



Park Creek Community Development District

Ryan Watkins, Chairman

Vinoo Naidu, Vice Chairman

Dreama Long, Assistant Secretary

Daniel Hilburn, Assistant Secretary

Dustin Cooper, Assistant Secretary

August 10, 2021

AGENDA

Park Creek Community Development District

Agenda

Tuesday
August 10, 2021
6:00 p.m.

Fairfield Inn & Suites
10743 Big Bend Road
Riverview, FL 33579

Seat 5: - C - Ryan Watkins	
Seat 4: - VC - Vinoo Naidu	
Seat 1: - AS - Dreama Long	
Seat 2: - AS - Daniel Hilburn	
Seat 3: - AS - Dustin Cooper	

Board of Supervisors Meeting

- I. Roll Call
- II. Supervisors Requests & Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- III. Approval of Minutes of the July 13, 2021 Meeting
- IV. Public Hearing for the Budget for Fiscal Year 2022
 - A. Consideration of Reolustion 2021-10 Adopting the Budget and Relating to Annual Appropriations
 - B. Consideration of Resolution 2021-11 Imposing Special Assessments and Cerfiying an Assessment Roll
- V. Staff Reports
 - A. Attorney
 - B. District Engineer
 - C. District Manager
 1. Number of Registered Voters in the District - 564
 2. Approval of Annual Meeting Schedule for Fiscal Year 2022
 - D. Field Manager - Report
- VI. Financial Reports
 - A. Approval of Check Register
 - B. Balance Sheet & Income Statement
 - C. Special Assessment Receipt Schedule

VII. Supervisors Requests and General Audience Comments

VIII. Next Board Meetings are Scheduled for September 14, 2021 at 6:00 p.m. at Fairfield Inn & Suites, Riverview

IX. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: parkcreekcdd.org

MINUTES

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

The regular meeting of the Board of Supervisors of the Park Creek Community Development District was held on Tuesday, **July 13, 2021** at 6:02 p.m. at the Fairfield Inn & Suites Tampa Riverview, 10743 Big Bend Road, Riverview, Florida.

Present and constituting a quorum were:

Vinoo Naidu *by phone*
Dustin Cooper
Dreama Long
Daniel Hilburn

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also Present were:

Jason Greenwood
Dana Collier *joined late*
Tonja Stewart
Amanda Ferguson
Mick Shepard

District Manager, GMS
District Counsel, Straley Robin Vericker
District Engineer
GMS
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Greenwood called the meeting to order and called the roll. Three supervisors were present at the meeting constituting a quorum. Mr. Naidu attended via phone.

SECOND ORDER OF BUSINESS

**Supervisors Requests and
Audience Comments on Specific
Items on the Agenda**

- **Supervisors Requests**

A question about a landscape issue, pond areas, and the scope of services being clear with everyone. A walk-through will be completed with Yellowstone.

Mr. Naidu suggested GMS oversee the pool security on weekends instead of using Allied security. Video will be checked to ensure that Allied was in place on the jobsite.

- **Audience Comments**

Mr. Greenwood ask for audience comments. A resident asked if the landscaping company was doing the services; she had noted some issues.

Ms. Dana Collier joined the meeting at this time.

THIRD ORDER OF BUSINESS

Approval of Minutes of June 18, 2021 Meeting

Mr. Greenwood presented the June 18, 2021 regular meeting minutes and asked for any comments, corrections, or changes. District Council provided changes that will be reflected in the minutes. Dana Collier was not present at the last meeting, and her name will be removed.

On MOTION by Ms. Long, seconded by Mr. Hilburn, with all in favor, the Minutes of the June 18, 2021 Board of Supervisors Meeting, as amended, were approved.
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FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-09 Amending Resolution 2021-08 Changing the Date of the Public Hearing for the Budget

Mr. Greenwood noted the Public Hearing date would be changed due to the regular meeting date change. The new date will be the second Tuesday, August 10, 2021 at the same location.

On MOTION by Ms. Long, seconded by Mr. Naidu, with all in favor, Resolution 2021-09 Amending Resolution 2021-08 Changing the Date of the Public Hearing for the Budget to August 10, 2021 at the same location, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Proposal from
Complete IT to Provide an
Access Card System and
Security Cameras**

Mr. Greenwood noted at the last meeting that security issues were discussed, and this proposal will provide new access cards with two cards issued per household. Management and the Chairman recommended moving forward with this new system.

Mr. Naidu wanted each access card to have the name and address of the resident on them. Mr. Greenwood noted the cards would be \$6,368.90.

On MOTION by Mr. Hilburn, seconded by Ms. Long, with all in favor, the Complete IT Proposal to Provide an Access Card System and Security Cameras for \$6,368.90, was approved.

Mr. Greenwood noted this second motion to approve the installation of the additional 2 cameras with Complete IT for \$1,416.

On MOTION by Ms. Long, seconded by Mr. Hilburn, with all in favor, the Complete IT Installation for \$1,416, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Collier had nothing further report.

B. District Engineer

Ms. Stewart stated she had researched the design of the pedestrian paths and found that due to poor design, over the years that washouts were occurring. A three-year-old report was found on having erosion repairs completed, that were sent to Mr. Greenwood and District Counsel. The subgrade was not properly stabilized, and she had suggested that ground penetrating radar be completed to assess what has happened.

Mr. Greenwood also added it needed to be researched by District Counsel.

Mr. Naidu added he wanted to know if the County Inspector had approved things that should not have been approved. District Engineer added that she had tracked down an email from the Public Works department and noted that there were some inquiries about some erosion issues but was unclear of what work occurred. Discussion ensued around this being an old issue that should have Metro involved. District Counsel added she had made an official complaint regarding the trail and the runoff, and the way ditches were caving in 2019. This was added to the on-going paperwork. She added the bridge in without permit by DR Horton. District Counsel added that she was in a meeting in August 2019, and it was stated that the costs would be handled by another company. Discussion ensued about possible litigation on this issue. The Engineer will look into the total cost of the radar testing and completed work and will report back to the Board. It was noted the entire path had never been underwater, but flooding was evident.

C. District Manager

Mr. Greenwood stated that termination notice had been provided to Allied and GMS would staff at the pool and amenity area. He noted the public hearing in August would adopt the proposed budget.

D. Field Manager – Report

Mr. Shepard reviewed the Field Manager's Report. TECO landscaping had been corrected and irrigated, and the wasp nest was removed at playground. Action Item list was reviewed and provided to the board. A quote was provided to paint bathroom floors. Mr. Naidu questioned if the company should be billed, and Mr. Shepard clarified they were never charged.

On MOTION by Ms. Long, seconded by Mr. Hilburn, with all in favor, the Installation of Painting for \$595, was approved.
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SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

Mr. Greenwood noted all financials were provided to the Board. The Board had no further questions.

