



Park Creek Community Development District

Ryan Watkins, Chairman

Vinoo Naidu, Vice Chairman

Dreama Long, Assistant Secretary

Daniel Hilburn, Assistant Secretary

Mark Savino, Assistant Secretary

April 12, 2022

AGENDA

Park Creek Community Development District

Agenda

Tuesday
April 12, 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: - AS - Ryan Watkins	
Seat 4: - VC - Vinoo Naidu	
Seat 1: - C - 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 March 8, 2022 Meeting
- IV. Consideration of Resolution 2022-04 Announcement of Board Seats Up for the November General Election
- V. Discussion of YMCA Mobile Swim Lessons & Water Safety Program
- VI. Staff Reports
 - A. Attorney
 - B. District Engineer
 - C. Field Manager
 1. Field Report
 2. Consideration of GMS Proposal for Pond Clean Up
 - D. District Manager
- VII. Financial Reports
 - A. Approval of Check Register
 - B. Balance Sheet & Income Statement
 - C. Special Assessment Receipt Schedule

VIII. Supervisors Requests and General Audience Comments

IX. Next Regularly Scheduled Meeting is May 10, 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, **March 8, 2022** at 6:00 p.m. at the Fairfield Inn & Suites Tampa Riverview, 10743 Big Bend Road, Riverview, Florida.

Present and constituting a quorum were:

Dreama Long	Chairman
Vinoo Naidu	Vice- Chairman
Daniel Hilburn	Assistant Secretary
Mark Savino	Assistant Secretary
Ryan Watkins	Assistant Secretary

Also Present were:

Jason Greenwood	District Manager, GMS
John-Eric Monahan	GMS
Tonja Stewart	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Greenwood called the meeting to order and called the roll. Five 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**

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of February 8, 2022 Meeting

Mr. Greenwood presented the February 8, 2022 regular meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Hilburn, seconded by Mr. Savino, with all in favor, the Minutes of the February 8, 2021 Meeting, were approved.

FOURTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being none, the next item followed.

B. District Engineer – Community Trail Update

Ms. Stewart stated the formal proposal for the severely eroded areas was for \$98,500. She reviewed the creek erosion issues as well as long term maintenance. Mr. Naidu asked about budgeting every year to maintain, and Ms. Stewart stated she recommended it. She discussed the overall plan. Ms. Long asked about costs and if they decided not to fix the eroded areas. Ms. Stewart discussed the trail and that it was not a permit requirement. She added the hauling off of materials is a huge cost and could be more expensive than the repair. She added it was currently not a safe situation. Mr. Naidu asked that a mailed letter be sent to every resident to inform them of the cost of the trail. Ms. Stewart added there was an additional culvert that needed repair that was not included in the \$98,500. It was stated that the county had some responsibility and Ms. Stewart noted she would follow-up with that issue. Ms. Long commented on irrigation issues.

Ms. Stewart added she and Mr. Sheppard have walked the trail for review. Mr. Naidu commented that the residents should be informed. Mr. Greenwood recommended a closed session to discuss any litigation issues for the future. Ms. Stewart noted she may be able to pull the annual cost for the Board. Mr. Naidu asked about drainage pipes as a possibility, and it was noted they would discuss that. Mr. Greenwood noted a sign is

posted on the trail. Mr. Greenwood added he would inform the Board on the options for a line of credit.

Ms. Stewart reviewed the stormwater analysis and noted there should be no impact to the District's budget with the exception of the implementation for aquatic plants. She commented on the on-going commitment it would be to maintain these plants. She also reviewed the identification and observation of elicit discharges as a part of this report. There was discussion of the conditions and factors that have an impact on the ponds. HOA and responsibility of downspouts were discussed. She added she would like to move forward with this.

C. Field Manager – Report

Mr. Greenwood reviewed the Field Manager's Report that was included in the agenda packet to include the tripping hazard repair, and tree removal for \$250. He asked about asking residents for the costs for stump removal and the grass replacement if needed. The Board discussed the playground bench repair and the resident reimbursement for wet paint. Mr. Greenwood noted other items in the Field Manager's report to include the pressure washing, the trimming of palms, and the landscaping enhancements from Cardinal. He noted the proposal was for \$8,160 and noted some of the landscaping could wait. Mr. Naidu added that it could not wait and would like to move forward. The Board recommended doing the entire job now. Discussion ensued on the Amenity Center clock replacement and making sure an upgraded clock is ordered.

