardwalks 5 & 6.
- **All pedestrian crosswalks and stop bars on North/South loop have been striped, beaded and RPM's installed.**
- The guardrails (4) on Santa Teresa have been repaired and painted.
- The Engineering dept. completed 4 FMX planned tasks and 16 FMX maintenance requests.

Landscape report from your Landscaping Director:

- Spray bed weeds ongoing.
- Due to drought conditions and irrigation issues hand watering on a daily basis.
- Service boardwalk #5 three times a week.
- Repaired a 2" irrigation mainline break on South Loop.
- Replaced a 2" irrigation valve on North River.
- Repaired a 1 ½" zone line break at Parkside Park.
- Repaired a 3" irrigation mainline break in Monterey.
- Repaired a ¾" irrigation zone line break on South Loop.
- Repaired a 2" irrigation zone line break on South Loop.
- Extended an irrigation rotor zone at Sweetwater for better coverage.
- Relocated four irrigation heads at Sweetwater for better coverage.
- Repaired 6 broken risers on South Loop and 4 turf sprays on Promenade due to vandalism.
- Irrigation inspections entire property.

Tennis:

- June Tennis Newsletter attached.
- Maintenance projects Tennis Courts:
 - Replacing fencing and clips where needed;
 - Painting the net posts;
 - Pressure washing awnings;
 - Replacing wind screens and;
 - Scheduling to have two more courts resurfaced.
- Completed the first of 3 mini camps for the ladies...great turnout, had over 30 ladies participated...Exploring dates to run a men's camp.
- New furniture should be arriving soon (30-60 days), new patio table & chairs and 5 additional benches.
- Looking to add a kid's pizza/ice cream play day in the month of June.

5A.

MCCDD Board Supervisors "SPEEDERS" Report: Start of Sebastian Square

Date	Vehicle Count	# of Violators	Top Speed	Day of the Week	% of Violators to Total Vehicles	May 2022
						SJSO Comments
5/1/2022	289	4	29	Sunday	1%	2 verbal warnings to juveniles driving golf carts w/o id's and 2 written warnings for stop sign violations.
5/2/2022	308	3	31	Monday	1%	N/A
5/3/2022	321	6	34	Tuesday	2%	1 verbal warning for failure to maintain single lane on Ensenda, 1 verbal warning for excessive speed and 1 verbal warning for riding a bicycle at night w/o lights.
5/4/2022	334	3	32	Wednesday	1%	3 verbal warnings for stop sign violations, 1 written warning for driving with dog on lap and 1 written warning for excessive (39/30) speed.
5/5/2022	360	5	30	Thursday	1%	N/A
5/6/2022	332	6	32	Friday	2%	1 verbal warning for driving LSV with child unsecured, 1 verbal for loud after market mufflers, 1 verbal for adult driving P/U truck with juveniles unsecured in bed of truck and 3 written warnings for stop sign violations.
5/7/2022	297	4	36	Saturday	1%	1 verbal warning to juvenile and parent driving LSV w/o tag or license, 1 citation for excessive (42/30) speed.
5/8/2022	298	8	34	Sunday	3%	N/A
5/9/2022	310	7	35	Monday	2%	4 verbal warnings for faulty equipment violations.
5/10/2022	324	5	34	Tuesday	2%	N/A
5/11/2022	334	5	35	Wednesday	1%	N/A
5/12/2022	396	5	30	Thursday	1%	3 written warnings for stop sign violations and 3 citations (33/20, 32/20, 37/25) for excessive speed.
5/13/2022	431	33	39	Friday	8%	2 written warnings (37/25, 35/25) for excessive speed.
5/14/2022	350	34	34	Saturday	10%	no violations.
5/15/2022	279	26	38	Sunday	9%	N/A
5/16/2022	410	22	39	Monday	5%	1 verbal warning for LSV driving on PVD w/o tag, 2 verbal and 1 written (32/25, 33/25, 38/30) warnings for excessive speed.
5/17/2022	416	25	35	Tuesday	6%	no violations.
5/18/2022	429	22	32	Wednesday	5%	N/A
5/19/2022	418	32	35	Thursday	8%	1 verbal warning for stop sign violation, 3 verbal warnings for vehicles parked in golf cart spaces at boardwalk.
5/20/2022	422	39	36	Friday	9%	2 verbal warnings for juveniles riding skateboards on landscaping sites, 1 verbal warning for operating golf carts w/o lights and 1 verbal warning for riding bicycle w/o lights.
5/21/2022	372	38	37	Saturday	10%	1 citation issued for expired tag.
5/22/2022	362	34	35	Sunday	9%	1 verbal warning for unsecured child in LSV, 5 written warnings for stop sign violations.
5/23/2022	415	36	37	Monday	9%	N/A
5/24/2022	415	36	34	Tuesday	9%	N/A
5/25/2022	418	26	35	Wednesday	6%	3 written warnings (39/30, 34/25, 33/25) for excessive speed. 1 citation for driving LSV w/o registration, 1 citation for driving LSV w/o license or ID.
5/26/2022	420	25	37	Thursday	6%	N/A
5/27/2022	195	13	42	Friday	7%	no violations.
5/28/2022	159	10	37	Saturday	6%	violation.
5/29/2022	150	15	45	Sunday	10%	N/A
5/30/2022	153	7	37	Monday	5%	N/A