On MOTION by Mr. Cooper, seconded by Mr. Hilburn, with all in favor, The Check Register, was approved.

B. Balance Sheet & Income Statement

There were no further questions.

C. Special Assessment Receipt Schedule

There were no further questions.

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and
General Audience Comments**

- **Supervisors Requests**

Mr. Greenwood noted that invoices had been received to get through the Audit.

Vinoo Naidu

- Thanked GMS and Dana Collier for continued work
- Main entrance wanted bulletin board for announcements on CDD meeting dates and asking HOA to split costs. Discussion ensued on cost for electrical and what was needed.
- Copies of Keys to pool area for Board

- **Audience Comments**

Jim Borts

- Add the whole meeting minutes and complete agenda package uploaded
- Access Card cost for lost card
- The fountain circuit breaker
- Look at clock installed at the pool area – please send email to Mr. Greenwood

Kathy (11814 Myrtle Rock Drive)

- Free Library- Children and books at the amenity center

- Ask about Budget for Community parties in the common area

NINTH ORDER OF BUSINESS

**Next Scheduled Board Meeting
is for August 10, 2021 at 6:00
p.m. at Fairfield Inn & Suites,
Riverview**

Mr. Greenwood reported that the next meeting will be held August 10, 2021 at 6:00 p.m., at Fairfield Inn & Suites, Riverview.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Greenwood asked for a motion to close the meeting.

On MOTION by Ms. Long, seconded by Mr. Hilburn, with all in favor, the meeting was adjourned at 7:08 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Park Creek Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2020-2021 and/or revised projections for fiscal year 2021-2022.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Park Creek Community Development District for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 10, 2021.

Attested By:

**Park Creek Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2021-2022 Adopted Budget

SECTION B

RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Park Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2021-2022 attached hereto as **Exhibit A** (“**FY 2021-2022 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2021-2022 Budget;

WHEREAS, the provision of the activities described in the FY 2021-2022 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2021-2022 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2021-2022 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2021-2022 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2021-2022 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2021-2022 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments. The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of

special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. 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.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 10, 2021.

Attested By:

**Park Creek Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2021-2022 Budget

***Proposed Budget
Fiscal Year 2022***

***Park Creek
Community Development District***

August 10, 2021



Park Creek

Community Development District

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Park Creek

General Fund

Community Development District

Description	Adopted Budget FY 2021	Actual Thru 4/30/21	Projected Next 5 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Maintenance Assessments	\$455,222	\$452,389	\$2,833	\$455,222	\$455,222
Carryforward Surplus	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$455,222	\$452,389	\$2,833	\$455,222	\$455,222
Expenditures					
Legislative					
Supervisor Fees	\$8,000	\$3,800	\$5,000	\$8,800	\$8,000
Payroll Taxes	\$612	\$291	\$383	\$673	\$612
TOTAL LEGISLATIVE	\$8,612	\$4,091	\$5,383	\$9,473	\$8,612
Financial & Administrative					
Administrative Services	\$5,500	\$2,750	\$0	\$2,750	\$0
District Manager	\$24,000	\$16,375	\$14,583	\$30,958	\$35,000
Planning, Coordinating & Contract Services	\$6,000	\$3,000	\$0	\$3,000	\$0
District Engineer	\$4,500	\$1,467	\$1,048	\$2,515	\$4,500
Disclosure Report	\$6,500	\$0	\$0	\$0	\$0
Attorney Fees	\$5,000	\$13,189	\$9,421	\$22,610	\$15,000
Trustee Fees	\$6,520	\$6,519	\$0	\$6,519	\$6,520
Auditing Services	\$2,600	\$0	\$2,600	\$2,600	\$4,000
Travel and Per Diem	\$50	\$0	\$50	\$50	\$50
Public Officials Insurance	\$25,564	\$25,306	\$0	\$25,306	\$26,571
Legal Advertising	\$1,500	\$1,647	\$1,176	\$2,823	\$3,000
Bank Fees	\$125	\$69	\$49	\$118	\$125
Payroll Services	\$673	\$283	\$250	\$533	\$600
Miscellaneous	\$500	\$516	\$0	\$516	\$500
Dues, Licenses & Fees	\$175	\$175	\$0	\$175	\$175
Website Maintenance	\$1,650	\$2,015	\$0	\$2,015	\$0
TOTAL ADMINISTRATIVE	\$90,857	\$73,311	\$29,178	\$102,488	\$96,041
Other Physical Environment					
Comprehensive Field Tech Services	\$13,896	\$6,948	\$0	\$6,948	\$0
Street Pole Lighting	\$55,680	\$30,445	\$21,747	\$52,192	\$55,680
Electricity (Irrigation & Pond Pumps)	\$11,100	\$8,312	\$5,937	\$14,249	\$11,100
Landscaping Maintenance	\$94,000	\$53,065	\$37,903	\$90,968	\$104,340
Landscape Replenishment	\$10,000	\$0	\$10,000	\$10,000	\$10,000
Irrigation Maintenance	\$10,000	\$2,382	\$2,500	\$4,882	\$10,000
Landscape Maintenance-Phase 3	\$13,200	\$1,100	\$12,100	\$13,200	\$0
Landscape Replacement and Enhancement	\$0	\$0	\$0	\$0	\$23,500
Tree Trimming	\$3,500	\$0	\$3,500	\$3,500	\$0
Pet Waste Removal	\$3,816	\$1,906	\$1,361	\$3,267	\$3,816
Pond Maintenance	\$6,060	\$4,505	\$3,218	\$7,723	\$5,700
Pond Erosion	\$5,100	\$0	\$5,100	\$5,100	\$0
Security Monitoring	\$3,600	\$0	\$3,600	\$3,600	\$0
Security Patrol	\$24,408	\$26,524	\$18,946	\$45,470	\$24,408
Holiday Lights	\$7,500	\$7,300	\$0	\$7,300	\$4,000
Fountain Maintenance & Repairs	\$1,958	\$493	\$352	\$846	\$2,500
Field Contingency	\$10,000	\$753	\$2,500	\$3,253	\$30,000
TOTAL OTHER PHYSICAL ENVIRONMENT	\$273,818	\$143,733	\$128,765	\$272,497	\$285,044

