



Park Creek

Community Development District

Ryan Watkins, Chairman

Vinoo Naidu, Vice Chairman

Dreama Long, Assistant Secretary

Daniel Hilburn, Assistant Secretary

Mark Savino, Assistant Secretary

February 8, 2022

AGENDA

Park Creek Community Development District

Agenda

Tuesday
February 8, 2022
6:00 p.m.

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

Zoom Link: <https://us06web.zoom.us/j/9564962978>

Meeting ID: 956 496 2978

Passcode: 516708

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

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 December 14, 2021 Meeting
- IV. Ratification of Agreement with Cardinal Landscaping
- V. Consideration of Resolution 2022-03 Election of Officers
- VI. Staff Reports
 - A. Attorney
 - B. District Engineer - Community Trail Update
 - C. Field Manager - Report
 - D. District Manager - Line of Credit
- VII. Financial Reports
 - A. Approval of Check Registers
 1. December 2021
 2. January 2022
 - B. Balance Sheet & Income Statement
 - C. Special Assessment Receipt Schedule

VIII. Supervisors Requests and General Audience Comments

IX. Next Regularly Scheduled Meeting is March 8, 2022 at 6:00 p.m. at Fairfield Inn & Suites, Riverview

X. 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, **December 14, 2021** at 6:04 p.m. at the Fairfield Inn & Suites Tampa Riverview, 10743 Big Bend Road, Riverview, Florida.

Present and constituting a quorum were:

Ryan Watkins
Vino Naidu *joined late*
Dreama Long
Daniel Hilburn
Mark Savino

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also Present were:

Jason Greenwood
Dana Collier *by Zoom*
Clayton Smith

District Manager, GMS
District Counsel
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Greenwood called the meeting to order and called the roll. Four supervisors were present at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

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

- **Supervisors Requests**

There being none, the next item followed.

- **Audience Comments**

Melanie Hendrix asked about the term of the new landscape services vendor.

THIRD ORDER OF BUSINESS

**Approval of Minutes of
November 9, 2021 Meeting**

Mr. Greenwood presented the November 9, 2021 regular meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Naidu, seconded by Mr. Savino, with all in favor, the Minutes of the November 9, 2021 Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Presentations from Landscape
Maintenance Service Providers**

A. BrightView Landscape Services

B. Cardinal Landscaping

C. Floralawn

D. Prince & Sons

E. Sunrise Landscape

Mr. Smith presented the scope of services for landscape maintenance providers. He discussed the basic essential needs for the District. He reviewed the proposals, the bids, and the current budget at \$104,340. He had narrowed the selection to Prince & Sons and Cardinal Landscaping based on budgeting and the specific District needs. After Board discussion, they decided to move forward with Cardinal Landscaping.

On MOTION by Mr. Watkins, seconded by Ms. Long, with all in favor, Termination of Yellowstone Landscaping, was approved.

On MOTION by Mr. Watkins, seconded by Mr. Naidu, with all in favor, Moving Forward with the Cardinal Landscape Proposal, was approved.

Ms. Collier discussed creating the new contract for Cardinal.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Collier had nothing further to report.

B. District Engineer

Mr. Greenwood noted the updates would be delayed to the January meeting. The Engineer will review the damage to the trail. He discussed the landscaping budget and the possible need for increases. He noted more holiday lighting would be added.

C. Field Manager – Report

Mr. Smith reviewed his Field Manager's report for the Board which included the installation of Christmas lights issue, irrigation issues, sod replacement, message boards, installation of outdoor library, gutter project date of installation, and landscaping enhancements. Discussion ensued on:

- Grout needed in shower area
- Vinyl fencing needs to be pressure washed
- Installation of vinyl fencing
- Child swing needs repair
- Parking lines in Amenity Center need to be resealed
- Hillsborough County issue regarding the depression

D. District Manager

There being none, the next item followed.

SIXTH 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. Watkins, seconded by Mr. Savino, 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.

SEVENTH ORDER OF BUSINESS

**Supervisors Requests and
General Audience Comments**

- **Supervisors Requests**

- There were no Supervisors request at this time.

- **Audience Comments**

- Resident James – confirmed the new landscaping company start date. He wanted the check register posted. Mr. Greenwood noted this is all on website. He also asked about another life ring added in the pool. Amenity Center lighting concern,
 - Resident Lucy – landscaping planting issue, grass clippings in the ponds, Christmas lighting issue, and she noted the community did not have a voice in District decisions. Discussion ensued on how to reach out to District Management about concerns.
 - Josh Zeimamen – security lighting at the backside of the pool area. Mr. Greenwood noted they were looking into solar panel lighting. Sprinkler system timing. Mr. Greenwood noted the new company will investigate this issue. Bench and fence repair needed. He asked about the need for a community page. Ms. Collier discussed the legalities of Sunshine Law and social media forums. Newsletter was discussed.
 - Concern about the palm tree needs lighting.

December 14, 2021

Park Creek CDD

EIGHTH ORDER OF BUSINESS

**Next Scheduled Board Meeting
is for January 11, 2022 at 6:00
p.m. at Fairfield Inn & Suites,
Riverview**

Mr. Greenwood reported that the next meeting will be held January 11, 2022 at 6:00 p.m., at Fairfield Inn & Suites, Riverview.

NINTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Naidu, seconded by Mr. Savino, with all in favor, the meeting was adjourned at 7:35p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

This Landscape and Irrigation Maintenance Agreement (the “**Agreement**”) is made and entered into effective the ____ day of _____, 202____, by and between the Park Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida, whose mailing address is 4648 Eagle Falls Place, Tampa, Florida 33619 (the “**District**”), and Cardinal Landscaping of Tampa, Inc., a Florida corporation, whose mailing address is 817 E. Okaloosa Avenue, Tampa, Florida 33604 (the “**Contractor**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, recreation amenities, landscaping, and other infrastructure; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor, represents that it has the skills, knowledge, and ability to provide such operation and management services to the District in accordance with the terms of this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the District and Contractor (collectively, referred to as the “**Parties**”), the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

Section 1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Contractor’s Representations. In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:

- a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise, and resources to perform all required work.
- b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance, or furnishing of the work to be performed pursuant to this Agreement.
- c. The Contractor agrees to be responsible for the care, health, and maintenance of the existing landscaping, in its current condition.

- d. The Contractor shall be strictly liable for the decline or death of any plant material installed by Contractor, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
- e. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
- f. The Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.
- g. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and will repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within twenty-four (24) hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor will be responsible for reimbursing District for such damages.