MCCDD Board Supervisors "SPEEDERS" Report: Start of Sebastian Square

5/31/2022	412	32	35	Tuesday	8%	Data not received
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MCCDD Board Supervisors "SPEEDERS" Start of Sebastian Square

May 2022 TOP 25

Rank	MPH	Radar Sign Location	Date of MPH	Day of the Week	Time of Recorded Speeder	Yes/No SJSO
1	39	Start of Sebastian Square	13-May	Friday	16:30	Yes
2	39	Start of Sebastian Square	16-May	Monday	22:00	Yes
3	38	Start of Sebastian Square	15-May	Sunday	12:30	No
4	38	Start of Sebastian Square	15-May	Sunday	13:30	No
5	38	Start of Sebastian Square	16-May	Monday	13:30	Yes
6	37	Start of Sebastian Square	21-May	Saturday	10:30	Yes
7	37	Start of Sebastian Square	23-May	Monday	1:30	No
8	37	Start of Sebastian Square	23-May	Monday	22:30	No
9	37	Start of Sebastian Square	26-May	Thursday	11:00	No
10	36	Start of Sebastian Square	7-May	Saturday	21:30	Yes
11	36	Start of Sebastian Square	20-May	Friday	15:00	Yes
12	36	Start of Sebastian Square	20-May	Friday	19:30	Yes
13	35	Start of Sebastian Square	9-May	Monday	19:00	Yes
14	35	Start of Sebastian Square	11-May	Wednesday	15:30	No
15	35	Start of Sebastian Square	13-May	Friday	11:30	Yes
16	35	Start of Sebastian Square	13-May	Friday	20:00	Yes
17	35	Start of Sebastian Square	15-May	Sunday	14:30	No
18	35	Start of Sebastian Square	15-May	Sunday	23:30	No
19	35	Start of Sebastian Square	16-May	Monday	20:30	Yes
20	35	Start of Sebastian Square	17-May	Tuesday	10:30	Yes
21	35	Start of Sebastian Square	19-May	Thursday	11:30	Yes
22	35	Start of Sebastian Square	21-May	Saturday	11:00	Yes
23	35	Start of Sebastian Square	22-May	Sunday	3:30	Yes
24	35	Start of Sebastian Square	23-May	Monday	4:00	No
25	35	Start of Sebastian Square	23-May	Monday	20:00	No