On MOTION by Mr. Naidu, seconded by Mr. Hilburn, with all in favor, the Proposal for Cardinal Landscaping for \$8,160, was approved.
--

D. District Manager – Line of Credit

Mr. Greenwood commented on the line of credit cost for administration cost at \$1,300. He discussed the pay back plan for the line of credit.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Registers

Mr. Greenwood reviewed the check registers and noted a check on page 2 for \$6,500. This check was never signed, invoice was received, and therefore will not be paid this year.

On MOTION by Mr. Hilburn, 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.

SIXTH ORDER OF BUSINESS

Supervisors Requests and General Audience Comments

• Supervisors Requests

There being none, the next item followed.

• Audience Comments

- Mark Hendrix (10545 Park Meadow Drive) commented on the discussion from last meeting on the bulletin board in front of amenity center. It was noted they were waiting on the key for final installation.
- Lucy Castavo commented on events and working with HOA. She added comments about the erosion issues and the safety issues around the trail. Discussion ensued on amenity management insurance for community events.
- Melanie Hendricks commented on concerns on the trail and signage around the community. Discussion ensued on additional signs added and a barrier added.

March 8, 2022

Park Creek CDD

- Mark Hendricks commented on on-going trail issues and the residents having to pay for repair. It was discussed to follow-up with county regarding the culverts and a long-term solution.
- The Board requested extra staffing coverage for Spring Break week. Mr. Greenwood replied he would check with Brian.
- Resident commented on trash collection. Mr. Greenwood replied that Sitex is out there, and he will look into having staff go into kayaks to collect the trash and possible community event.

SEVENTH ORDER OF BUSINESS

**Next Regularly Scheduled
Meeting is April 12th, 2022 at 6:00
p.m. at Fairfield Inn & Suites,
Riverview**

Mr. Greenwood reported that the next meeting will be held April 12, 2022 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 Mr. Hilburn, seconded by Mr. Savino, with all in favor, the meeting was adjourned at 7:10p.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK CREEK COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER 2022.

WHEREAS, the Park Creek Community Development District ("**District**") is a local unit of special-purpose government established by Hillsborough County, Florida (the "**County**");

WHEREAS, pursuant to Section 190.006(1), Florida Statutes, the District Board of Supervisors consists of five members; and

WHEREAS, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the District Board of Supervisors and currently calls for the election of **two (2)** members of the Board of Supervisors of the District for seat numbers and length of terms thereof:

Seat No. 1, Currently held by Dreama Long
Seat No. 2, Currently held by Daniel Hilburn

Length of term: Four years
Length of term: Four years

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

Section 1. General Election. There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 8, 2022, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine **two (2) qualified electors** to serve on the Board of Supervisors of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate for a supervisor to the district shall be from noon June 13, 2022, through noon June 17, 2022, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Election for the County for further information.

Section 3. Conduction and Procedure of Election.

- a. The election shall be conducted according to the requirements of general law and law governing special district elections.
- b. The election shall be held at the precinct polling places designated by the Supervisor of Elections in the County.
- c. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.

- d. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
- e. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of the County.

This Resolution is duly passed and adopted this ____ day of _____, 2022.

ATTEST:

**PARK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary/Assistant Secretary

Dreana Long
Chair of the Board of Supervisors

SECTION VI

SECTION C

SECTION 1

Park Creek CDD

Field Management Report



April 12th, 2022
Mick Sheppard
Field Manager
GMS

Completed

Palm Pruning



- ✚ Palm pruning has been completed throughout the community.
- ✚ We will continue to monitor these going forward.

Message Center Lock

- ✚ Message center lock has been replaced.
- ✚ Extra key has been placed in the lock box.
- ✚ Still waiting for magnet board to come in.