Section 3. Proposal. The Contractor will provide landscape and irrigation maintenance services for certain lands within and around the District, as identified in **Exhibit "A"**, which is attached hereto and incorporated herein by reference (the "**Proposal**"). Contractor shall provide all labor and equipment necessary for such service unless otherwise identified in **Exhibit "A"**. The Contractor shall submit a written report to the District each month detailing the work that was performed that month.

Section 4. Billing and Payment. The District agrees to compensate the Contractor for the work described in the Proposal at the monthly rate as described in the Proposal with an annual expenditure amount not to exceed \$104,600.00. Each month the Contractor shall submit an invoice to the District for the work performed the previous month. The District shall pay the Contractor within forty-five (45) days of receipt of invoices.

Section 5. Insurance. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than

\$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the Districts with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the Districts unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District obtaining the required insurance.

Section 6. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District.

Section 7. Indemnification. Contractor agrees to indemnify and hold harmless the District and its officers, agents, and employees from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorneys fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

Section 8. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Section 9. Labor, Materials and Equipment Claims. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. In the event that the Contractor does not pay or satisfy any claim or attempted lien within three (3) business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.

Section 10. Negotiation at Arm's Length. This Agreement has been negotiated fully between the parties as an arms length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the

interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

Section 11. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

Section 12. Cancellation. Either party may terminate this Agreement without cause upon thirty (30) days written notice. In the event either party cancels this Agreement, Contractor agrees to accept the balance due and owing to them at the effective date of cancellation for the work performed up to that date.

Section 13. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. To the extent that anything contained within **Exhibit "A"** conflicts with anything contained within this Agreement, this Agreement shall control.

Section 14. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

Section 15. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

Section 16. Notices. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties, as follows:

- a. If to Contractor: Cardinal Landscaping Services of Tampa
817 E. Okaloosa Avenue
Tampa, Florida 33604
Attn: Michael Mantei, Operations Manager
- b. If to District: Park Creek
Community Development District
c/o GMS
4648 Eagle Falls Place
Tampa, Florida 33619

Section 17. Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto.

Section 18. Assignment. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

Section 19. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Pasco County, Florida.

Section 20. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

Section 21. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

Section 22. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 263-225-1186, OR BY EMAIL AT JGREENWOOD@GMSTNN.COM, OR BY REGULAR MAIL AT 4648 EAGLE FALLSPLACE, TAMPA, FLORIDA 33619.

Section 23. Enforcement of Agreement. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

Section 24. Effective Date and Term. The Effective Date of this Agreement is January 16, 2022. This Agreement is for a term of one (1) year.

Section 25. Compliance with Governmental Regulation. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

Section 26. Manner of Contractor's Performance. The Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

- A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

- B. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. The District hereby designates the District Manager, or a representative of the District Manager, to act as its representative.

Section 27. E-Verify. Pursuant to Section 448.095(2), Florida Statutes,


- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

Section 28. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

Section 29. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

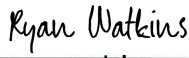
IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Cardinal Landscaping of Tampa, Inc.



Name: Jeff Mantei
Title: Vice President of Operations
Date: 12/15/2021 | 8:29 PM EST

**Park Creek
Community Development District**



Name: Ryan Watkins
Title: Chair/Vice Chair, Board of Supervisors
Date: 12/15/2021 | 9:02 PM PST

Exhibit "A"

Park Creek CDD Landscape Fee Summary

Contractor: Cardinal Landscaping Services of Tampa, Inc.

Property:

Address: 817 E. Okaloosa Ave., Tampa, FL 33604

Address:

Phone: 813-915-9696

Phone:

Fax:

Contact: Michael C. Mantei

Contact:

Email: mcmantei@yahoo.com

Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT
GENERAL SERVICES (Schedule A) - Mowing/Detailing	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800
TURF CARE (Schedule B) Bahia/St Augustine Fert	450	450	450	450	450	450	450	450	450	450
TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert	200	200	200	200	200	200	200	200	200	200
BED DRESSING - 170 Yds (Schedule E - B.) 95yds May/75 Nov Per Yard Pricing: \$55 Per Yard					5,225 95					
PALM TRIMMING (Schedule E - C.) Per Palm Price: \$55 30 Palms - Contractor to confirm count				1,650						
ANNUAL CHANGES (Schedule E - A.) Per Annual Pricing: \$3.50	1,050 300			1,050 300			1,050 300			1,050 300
IRRIGATION MAINT. (Schedule D)										
TOTAL FEE PER MONTH:	\$8,500	\$7,450	\$7,450	\$10,150	\$12,675	\$7,450	\$8,500	\$7,450	\$7,450	\$8,500

Flat Fee Schedule	\$8,717	\$8,717	\$8,717	\$8,717	\$8,717	\$8,717	\$8,717	\$8,717	\$8,717	\$8,717
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Essential Services Mowing/Detailing/Irrigation/Fert and P	\$89,400
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Extra Services Annual Changes, Palm Pruning, Mulch	\$15,200
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TOTAL	\$104,600.00
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Initials



Contractor: Park Creek CDD

Address: 4648 Eagle Falls Pl.
Tampa, FL 33619

Phone: 407-201-1514

Fax:

Contact: Clayton Smith - Field Operations

Email: Csmith@qmscfl.com

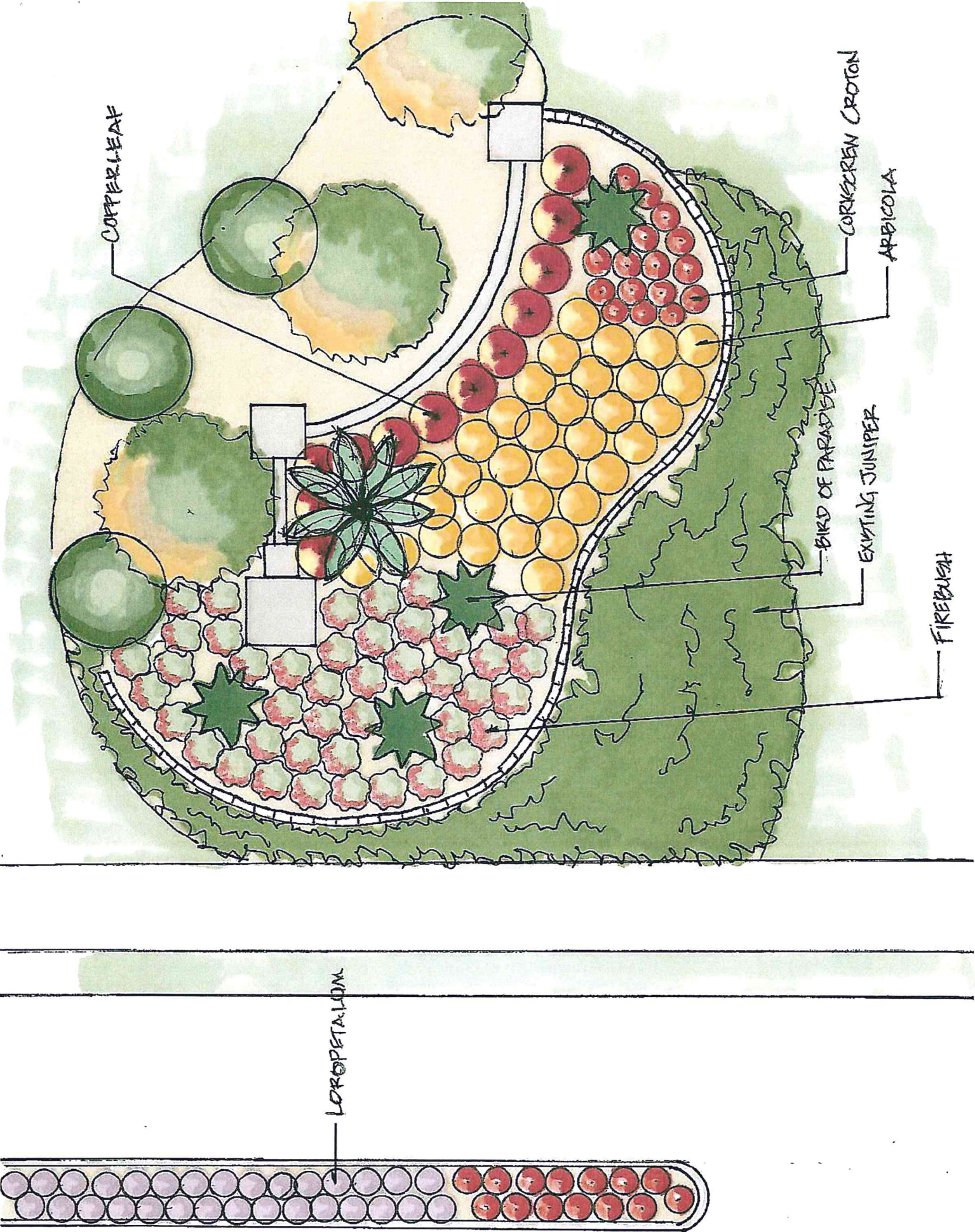
	NOV	DEC	TOTAL
GENERAL SERVICES (Schedule A) - Mowing/Detailing	6,800	6,800	\$81,600
TURF CARE (Schedule B) Bahia/St Augustine Fert	450	450	\$5,400
TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert	200	200	\$2,400
BED DRESSING - 170 Yds (Schedule E - B.) 95yds May/75 Nov <i>Per Yard Pricing: \$55 Per Yard</i>	4,125 75		\$9,350
PALM TRIMMING (Schedule E - C.) <i>Per Palm Price: \$55</i> <i>30 Palms - Contractor to confirm count</i>			\$1,650
ANNUAL CHANGES (Schedule E - A.) <i>Per Annual Pricing: \$3.50</i>			\$4,200
IRRIGATION MAINT. (Schedule D)			\$0
TOTAL FEE PER MONTH:	\$11,575	\$7,450	\$104,600
Flat Fee Schedule	\$8,717	\$8,717	\$104,600

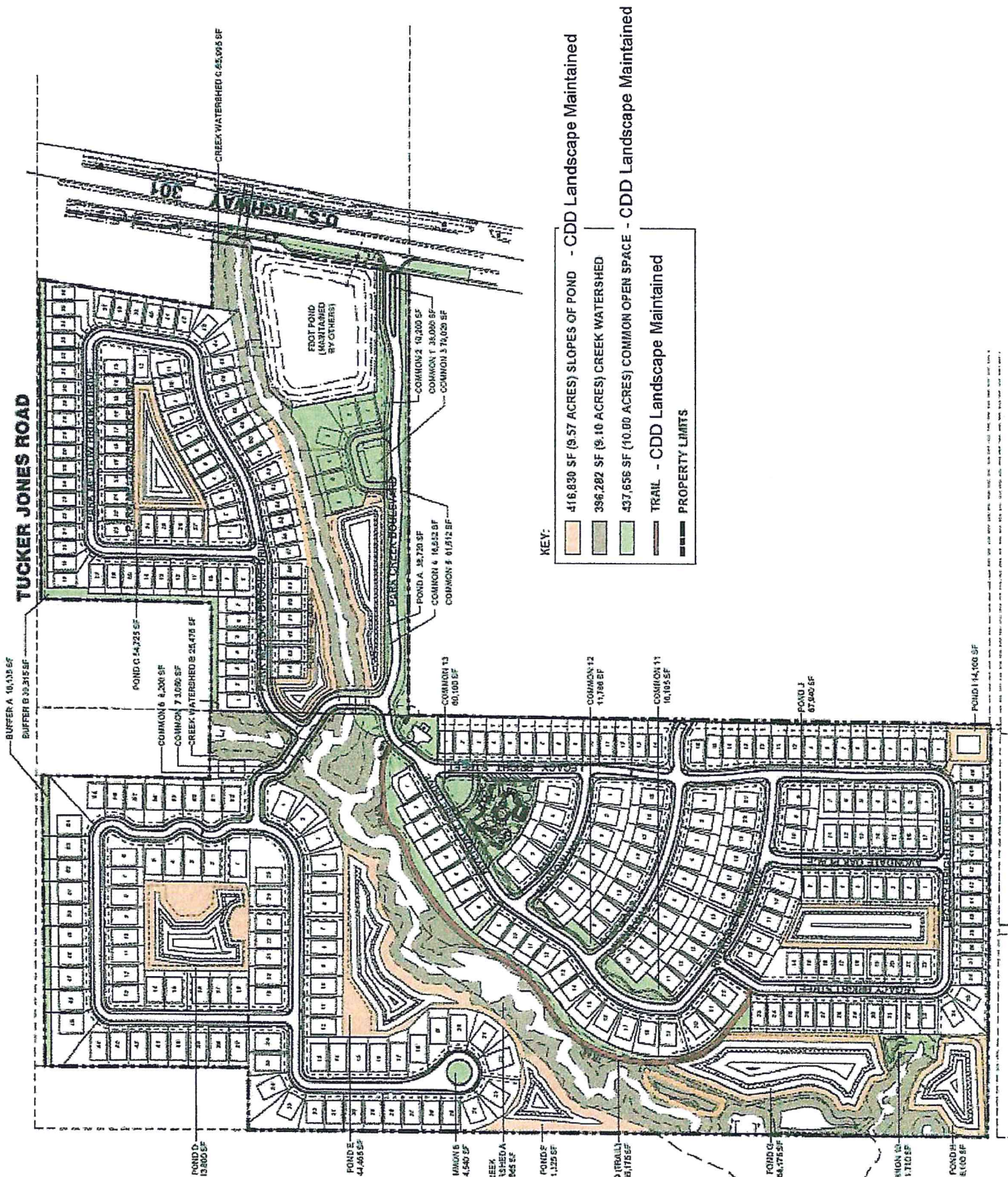
Essential Services Mowing/Detailing/Irrigation/Fert and P
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Extra Services Annual Changes, Palm Pruning, Mulch