MCCDD Board Supervisors "SPEEDERS" Report: Second location on Sebastian Square

						May 2022
Date	Vehicle Count	# of Violators	Top Speed	Day of the Week	% of Violators to Total Vehicles	SJSO Comments
5/1/2022	142	7	30	Sunday	5%	2 verbal warnings to juveniles driving golf carts w/o id's and 2 written warnings for stop sign violations.
5/2/2022	210	13	39	Monday	6%	N/A
5/3/2022	187	22	35	Tuesday	12%	1 verbal warning for failure to maintain single lane on Ensenda, 1 verbal warning for excessive speed and 1 verbal warning for riding a bicycle at night w/o lights.
5/4/2022	196	13	32	Wednesday	7%	3 verbal warnings for stop sign violations, 1 written warning for driving with dog on lap and 1 written warning for excessive (39/30) speed.
5/5/2022	199	14	31	Thursday	7%	N/A
5/6/2022	184	14	31	Friday	8%	1 verbal warning for driving LSV with child unsecured, 1 verbal for loud after market mufflers, 1 verbal for adult driving P/U truck with juveniles unsecured in bed of truck and 3 written warnings for stop sign violations.
5/7/2022	182	14	41	Saturday	8%	1 verbal warning to juvenile and parent driving LSV w/o tag or license, 1 citation for excessive (42/30) speed.
5/8/2022	113	14	36	Sunday	12%	N/A
5/9/2022	200	10	34	Monday	5%	4 verbal warnings for faulty equipment violations.
5/10/2022	226	15	41	Tuesday	7%	N/A
5/11/2022	187	14	35	Wednesday	7%	N/A
5/12/2022	224	13	33	Thursday	6%	3 written warnings for stop sign violations and 3 citations (33/20, 32/20, 37/25) for excessive speed.
5/13/2022	218	18	36	Friday	8%	2 written warnings (37/25, 35/25) for excessive speed.
5/14/2022	169	14	51	Saturday	8%	no violations.
5/15/2022	133	14	34	Sunday	11%	N/A
5/16/2022	180	10	30	Monday	6%	1 verbal warning for LSV driving on PVD w/o tag, 2 verbal and 1 written (32/25, 33/25, 38/30) warnings for excessive speed.
5/17/2022	183	14	30	Tuesday	8%	no violations.
5/18/2022	193	16	36	Wednesday	8%	N/A
5/19/2022	207	19	32	Thursday	9%	1 verbal warning for stop sign violation, 3 verbal warnings for vehicles parked in golf cart spaces at boardwalk.
5/20/2022	203	9	30	Friday	4%	2 verbal warnings for juveniles riding skateboards on landscaping sites, 1 verbal warning for operating golf carts w/o lights and 1 verbal warning for riding bicycle w/o lights.
5/21/2022	169	10	37	Saturday	6%	1 citation issued for expired tag.
5/22/2022	148	16	36	Sunday	11%	1 verbal warning for unsecured child in LSV, 5 written warnings for stop sign violations.
5/23/2022	201	12	34	Monday	6%	N/A
5/24/2022	203	21	35	Tuesday	10%	N/A
5/25/2022	205	7	35	Wednesday	3%	3 written warnings (39/30, 34/25, 33/25) for excessive speed. 1 citation for driving LSV w/o registration, 1 citation for driving LSV w/o license or ID.
5/26/2022	204	11	35	Thursday	5%	N/A
5/27/2022	448	41	47	Friday	9%	no violations.