Park Creek

General Fund

Community Development District

Description	Adopted Budget FY 2021	Actual Thru 4/30/21	Projected Next 5 Months	Total Projected 9/30/21	Proposed Budget FY 2022
<u>Parks & Recreation</u>					
Pool Maintenance - Contract	\$10,800	\$6,992	\$4,500	\$11,492	\$10,800
Pool Maintenance - Repairs	\$3,500	\$0	\$1,000	\$1,000	\$0
Pool Permit	\$275	\$0	\$275	\$275	\$275
Amenity Management	\$6,000	\$3,000	\$3,000	\$6,000	\$0
Cleaning & Maintenance	\$7,800	\$0	\$7,800	\$7,800	\$7,800
Telephone/Internet	\$2,100	\$1,648	\$1,177	\$2,825	\$2,900
Electricity	\$10,200	\$4,096	\$2,926	\$7,022	\$8,000
Water	\$6,660	\$1,444	\$1,031	\$2,475	\$3,000
Pest Control	\$1,800	\$480	\$343	\$823	\$1,800
Refuse Service	\$1,000	\$0	\$1,000	\$1,000	\$1,000
Infill Planting	\$10,000	\$0	\$10,000	\$10,000	\$0
Amenity Center Repairs and Maintenance	\$18,000	\$3,225	\$9,931	\$13,156	\$19,500
Contingency	\$0	\$0	\$0	\$0	\$0
TOTAL PARKS & RECREATION	\$78,135	\$20,885	\$42,983	\$63,868	\$55,075
<u>Capital Reserve</u>					
Capital Outlay/Reserves	\$0	\$3,447	\$3,447	\$6,895	\$6,650
Reserve Study	\$3,800	\$0	\$0	\$0	\$3,800
TOTAL CAPITAL RESERVE	\$3,800	\$3,447	\$3,447	\$6,895	\$10,450
TOTAL EXPENDITURES	\$455,222	\$245,466	\$209,755	\$455,222	\$455,222
EXCESS REVENUES (EXPENDITURES)	\$0	\$206,923	(\$206,922)	\$0	\$0

Unit Type	Units	Gross/Unit	FY 2021	FY 2022
50'	176	\$1,283.20	\$225,843.20	\$225,843.20
60'	155	\$1,539.84	\$238,675.20	\$238,675.20
70'	11	\$1,796.48	\$19,761.28	\$19,761.28
	342		484,279.68	484,279.68
		Less: Discounts 4%/Collections 2%	(\$29,056.78)	(\$29,056.78)
		Net Assessment	\$455,222.90	\$455,222.90

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
Exhibit "A"
Allocation of Operating Reserve

Description	Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2020)	\$130,852
Estimated Excess Revenues over Expenditures	\$0
Less:	
Funding for First Quarter Operating Expenses	<u>(\$113,805)</u>
Total Undesignated Cash as of 09/30/2021	\$17,047

Park Creek

Community Development District

Debt Service Fund

Series 2013 Capital Improvement Bonds

Description	Adopted Budget FY 2021	Actual Thru 4/30/21	Projected Next 5 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Special Assessments - Levy	\$173,187	\$172,110	\$1,077	\$173,187	\$173,188
Interest Income	\$0	\$9	\$7	\$16	\$0
Carry Forward Surplus ⁽¹⁾	\$0	\$158,257	\$0	\$158,257	\$162,811
TOTAL REVENUES	\$173,187	\$330,376	\$1,084	\$331,461	\$335,998
Expenditures					
Series 2013					
Interest Expense - 11/1	\$68,847	\$69,803	\$0	\$69,803	\$68,847
Principal Expense - 11/1	\$35,000	\$30,000	\$0	\$30,000	\$35,000
Interest Expense - 5/1	\$68,847	\$0	\$68,847	\$68,847	\$67,731
TOTAL EXPENDITURES	\$172,694	\$99,803	\$68,847	\$168,650	\$171,578
EXCESS REVENUES	\$494	\$230,573	(\$67,763)	\$162,811	\$164,420

11/22 Principal Expense	\$35,000.00
11/22 Interest Expense	\$67,731.26
	\$102,731.26

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

Lot Size	Unit Count	Per Unit	Total
50'	87	\$1,062.53	\$92,440.11
60'	72	\$1,275.03	\$91,802.16
Total	159		\$184,242.27
Less: Discounts 4%/Collections 2%			\$11,054.54
Net Assessment			\$173,187.73

Park Creek

Community Development District

Amortization Schedule

Series 2013 Capital Improvement Bonds

Debt Service Date	Principal Due	Interest Due	Total Payment	Ending Balance
11/01/2021	\$35,000.00	\$68,846.88	\$103,846.88	\$1,870,000.00
05/01/2022	\$0.00	\$67,731.26	\$67,731.26	\$1,870,000.00
11/01/2022	\$35,000.00	\$67,731.26	\$102,731.26	\$1,835,000.00
05/01/2023	\$0.00	\$66,615.63	\$66,615.63	\$1,835,000.00
11/01/2023	\$35,000.00	\$66,615.63	\$101,615.63	\$1,800,000.00
05/01/2024	\$0.00	\$65,500.01	\$65,500.01	\$1,800,000.00
11/01/2024	\$40,000.00	\$65,500.01	\$105,500.01	\$1,760,000.00
05/01/2025	\$0.00	\$64,225.01	\$64,225.01	\$1,760,000.00
11/01/2025	\$40,000.00	\$64,225.01	\$104,225.01	\$1,720,000.00
05/01/2026	\$0.00	\$62,950.01	\$62,950.01	\$1,720,000.00
11/01/2026	\$45,000.00	\$62,950.01	\$107,950.01	\$1,675,000.00
05/01/2027	\$0.00	\$61,515.63	\$61,515.63	\$1,675,000.00
11/01/2027	\$50,000.00	\$61,515.63	\$111,515.63	\$1,625,000.00
05/01/2028	\$0.00	\$59,921.88	\$59,921.88	\$1,625,000.00
11/01/2028	\$50,000.00	\$59,921.88	\$109,921.88	\$1,575,000.00
05/01/2029	\$0.00	\$58,078.13	\$58,078.13	\$1,575,000.00
11/01/2029	\$55,000.00	\$58,078.13	\$113,078.13	\$1,520,000.00
05/01/2030	\$0.00	\$56,050.00	\$56,050.00	\$1,520,000.00
11/01/2030	\$60,000.00	\$56,050.00	\$116,050.00	\$1,460,000.00
05/01/2031	\$0.00	\$53,837.50	\$53,837.50	\$1,460,000.00
11/01/2031	\$65,000.00	\$53,837.50	\$118,837.50	\$1,395,000.00
05/01/2032	\$0.00	\$51,440.63	\$51,440.63	\$1,395,000.00
11/01/2032	\$65,000.00	\$51,440.63	\$116,440.63	\$1,330,000.00
05/01/2033	\$0.00	\$49,043.75	\$49,043.75	\$1,330,000.00
11/01/2033	\$70,000.00	\$49,043.75	\$119,043.75	\$1,260,000.00
05/01/2034	\$0.00	\$46,462.50	\$46,462.50	\$1,260,000.00
11/01/2034	\$75,000.00	\$46,462.50	\$121,462.50	\$1,185,000.00
05/01/2035	\$0.00	\$43,696.88	\$43,696.88	\$1,185,000.00
11/01/2035	\$85,000.00	\$43,696.88	\$128,696.88	\$1,100,000.00
05/01/2036	\$0.00	\$40,562.50	\$40,562.50	\$1,100,000.00
11/01/2036	\$90,000.00	\$40,562.50	\$130,562.50	\$1,010,000.00
05/01/2037	\$0.00	\$37,243.75	\$37,243.75	\$1,010,000.00
11/01/2037	\$95,000.00	\$37,243.75	\$132,243.75	\$915,000.00
05/01/2038	\$0.00	\$33,740.63	\$33,740.63	\$915,000.00
11/01/2038	\$105,000.00	\$33,740.63	\$138,740.63	\$810,000.00
05/01/2039	\$0.00	\$29,868.75	\$29,868.75	\$810,000.00
11/01/2039	\$110,000.00	\$29,868.75	\$139,868.75	\$700,000.00
05/01/2040	\$0.00	\$25,812.50	\$25,812.50	\$700,000.00
11/01/2040	\$120,000.00	\$25,812.50	\$145,812.50	\$580,000.00
05/01/2041	\$0.00	\$21,387.50	\$21,387.50	\$580,000.00
11/01/2041	\$130,000.00	\$21,387.50	\$151,387.50	\$450,000.00
05/01/2042	\$0.00	\$16,593.75	\$16,593.75	\$450,000.00
11/01/2042	\$140,000.00	\$16,593.75	\$156,593.75	\$310,000.00
05/01/2043	\$0.00	\$11,431.25	\$11,431.25	\$310,000.00
11/01/2043	\$150,000.00	\$11,431.25	\$161,431.25	\$160,000.00
05/01/2044	\$0.00	\$5,900.00	\$5,900.00	\$160,000.00
11/01/2044	\$160,000.00	\$5,900.00	\$165,900.00	\$0.00
\$1,905,000.00	\$2,128,065.78	\$4,033,065.78		