TOTAL

Initials CS





Management and Supervisory Personnel

	Name	Years Exp.	Position	Responsibilities
1	Michael Mantei	28	President	Operation Manager
2	Mark S. Mantei	25	Landscape Architect	Design and Planning
3	Jeffrey M Mantei	22	Vice President	Operation Manager
4	Jeremiah Rodriguez	19	Senior Supervisor	Supervisor of Crews
5	Kelverick Lewis	17	Supervisor	Property Management
6	Isaac Rodriguez	18	Supervisor	Property Management

Proposed Daily Staffing

Skilled Laborers	4
Supervisors	3
Technical Personnel	3

Cardinal Maintenance Personnel

Name	Years Exp.	Position
Robert Bonner	14	Spray Technition
Julian Coleson	12	Arborist
Mark Mantel	25	Landscape Design/Horticultur
Bill Love	38	Vehicle/Equiptment Repair & Saftey
Otis Benson	9	Head Irrigation Technitionn
Joe Phillips	32	Head Mechanic
John Berrenger	6	Irrigation Technition
Eduardo Rodriguez	12	Head Foreman
Daniel Martin	23	Head Foreman
Matt Stratton	15	Head Foreman
Dustin Dunn	12	Head Foreman
Carlos Romero	5	Head Foreman
Marvin Simmons	3	Head Foreman
Reymundo Valasquez	11	Head Foreman
Ricardo Williams	10	Head Foreman
Ed Semmerling	4	Head Foreman
Juan Diaz	5	Lead Driver
Revnaldo Rivera	11	Lead Driver
Travis Robinson	3	Lead Driver
Giovonni Satiago	6	Lead Driver

SECTION V

RESOLUTION 2022-03

**A RESOLUTION DESIGNATING OFFICERS OF THE
PARK CREEK COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Park Creek Community Development District at a regular business meeting held on February 8, 2022 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
<u>Jason Greenwood</u>	Assistant Secretary/Treasurer
<u>Amanda Ferguson</u>	Assistant Secretary
<u>Sharyn Henning</u>	Assistant Treasurer
<u>Jordan Lansford</u>	Secretary

PASSED AND ADOPTED THIS 8th DAY OF FEBRUARY 2022.

Chairman / Vice Chairman

Secretary / Assistant Secretary

SECTION VI

SECTION C

Park Creek CDD

Field Management Report



Feb 8th, 2022
Mick Sheppard
Field Manager
GMS

Completed

Bench Repairs



- ✚ Benches around the community have been repaired.
- ✚ Used pressure treated wood for longevity.
- ✚ Waiting for it to dry so we can go back and paint it.

Front Entrance Annuals

- ✚ Front entrance annuals have been planted by cardinal.
- ✚ We will continue to monitor with the new landscapers for future landscaping enhancements.



In Progress

Amenity Center Address Sign

36" x 12" Dibond 3mm

10316
Riverdale Rise Dr.

✚ Amenity center sign has been received from the vendor.

✚ Currently is being scheduled to be installed.

Pressure Washing

✚ Amenity center rear fence needs to be pressure washed.

✚ Fence pressure washing is on the schedule to be completed.



Upcoming Projects

Tucker Jones Well Fencing

- Looking into inventory of potentially installing a vinyl fence around the well.

- Working on a proposal for this project.



Landscaping Enhancements

- Landscaping enhancements throughout the community have been brought up to the landscaper.

- Obtaining ideas from new landscapers for around the main common areas.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 813-408-0511, or by email at msheppard@gmscfl.com. Thank you.

Respectfully,
Mick Sheppard

SECTION XII

SECTION A

SECTION 1

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices

January 11, 2022

Fund	Date	Check No.'s	Amount
REGIONS BANK			
<i>General</i>	12/21/21	113-122	\$386,494.33
<i>General</i>	1/3/22	123-126	\$1,893.50
Total Invoices for Approval			\$388,387.83

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 1/04/22		PAGE 1		
*** CHECK DATES 12/07/2021 - 01/04/2022 ***		PARK CREEK CDD - GENERAL FUND									
		BANK B CASH - REGIONS BANK									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS		VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
12/21/21	00033	12/13/21	265-1203 SIGNS	202112	320-57200-46005		*	35.00			
								FASTSIGNS		35.00 000113	
12/21/21	00021	10/31/21	5 GENERAL MAINT OCT	202110	320-53900-46000		*	1,706.78			
		10/31/21	6 PRESSURE WASH FENCE	202110	320-53900-46000		*	1,920.00			
								GMS-CENTRAL FLORIDA, LLC		3,626.78 000114	
12/21/21	00002	12/07/21	11 MANAGEMENT FEES DEC21	202112	310-51300-34000		*	2,291.67			
		12/07/21	11 FIELD MANAGEMENT DEC21	202112	320-53900-34000		*	625.00			
		12/07/21	11 FACILITY MAINT DEC21	202112	320-57200-34000		*	1,733.00			
		12/14/21	12 GENERAL MTHLY MAINT	202112	320-57200-46005		*	911.65			
								GOVERNMENTAL MANAGEMENT SERVICES		5,561.32 000115	
12/21/21	00034	12/21/21	12212021 ASSESSMENTS	202112	300-20700-10000		*	5,425.91			
		12/21/21	122121 ASSESSMENTS	202112	300-20700-10000		*	161,625.14			
								PARK CREEK CDD		167,051.05 000116	
12/21/21	00035	12/21/21	12212021 ASSESSMENTS	202112	300-20700-10000		*	6,466.13			
		12/21/21	122121 ASSESSMENT	202112	300-20700-10000		*	192,608.60			
								PARK CREEK CDD		199,074.73 000117	
12/21/21	00004	12/08/21	1863586 ENGINEERING FEES	202112	310-51300-31100		*	285.00			
								STANTEC CONSULTING SERVICES, INC.		285.00 000118	
12/21/21	00036	12/17/21	INV-0006 ALUMINUM GUTTERS	202112	320-57200-46000		*	896.88			
								TAMPA BAY GUTTERS, INC		896.88 000119	
12/21/21	00006	12/07/21	21100560 10650 PAUL CREEK WAY	202111	320-53900-43000		*	1,098.57			
		12/07/21	21100560 10316 RIVERDALE RISE DR	202111	320-57200-43000		*	662.88			
		12/07/21	22100397 10601 TUCKER JONES RD	202111	320-53900-43001		*	19.62			
								TECO		1,781.07 000120	
PKCK PARK CREEK					SHENNING						

