



Park Creek

Community Development District

Dreama Long, Chairman

Vinoo Naidu, Vice Chairman

Ryan Watkins, Assistant Secretary

Daniel Hilburn, Assistant Secretary

Mark Savino, Assistant Secretary

March 8, 2022

AGENDA

Park Creek Community Development District

Agenda

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

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

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

Zoom Link: <https://us06web.zoom.us/j/89078348430>
Meeting ID: 890 7834 8430
Passcode: 834240

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 February 8, 2022 Meeting
- IV. Staff Reports
 - A. Attorney
 - B. District Engineer – Community Trail Update
 - C. Field Manager - Report
 - D. District Manager – Line of Credit
- V. Financial Reports
 - A. Approval of Check Register
 - B. Balance Sheet & Income Statement
 - C. Special Assessment Receipt Schedule
- VI. Supervisors Requests and General Audience Comments
- VII. Next Regularly Scheduled Meeting is April 12th 2022 at 6:00 p.m. at Fairfield Inn & Suites, Riverview
- VIII. 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, **February 8, 2022** 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 *via Zoom*
Dreama Long
Daniel Hilburn
Mark Savino

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also Present were:

Jason Greenwood
Dana Collier *by Zoom*
Tonja Stewart *by phone*
Clayton Smith

District Manager, GMS
District Counsel
District Engineer
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 participated via Zoom.

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**

- Resident commented she had concerns about the retention walls, erosion, sidewalk safety, foundation eroding that are a result of the trail issues.
- Resident commented on message board and not seeing Board meetings dates and times posted on it. Mr. Greenwood noted he would follow up with the issue. Ms. Long will discuss with Mr. Sheppard. Discussion ensued on the key to the Board and ensuring staff have access. Mr. Naidu commented the CDD does not have a Facebook and there is not official information on Facebook.

THIRD ORDER OF BUSINESS

**Approval of Minutes of
December 14, 2021 Meeting**

Mr. Greenwood presented the December 14, 2021 regular meeting minutes and asked for any comments, corrections, or changes. Ms. Long provided information on spelling correction of Mr. Zimmerman to Mr. Greenwood. The Board had no other changes to the minutes.

On MOTION by Ms. Long, seconded by Mr. Hilburn, with all in favor, the Minutes of the December 14, 2021 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

**Ratification of Agreement with
Cardinal Landscaping**

Mr. Greenwood noted the RFP process was headed by field management and there were five bids submitted. Cardinal Landscaping was approved and selected and has started work.

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, the Agreement with Cardinal Landscaping, was ratified.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution
2022-03 Election of Officers**

Mr. Greenwood stated there was a new member to the GMS team, Jordan Lansford. She has been added as a Secretary for the District. He noted this would be an opportunity to change officers or they could stay the same.

Mr. Naidu suggested nominating Dreama Long as Chairman, himself as Vice-Chairman, and the others as Assistant Secretaries. Mr. Greenwood added he would be Assistant Secretary/Treasurer and Amanda Ferguson as Assistant Secretary, Sharon Henning as Assistant Treasurer and Jordan Lansford as Secretary.

On MOTION by Mr. Naidu, seconded by Mr. Hilburn, with all in favor, Resolution 2022-03 Election of Officers with Ms. Long as Chairman, Mr. Naidu as Vice Chair, Mr. Watkins, Mr Hilburn, Mr. Savion as Assistant Secretaries and Mr. Greenwood as Assistant Secretary/Treasurer, Amanda Ferguson as Assistant Secretary, Sharon Henning as Assistant Treasurer and Jordan Lansford as Secretary, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Collier stated there was nothing further to report.

B. District Engineer – Community Trail Update

Mr. Greenwood stated Ms. Stewart was on the phone but was not in a position to comment on the trail update with it being a capital expense. Ms. Stewart commented on the stormwater management system needs analysis which is due in June. She explained the process of the new requirement. She noted the District should plan to budget on aquatic planting added to the stormwater ponds to improve the quality and stabilize pond slopes. She asked the Board to read and review her report. The Board asked about budgeting for this report. Mr. Greenwood noted this was not planned for in this year's budget. It was noted the Board could take action on this in March. Mr. Greenwood will get the Reserve Study to Ms. Stewart.

C. Field Manager – Report

Mr. Greenwood reviewed the Field Manager's Report that was included in the agenda packet. The report included the bench repairs, front entry annuals have been placed, and the pressure washing in the community.