Completed

Front Entrance Annuals



✚ Front entrance annuals have been replaced with a new set of flowers.

✚ We will continue to monitor these areas.

Street Tree Trimming

✚ Street trees around the community have been trimmed.

✚ Went to regulated height over the sidewalk and road.



In Progress

Amenity Center Address Sign



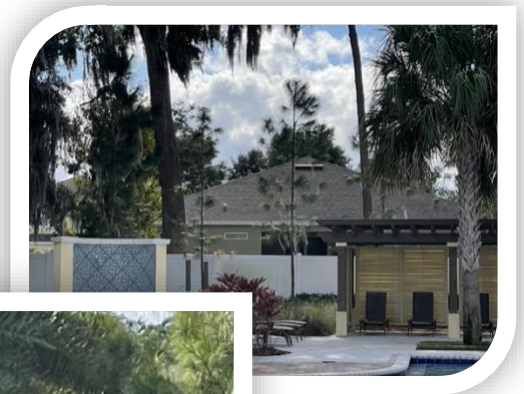
✚ Amenity center sign has been received from the vendor.

✚ Currently is being scheduled to be installed.

Pressure Washing

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

✚ We will keep the board updated on the completion date of this project.



Upcoming Projects

Amenity Clock

- ✚ Clock has been ordered to be installed by GMS.
- ✚ We will also relocate it to under the pool area instead of in direct sunlight.



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 2



**Governmental
Management Services, LLC**
Central Florida

Maintenance Services

Phone: 813-408-0511

Email:
msheppard@gmscfl.co

TO: Park Creek CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Complete clean-up of all the ponds in the community of trash and debris. Maintenance staff will walk the pond banks, as well as enter the pond with watercrafts to ensure the largest possible amount of debris and trash is removed from all 9 ponds.	

Qty	Description	Unit Price	Line Total
32	Labor	\$40.00	\$1,280.00
2	Mobilization	\$55.00	\$110.00
1	Equipment	\$100.00	\$100.00
1	Materials	\$50.00	\$50.00
Total Due:			\$1,540.00

All proposals are valid for 30 days from date of completion.

Thank You!

Client: _____

SECTION VII

SECTION A

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices

April 12, 2022

Fund	Date	Check No.'s	Amount
REGIONS BANK			
<i>General</i>	3/21/22	146-153	\$30,316.77
Total Invoices for Approval			\$30,316.77

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/21/22	00037	3/21/22 13929	202203 320-53900-46200	TREE TRIMMING	*	1,650.00	
		3/21/22 13930	202203 320-53900-46200	TREE TRIMMING	*	8,160.00	
		3/21/22 13943	202203 320-53900-46200	LANDSCAPE MAINT MAR22	*	7,450.00	
CARDINAL LANDSCAPING SERVICES TAMPA							17,260.00 000146
3/21/22	00012	3/01/22 8270	202203 320-57200-34500	EAGLE EYE VMS	*	102.00	
		3/01/22 8280	202203 320-57200-34500	BRIVO ONAIR TIER	*	39.00	
COMPLETE IT. SERVICE & SOLUTIONS							141.00 000147
3/21/22	00021	2/28/22 7	202112 320-53900-46000	GENERAL MAINT DEC21	*	200.00	
		2/28/22 8	202112 320-53900-52005	CHRISTMAS LIGHTS DEC21	*	3,684.40	
GMS-CENTRAL FLORIDA, LLC							3,884.40 000148
3/21/22	00002	3/01/22 15	202203 310-51300-34000	MANAGEMENT FEES MAR22	*	2,291.67	
		3/01/22 15	202203 320-53900-34000	FIELD MANAGEMENT MAR22	*	625.00	
GOVERNMENTAL MANAGEMENT SERVICES-							2,916.67 000149
3/21/22	00014	3/01/22 2168	202203 320-57200-45300	POOL MAINT MAR22	*	900.00	
		3/01/22 2168	202203 320-57200-46000	POOL MAINT MAR22	*	650.00	
H2 POOL SERVICE							1,550.00 000150
3/21/22	00003	3/01/22 5888B	202203 320-53900-46800	LAKE MAINT MAR22	*	475.00	
SITEXAQUATICS							475.00 000151
3/21/22	00004	3/09/22 1898163	202202 310-51300-31100	GENERAL CONSULTING	*	2,170.50	
STANTEC CONSULTING SERVICES, INC.							2,170.50 000152
3/21/22	00006	3/08/22 0300 FEB	202202 320-53900-43001	10601 TUCKER JONES DR	*	23.02	
		3/08/22 2415 FEB	202202 320-53900-43000	10650 PAUL CREEK WAY	*	1,302.69	
		3/08/22 2829 FEB	202202 320-57200-43000	10316 RIVERDALE RISE	*	593.49	
TECO							1,919.20 000153
TOTAL FOR BANK B						30,316.77	
PKCK PARK CREEK				SHENNING			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						30,316.77	