MCCDD Board Supervisors "SPEEDERS" Report: Second location on Sebastian Square

5/28/2022	405	34	50	Saturday	8%	1 verbal warning issued for vehicle parked in a "No Parking" spot, 1 verbal warning for stop sign violation.
5/29/2022	330	29	38	Sunday	9%	N/A
5/30/2022	342	11	47	Monday	3%	N/A
5/31/2022	205	8	35	Tuesday	4%	Data not received



SJSO Off-Duty Roving Patrol Violation Log

Date:	Improper Parking / Roadway Obstruction	Suspicious Activity or Traffic Violation	Adult Golf Cart Infraction	Juvenile Golf Cart Infraction	Suspicion of Illegal Substance	Model / Vacant Home Suspicious	Child Mischief	Adult Mischief	Warning or Citation	Day of the Week	Officer	Notes
05/01/22		4							2 verbal and 2 written warnings	Sunday	Gary Perna	2 verbal warnings to juveniles driving golf carts w/o id's and 2 written warnings for stop sign violations.
05/03/22		3							3 verbal warnings	Tuesday	Stacy Ettel	1 verbal warning for failure to maintain single lane on Ensenda, 1 verbal warning for excessive speed and 1 verbal warning for riding a bicycle at night w/o lights.
05/04/22		5							3 verbal and 2 written warnings	Wednesday	Gary Perna	3 verbal warnings for stop sign violations, 1 written warning for driving with dog on lap and 1 written warning for excessive (39/30) speed.
05/06/22		6							3 verbal and 3 written warnings	Friday	Gary Perna	1 verbal warning for driving LSV with child unsecured, 1 verbal for loud after market mufflers, 1 verbal for adult driving P/U truck with juveniles unsecured in bed of truck and 3 written warnings for stop sign violations.
05/07/22		2							1 verbal warning and 1 citation	Saturday	Gary Perna	1 verbal warning to juvenile and parent driving LSV w/o tag or license, 1 citation for excessive (42/30) speed.
05/09/22		4							4 verbal warnings	Sunday	Shawn Emert	4 verbal warnings for faulty equipment violations.
05/12/22		6							3 written warnings and 3 citations	Thursday	Gary Perna	3 written warnings for stop sign violations and 3 citations (33/20, 32/20, 37/25) for excessive speed.
05/13/22		2							2 written warnings	Friday	Tony Matus	2 written warnings (37/25, 35/25) for excessive speed.
05/14/22										Saturday	Robert Maloney	no violations.
05/16/22		4							3 verbal and 1 written warning	Monday	Gary Perna	1 verbal warning for LSV driving on PVD w/o tag, 2 verbal and 1 written (32/25, 33/25, 38/30) warnings for excessive speed.
05/17/22										Tuesday	Gary Perna	no violations.
05/19/22	3	1							4 verbal warnings	Thursday	Chad Hallman	1 verbal warning for stop sign violation, 3 verbal warnings for vehicles parked in golf cart spaces at boardwalk.
05/20/22		2					2		4 verbal warnings	Friday	Stacy Ettel	2 verbal warnings for juveniles riding skateboards on landscaping sites, 1 verbal warning for operating golf carts w/o lights and 1 verbal warning for riding bicycle w/o lights.
05/21/22		1							1 citation	Saturday	Tony Matus	1 citation issued for expired tag.
05/22/22		6							1 verbal and 5 written warnings	Sunday	Gary Perna	1 verbal warning for unsecured child in LSV, 5 written warnings for stop sign violations.
05/25/22		5							3 written warnings and 2 citations	Wednesday	Gary Perna	3 written warnings (39/30, 34/25, 33/25) for excessive speed. 1 citation for driving LSV w/o registration, 1 citation for driving LSV w/o license or ID.
05/27/22										Friday	Steven Rodriguez	no violations.
05/28/22	1	1							2 verbal warnings	Saturday	Danielle Jarousse	1 verbal warning issued for vehicle parked in a "No Parking" spot, 1 verbal warning for stop sign violation.
May 2022 Totals	4	52	0	0	0	0	2	0				
2022 YTD total	44	322	0	0	0	0	2	0				
Month to Month Comparison												
May 2021	16	43	0	0	0	0	0	0				
May 2022 Totals	4	52	0	0	0	0	2	0				

Sixth Order of Business

6A.

TO BE SENT UNDER SEPARATE COVER

6B.