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/21/21	00025	11/24/21 6336004	202111 310-51300-32300	TRUSTEE FEES	*	2,963.13	
				U.S. BANK			2,963.13 000121
12/21/21	00013	12/02/21 TMC 3046	202112 320-53900-46205	LANDSCAPE REPLACEMENT	*	3,643.92	
		12/14/21 TMC 3054	202112 320-53900-35000	DAMAGE REPAIR	*	334.50	
		12/14/21 TMC 3054	202112 320-53900-35000	IRRIGATION REPAIRS	*	1,240.95	
				YELLOWSTONE LANDSCAPE			5,219.37 000122
1/03/22	00012	1/01/22 7922	202201 320-57200-34500	EAGLE EYE VMS HD 30	*	102.00	
		1/01/22 7933	202201 320-57200-34500	BRIVO ONAIR TIER	*	39.00	
				COMPLETE IT. SERVICE & SOLUTIONS			141.00 000123
1/03/22	00016	12/28/21 CL-159	202112 320-53900-46804	CLEANING AND MAINTENANCE	*	175.00	
				FLORIDA FOUNTAINS & EQUIPMENT, LLC			175.00 000124
1/03/22	00003	1/01/22 5740B	202201 320-53900-46800	LAKE MAINTENANCE JAN22	*	475.00	
				SITEXAQUATICS			475.00 000125
1/03/22	00005	12/24/21 20782	202112 310-51300-31500	ATTORNEY FEES	*	1,102.50	
				STRALEY ROBIN VERICKER			1,102.50 000126
				TOTAL FOR BANK B		388,387.83	
				TOTAL FOR REGISTER		388,387.83	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts
Fiscal Year 2022

ASSESSMENTS - TAX COLLECTOR

						\$455,222.90	\$173,187.73	\$206,387.74	\$834,798.38
						FY 2022	FY 2022	FY 2022	TOTAL
						.36300.10000	.36300.10000	.36300.10000	
						54.531%	20.746%	24.723%	100.00%
DATE	DESCRIPTION	NET AMOUNT	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	2013 DSF	2014 DSF	Total
11.05.21	10/01/21-10/31/21	\$1,646.52	\$32.93	\$0.00	\$1,613.59	\$879.90	\$334.76	\$398.93	\$1,613.59
11/17/21	11/01/21-11/10/21	\$14,017.23	\$280.35	\$0.00	\$13,736.88	\$7,490.84	\$2,849.86	\$3,396.18	\$13,736.88
11/24/21	11/11/21-11/18/21	\$85,825.62	\$1,716.51	\$0.00	\$84,109.11	\$45,865.44	\$17,449.32	\$20,794.35	\$84,109.11
11/29/21	11/19/21-11/23/21	\$620,283.12	\$12,405.66	\$0.00	\$607,877.46	\$331,480.93	\$126,110.59	\$150,285.94	\$607,877.46
12/7/21	11/24/21-11/30/21	\$73,191.20	\$1,463.82	\$0.00	\$71,727.38	\$39,113.57	\$14,880.60	\$17,733.21	\$71,727.38
12/13/21	12/01/21-12/07/21	\$7,248.32	\$144.97	\$0.00	\$7,103.35	\$3,873.52	\$1,473.66	\$1,756.17	\$7,103.35
TOTAL		\$802,212.01	\$16,044.24	\$0.00	\$786,167.77	\$428,704.20	\$163,098.80	\$194,364.77	\$786,167.77

Assessed on Roll:

	NET AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$455,222.90	54.5309%	\$428,704.20	(\$428,704.20)	\$0.00
SERIES 2013 DSF	\$173,187.73	20.7461%	\$163,098.80	(\$161,625.14)	\$1,473.66
SERIES 2014 DSF	\$206,387.74	24.7231%	\$194,364.77	(\$192,608.60)	\$1,756.17
TOTAL	\$834,798.38	100.00%	\$786,167.77	(\$782,937.94)	\$3,229.83

V#43 001.300.20700.10000
V#44 001.300.20700.10000

94% NET Collected

DATE	CHECK #	S2013	S2014
12/21/21	116/117	\$161,625.14	\$192,608.60
		\$161,625.14	\$192,608.60

SECTION 2

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices

February 8, 2022

Fund	Date	Check No.'s	Amount
REGIONS BANK			
<i>General</i>	12/21/21	113-122	\$386,494.33
<i>General</i>	1/3/22	123-126	\$1,893.50
<i>General</i>	1/26/22	127-133	\$18,429.26
Total Invoices for Approval			\$406,817.09