SECTION B

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Unaudited Financial Statements
as of
March 31, 2022

Board of Supervisors Meeting
April 12, 2022

TABLE OF CONTENTS

I.	<u>Financial Statements - March 31, 2022</u>
II.	<u>Check Register</u>
III.	<u>Special Assessment Receipts Schedule - March 31, 2022</u>

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
March 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	\$450,000	---	\$450,000
Due from Other Funds	---	\$2,270	\$2,270
Series 2013 Investments:			
Reserve	---	\$173,188	\$173,188
Revenue	---	\$229,523	\$229,523
Series 2016 Investments:			
Reserve	---	\$206,388	\$206,388
Revenue	---	\$235,739	\$235,739
Deposits	\$6,086	---	\$6,086
Total Assets	<u>\$456,086</u>	<u>\$847,106</u>	<u>\$1,303,192</u>
<u>LIABILITIES:</u>			
Accounts Payable	\$2,169	---	\$2,169
Due to Other Funds	\$2,270	---	\$2,270
Total Liabilities	<u>\$4,439</u>	<u>\$0</u>	<u>\$4,439</u>
<u>FUND BALANCES:</u>			
Nonspendable:			
Deposits and prepaid items	\$6,086	---	\$6,086
Assigned to:			
Debt Service	---	\$847,106	\$847,106
Capital Projects	---	---	\$0
Unassigned	\$445,561	---	\$445,561
Total Fund Balances	<u>\$451,647</u>	<u>\$847,106</u>	<u>\$1,298,753</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$456,086</u>	<u>\$847,106</u>	<u>\$1,303,192</u>

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/22	ACTUAL THRU 03/31/22	ACTUAL VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$455,222	\$455,222	\$445,985	(\$9,237)
Interest Income	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$455,222</u>	<u>\$455,222</u>	<u>\$445,985</u>	<u>(\$9,237)</u>
<u>LEGISLATIVE</u>				
Supervisors Fees	\$8,000	\$4,000	\$4,800	(\$800)
Payroll Taxes	\$612	\$306	\$367	(\$61)
TOTAL LEGISLATIVE	<u>\$8,612</u>	<u>\$4,306</u>	<u>\$5,167</u>	<u>(\$861)</u>
<u>FINANCIAL & ADMINISTRATIVE</u>				
District Manager	\$35,000	\$17,500	\$17,500	(\$0)
District Engineer	\$4,500	\$2,250	\$4,356	(\$2,106)
Attorney Fees	\$15,000	\$7,500	\$4,918	\$2,582
Trustee Fees	\$6,520	\$6,520	\$6,519	\$1
Auditing Services	\$4,000	\$2,000	\$0	\$2,000
Travel and Per Diem	\$50	\$25	\$0	\$25
Meeting Room Rental	\$0	\$0	\$417	(\$417)
Public Officials Insurance	\$26,571	\$26,571	\$26,194	\$377
Legal Advertising	\$3,000	\$1,500	\$0	\$1,500
Bank Fees	\$125	\$63	\$152	(\$89)
Payroll Services	\$600	\$300	\$399	(\$99)
Miscellaneous	\$500	\$250	\$151	\$99
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
TOTAL FINANCIAL & ADMINISTRATIVE	<u>\$96,041</u>	<u>\$64,654</u>	<u>\$60,780</u>	<u>\$3,873</u>
<u>OTHER PHYSICAL ENVIRONMENT</u>				
Streetpole Lighting	\$55,680	\$27,840	\$27,674	\$166
Electricity (Irrigation & Pond Pumps)	\$11,100	\$5,550	\$8,281	(\$2,731)
Landscaping Maintenance	\$104,340	\$52,170	\$56,333	(\$4,163)
Landscape Replenishment	\$10,000	\$5,000	\$4,545	\$455
Irrigation Maintenance	\$10,000	\$5,000	\$6,066	(\$1,066)
Landscape Replacement and Enhancement	\$23,500	\$11,750	\$0	\$11,750
Pet Waste Removal	\$3,816	\$1,908	\$635	\$1,273
Pond Maintenance	\$5,700	\$2,850	\$3,025	(\$175)
Security Patrol	\$24,408	\$12,204	\$10,398	\$1,806
Holiday Lights	\$4,000	\$4,000	\$3,684	\$316
Fountain Maintenance & Repairs	\$2,500	\$1,250	\$175	\$1,075
Field Contingency	\$30,000	\$15,000	\$10,827	\$4,173
TOTAL OTHER PHYSICAL ENVIRONMENT	<u>\$285,044</u>	<u>\$144,522</u>	<u>\$131,643</u>	<u>\$12,879</u>