Budget to be Sent Under Separate Cover

6C.

RESOLUTION 2022-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Marshall Creek Community Development District (“**District**”) prior to June 15, 2022, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 17, 2022
HOUR:	4:00 p.m.
LOCATION:	Marshall Creek Amenity Center 625 Palencia Club Drive St. Augustine, Florida

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8th DAY OF JUNE, 2022.

ATTEST:

**MARSHALL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Janice Davis
Secretary

Its: Chairman
By: Howard Hoffman

6D.

REBATE REPORT

\$800,000

Marshall Creek Community Development District

(St. Johns County, Florida)

**Special Assessment Bonds,
Series 2016**

Dated: May 6, 2016

Delivered: May 6, 2016

Rebate Report to the Computation Date

May 6, 2021

Reflecting Activity To

May 6, 2021



AMTEC

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May 25, 2022

Ms. Erika Wilson
Accountant III
Inframark
210 North University Drive, Suite 702
Coral Springs, FL 33071

Re: \$800,000 Marshall Creek Community Development District (St. Johns County, Florida),
Special Assessment Bonds, Series 2016

Dear Ms. Wilson:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Marshall Creek Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatale Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatale Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatale Arbitrage.

We have scheduled our next Report as of May 31, 2022. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

A handwritten signature in blue ink that reads "Michael J. Scarfo". The signature is fluid and cursive.

Michael J. Scarfo
Senior Vice President

A handwritten signature in blue ink that reads "Trong M. Tran". The signature is fluid and cursive.

Trong M. Tran
Analyst

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the May 6, 2021 Computation Date
Reflecting Activity from May 6, 2016 through May 6, 2021

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Escrow Fund	0.000000%	0.00	0.00
Debt Service Reserve Fund	1.022473%	1,573.95	(9,398.71)
Cost of Issuance Fund	0.000000%	0.00	0.00
Totals	1.022473%	\$1,573.95	\$(9,398.71)
Bond Yield	6.320125%		
Rebate Computation Credits			(9,803.09)
Net Rebatable Arbitrage			\$(19,201.80)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from May 6, 2016, the date of the closing, to May 6, 2021, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of May 6, 2021.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between May 6, 2016 and May 6, 2021, the District made periodic payments into the Debt Service Fund, which were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as bona fide debt service funds and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

May 6, 2021.

7. Computation Period

The period beginning on May 6, 2016, the date of the closing, and ending on May 6, 2021, the Computation Date.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund	Account Number
Interest	270889000
Sinking Fund	270889001
Debt Service Reserve Fund	270889002
Revenue	270889003
Prepayment	270889004

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of May 6, 2021, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to May 6, 2021. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on May 6, 2021, is the Rebateable Arbitrage.

\$800,000
Marshall Creek Community Development District
(St. Johns County, Florida)
Special Assessment Bonds, Series 2016
Delivered: May 6, 2016

Sources of Funds	
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Par Amount	\$800,000.00
Totals	\$800,000.00

Uses of Funds	
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Escrow Fund	\$800,000.00
Totals	\$800,000.00

PROOF OF ARBITRAGE YIELD

\$800,000
 Marshall Creek Community Development District
 (St. Johns County, Florida)
 Special Assessment Bonds, Series 2016