D. District Manager – Line of Credit

Mr. Greenwood stated when GMS took over management, they knew the budget was a concern. Since takeover the trail has been shut down due to concerns and budgeting issues. Discussion ensued on options and exploring the potential of applying for a line of credit from a bank. Mr. Greenwood noted in order to do that the District would have to plan that in future budgeting sessions for 1 to 5 years. After discussion the Board decided to make a motion to authorize applying for a line of credit.

On MOTION by Mr. Savino, seconded by Mr. Hilburn, with all in favor, Authorizing Staff to Explore Options for Obtaining a Line of Credit, was approved.

Mr. Greenwood stated the total cost of the trail, and all options would have to be considered.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Registers

1. **December 2021**
2. **January 2022**

Mr. Greenwood reviewed the check registers from December and January. He noted an irrigation repair was included.

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, the Check Registers, were 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**

- Ms. Long commented that Hillsborough county had noted some erosion on the sidewalk on the main road and agreed it was a county issue. She asked when the County would repair it. Mr. Greenwood noted they could reach out to them. After discussion Ms. Long will send pictures and will walk property.
- Website issues and getting the issues worked out on posting meeting times and the Zoom link address corrected.
- Mr. Naidu commented on utility easement and the landscape problems that should be corrected.

• **Audience Comments**

- Resident wanted to ensure the landscape issues in her yard will be corrected.
- Resident commented on the election of officers and wanted to have the officers clarified.
- Several residents continued discussion of erosion and trail issues and who will pay for repair costs. The Board asked about pursuing the company to correct without going through litigation.
- Resident commented on a grassy part of the trail being unsafe.
- Resident commented on Hamilton transcripts.
- Resident commented on budget concerns. Mr. Greenwood explained bond process and noted he could provide this to the public.
- Resident (Brian, 10429 Riverdale Rise Drive) noted for the record that the Zoom hand raise feature was not working properly. He added that no resolution has been reached on the same issues and residents should not have to pay for an engineering problem.

February 8, 2022

Park Creek CDD

- Doreen (10409 Pleasant Spring Way) commented that the link was not working on the Zoom call and there is no raise hand feature. She asked that Zoom link be provided before the meeting. Mr. Greenwood replied that the website had the wrong address, and it will be corrected. Mr. Greenwood explained the raise hand feature.

NINTH ORDER OF BUSINESS

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

Mr. Greenwood reported that the next meeting will be held March 8, 2022 at 6:00 p.m., at Fairfield Inn & Suites, Riverview.

TENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, the meeting was adjourned at 7:35p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION C

Park Creek CDD

Field Management Report



March 8th, 2022
Mick Sheppard
Field Manager
GMS

Completed

Pool Pavers



- ✚ Tripping hazard at the amenity center has been repaired.
- ✚ Leveled out the pavers around the cap.

Tree Removal

- ✚ Abandoned tree has been removed from the creek near the mailboxes.
- ✚ Having cardinal work on cleaning the area up.



Completed

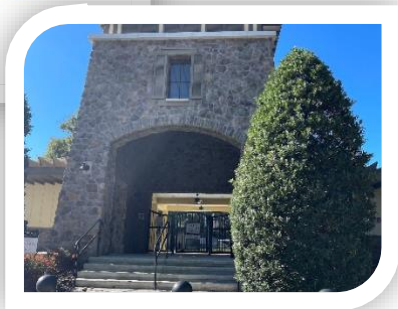
Playground Bench



- + Playground bench slats have been replaced.
- + We will continue to monitor these going forward.

In Progress

Amenity Center Address Sign

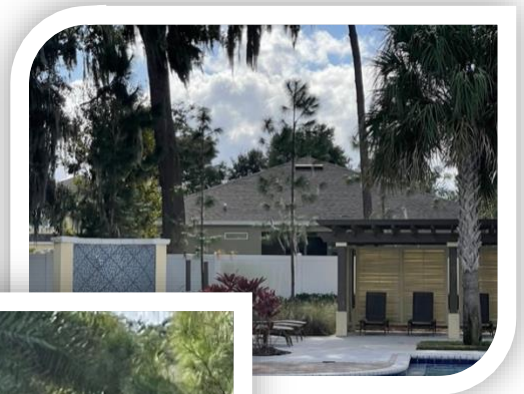


✚ Amenity center sign has been received from the vendor.