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/22	ACTUAL THRU 03/31/22	ACTUAL VARIANCE
<u>PARKS & RECREATION</u>				
Security Cameras	\$0	\$0	\$846	(\$846)
Pool Maintenance - Contract	\$10,800	\$5,400	\$5,400	\$0
Pool Permit	\$275	\$138	\$0	\$138
Cleaning & Maintenance	\$7,800	\$3,900	\$5,037	(\$1,137)
Telephone/Internet	\$2,900	\$1,450	\$939	\$511
Electricity	\$8,000	\$4,000	\$3,083	\$917
Water	\$3,000	\$1,500	\$921	\$579
Pest Control	\$1,800	\$900	\$0	\$900
Refuse Service	\$1,000	\$500	\$0	\$500
Amenity Center Repairs and Maintenance	\$19,500	\$9,750	\$1,906	\$7,844
TOTAL PARKS & RECREATION	\$55,075	\$27,538	\$18,132	\$9,405
<u>CAPITAL RESERVE</u>				
Capital Outlay	\$6,650	\$3,325	\$0	\$3,325
Reserve Study	\$3,800	\$1,900	\$0	\$1,900
TOTAL CAPITAL RESERVE	\$10,450	\$5,225	\$0	\$5,225
TOTAL EXPENDITURES	\$455,222	\$246,244	\$215,723	\$30,521
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$208,978	\$230,261	\$39,758
FUND BALANCE - Beginning	\$0		\$221,385	
FUND BALANCE - Ending	\$0		\$451,647	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2013