Date	Debt Service	Present Value to 05/06/2016 @ 6.3201246532%
11/01/2016	24,577.78	23,845.50
05/01/2017	35,280.00	33,180.33
11/01/2017	24,964.00	22,759.08
05/01/2018	34,964.00	30,899.40
11/01/2018	24,648.00	21,115.39
05/01/2019	34,648.00	28,772.92
11/01/2019	24,332.00	19,587.18
05/01/2020	34,332.00	26,790.55
11/01/2020	24,016.00	18,166.52
05/01/2021	39,016.00	28,608.96
11/01/2021	23,542.00	16,733.67
05/01/2022	38,542.00	26,556.47
11/01/2022	23,068.00	15,407.58
05/01/2023	38,068.00	24,647.51
11/01/2023	22,594.00	14,180.60
05/01/2024	37,594.00	22,872.22
11/01/2024	22,120.00	13,045.58
05/01/2025	37,120.00	21,221.43
11/01/2025	21,646.00	11,995.89
05/01/2026	41,646.00	22,372.61
11/01/2026	21,014.00	10,943.10
05/01/2027	41,014.00	20,703.91
11/01/2027	20,382.00	9,973.68
05/01/2028	40,382.00	19,155.12
11/01/2028	19,750.00	9,081.39
05/01/2029	39,750.00	17,717.85
11/01/2029	19,118.00	8,260.47
05/01/2030	44,118.00	18,478.49
11/01/2030	18,328.00	7,441.39
05/01/2031	43,328.00	17,052.82
11/01/2031	17,538.00	6,691.08
05/01/2032	42,538.00	15,731.91
11/01/2032	16,748.00	6,004.21
05/01/2033	41,748.00	14,508.31
11/01/2033	15,958.00	5,375.86
05/01/2034	45,958.00	15,007.87
11/01/2034	15,010.00	4,751.46
05/01/2035	45,010.00	13,811.59
11/01/2035	14,062.00	4,182.83
05/01/2036	49,062.00	14,146.75
11/01/2036	12,956.00	3,621.35
05/01/2037	47,956.00	12,993.65
11/01/2037	11,850.00	3,112.40
05/01/2038	46,850.00	11,928.19
11/01/2038	10,744.00	2,651.67
05/01/2039	50,744.00	12,140.22
11/01/2039	9,480.00	2,198.56
05/01/2040	49,480.00	11,123.68
11/01/2040	8,216.00	1,790.47
05/01/2041	53,216.00	11,241.85
11/01/2041	6,794.00	1,391.26
05/01/2042	56,794.00	11,273.92
11/01/2042	5,214.00	1,003.30
05/01/2043	55,214.00	10,299.08

PROOF OF ARBITRAGE YIELD

\$800,000
 Marshall Creek Community Development District
 (St. Johns County, Florida)
 Special Assessment Bonds, Series 2016

Date	Debt Service	Present Value to 05/06/2016 @ 6.3201246532%
11/01/2043	3,634.00	657.09
05/01/2044	58,634.00	10,277.22
11/01/2044	1,896.00	322.15
05/01/2045	61,896.00	10,194.49
	1,769,101.78	800,000.00

Proceeds Summary

Delivery date	05/06/2016
Par Value	800,000.00
Target for yield calculation	800,000.00

BOND DEBT SERVICE
 \$800,000
 Marshall Creek Community Development District
 (St. Johns County, Florida)
 Special Assessment Bonds, Series 2016