✚ Currently is being scheduled to be installed.

Pressure Washing

- ✚ Amenity center rear fence needs to be pressure washed.
- ✚ Having cardinal trim the trees around the pool area.
- ✚ Fence pressure washing is on the schedule to be completed.



Upcoming Projects

Amenity Clock

- ✚ Going to replace broken clock at the amenity.
- ✚ Also going to change the location to underneath the awning.



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

Cardinal Landscaping Services of Tampa

817 E. Okaloosa Ave.
Tampa, FL 33604

Estimate

Date	Estimate #
3/2/2022	11458

Name / Address
Park Creek CDD Clayton Smith 4648 Eagle Falls PL Tampa, FL 33619

Property Serviced
Park Creek CDD Clayton Smith 4648 Eagle Falls PL Tampa, FL 33619

Item	Description	Qty	Rate	Total
Tree Trimming- Palms	Trim Palms Throughout the Community	30	55.00	1,650.00
			Total	\$1,650.00

Phone #	Fax #
813-915-9696	813-915-9695

Web Site
www.cardinallandscape.com

Cardinal Landscaping Services of Tampa

817 E. Okaloosa Ave.
Tampa, FL 33604

Estimate

Date	Estimate #
3/3/2022	11459

Name / Address
Park Creek CDD Clayton Smith 4648 Eagle Falls PL Tampa, FL 33619

Property Serviced
Park Creek CDD Clayton Smith 4648 Eagle Falls PL Tampa, FL 33619

Item	Description	Qty	Rate	Total
Tree Trimming	Lifting and thinning tree's along the blvd. and amenity center - This trimming is beyond the scope and is needed for proper shaping of the tree's	96	100.00	9,600.00
Loyalty Discount			-1,440.00	-1,440.00
			Total	\$8,160.00

Phone #	Fax #
813-915-9696	813-915-9695

Web Site
www.cardinallandscape.com

SECTION V

SECTION A

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices

March 8, 2022

Fund	Date	Check No.'s	Amount
REGIONS BANK			
<i>General</i>	2/14/22	134-141	\$38,228.32
<i>General</i>	2/28/22	142-145	\$969.50
Total Invoices for Approval			\$39,197.82

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/14/22	00037	2/07/22 13845	202202 320-53900-46200	LANDSCAPE FEB22	*	8,500.00	
				CARDINAL LANDSCAPING SERVICES TAMPA			8,500.00 000134
2/14/22	00012	2/01/22 8090	202202 320-57200-41000	EAGLE EYE VMS	*	102.00	
		2/01/22 8101	202202 320-57200-41000	BRIVO ONAIR TIER	*	39.00	
				COMPLETE IT. SERVICE & SOLUTIONS			141.00 000135
2/14/22	00002	2/02/22 14	202202 310-51300-34000	MANAGEMENT FEES FEB22	*	2,291.67	
		2/02/22 14	202202 320-53900-34000	FIELD MANAGEMENT FEB22	*	625.00	
		2/02/22 14	202202 320-57200-52000	MAITENANCE MATERIAL FEB22	*	39.67	
		2/02/22 14	202202 310-51300-44000	MEETING ROOM RENTAL	*	208.73	
		2/02/22 14	202202 310-51300-44000	MEETING ROOM RENTAL	*	208.73	
		2/02/22 14	202202 320-57200-34000	FACILITY MANAGEMENT FEB22	*	1,733.00	
				GOVERNMENTAL MANAGEMENT SERVICES-			5,106.80 000136
2/14/22	00014	2/04/22 2154	202202 320-57200-45300	POOL SERVICE FEB22	*	900.00	
		2/04/22 2154	202202 320-57200-46000	POOL SERVICE FEB22	*	650.00	
				H2 POOL SERVICE			1,550.00 000137
2/14/22	00034	2/14/22 02142022	202202 300-20700-10000	ASSESSMENTS	*	7,012.17	
				PARK CREEK CDD			7,012.17 000138
2/14/22	00035	2/14/22 02142022	202202 300-20700-10000	ASSESSMENT	*	8,356.41	
				PARK CREEK CDD			8,356.41 000139
2/14/22	00003	2/01/22 5779B	202202 320-53900-46800	LAKE MAINTENANCE FEB22	*	475.00	
				SITEXAQUATICS			475.00 000140
2/14/22	00006	2/07/22 0300	JAN 202201 320-53900-43001	10601 TUCKER JONES ROAD	*	23.02	
		2/07/22 2415	JAN 202201 320-53900-43000	10650 PAUL CREEK	*	1,302.69	