Park Creek

Community Development District

Debt Service Fund

Series 2014 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2021	Actual Thru 4/30/21	Projected Next 5 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Special Assessments - Levy	\$206,388	\$205,103	\$1,285	\$206,388	\$206,388
Interest Income	\$0	\$10	\$7	\$17	\$0
Carry Forward Surplus ⁽¹⁾	\$0	\$160,037	\$0	\$160,037	\$161,680
TOTAL REVENUES	\$206,388	\$365,150	\$1,292	\$366,442	\$368,067
Expenditures					
Series 2014					
Interest Expense - 11/1	\$74,194	\$75,569	\$0	\$75,569	\$74,194
Principal Expense - 11/1	\$55,000	\$55,000	\$0	\$55,000	\$55,000
Interest Expense - 5/1	\$74,194	\$0	\$74,194	\$74,194	\$72,819
TOTAL EXPENDITURES	\$203,388	\$130,569	\$74,194	\$204,763	\$202,013
EXCESS REVENUES	\$3,000	\$234,581	(\$72,902)	\$161,680	\$166,055

11/22 Principal Expense	\$72,818.75
11/22 Interest Expense	\$60,000.00
	\$132,818.75

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

Lot Size	Unit Count	Per Unit	Total
50'	89	\$1,076.28	\$95,788.92
60'	83	\$1,291.54	\$107,197.82
70'	11	\$1,506.79	\$16,574.69
Total	183		\$219,561.43
Less: Discounts 4%/Collections 2%			\$13,173.69
Net Assessment			\$206,387.74

Park Creek

Community Development District

Amortization Schedule

Series 2014 Capital Improvement Bonds

Debt Service Date	Principal Due	Interest Due	Total Payment	Ending Balance
11/01/2021	\$55,000.00	\$74,193.75	\$129,193.75	\$2,585,000.00
05/01/2022	\$0.00	\$72,818.75	\$72,818.75	\$2,585,000.00
11/01/2022	\$60,000.00	\$72,818.75	\$132,818.75	\$2,525,000.00
05/01/2023	\$0.00	\$71,318.75	\$71,318.75	\$2,525,000.00
11/01/2023	\$60,000.00	\$71,318.75	\$131,318.75	\$2,465,000.00
05/01/2024	\$0.00	\$69,818.75	\$69,818.75	\$2,465,000.00
11/01/2024	\$65,000.00	\$69,818.75	\$134,818.75	\$2,400,000.00
05/01/2025	\$0.00	\$68,193.75	\$68,193.75	\$2,400,000.00
11/01/2025	\$70,000.00	\$68,193.75	\$138,193.75	\$2,330,000.00
05/01/2026	\$0.00	\$66,443.75	\$66,443.75	\$2,330,000.00
11/01/2026	\$70,000.00	\$66,443.75	\$136,443.75	\$2,260,000.00
05/01/2027	\$0.00	\$64,693.75	\$64,693.75	\$2,260,000.00
11/01/2027	\$75,000.00	\$64,693.75	\$139,693.75	\$2,185,000.00
05/01/2028	\$0.00	\$62,818.75	\$62,818.75	\$2,185,000.00
11/01/2028	\$80,000.00	\$62,818.75	\$142,818.75	\$2,105,000.00
05/01/2029	\$0.00	\$60,518.75	\$60,518.75	\$2,105,000.00
11/01/2029	\$85,000.00	\$60,518.75	\$145,518.75	\$2,020,000.00
05/01/2030	\$0.00	\$58,075.00	\$58,075.00	\$2,020,000.00
11/01/2030	\$90,000.00	\$58,075.00	\$148,075.00	\$1,930,000.00
05/01/2031	\$0.00	\$55,487.50	\$55,487.50	\$1,930,000.00
11/01/2031	\$95,000.00	\$55,487.50	\$150,487.50	\$1,835,000.00
05/01/2032	\$0.00	\$52,756.25	\$52,756.25	\$1,835,000.00
11/01/2032	\$100,000.00	\$52,756.25	\$152,756.25	\$1,735,000.00
05/01/2033	\$0.00	\$49,881.25	\$49,881.25	\$1,735,000.00
11/01/2033	\$105,000.00	\$49,881.25	\$154,881.25	\$1,630,000.00
05/01/2034	\$0.00	\$46,862.50	\$46,862.50	\$1,630,000.00
11/01/2034	\$110,000.00	\$46,862.50	\$156,862.50	\$1,520,000.00
05/01/2035	\$0.00	\$43,700.00	\$43,700.00	\$1,520,000.00
11/01/2035	\$115,000.00	\$43,700.00	\$158,700.00	\$1,405,000.00
05/01/2036	\$0.00	\$40,393.75	\$40,393.75	\$1,405,000.00
11/01/2036	\$125,000.00	\$40,393.75	\$165,393.75	\$1,280,000.00
05/01/2037	\$0.00	\$36,800.00	\$36,800.00	\$1,280,000.00
11/01/2037	\$130,000.00	\$36,800.00	\$166,800.00	\$1,150,000.00
05/01/2038	\$0.00	\$33,062.50	\$33,062.50	\$1,150,000.00
11/01/2038	\$140,000.00	\$33,062.50	\$173,062.50	\$1,010,000.00
05/01/2039	\$0.00	\$29,037.50	\$29,037.50	\$1,010,000.00
11/01/2039	\$145,000.00	\$29,037.50	\$174,037.50	\$865,000.00
05/01/2040	\$0.00	\$24,868.75	\$24,868.75	\$865,000.00
11/01/2040	\$155,000.00	\$24,868.75	\$179,868.75	\$710,000.00
05/01/2041	\$0.00	\$20,412.50	\$20,412.50	\$710,000.00
11/01/2041	\$165,000.00	\$20,412.50	\$185,412.50	\$545,000.00
05/01/2042	\$0.00	\$15,668.75	\$15,668.75	\$545,000.00
11/01/2042	\$170,000.00	\$15,668.75	\$185,668.75	\$375,000.00
05/01/2043	\$0.00	\$10,781.25	\$10,781.25	\$375,000.00
11/01/2043	\$180,000.00	\$10,781.25	\$190,781.25	\$195,000.00
05/01/2044	\$0.00	\$5,606.25	\$5,606.25	\$195,000.00
11/01/2044	\$195,000.00	\$5,606.25	\$200,606.25	\$0.00
	\$2,640,000.00	\$2,194,231.25	\$4,834,231.25	