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/06/2016					
11/01/2016			24,577.78	24,577.78	
05/01/2017	10,000	6.320%	25,280.00	35,280.00	59,857.78
11/01/2017			24,964.00	24,964.00	
05/01/2018	10,000	6.320%	24,964.00	34,964.00	59,928.00
11/01/2018			24,648.00	24,648.00	
05/01/2019	10,000	6.320%	24,648.00	34,648.00	59,296.00
11/01/2019			24,332.00	24,332.00	
05/01/2020	10,000	6.320%	24,332.00	34,332.00	58,664.00
11/01/2020			24,016.00	24,016.00	
05/01/2021	15,000	6.320%	24,016.00	39,016.00	63,032.00
11/01/2021			23,542.00	23,542.00	
05/01/2022	15,000	6.320%	23,542.00	38,542.00	62,084.00
11/01/2022			23,068.00	23,068.00	
05/01/2023	15,000	6.320%	23,068.00	38,068.00	61,136.00
11/01/2023			22,594.00	22,594.00	
05/01/2024	15,000	6.320%	22,594.00	37,594.00	60,188.00
11/01/2024			22,120.00	22,120.00	
05/01/2025	15,000	6.320%	22,120.00	37,120.00	59,240.00
11/01/2025			21,646.00	21,646.00	
05/01/2026	20,000	6.320%	21,646.00	41,646.00	63,292.00
11/01/2026			21,014.00	21,014.00	
05/01/2027	20,000	6.320%	21,014.00	41,014.00	62,028.00
11/01/2027			20,382.00	20,382.00	
05/01/2028	20,000	6.320%	20,382.00	40,382.00	60,764.00
11/01/2028			19,750.00	19,750.00	
05/01/2029	20,000	6.320%	19,750.00	39,750.00	59,500.00
11/01/2029			19,118.00	19,118.00	
05/01/2030	25,000	6.320%	19,118.00	44,118.00	63,236.00
11/01/2030			18,328.00	18,328.00	
05/01/2031	25,000	6.320%	18,328.00	43,328.00	61,656.00
11/01/2031			17,538.00	17,538.00	
05/01/2032	25,000	6.320%	17,538.00	42,538.00	60,076.00
11/01/2032			16,748.00	16,748.00	
05/01/2033	25,000	6.320%	16,748.00	41,748.00	58,496.00
11/01/2033			15,958.00	15,958.00	
05/01/2034	30,000	6.320%	15,958.00	45,958.00	61,916.00
11/01/2034			15,010.00	15,010.00	
05/01/2035	30,000	6.320%	15,010.00	45,010.00	60,020.00
11/01/2035			14,062.00	14,062.00	
05/01/2036	35,000	6.320%	14,062.00	49,062.00	63,124.00
11/01/2036			12,956.00	12,956.00	
05/01/2037	35,000	6.320%	12,956.00	47,956.00	60,912.00
11/01/2037			11,850.00	11,850.00	
05/01/2038	35,000	6.320%	11,850.00	46,850.00	58,700.00
11/01/2038			10,744.00	10,744.00	
05/01/2039	40,000	6.320%	10,744.00	50,744.00	61,488.00
11/01/2039			9,480.00	9,480.00	
05/01/2040	40,000	6.320%	9,480.00	49,480.00	58,960.00
11/01/2040			8,216.00	8,216.00	
05/01/2041	45,000	6.320%	8,216.00	53,216.00	61,432.00
11/01/2041			6,794.00	6,794.00	
05/01/2042	50,000	6.320%	6,794.00	56,794.00	63,588.00
11/01/2042			5,214.00	5,214.00	
05/01/2043	50,000	6.320%	5,214.00	55,214.00	60,428.00

BOND DEBT SERVICE

\$800,000
 Marshall Creek Community Development District
 (St. Johns County, Florida)
 Special Assessment Bonds, Series 2016

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2043			3,634.00	3,634.00	
05/01/2044	55,000	6.320%	3,634.00	58,634.00	62,268.00
11/01/2044			1,896.00	1,896.00	
05/01/2045	60,000	6.320%	1,896.00	61,896.00	63,792.00
	800,000		969,101.78	1,769,101.78	1,769,101.78

\$800,000
 Marshall Creek Community Development District
 (St. Johns County, Florida)
 Special Assessment Bonds, Series 2016
 Escrow Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.320125%)
05/06/16	Beg Bal	-800,000.00	-1,091,958.03
05/06/16		800,000.00	1,091,958.03

05/06/21	TOTALS:	0.00	0.00

ISSUE DATE:	05/06/16	REBATABLE ARBITRAGE:	0.00
COMP DATE:	05/06/21	NET INCOME:	0.00
BOND YIELD:	6.320125%	TAX INV YIELD:	0.000000%