PKCK PARK CREEK SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		2/07/22 2829 JAN 202201	320-57200-43000		*	596.93	
		10316 RIVERDALE RISE					
			TECO				1,922.64 000141
2/14/22 00013	11/08/21	TMC 2894 202111	320-53900-46205		*	676.50	
		TURF					
	1/01/22	TMC 3105 202201	320-53900-46200		*	4,487.80	
		PRO-RATED LANDSCAPE JAN22					
			YELLOWSTONE LANDSCAPE				5,164.30 000142
2/28/22 00037	2/24/22	13879 202202	320-53900-46205		*	225.00	
		DEBRIS REMOVAL					
			CARDINAL LANDSCAPING SERVICES TAMPA				225.00 000143
2/28/22 00038	11/29/21	287 202111	310-51300-31300		*	6,500.00	
		DISCLOSURE SERIES 2013-20					
	11/29/21	287 202111	310-51300-31300		V	6,500.00-	
		DISCLOSURE SERIES 2013-20					
			LERNER REPORTING SERVICES, INC.				.00 000144
2/28/22 00005	2/24/22	21049 202202	310-51300-31500		*	744.50	
		ATTORNEY FEES					
			STRALEY ROBIN VERICKER				744.50 000145
TOTAL FOR BANK B						39,197.82	
TOTAL FOR REGISTER						39,197.82	

SECTION B

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Unaudited Financial Statements
as of
February 28, 2022

Board of Supervisors Meeting
March 8, 2022

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
February 28, 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	\$482,088	---	\$482,088
Series 2013 Investments:			
Reserve	---	\$173,188	\$173,188
Revenue	---	\$229,521	\$229,521
Series 2016 Investments:			
Reserve	---	\$206,388	\$206,388
Revenue	---	\$235,737	\$235,737
Deposits	\$6,086	---	\$6,086
Total Assets	<u>\$488,173</u>	<u>\$844,833</u>	<u>\$1,333,006</u>
<u>LIABILITIES:</u>			
Accounts Payable	\$122	---	\$122
Total Liabilities	<u>\$122</u>	<u>\$0</u>	<u>\$122</u>
<u>FUND BALANCES:</u>			
Nonspendable:			
Deposits and prepaid items	\$6,086	---	\$6,086
Assigned to:			
Debt Service	---	\$844,833	\$844,833
Capital Projects	---	---	\$0
Unassigned	\$481,965	---	\$481,965
Total Fund Balances	<u>\$488,051</u>	<u>\$844,833</u>	<u>\$1,332,883</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$488,173</u>	<u>\$844,833</u>	<u>\$1,333,006</u>

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/22	ACTUAL THRU 02/28/22	ACTUAL VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$455,222	\$443,262	\$443,262	\$0
Interest Income	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$455,222</u>	<u>\$443,262</u>	<u>\$443,262</u>	<u>\$0</u>
<u>LEGISLATIVE</u>				
Supervisors Fees	\$8,000	\$3,333	\$3,800	(\$467)
Payroll Taxes	\$612	\$255	\$291	(\$36)
TOTAL LEGISLATIVE	<u>\$8,612</u>	<u>\$3,588</u>	<u>\$4,091</u>	<u>(\$502)</u>
<u>FINANCIAL & ADMINISTRATIVE</u>				
District Manager	\$35,000	\$14,583	\$14,583	(\$0)
District Engineer	\$4,500	\$1,875	\$2,185	(\$310)
Attorney Fees	\$15,000	\$6,250	\$4,605	\$1,645
Trustee Fees	\$6,520	\$6,520	\$6,519	\$1
Auditing Services	\$4,000	\$1,667	\$0	\$1,667
Travel and Per Diem	\$50	\$21	\$0	\$21
Meeting Room Rental	\$0	\$0	\$417	(\$417)
Public Officials Insurance	\$26,571	\$26,571	\$26,194	\$377
Legal Advertising	\$3,000	\$1,250	\$0	\$1,250
Bank Fees	\$125	\$52	\$125	(\$73)
Payroll Services	\$600	\$250	\$336	(\$86)
Miscellaneous	\$500	\$208	\$151	\$57
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
TOTAL FINANCIAL & ADMINISTRATIVE	<u>\$96,041</u>	<u>\$59,422</u>	<u>\$55,290</u>	<u>\$4,133</u>
<u>OTHER PHYSICAL ENVIRONMENT</u>				
Streetpole Lighting	\$55,680	\$23,200	\$22,234	\$966
Electricity (Irrigation & Pond Pumps)	\$11,100	\$4,625	\$7,245	(\$2,620)
Landscaping Maintenance	\$104,340	\$43,475	\$39,073	\$4,402
Landscape Replenishment	\$10,000	\$4,167	\$4,545	(\$379)
Irrigation Maintenance	\$10,000	\$4,167	\$6,066	(\$1,899)
Landscape Replacement and Enhancement	\$23,500	\$9,792	\$0	\$9,792
Pet Waste Removal	\$3,816	\$1,590	\$635	\$955
Pond Maintenance	\$5,700	\$2,375	\$2,550	(\$175)
Security Patrol	\$24,408	\$10,170	\$8,665	\$1,505
Holiday Lights	\$4,000	\$1,667	\$0	\$1,667
Fountain Maintenance & Repairs	\$2,500	\$1,042	\$175	\$867
Field Contingency	\$30,000	\$12,500	\$10,627	\$1,873
TOTAL OTHER PHYSICAL ENVIRONMENT	<u>\$285,044</u>	<u>\$118,768</u>	<u>\$101,815</u>	<u>\$16,953</u>