SECTION V

SECTION C

SECTION 1



Craig Latimer
Supervisor of Elections
Our Vision: To be the best place in America to vote

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 20, 2021

To Whom It May Concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2021, listed below.

Community Development District	Number of Registered Electors
Park Creek	564

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoc.org.

Respectfully,

Enjoli White
Candidate Services Liaison

VoteHillsborough.gov ★ **(813) 744 - 5900**

Fred B. Karl County Center
601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center
2514 N. Falkenburg Rd., Tampa, FL 33619

See website for regional office locations.

SECTION 2

**NOTICE OF MEETINGS
PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Park Creek Community Development District** will hold their meetings for the remainder of **Fiscal Year 2022** at 6:00 p.m. at **Fairfield Inn & Suites Riverview, 10743 Big Bend Road, Riverview, FL 33579** on the second Tuesday of each month as follows:

October 12, 2021
November 9, 2021
December 14, 2021
January 11, 2022
February 8, 2022
March 8, 2022
April 12, 2022
May 10, 2022
June 14, 2022
July 12, 2022
August 9, 2022
September 13, 2022

SECTION D

Park Creek CDD

Field Management Report



Aug 10th , 2021

Clayton Smith

Field Manager

GMS

Completed

County Project



- ✚ Survey was completed.
- ✚ County has inspected the area for completion.

Pool Clock

- ✚ Clock was been purchased and ready for install.
- ✚ Should be installed before the next meeting.



In Progress

Message Board

- + Message board was brought up from the board for installation.
- + Still in the process of gathering proposals.



Outdoor Library



- + Gathering proposals for outdoor library requested.
- + Different color variations reflect in the price.

Upcoming Projects

Pressure Washing Pool Furniture

- + Pool furniture in need of pressure washing.
- + Possible proposal for pressure washing pool deck as well.
- + Along with common area curbs as well.



Adding Doggy Stations

- + Recommending adding doggy stations throughout community.
- + Will focus on common areas and main Blvd.
- + Will look into proposals



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

SECTION VI

SECTION A

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices

August 10, 2021

Fund	Date	Check No.'s	Amount
REGIONS BANK			
<i>General</i>	7/12/21	42-48	\$17,369.87
<i>General</i>	7/20/21	49	\$325.35
Total Invoices for Approval			\$17,695.22

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
7/12/21	00012	7/01/21 7005	202107 320-53900-34500	EAGLE EYE VMS HD 30 DAYS	*	102.00	
				COMPLETE IT. SERVICE & SOLUTIONS			102.00 000042
7/12/21	00019	6/25/21 R988.21	202106 310-51300-49002	RESERVE STUDY	*	2,900.00	
				CUSTOM RESERVES LLC			2,900.00 000043
7/12/21	00002	7/07/21 5	202107 310-51300-34000	MANAGEMENT FEES JUL21	*	2,916.67	
		7/07/21 5	202107 310-51300-44000	FAIRFIELD INN MEETIN ROOM	*	181.50	
		7/07/21 5	202107 310-51300-51000	LABELS MASS MEETING	*	16.07	
		7/07/21 5	202107 310-51300-42000	STAMPS FOR MASS MEETING	*	180.00	
				GOVERNMENTAL MANAGEMENT SERVICES			3,294.24 000044
7/12/21	00018	6/30/21 4600047	202106 320-53900-46001	PET WASTE REMOVAL	*	317.63	
				POOP 911			317.63 000045
7/12/21	00003	7/01/21 5086B	202107 320-53900-46800	MTHLY LAKE MAINT JUL2021	*	475.00	
				SITEXAQUATICS			475.00 000046
7/12/21	00005	6/29/21 19942	202106 310-51300-31500	ATTORNEY FEES	*	1,586.00	
				STRALEY ROBIN VERICKER			1,586.00 000047
7/12/21	00013	7/01/21 TMC 2368	202107 320-53900-46200	MTHLY LANDSCAPE JUL21	*	8,695.00	
				YELLOWSTONE LANDSCAPE			8,695.00 000048
7/20/21	00020	7/20/21 29600264	202107 320-57200-54000	POOL PERMIT#29-60-02649	*	325.00	
		7/20/21 29600264	202107 310-51300-49000	POOL PERMIT#29-60-02649	*	.35	
				FLORIDA DEPARTMENT OF HEALTH			325.35 000049
TOTAL FOR BANK B						17,695.22	
TOTAL FOR REGISTER						17,695.22	

PKCK PARK CREEK SHENNING

SECTION B

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Unaudited Financial Statements
as of
July 31, 2021

Board of Supervisors Meeting
August 10, 2021

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I.	<u>Financial Statements - July 31, 2021</u>
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II.	<u>Check Register - July 1, 2021 - July 30, 2021</u>
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III.	<u>Special Assessment Receipts Schedule - July 31, 2021</u>
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PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
July 31, 2021