\$800,000
 Marshall Creek Community Development District
 (St. Johns County, Florida)
 Special Assessment Bonds, Series 2016
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.320125%)
06/03/16	Beg Bal	-31,330.00	-42,564.70
07/05/16		5.72	7.73
08/02/16		6.32	8.50
09/02/16		6.47	8.66
10/04/16		6.32	8.41
11/02/16		6.48	8.58
12/02/16		6.47	8.52
01/04/17		9.27	12.14
02/02/17		11.93	15.55
03/02/17		10.88	14.11
04/04/17		14.07	18.15
05/02/17		16.24	20.84
06/02/17		17.17	21.92
07/05/17		19.62	24.91
08/02/17		22.82	28.84
09/05/17		23.33	29.31
10/03/17		22.74	28.43
11/02/17		23.77	29.57
12/04/17		24.02	29.72
01/03/18		28.24	34.77
02/02/18		31.55	38.65
03/02/18		29.28	35.68
04/03/18		36.31	44.01
05/02/18		39.49	47.63
06/04/18		41.97	50.34
07/03/18		43.37	51.76
08/02/18		47.17	56.01
09/05/18		47.53	56.12
10/02/18		47.39	55.69
11/02/18		54.03	63.17
12/04/18		53.49	62.19
01/03/19		57.49	66.51
02/04/19		61.05	70.25
03/04/19		54.89	62.83
04/02/19		61.05	69.55
05/02/19		59.43	67.35
06/04/19		60.73	68.45
07/02/19		58.04	65.10
08/02/19		59.63	66.54
09/04/19		53.67	59.56
10/02/19		50.89	56.20
11/04/19		46.63	51.21
12/03/19		39.85	43.54
01/03/20		39.67	43.12
02/04/20		38.82	41.97
03/03/20		36.29	39.04
04/02/20		22.72	24.32
05/04/20		6.30	6.71

\$800,000
 Marshall Creek Community Development District
 (St. Johns County, Florida)
 Special Assessment Bonds, Series 2016
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.320125%)
06/02/20		2.34	2.48
07/02/20		1.43	1.51
08/04/20		1.60	1.68
09/02/20		1.44	1.50
10/02/20		1.18	1.22
11/03/20		0.91	0.94
12/02/20		0.67	0.69
01/05/21		0.69	0.70
01/11/21		0.04	0.04
02/02/21		0.69	0.70
03/02/21		0.70	0.71
04/02/21		0.80	0.80
05/04/21		0.71	0.71
05/06/21	MMkt Bal	31,330.00	31,330.00
05/06/21	MMkt Acc	0.14	0.14

05/06/21	TOTALS:	1,573.95	-9,398.71

ISSUE DATE:	05/06/16	REBATABLE ARBITRAGE:	-9,398.71
COMP DATE:	05/06/21	NET INCOME:	1,573.95
BOND YIELD:	6.320125%	TAX INV YIELD:	1.022473%

\$800,000
 Marshall Creek Community Development District
 (St. Johns County, Florida)
 Special Assessment Bonds, Series 2016
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.320125%)
05/06/16	Beg Bal	-68,640.00	-93,690.00
05/06/16		68,640.00	93,690.00

05/06/21	TOTALS:	0.00	0.00

ISSUE DATE:	05/06/16	REBATABLE ARBITRAGE:	0.00
COMP DATE:	05/06/21	NET INCOME:	0.00
BOND YIELD:	6.320125%	TAX INV YIELD:	0.000000%

\$800,000
 Marshall Creek Community Development District
 (St. Johns County, Florida)
 Special Assessment Bonds, Series 2016
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.320125%)
05/06/17		-1,670.00	-2,141.95
05/06/18		-1,700.00	-2,048.89
05/06/19		-1,730.00	-1,959.26
05/06/20		-1,760.00	-1,872.99
05/06/21		-1,780.00	-1,780.00

05/06/21	TOTALS:	-8,640.00	-9,803.09

ISSUE DATE: 05/06/16 REBATABLE ARBITRAGE: -9,803.09
 COMP DATE: 05/06/21
 BOND YIELD: 6.320125%