AP300R
*** CHECK NOS. 000113-000133

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
PARK CREEK CDD - GENERAL FUND
BANK B CASH - REGIONS BANK

RUN 2/01/22

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/21/21	00033	12/13/21 265-1203	202112 320-57200-46005	SIGNS	*	35.00	
				FASTSIGNS			35.00 000113
12/21/21	00021	10/31/21 5	202110 320-53900-46000	GENERAL MAINT OCT	*	1,706.78	
		10/31/21 6	202110 320-53900-46000	PRESSURE WASH FENCE	*	1,920.00	
				GMS-CENTRAL FLORIDA, LLC			3,626.78 000114
12/21/21	00002	12/07/21 11	202112 310-51300-34000	MANAGEMENT FEES DEC21	*	2,291.67	
		12/07/21 11	202112 320-53900-34000	FIELD MANAGEMENT DEC21	*	625.00	
		12/07/21 11	202112 320-57200-34000	FACILITY MAINT DEC21	*	1,733.00	
		12/14/21 12	202112 320-57200-46005	GENERAL MTHLY MAINT	*	911.65	
				GOVERNMENTAL MANAGEMENT SERVICES-			5,561.32 000115
12/21/21	00034	12/21/21 12212021	202112 300-20700-10000	ASSESSMENTS	*	5,425.91	
		12/21/21 122121	202112 300-20700-10000	ASSESSMENTS	*	161,625.14	
				PARK CREEK CDD			167,051.05 000116
12/21/21	00035	12/21/21 12212021	202112 300-20700-10000	ASSESSMENTS	*	6,466.13	
		12/21/21 122121	202112 300-20700-10000	ASSESSMENT	*	192,608.60	
				PARK CREEK CDD			199,074.73 000117
12/21/21	00004	12/08/21 1863586	202112 310-51300-31100	ENGINEERING FEES	*	285.00	
				STANTEC CONSULTING SERVICES, INC.			285.00 000118
12/21/21	00036	12/17/21 INV-0006	202112 320-57200-46000	ALUMINUM GUTTERS	*	896.88	
				TAMPA BAY GUTTERS, INC			896.88 000119
12/21/21	00006	12/07/21 21100560	202111 320-53900-43000	10650 PAUL CREEK WAY	*	1,098.57	
		12/07/21 21100560	202111 320-57200-43000	10316 RIVERDALE RISE DR	*	662.88	
		12/07/21 22100397	202111 320-53900-43001	10601 TUCKER JONES RD	*	19.62	
				TECO			1,781.07 000120
				PKCK PARK CREEK			
				SHENNING			

AP300R
*** CHECK NOS. 000113-000133

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
PARK CREEK CDD - GENERAL FUND
BANK B CASH - REGIONS BANK

RUN 2/01/22

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/21/21	00025	11/24/21 6336004	202111 310-51300-32300	TRUSTEE FEES	*	2,963.13	
				U.S. BANK			2,963.13 000121
12/21/21	00013	12/02/21 TMC 3046	202112 320-53900-46205	LANDSCAPE REPLACEMENT	*	3,643.92	
		12/14/21 TMC 3054	202112 320-53900-35000	DAMAGE REPAIR	*	334.50	
		12/14/21 TMC 3054	202112 320-53900-35000	IRRIGATION REPAIRS	*	1,240.95	
				YELLOWSTONE LANDSCAPE			5,219.37 000122
1/03/22	00012	1/01/22 7922	202201 320-57200-34500	EAGLE EYE VMS HD 30	*	102.00	
		1/01/22 7933	202201 320-57200-34500	BRIVO ONAIR TIER	*	39.00	
				COMPLETE IT. SERVICE & SOLUTIONS			141.00 000123
1/03/22	00016	12/28/21 CL-159	202112 320-53900-46804	CLEANING AND MAINTENANCE	*	175.00	
				FLORIDA FOUNTAINS & EQUIPMENT, LLC			175.00 000124
1/03/22	00003	1/01/22 5740B	202201 320-53900-46800	LAKE MAINTENANCE JAN22	*	475.00	
				SITEXAQUATICS			475.00 000125
1/03/22	00005	12/24/21 20782	202112 310-51300-31500	ATTORNEY FEES	*	1,102.50	
				STRALEY ROBIN VERICKER			1,102.50 000126
1/26/22	00012	1/19/22 7992	202201 320-57200-34501	ACS HID CARDS	*	350.00	
				COMPLETE IT. SERVICE & SOLUTIONS			350.00 000127
1/26/22	00002	1/05/22 13	202201 310-51300-34000	MANAGEMENT FEES JAN22	*	2,291.67	
		1/05/22 13	202201 320-53900-34000	FIELD MANAGEMENT JAN22	*	625.00	
		1/05/22 13	202201 320-57200-34000	FACILITY MANAGEMENT JAN22	*	1,733.00	
		1/05/22 13	202201 320-57200-46000	GENERAL MTHLY MAINT	*	240.05	
				GOVERNMENTAL MANAGEMENT SERVICES-			4,889.72 000128
1/26/22	00014	1/01/22 2143	202201 320-57200-45300	POOL MAINT JAN22	*	900.00	

PKCK PARK CREEK SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/01/22 2143	202201 320-57200-46000		*	650.00	
		POOL MAINT JAN22					
				H2 POOL SERVICE			1,550.00 000129
1/26/22 00004		1/06/22 1874699	202201 310-51300-31100		*	760.00	
		PROFESSIONAL SERVICES					
				STANTEC CONSULTING SERVICES, INC.			760.00 000130
1/26/22 00005		1/21/22 20922	202112 310-51300-31500		*	268.01	
		ATTORNEY FEES					
				STRALEY ROBIN VERICKER			268.01 000131
1/26/22 00006		1/07/22 02415 DE	202112 320-53900-43000		*	1,238.49	
		10650 PAUL CREEK WAY					
		1/07/22 02829 DE	202112 320-57200-43000		*	652.89	
		10316 RIVERDALE RISE					
		1/07/22 70300 DE	202112 320-53900-43001		*	25.15	
		10601 TUCKER JONES RD					
				TECO			1,916.53 000132
1/26/22 00013		10/01/21 TMC 2715	202110 320-53900-46200		*	8,695.00	
		LANDSCAPE MAINT OCT21					
				YELLOWSTONE LANDSCAPE			8,695.00 000133
TOTAL FOR BANK B						406,817.09	
TOTAL FOR REGISTER						406,817.09	

SECTION B

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Unaudited Financial Statements
as of
January 31, 2022

Board of Supervisors Meeting
February 8, 2022

TABLE OF CONTENTS

I.	<u>Financial Statements - January 31, 2022</u>
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II.	<u>Check Register</u>
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III.	<u>Special Assessment Receipts Schedule - January 31, 2022</u>
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PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
January 31, 2022

	<u>Major Funds</u>		<u>Total</u>
	<u>General</u>	<u>Debt Service</u>	<u>Governmental</u>
	<u>Fund</u>	<u>Fund</u>	<u>Funds</u>
<u>ASSETS:</u>			
Cash - Regions Bank	\$522,265	---	\$522,265
Due from Other Funds	---	\$12,896	\$12,896
Series 2013 Investments:			
Reserve	---	\$173,188	\$173,188
Revenue	---	\$222,507	\$222,507
Series 2016 Investments:			
Reserve	---	\$206,388	\$206,388
Revenue	---	\$227,378	\$227,378
Deposits	\$6,086	---	\$6,086
Total Assets	<u>\$528,351</u>	<u>\$842,355</u>	<u>\$1,370,706</u>
<u>LIABILITIES:</u>			
Accounts Payable	\$122	---	\$122
Due to Other Funds	\$12,896	---	\$12,896
Total Liabilities	<u>\$13,018</u>	<u>\$0</u>	<u>\$13,018</u>
<u>FUND BALANCES:</u>			
Nonspendable:			
Deposits and prepaid items	\$6,086	---	\$6,086
Assigned to:			
Debt Service	---	\$842,355	\$842,355
Capital Projects	---	---	\$0
Unassigned	\$509,247	---	\$509,247
Total Fund Balances	<u>\$515,332</u>	<u>\$842,355</u>	<u>\$1,357,688</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$528,351</u>	<u>\$842,355</u>	<u>\$1,370,706</u>