	Major Funds		Total
	General Fund	Debt Service Fund	Governmental Funds
<u>ASSETS:</u>			
Cash - Regions Bank	\$291,997	---	\$291,997
Cash - Bank United	---	---	\$0
Due from Other Funds	---	\$8,723	\$8,723
Series 2013 Investments:			
Reserve	---	\$173,188	\$173,188
Revenue	---	\$159,293	\$159,293
Series 2016 Investments:			
Reserve	---	\$206,388	\$206,388
Revenue	---	\$157,487	\$157,487
Deposits	\$6,086	---	\$6,086
Total Assets	\$298,082	\$705,079	\$1,003,161
<u>LIABILITIES:</u>			
Accounts Payable	\$7,765	---	\$7,765
Due to Other Funds	\$8,723	---	\$8,723
Total Liabilities	\$16,488	\$0	\$16,488
<u>FUND BALANCES:</u>			
Nonspendable:			
Deposits and prepaid items	\$6,086	---	\$6,086
Assigned to:			
Debt Service	---	\$705,079	\$705,079
Capital Projects	---	---	\$0
Unassigned	\$275,509	---	\$275,509
Total Fund Balances	\$281,595	\$705,079	\$986,673
TOTAL LIABILITIES & FUND BALANCES	\$298,082	\$705,079	\$1,003,161

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended July 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/21	ACTUAL THRU 07/31/21	ACTUAL VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$455,222	\$455,222	\$456,441	\$1,219
Interest Income	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$455,222	\$455,222	\$456,441	\$1,219
<u>LEGISLATIVE</u>				
Supervisors Fees	\$8,000	\$6,000	\$6,200	(\$200)
Payroll Taxes	\$612	\$459	\$507	(\$48)
TOTAL LEGISLATIVE	\$8,612	\$6,459	\$6,707	(\$248)
<u>FINANCIAL & ADMINISTRATIVE</u>				
Administrative Services	\$5,500	\$4,125	\$2,558	\$1,567
District Manager	\$24,000	\$18,000	\$24,468	(\$6,468)
Planning, Coordinating & Contract Services	\$6,000	\$4,500	\$2,790	\$1,710
District Engineer	\$4,500	\$3,375	\$1,467	\$1,908
Disclosure Report	\$6,500	\$4,875	\$0	\$4,875
Attorney Fees	\$5,000	\$3,750	\$17,129	(\$13,379)
Trustee Fees	\$6,520	\$6,520	\$6,519	\$1
Auditing Services	\$2,600	\$1,950	\$0	\$1,950
Travel and Per Diem	\$50	\$38	\$182	(\$144)
Meeting Room Rental	\$0	\$0	\$363	(\$363)
Public Officials Insurance	\$25,564	\$25,564	\$25,306	\$258
Legal Advertising	\$1,500	\$1,125	\$4,805	(\$3,680)
Bank Fees	\$125	\$94	\$147	(\$54)
Payroll Services	\$673	\$505	\$534	(\$30)
Miscellaneous	\$500	\$375	\$712	(\$337)
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
Website Maintenance	\$1,650	\$1,238	\$2,015	(\$778)
TOTAL FINANCIAL & ADMINISTRATIVE	\$90,857	\$76,208	\$89,170	(\$14,529)
<u>OTHER PHYSICAL ENVIRONMENT</u>				
Comprehensive Field Tech Services	\$13,896	\$13,896	\$6,462	\$7,434
Streetpole Lighting	\$55,680	\$55,680	\$39,537	\$16,143
Electricity (Irrigation & Pond Pumps)	\$11,100	\$8,325	\$10,648	(\$2,323)
Landscaping Maintenance	\$94,000	\$70,500	\$87,845	(\$17,345)
Landscape Replenishment	\$10,000	\$7,500	\$0	\$7,500
Irrigation Maintenance	\$10,000	\$7,500	\$4,897	\$2,603
Landscape Maintenance-Phase 3	\$13,200	\$9,900	\$1,100	\$8,800
Tree Trimming	\$3,500	\$2,625	\$0	\$2,625
Pet Waste Removal	\$3,816	\$2,862	\$3,494	(\$632)
Pond Maintenance	\$6,060	\$4,545	\$6,880	(\$2,335)
Pond Erosion	\$5,100	\$3,825	\$350	\$3,475
Security Monitoring	\$3,600	\$2,700	\$204	\$2,496
Security Patrol	\$24,408	\$18,306	\$26,524	(\$8,218)
Holiday Lights	\$7,500	\$7,500	\$7,300	\$200
Fountain Maintenance & Repairs	\$1,958	\$1,469	\$493	\$975
Field Contingency	\$10,000	\$7,500	\$753	\$6,748
TOTAL OTHER PHYSICAL ENVIRONMENT	\$273,818	\$224,633	\$196,488	\$28,145

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended July 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/21	ACTUAL THRU 07/31/21	ACTUAL VARIANCE
<u>PARKS & RECREATION</u>				
Pool Maintenance - Contract	\$10,800	\$8,100	\$9,692	(\$1,592)
Pool Maintenance - Repairs	\$3,500	\$2,625	\$0	\$2,625
Pool Permit	\$275	\$275	\$325	(\$50)
Amenity Management	\$6,000	\$4,500	\$2,790	\$1,710
Cleaning & Maintenance	\$7,800	\$5,850	\$2,230	\$3,620
Telephone/Internet	\$2,100	\$1,575	\$1,648	(\$73)
Electricity	\$10,200	\$7,650	\$4,154	\$3,496
Water	\$6,660	\$4,995	\$2,207	\$2,788
Pest Control	\$1,800	\$1,350	\$480	\$870
Refuse Service	\$1,000	\$750	\$0	\$750
Infill Planting	\$10,000	\$7,500	\$0	\$7,500
Misc. Amenity Center Operations	\$18,000	\$13,500	\$3,225	\$10,275
TOTAL PARKS & RECREATION	\$78,135	\$58,670	\$26,751	\$31,919
<u>CAPITAL RESERVE</u>				
Capital Outlay	\$0	\$0	\$10,449	(\$10,449)
Reserve Study	\$3,800	\$2,850	\$2,900	(\$50)
TOTAL CAPITAL RESERVE	\$3,800	\$2,850	\$13,349	(\$10,499)
TOTAL EXPENDITURES	\$455,222	\$368,819	\$332,465	\$34,786
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$86,403	\$123,975	\$33,568
FUND BALANCE - Beginning	\$0		\$157,619	
FUND BALANCE - Ending	\$0		\$281,595	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended July 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 07/31/21	ACTUAL THRU 07/31/21	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$173,187	\$173,187	\$173,651	\$464
Interest Income	\$0	\$0	\$15	\$15
TOTAL REVENUES	<u>\$173,187</u>	<u>\$173,187</u>	<u>\$173,666</u>	<u>\$479</u>
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$68,847	\$68,847	\$69,803	(\$957)
Principal Expense - 11/1	\$35,000	\$35,000	\$30,000	\$5,000
Interest Expense - 5/1	\$68,847	\$68,847	\$68,847	\$0
TOTAL EXPENDITURES	<u>\$172,694</u>	<u>\$172,694</u>	<u>\$168,650</u>	<u>\$4,043</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$494</u>	<u>\$494</u>	<u>\$5,016</u>	<u>\$4,522</u>
FUND BALANCE - Beginning	\$0		\$331,445	
FUND BALANCE - Ending	<u><u>\$494</u></u>		<u><u>\$336,461</u></u>	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended July 31, 2021