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/22	ACTUAL THRU 02/28/22	ACTUAL VARIANCE
<u>PARKS & RECREATION</u>				
Security Cameras	\$0	\$0	\$705	(\$705)
Pool Maintenance - Contract	\$10,800	\$4,500	\$4,500	\$0
Pool Permit	\$275	\$115	\$0	\$115
Cleaning & Maintenance	\$7,800	\$3,250	\$4,387	(\$1,137)
Telephone/Internet	\$2,900	\$1,208	\$623	\$585
Electricity	\$8,000	\$3,333	\$2,490	\$844
Water	\$3,000	\$1,250	\$790	\$460
Pest Control	\$1,800	\$750	\$0	\$750
Refuse Service	\$1,000	\$417	\$0	\$417
Amenity Center Repairs and Maintenance	\$19,500	\$8,125	\$1,906	\$6,219
TOTAL PARKS & RECREATION	\$55,075	\$22,948	\$15,401	\$7,547
<u>CAPITAL RESERVE</u>				
Capital Outlay	\$6,650	\$2,771	\$0	\$2,771
Reserve Study	\$3,800	\$1,583	\$0	\$1,583
TOTAL CAPITAL RESERVE	\$10,450	\$4,354	\$0	\$4,354
TOTAL EXPENDITURES	\$455,222	\$209,081	\$176,597	\$32,484
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$234,181	\$266,665	\$32,484
FUND BALANCE - Beginning	\$0		\$221,385	
FUND BALANCE - Ending	\$0		\$488,051	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 02/28/22	ACTUAL THRU 02/28/22	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$173,188	\$168,637	\$168,637	\$0
Interest Income	\$0	\$0	\$8	\$8
TOTAL REVENUES	<u>\$173,188</u>	<u>\$168,637</u>	<u>\$168,645</u>	<u>\$8</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>\$64,790</u>	<u>\$64,798</u>	<u>\$8</u>
FUND BALANCE - Beginning	\$162,811		\$337,910	
FUND BALANCE - Ending	<u><u>\$164,420</u></u>		<u><u>\$402,708</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 February 28, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 02/28/22	ACTUAL THRU 02/28/22	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$206,388	\$200,965	\$200,965	\$0
Interest Income	\$0	\$0	\$8	\$8
TOTAL REVENUES	<u>\$206,388</u>	<u>\$200,965</u>	<u>\$200,973</u>	<u>\$8</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>\$71,771</u>	<u>\$71,780</u>	<u>\$8</u>
FUND BALANCE - Beginning	\$161,680		\$370,345	
FUND BALANCE - Ending	<u><u>\$166,055</u></u>		<u><u>\$442,124</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	\$ 2,966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 443,262
	\$455,222	\$ -	\$ 54,236	\$ 374,468	\$ 11,592	\$ 2,966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 443,262
LEGISLATIVE														
Supervisors Fees	\$8,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
Payroll Taxes	\$612	\$ 77	\$ 77	\$ 77	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 291
	\$8,612	\$ 1,077	\$ 1,077	\$ 1,077	\$ -	\$ 861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,091
FINANCIAL & ADMINISTRATIVE														
District Manager	\$35,000	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,583
District Engineer	\$4,500	\$ 1,140	\$ -	\$ 285	\$ 760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,185
Attorney Fees	\$15,000	\$ 1,365	\$ 1,125	\$ 1,371	\$ -	\$ 745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,605
Trustee Fees	\$6,520	\$ 3,556	\$ 2,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,519
Auditing Services	\$4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Travel and Per Diem	\$50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Meeting Room Rental	\$0	\$ -	\$ -	\$ 209	\$ -	\$ 209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Public Officials Insurance	\$26,571	\$ 26,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,194
Legal Advertising	\$3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bank Fees	\$125	\$ 28	\$ 30	\$ 31	\$ 16	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125