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/22	ACTUAL THRU 01/31/22	ACTUAL VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$455,222	\$440,296	\$440,296	\$0
Interest Income	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$455,222</u>	<u>\$440,296</u>	<u>\$440,296</u>	<u>\$0</u>
<u>LEGISLATIVE</u>				
Supervisors Fees	\$8,000	\$2,667	\$3,000	(\$333)
Payroll Taxes	\$612	\$204	\$230	(\$26)
TOTAL LEGISLATIVE	<u>\$8,612</u>	<u>\$2,871</u>	<u>\$3,230</u>	<u>(\$359)</u>
<u>FINANCIAL & ADMINISTRATIVE</u>				
District Manager	\$35,000	\$11,667	\$11,667	(\$0)
District Engineer	\$4,500	\$1,500	\$2,185	(\$685)
Attorney Fees	\$15,000	\$5,000	\$3,860	\$1,140
Trustee Fees	\$6,520	\$6,520	\$6,519	\$1
Auditing Services	\$4,000	\$1,333	\$0	\$1,333
Travel and Per Diem	\$50	\$17	\$0	\$17
Public Officials Insurance	\$26,571	\$26,571	\$26,194	\$377
Legal Advertising	\$3,000	\$1,000	\$0	\$1,000
Bank Fees	\$125	\$42	\$105	(\$63)
Payroll Services	\$600	\$200	\$224	(\$24)
Miscellaneous	\$500	\$167	\$151	\$16
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
TOTAL FINANCIAL & ADMINISTRATIVE	<u>\$96,041</u>	<u>\$54,191</u>	<u>\$51,079</u>	<u>\$3,112</u>
<u>OTHER PHYSICAL ENVIRONMENT</u>				
Streetpole Lighting	\$55,680	\$18,560	\$16,794	\$1,766
Electricity (Irrigation & Pond Pumps)	\$11,100	\$3,700	\$6,054	(\$2,354)
Landscaping Maintenance	\$104,340	\$34,780	\$26,085	\$8,695
Landscape Replenishment	\$10,000	\$3,333	\$3,644	(\$311)
Irrigation Maintenance	\$10,000	\$3,333	\$6,066	(\$2,733)
Landscape Replacement and Enhancement	\$23,500	\$7,833	\$0	\$7,833
Pet Waste Removal	\$3,816	\$1,272	\$635	\$637
Pond Maintenance	\$5,700	\$1,900	\$2,075	(\$175)
Security Patrol	\$24,408	\$8,136	\$6,932	\$1,204
Holiday Lights	\$4,000	\$1,333	\$0	\$1,333
Fountain Maintenance & Repairs	\$2,500	\$833	\$175	\$658
Field Contingency	\$30,000	\$10,000	\$10,627	(\$627)
TOTAL OTHER PHYSICAL ENVIRONMENT	<u>\$285,044</u>	<u>\$95,015</u>	<u>\$79,087</u>	<u>\$15,928</u>

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/22	ACTUAL THRU 01/31/22	ACTUAL VARIANCE
<u>PARKS & RECREATION</u>				
Security Cameras	\$0	\$0	\$564	(\$564)
Pool Maintenance - Contract	\$10,800	\$3,600	\$3,600	\$0
Pool Permit	\$275	\$92	\$0	\$92
Cleaning & Maintenance	\$7,800	\$2,600	\$3,737	(\$1,137)
Telephone/Internet	\$2,900	\$967	\$623	\$343
Electricity	\$8,000	\$2,667	\$1,893	\$774
Water	\$3,000	\$1,000	\$671	\$329
Pest Control	\$1,800	\$600	\$0	\$600
Refuse Service	\$1,000	\$333	\$0	\$333
Amenity Center Repairs and Maintenance	\$19,500	\$6,500	\$1,867	\$4,633
TOTAL PARKS & RECREATION	\$55,075	\$18,358	\$12,954	\$5,404
<u>CAPITAL RESERVE</u>				
Capital Outlay	\$6,650	\$2,217	\$0	\$2,217
Reserve Study	\$3,800	\$1,267	\$0	\$1,267
TOTAL CAPITAL RESERVE	\$10,450	\$3,483	\$0	\$3,483
TOTAL EXPENDITURES	\$455,222	\$173,918	\$146,349	\$27,569
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$266,378	\$293,947	\$27,569
FUND BALANCE - Beginning	\$0		\$221,385	
FUND BALANCE - Ending	\$0		\$515,332	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 01/31/22	ACTUAL THRU 01/31/22	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$173,188	\$167,509	\$167,509	\$0
Interest Income	\$0	\$0	\$6	\$6
TOTAL REVENUES	<u>\$173,188</u>	<u>\$167,509</u>	<u>\$167,515</u>	<u>\$6</u>
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$68,847	\$68,847	\$68,847	\$0
Principal Expense - 11/1	\$35,000	\$35,000	\$35,000	\$0
Interest Expense - 5/1	\$67,731	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$171,578</u>	<u>\$103,847</u>	<u>\$103,847</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$1,610</u>	<u>\$63,662</u>	<u>\$63,668</u>	<u>\$6</u>
FUND BALANCE - Beginning	\$162,811		\$337,910	
FUND BALANCE - Ending	<u><u>\$164,420</u></u>		<u><u>\$401,578</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 January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 01/31/22	ACTUAL THRU 01/31/22	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$206,388	\$199,620	\$199,620	\$0
Interest Income	\$0	\$0	\$6	\$6
TOTAL REVENUES	<u>\$206,388</u>	<u>\$199,620</u>	<u>\$199,627</u>	<u>\$6</u>
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$74,194	\$74,194	\$74,194	\$0
Principal Expense - 11/1	\$55,000	\$55,000	\$55,000	\$0
Interest Expense - 5/1	\$72,819	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$202,013</u>	<u>\$129,194</u>	<u>\$129,194</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$4,375</u>	<u>\$70,427</u>	<u>\$70,433</u>	<u>\$6</u>
FUND BALANCE - Beginning	\$161,680		\$370,345	
FUND BALANCE - Ending	<u><u>\$166,055</u></u>		<u><u>\$440,777</u></u>	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

		Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Total
REVENUES:														
Maintenance Assessments - Levy	\$455,222	\$ -	\$ 54,236	\$ 374,468	\$ 11,592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 440,296
	\$455,222	\$ -	\$ 54,236	\$ 374,468	\$ 11,592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 440,296
LEGISLATIVE														
Supervisors Fees	\$8,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Payroll Taxes	\$612	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
	\$8,612	\$ 1,077	\$ 1,077	\$ 1,077	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,230
FINANCIAL & ADMINISTRATIVE														
District Manager	\$35,000	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,667
District Engineer	\$4,500	\$ 1,140	\$ -	\$ 285	\$ 760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,185
Attorney Fees	\$15,000	\$ 1,365	\$ 1,125	\$ 1,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,860
Trustee Fees	\$6,520	\$ 3,556	\$ 2,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,519
Auditing Services	\$4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Travel and Per Diem	\$50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Officials Insurance	\$26,571	\$ 26,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,194
Legal Advertising	\$3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bank Fees	\$125	\$ 28	\$ 30	\$ 31	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Payroll Services	\$600	\$ 63	\$ 63	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224
Miscellaneous	\$500	\$ -	\$ 151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151
Dues, Licenses & Fees	\$175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
	\$96,041	\$ 35,438	\$ 7,248	\$ 4,701	\$ 3,693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,079
OTHER PHYSICAL ENVIRONMENT														
Streetpole Lighting	\$55,680	\$ 3,490	\$ 4,586	\$ 4,726	\$ 3,992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,794
Electricity (Irrigation & Pond Pumps)	\$11,100	\$ 2,239	\$ 1,075	\$ 1,299	\$ 1,441	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,054
Landscaping Maintenance	\$104,340	\$ 8,695	\$ 8,695	\$ 8,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,085
Landscape Replenishment	\$10,000	\$ -	\$ -	\$ 3,644	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,644
Irrigation Maintenance	\$10,000	\$ 3,910	\$ 580	\$ 1,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,066
Landscape Replacement and Enhancement	\$23,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pet Waste Removal	\$3,816	\$ 318	\$ 318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 635
Pond Maintenance	\$5,700	\$ 475	\$ 650	\$ 475	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,075
Security Patrol	\$24,408	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,932
Holiday Lights	\$4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain Maintenance & Repairs	\$2,500	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Field Contingency	\$30,000	\$ 7,000	\$ 3,627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,627
	\$285,044	\$ 27,860	\$ 21,264	\$ 22,322	\$ 7,641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,087
PARKS & RECREATION														
Security Cameras	\$0	\$ 141	\$ 141	\$ 141	\$ 141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 564
Pool Maintenance - Contract	\$10,800	\$ 900	\$ 900	\$ 900	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Pool Permit	\$275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cleaning & Maintenance	\$7,800	\$ 650	\$ 650	\$ 1,547	\$ 890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,737
Telephone/Internet	\$2,900	\$ 164	\$ 153	\$ 153	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 623
Electricity	\$8,000	\$ 577	\$ 663	\$ 653	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,893
Water	\$3,000	\$ 182	\$ 188	\$ 126	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 671
Pest Control	\$1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refuse Service	\$1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Center Repairs and Maintenance	\$19,500	\$ 570	\$ -	\$ 947	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,867
	\$55,075	\$ 3,184	\$ 2,695	\$ 4,466	\$ 2,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,954
CAPITAL OUTLAY														
Capital Outlay	\$6,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Study	\$3,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$10,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$455,222	\$ 67,558	\$ 32,283	\$ 32,566	\$ 13,942	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146,349
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$ (67,558)	\$ 21,953	\$ 341,902	\$ (2,350)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 293,947

SECTION C

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts
Fiscal Year 2022

ASSESSMENTS - TAX COLLECTOR

						\$455,222.90	\$173,187.73	\$206,387.74	\$834,798.38
						FY 2022	FY 2022	FY 2022	TOTAL
						.36300.10000	.36300.10000	.36300.10000	
						54.531%	20.746%	24.723%	100.00%
DATE	DESCRIPTION	NET AMOUNT	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	2013 DSF	2014 DSF	Total
11.05.21	10/01/21-10/31/21	\$1,646.52	\$32.93	\$0.00	\$1,613.59	\$879.90	\$334.76	\$398.93	\$1,613.59
11/17/21	11/01/21-11/10/21	\$14,017.23	\$280.35	\$0.00	\$13,736.88	\$7,490.84	\$2,849.86	\$3,396.18	\$13,736.88
11/24/21	11/11/21-11/18/21	\$85,825.62	\$1,716.51	\$0.00	\$84,109.11	\$45,865.44	\$17,449.32	\$20,794.35	\$84,109.11
11/29/21	11/19/21-11/23/21	\$620,283.12	\$12,405.66	\$0.00	\$607,877.46	\$331,480.93	\$126,110.59	\$150,285.94	\$607,877.46
12/07/21	11/24/21-11/30/21	\$73,191.20	\$1,463.82	\$0.00	\$71,727.38	\$39,113.57	\$14,880.60	\$17,733.21	\$71,727.38
12/13/21	12/01/21-12/07/21	\$7,248.32	\$144.97	\$0.00	\$7,103.35	\$3,873.52	\$1,473.66	\$1,756.17	\$7,103.35
01/05/22	12/08/21-12/31/21	\$21,692.01	\$433.84	\$0.00	\$21,258.17	\$11,592.27	\$4,410.23	\$5,255.67	\$21,258.17
TOTAL		\$823,904.02	\$16,478.08	\$0.00	\$807,425.94	\$440,296.47	\$167,509.03	\$199,620.44	\$807,425.94

Assessed on Roll:

	NET AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$455,222.90	54.5309%	\$440,296.47	(\$440,296.47)	\$0.00
SERIES 2013 DSF	\$173,187.73	20.7461%	\$167,509.03	(\$161,625.14)	\$5,883.89
SERIES 2014 DSF	\$206,387.74	24.7231%	\$199,620.44	(\$192,608.60)	\$7,011.84
TOTAL	\$834,798.38	100.00%	\$807,425.94	(\$794,530.21)	\$12,895.73

97% NET Collected

DATE	CHECK #	S2013	S2014
12/21/21	116/117	\$161,625.14	\$192,608.60
		\$161,625.14	\$192,608.60