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 07/31/21</u>	<u>ACTUAL THRU 07/31/21</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$206,388	\$206,388	\$206,940	\$552
Interest Income	\$0	\$0	\$16	\$16
TOTAL REVENUES	<u>\$206,388</u>	<u>\$206,388</u>	<u>\$206,956</u>	<u>\$568</u>
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$74,194	\$74,194	\$75,569	(\$1,375)
Principal Expense - 11/1	\$55,000	\$55,000	\$55,000	\$0
Interest Expense - 5/1	\$74,194	\$74,194	\$74,194	\$0
TOTAL EXPENDITURES	<u>\$203,388</u>	<u>\$203,388</u>	<u>\$204,763</u>	<u>(\$1,375)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$3,000</u>	<u>\$3,000</u>	<u>\$2,193</u>	<u>(\$807)</u>
FUND BALANCE - Beginning	\$0		\$366,425	
FUND BALANCE - Ending	<u>\$3,000</u>		<u>\$368,618</u>	

**PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance-Month by Month

		Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Total
REVENUES:												
Maintenance Assessments - Levy	\$455,222	\$ -	\$ 22,581	\$ 397,906	\$ 11,566	\$ 10,930	\$ 2,996	\$ 6,410	\$ -	\$ 4,052	\$ -	\$ 456,441
	\$455,222	\$ -	\$ 22,581	\$ 397,906	\$ 11,566	\$ 10,930	\$ 2,996	\$ 6,410	\$ -	\$ 4,052	\$ -	\$ 456,441
LEGISLATIVE												
Supervisors Fees	\$8,000	\$ -	\$ -	\$ 600	\$ 800	\$ 800	\$ -	\$ 1,600	\$ 600	\$ 600	\$ 1,200	\$ 6,200
Payroll Taxes	\$612	\$ -	\$ -	\$ 46	\$ 61	\$ 61	\$ -	\$ 122	\$ 46	\$ 53	\$ 118	\$ 507
	\$8,612	\$ -	\$ -	\$ 646	\$ 861	\$ 861	\$ -	\$ 1,722	\$ 646	\$ 653	\$ 1,318	\$ 6,707
FINANCIAL & ADMINISTRATIVE												
Administrative Services	\$5,500	\$ 458	\$ 458	\$ 458	\$ 458	\$ 458	\$ 458	\$ (192)	\$ -	\$ -	\$ -	\$ 2,558
District Manager	\$24,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 3,458	\$ 2,259	\$ 2,917	\$ 2,917	\$ 2,917	\$ 24,468
Planning, Coordinating & Contract Services	\$6,000	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ (210)	\$ -	\$ -	\$ -	\$ 2,790
District Engineer	\$4,500	\$ -	\$ 349	\$ -	\$ -	\$ -	\$ 1,118	\$ -	\$ -	\$ -	\$ -	\$ 1,467
Disclosure Report	\$6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney Fees	\$5,000	\$ -	\$ 721	\$ 1,023	\$ 6,489	\$ 1,767	\$ 1,223	\$ 1,967	\$ 1,026	\$ 1,586	\$ 1,327	\$ 17,129
Trustee Fees	\$6,520	\$ 3,556	\$ -	\$ -	\$ 2,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,519
Auditing Services	\$2,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Travel and Per Diem	\$50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182	\$ -	\$ -	\$ 182
Meeting Room Rental	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182	\$ 182	\$ 363
Public Officials Insurance	\$25,564	\$ 25,306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,306
Legal Advertising	\$1,500	\$ -	\$ 1,005	\$ -	\$ -	\$ -	\$ -	\$ 642	\$ 642	\$ 554	\$ 1,962	\$ 4,805
Bank Fees	\$125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69	\$ 26	\$ 24	\$ 29	\$ 147
Payroll Services	\$673	\$ -	\$ -	\$ 111	\$ 69	\$ 53	\$ -	\$ 50	\$ 63	\$ 63	\$ 126	\$ 534
Miscellaneous	\$500	\$ -	\$ -	\$ -	\$ 150	\$ -	\$ 366	\$ -	\$ -	\$ -	\$ 196	\$ 712
Dues, Licenses & Fees	\$175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Website Maintenance	\$1,650	\$ 1,515	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,015
	\$90,857	\$ 33,510	\$ 5,033	\$ 4,093	\$ 13,129	\$ 4,778	\$ 7,124	\$ 4,585	\$ 4,855	\$ 5,325	\$ 6,738	\$ 89,170
OTHER PHYSICAL ENVIRONMENT												
Comprehensive Field Tech Services	\$13,896	\$ 1,158	\$ 1,158	\$ 1,158	\$ 1,158	\$ 1,158	\$ 1,158	\$ (486)	\$ -	\$ -	\$ -	\$ 6,462
Streetpole Lighting	\$55,680	\$ 4,515	\$ 4,513	\$ 4,343	\$ 4,540	\$ 4,540	\$ 4,546	\$ 3,448	\$ 2,188	\$ 3,455	\$ 3,449	\$ 39,537
Electricity (Irrigation & Pond Pumps)	\$11,100	\$ -	\$ 1,135	\$ 1,244	\$ 1,242	\$ 1,891	\$ 1,626	\$ 1,174	\$ 101	\$ 1,064	\$ 1,171	\$ 10,648
Landscaping Maintenance	\$94,000	\$ 1,428	\$ 8,262	\$ 1,464	\$ 24,521	\$ 4,348	\$ 13,043	\$ 8,695	\$ 8,695	\$ 8,695	\$ 8,695	\$ 87,845
Landscape Replenishment	\$10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Maintenance	\$10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,382	\$ 1,005	\$ 1,510	\$ -	\$ 4,897
Landscape Maintenance-Phase 3	\$13,200	\$ -	\$ -	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100
Tree Trimming	\$3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pet Waste Removal	\$3,816	\$ -	\$ 318	\$ 318	\$ 953	\$ -	\$ 953	\$ -	\$ 635	\$ -	\$ 318	\$ 3,494
Pond Maintenance	\$6,060	\$ 1,100	\$ 990	\$ 495	\$ 475	\$ 475	\$ 1,445	\$ 475	\$ 475	\$ 475	\$ 475	\$ 6,880
Pond Erosion	\$5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ -	\$ -	\$ 350
Security Monitoring	\$3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102	\$ 102	\$ 204
Security Patrol	\$24,408	\$ -	\$ 2,417	\$ 13,492	\$ 4,976	\$ -	\$ 4,833	\$ 806	\$ -	\$ -	\$ -	\$ 26,524
Holiday Lights	\$7,500	\$ -	\$ 7,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,300
Fountain Maintenance & Repairs	\$1,958	\$ -	\$ -	\$ 493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 493
Field Contingency	\$10,000	\$ -	\$ -	\$ 753	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 753
	\$273,818	\$ 8,200	\$ 26,092	\$ 24,860	\$ 37,865	\$ 12,412	\$ 27,604	\$ 16,494	\$ 13,449	\$ 15,302	\$ 14,209	\$ 196,488
PARKS & RECREATION												
Pool Maintenance - Contract	\$10,800	\$ -	\$ 2,342	\$ 1,550	\$ -	\$ 1,550	\$ 1,550	\$ 900	\$ 900	\$ 900	\$ -	\$ 9,692
Pool Maintenance - Repairs	\$3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Permit	\$275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325	\$ 325
Amenity Management	\$6,000	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ (210)	\$ -	\$ -	\$ -	\$ 2,790
Cleaning & Maintenance	\$7,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650	\$ 690	\$ 650	\$ 240	\$ 2,230
Telephone/Internet	\$2,100	\$ -	\$ 329	\$ 164	\$ 164	\$ -	\$ 329	\$ 331	\$ 164	\$ 167	\$ -	\$ 1,648
Electricity	\$10,200	\$ -	\$ 475	\$ 533	\$ 519	\$ -	\$ 1,571	\$ 997	\$ 58	\$ -	\$ -	\$ 4,154
Water	\$6,660	\$ -	\$ 221	\$ 179	\$ 144	\$ 337	\$ 314	\$ 248	\$ 290	\$ 314	\$ 158	\$ 2,207
Pest Control	\$1,800	\$ -	\$ -	\$ -	\$ 480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 480
Refuse Service	\$1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Infill Planting	\$10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Misc. Amenity Center Operations	\$18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,225	\$ -	\$ -	\$ -	\$ 3,225
	\$78,135	\$ 500	\$ 3,867	\$ 2,926	\$ 1,807	\$ 2,387	\$ 4,264	\$ 6,142	\$ 2,103	\$ 2,031	\$ 723	\$ 26,751
CAPITAL OUTLAY												
Capital Outlay	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,447	\$ 3,047	\$ -	\$ 3,955	\$ 10,449
Reserve Study	\$3,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,900	\$ -	\$ 2,900
	\$3,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,447	\$ 3,047	\$ 2,900	\$ 3,955	\$ 13,349
TOTAL EXPENDITURES	\$455,222	\$ 42,210	\$ 34,993	\$ 32,525	\$ 53,663	\$ 20,438	\$ 38,991	\$ 32,391	\$ 24,101	\$ 26,210	\$ 26,944	\$ 332,465
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$ (42,210)	\$ (12,412)	\$ 365,381	\$ (42,097)	\$ (9,508)	\$ (35,995)	\$ (25,981)	\$ (24,101)	\$ (22,158)	\$ (26,944)	\$ 123,975