Payroll Services	\$600	\$ 63	\$ 63	\$ 98	\$ -	\$ 112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 336
Miscellaneous	\$500	\$ -	\$ 151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151
Dues, Licenses & Fees	\$175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
	\$96,041	\$ 35,438	\$ 7,248	\$ 4,910	\$ 3,693	\$ 4,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,290
OTHER PHYSICAL ENVIRONMENT														
Streetpole Lighting	\$55,680	\$ 3,490	\$ 4,586	\$ 4,726	\$ 5,294	\$ 4,138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,234
Electricity (Irrigation & Pond Pumps)	\$11,100	\$ 2,239	\$ 1,075	\$ 1,299	\$ 1,464	\$ 1,168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,245
Landscaping Maintenance	\$104,340	\$ 8,695	\$ 8,695	\$ 8,695	\$ 4,488	\$ 8,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,073
Landscape Replenishment	\$10,000	\$ -	\$ 677	\$ 3,644	\$ -	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,545
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	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,550
Security Patrol	\$24,408	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,665
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	\$ 21,941	\$ 22,322	\$ 13,454	\$ 16,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,815
PARKS & RECREATION														
Security Cameras	\$0	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 705
Pool Maintenance - Contract	\$10,800	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Pool Permit	\$275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cleaning & Maintenance	\$7,800	\$ 650	\$ 650	\$ 1,547	\$ 890	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,387
Telephone/Internet	\$2,900	\$ 164	\$ 153	\$ 153	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 623
Electricity	\$8,000	\$ 577	\$ 663	\$ 653	\$ 597	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,490
Water	\$3,000	\$ 182	\$ 188	\$ 126	\$ 175	\$ 119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 790
Pest Control	\$1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refuse Service	\$1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Center Repairs and Maintenance	\$19,500	\$ 570	\$ -	\$ 947	\$ 350	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,906
	\$55,075	\$ 3,184	\$ 2,695	\$ 4,466	\$ 3,206	\$ 1,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,401
CAPITAL OUTLAY														
Capital Outlay	\$6,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Study	\$3,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$10,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$455,222	\$ 67,558	\$ 32,959	\$ 32,775	\$ 20,353	\$ 22,952	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176,597
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$ (67,558)	\$ 21,277	\$ 341,693	\$ (8,760)	\$ (19,986)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 266,665

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
02/04/22	01/01/22-01/31/22	\$5,549.50	\$110.99	\$0.00	\$5,438.51	\$2,965.67	\$1,128.28	\$1,344.57	\$5,438.51
	TOTAL	\$829,453.52	\$16,589.07	\$0.00	\$812,864.45	\$443,262.14	\$168,637.31	\$200,965.01	\$812,864.45

Assessed on Roll:

	NET AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$455,222.90	54.5309%	\$443,262.14	(\$443,262.14)	\$0.00
SERIES 2013 DSF	\$173,187.73	20.7461%	\$168,637.31	(\$168,637.31)	(\$0.00)
SERIES 2014 DSF	\$206,387.74	24.7231%	\$200,965.01	(\$200,965.01)	(\$0.00)
TOTAL	\$834,798.38	100.00%	\$812,864.45	(\$812,864.46)	(\$0.01)

97% NET Collected

DATE	CHECK #	S2013	S2014
12/21/21	116/117	\$161,625.14	\$192,608.60
02/14/22	138/139	\$7,012.17	\$8,356.41
		\$168,637.31	\$200,965.01