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 03/31/22	ACTUAL THRU 03/31/22	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$173,188	\$173,188	\$169,673	(\$3,515)
Interest Income	\$0	\$0	\$10	\$10
TOTAL REVENUES	<u>\$173,188</u>	<u>\$173,188</u>	<u>\$169,683</u>	<u>(\$3,505)</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>\$69,341</u>	<u>\$65,836</u>	<u>(\$3,505)</u>
FUND BALANCE - Beginning	\$162,811		\$337,910	
FUND BALANCE - Ending	<u><u>\$164,420</u></u>		<u><u>\$403,746</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 March 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 03/31/22	ACTUAL THRU 03/31/22	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$206,388	\$206,388	\$202,199	(\$4,188)
Interest Income	\$0	\$0	\$10	\$10
TOTAL REVENUES	<u>\$206,388</u>	<u>\$206,388</u>	<u>\$202,210</u>	<u>(\$4,178)</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>\$77,194</u>	<u>\$73,016</u>	<u>(\$4,178)</u>
FUND BALANCE - Beginning	\$161,680		\$370,345	
FUND BALANCE - Ending	<u><u>\$166,055</u></u>		<u><u>\$443,361</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	\$ 2,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 445,985
	\$455,222	\$ -	\$ 54,236	\$ 374,468	\$ 11,592	\$ 2,966	\$ 2,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 445,985
LEGISLATIVE														
Supervisors Fees	\$8,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Payroll Taxes	\$612	\$ 77	\$ 77	\$ 77	\$ -	\$ 61	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 367
	\$8,612	\$ 1,077	\$ 1,077	\$ 1,077	\$ -	\$ 861	\$ 1,077	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,167
FINANCIAL & ADMINISTRATIVE														
District Manager	\$35,000	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500
District Engineer	\$4,500	\$ 1,140	\$ -	\$ 285	\$ 760	\$ 2,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,356
Attorney Fees	\$15,000	\$ 1,365	\$ 1,125	\$ 1,371	\$ -	\$ 745	\$ 314	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,918
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	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152
Payroll Services	\$600	\$ 63	\$ 63	\$ 98	\$ -	\$ 112	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 399
Miscellaneous	\$500	\$ -	\$ 151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151
Dues, Licenses & Fees	\$175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
	\$96,041	\$ 35,438	\$ 7,248	\$ 4,910	\$ 3,693	\$ 6,172	\$ 3,320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,780
OTHER PHYSICAL ENVIRONMENT														
Streetpole Lighting	\$55,680	\$ 3,490	\$ 4,586	\$ 4,726	\$ 5,294	\$ 5,440	\$ 4,138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,674
Electricity (Irrigation & Pond Pumps)	\$11,100	\$ 2,239	\$ 1,075	\$ 1,299	\$ 1,464	\$ 1,191	\$ 1,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,281
Landscaping Maintenance	\$104,340	\$ 8,695	\$ 8,695	\$ 8,695	\$ 4,488	\$ 8,500	\$ 17,260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,333
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	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,025
Security Patrol	\$24,408	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,398
Holiday Lights	\$4,000	\$ -	\$ -	\$ 3,684	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,684
Fountain Maintenance & Repairs	\$2,500	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Field Contingency	\$30,000	\$ 7,000	\$ 3,627	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,827
	\$285,044	\$ 27,860	\$ 21,941	\$ 26,207	\$ 13,454	\$ 17,564	\$ 24,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,643
PARKS & RECREATION														
Security Cameras	\$0	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 846
Pool Maintenance - Contract	\$10,800	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400
Pool Permit	\$275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cleaning & Maintenance	\$7,800	\$ 650	\$ 650	\$ 1,547	\$ 890	\$ 650	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,037
Telephone/Internet	\$2,900	\$ 164	\$ 153	\$ 153	\$ 153	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 939
Electricity	\$8,000	\$ 577	\$ 663	\$ 653	\$ 597	\$ 593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,083
Water	\$3,000	\$ 182	\$ 188	\$ 126	\$ 175	\$ 119	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 921
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	\$ 2,601	\$ 1,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,132
CAPITAL OUTLAY														
Capital Outlay	\$6,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Study	\$3,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$10,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$455,222	\$ 67,558	\$ 32,959	\$ 36,659	\$ 20,353	\$ 27,199	\$ 30,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215,723
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$ (67,558)	\$ 21,277	\$ 337,809	\$ (8,760)	\$ (24,234)	\$ (28,272)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230,261

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
03/04/22	02/01/22-02/28/22	\$5,094.46	\$101.89	\$0.00	\$4,992.57	\$2,722.49	\$1,035.76	\$1,234.32	\$4,992.57
TOTAL		\$834,547.98	\$16,690.96	\$0.00	\$817,857.02	\$445,984.63	\$169,673.07	\$202,199.32	\$817,857.02

Assessed on Roll:

	NET AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$455,222.90	54.5309%	\$445,984.63	(\$445,984.63)	\$0.00
SERIES 2013 DSF	\$173,187.73	20.7461%	\$169,673.07	(\$168,637.31)	\$1,035.76
SERIES 2014 DSF	\$206,387.74	24.7231%	\$202,199.32	(\$200,965.01)	\$1,234.31
TOTAL	\$834,798.38	100.00%	\$817,857.02	(\$815,586.95)	\$2,270.07

98% 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