SECTION C

**PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts

Fiscal Year 2021

ASSESSMENTS - TAX COLLECTOR						\$455,222.90 FY 2021 .36300.10000 54.531%	\$173,187.73 FY 2021 .36300.10000 20.746%	\$206,387.74 FY 2021 .36300.10000 24.723%	\$834,798.38 TOTAL 100.00%
DATE	DESCRIPTION	NET AMOUNT	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	2013 DSF	2014 DSF	Total
11/09/20	10/01/20-10/31/20	\$3,903.79	\$78.08	\$0.00	\$3,825.71	\$2,086.19	\$793.68	\$945.83	\$3,825.71
11/16/20	11/01/20-11/10/20	\$2,251.90	\$45.03	\$0.00	\$2,206.87	\$1,203.43	\$457.84	\$545.61	\$2,206.87
11/25/20	11/11/20-11/19/20	\$36,099.02	\$721.98	\$0.00	\$35,377.04	\$19,291.41	\$7,339.34	\$8,746.29	\$35,377.04
12/07/20	11/19/20-11/30/20	\$731,472.66	\$14,629.46	\$0.00	\$716,843.20	\$390,900.90	\$148,716.69	\$177,225.61	\$716,843.20
12/10/20	12/01/20-12/06/20	\$13,108.54	\$262.17	\$0.00	\$12,846.37	\$7,005.24	\$2,665.12	\$3,176.02	\$12,846.37
01/07/21	12/07/20-12/31/20	\$21,643.07	\$432.86	\$0.00	\$21,210.21	\$11,566.11	\$4,400.28	\$5,243.81	\$21,210.21
02/04/21	INTEREST	\$0.00	\$0.00	\$27.45	\$27.45	\$14.97	\$5.69	\$6.79	\$27.45
02/05/21	01/01/21-01/31/21	\$20,424.17	\$408.48	\$0.00	\$20,015.69	\$10,914.73	\$4,152.47	\$4,948.49	\$20,015.69
03/04/21	01/01/21-02/28/21	\$5,606.14	\$112.13	\$0.00	\$5,494.01	\$2,995.93	\$1,139.79	\$1,358.29	\$5,494.01
04/05/21	03/01/21-03/31/21	\$11,994.69	\$239.89	\$0.00	\$11,754.80	\$6,410.00	\$2,438.66	\$2,906.15	\$11,754.80
06/03/21	04/01/21-04/30/21	\$2,266.61	\$45.33	\$0.00	\$2,221.28	\$1,211.28	\$460.83	\$549.17	\$2,221.28
06/15/21	05/01/21-05/31/21	\$5,315.42	\$106.31	\$0.00	\$5,209.11	\$2,840.57	\$1,080.68	\$1,287.85	\$5,209.11
TOTAL		\$854,086.01	\$17,081.72	\$27.45	\$837,031.74	\$456,440.77	\$173,651.07	\$206,939.90	\$837,031.74

Assessed on Roll:

	NET AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.	
O & M	\$455,222.90	54.5309%	\$456,440.77	(\$456,440.77)	\$0.00	
SERIES 2013 DSF	\$173,187.73	20.7461%	\$173,651.07	(\$169,671.03)	\$3,980.04	V#43 001.300.20700.10000
SERIES 2016 DSF	\$206,387.74	24.7231%	\$206,939.90	(\$202,196.82)	\$4,743.08	V#44 001.300.20700.10000
TOTAL	\$834,798.38	100.00%	\$837,031.74	(\$828,308.62)	\$8,723.12	

100% NET Collected

DATE	CHECK #	S2013	S2014
03/03/21	3361/3362	\$164,373.08	\$195,883.25
03/08/21	3400/3401	\$5,297.95	\$6,313.57
		\$169,671.03	\$202,196.82