



Park Creek Community Development District

Dreama Long, Chairman

Vinoo Naidu, Vice Chairman

Ryan Watkins, Assistant Secretary

Daniel Hilburn, Assistant Secretary

Mark Savino, Assistant Secretary

June 14, 2022

AGENDA

Park Creek Community Development District

Agenda

Tuesday
June 14 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 May 10, 2022 Meeting
- IV. Staff Reports
 - A. Attorney
 - B. District Engineer
 - C. Field Manager
 1. Field Report
 2. Consideration of Insurance Carrier Site Inspection
 3. Consideration of GMS Proposal for the Installation of White Vinyl Fencing Around the Well along Tucker Jones
 4. Consideration of GMS Proposal for the Installation of 2 Solar Lights
 - A. District Manager - Filing of Form 1 Statement of Financial Interests
- 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 July 12, 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, **May 10, 2022** at 6:03 p.m. at the Fairfield Inn & Suites Tampa Riverview, 10743 Big Bend Road, Riverview, Florida.

Present and constituting a quorum were:

Vinoo Naidu *by Zoom*
Daniel Hilburn
Mark Savino
Ryan Watkins

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also Present were:

Jason Greenwood
Dana Collier *by Zoom*
Mick Sheppard *by Zoom*

District Manager, GMS
District Counsel
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 by Zoom.

SECOND ORDER OF BUSINESS

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

- **Supervisors Requests**

Supervisor expressed concerns regarding the depression by the mailbox. It was noted that Mick is working on providing an evaluation. He noted the county had been out to fix a few repairs, but they have been called again to redo that particular depression. No date was scheduled at this point.

Mr. Naidu complimented GMS and Mick Sheppard on their promptness in responding to his request after their last Board meeting. He noted that the Zoom link was not visible and should be added to the website.

- **Audience Comments**

Resident James Borths commented on the minutes of April meeting and the Field Operation Manager completion of tree trimming in Park Creek. He noted there are still street trees hanging and untrimmed. Mick noted that the CDD owned trees were trimmed, but he needed the location of what trees still needed work.

A resident had a question about the \$1,300 utility bill.

Mark Hendricks commented on trees that need trimming near his property that he paid to have cut, and Mr. Young had stated he might be able to get a \$150 reimbursement. They will further investigate if the tree trimming on CDD property. Discussion ensued on exploration of what are CDD trees.

THIRD ORDER OF BUSINESS

Approval of Minutes of April 12, 2022 Meeting

Mr. Greenwood presented the April 12, 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 April 12, 2022 Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-05 Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing for Adoption (budget to be provided under separate cover)

Mr. Greenwood presented the Fiscal Year 2023 budget to the Board. He noted this is a high-water mark and this budget does not get adopted until later in the year.

Discussion ensued regarding the budget and the reserve study, taking a line of credit, and completing the trail. Mr. Greenwood suggesting putting \$60,000 in the reserve and only doing a 14%. This would increase the assessment of the 50 foot lots to \$174, 60 foot lots to \$209 and 70 foot lots to \$244. Mr. Greenwood commented with a 14% increase it is an increase of around \$17-\$18/month. Discussion continued on the community wanting a trail, how much is needed in the reserve, and if a line of credit should be used for the completion. Mr. Greenwood stated that Park Creek's recommended contribution to the reserve for 2023 is \$41,000, and 2024 is \$43,000. The Board wanted to review electricity and street lighting in a future meeting. After discussion the Board decided on a 14% increase. Mr. Greenwood suggested the public hearing be on July 12, 2022 at 6:00 p.m. at the same location.

On MOTION by Mr. Naidu, seconded by Mr. Savino, with all in favor, Resolution 2022-05 Approving the Proposed Budget for Fiscal Year 2023 with a 14% Increase and Setting a Public Hearing for Adoption on July 12, 2022 at 6:00 p.m. at the same location, was approved as amended.

Mr. Naidu asked about the insurance claim and landscape replacement. Mr. Greenwood noted it was still in progress.

FIFTH ORDER OF BUSINESS

Discussion of Line of Credit with Regions

Mr. Greenwood noted this would be an option but did not need further discussion.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Collier noted that the line of credit would need to be coordinated with Bond Counsel.

B. District Engineer

Mr. Greenwood stated the stormwater needs analysis report is complete and has been submitted by the District Engineer.

On MOTION by Mr. Hilburn, seconded by Mr. Savino, with all in favor, Accepting the Stormwater Needs Analysis Report, was approved.

C. Field Manager

1. Field Report

**This item was taken out of order and moved to Item #4.*

Mr. Sheppard reviewed the Field Report that included the palm pruning completion, the message center magnetic board installation, purchase of letters, amenity center address sign installation, GMS information sign installation, playground bench painted and wood replacement, pool signage installation, sod replacement proposals from Cardinal, pressure washing, pool furniture proposals, car fire incident, vinyl fence proposals, and landscape enhancements.

The car incident created some sod issues, and a tree was infected. Discussion ensued on follow-up with insurance claim for towing company and sod proposal costs seemed high. Decision was made for GMS to purchase the letters for the message boards.

2. Consideration of Sod Replacement Proposals

Mr. Sheppard discussed the sod replacements and after discussion it was decided to pursue a final area and costs.

D. District Manager

Mr. Greenwood stated they were working on the budget and continuing to work with disgruntled residents and how to respond.

1. Number of Registered Voters in the District – 654

Mr. Greenwood noted it is a requirement to annually state the number of registered voters residing in the District. As of April 15, 2022 there were 654 registered voters in the District.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

Mr. Greenwood presented the check register.

On MOTION by Mr. Hilburn, 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.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and General Audience Comments

• Supervisors Requests

Supervisors requested communication to the residents on the proposed increase of the budget. Mr. Greenwood noted they would provide email and mailed notice

Mr. Naidu complimented GMS and staff on the great job they have done and complimented their responsiveness to Board concerns.

• Audience Comments

Resident (10045 Park Meadow Brooke Drive) commented on the trees and how to replace. She was advised on how to proceed with HOA on the replacement.

Mark Hendricks commented on the car fire incident and noted the damage to the road would also need repair.

Resident commented on County repairing the erosion and if this was the same area. She asked about budget public hearing date. Mr. Greenwood replied on the process for how this would work. It was noted mailed notices would go out explaining the proposed assessment increase.

Resident commented on discussion of the trail, pool furniture, and other expenditures. He commented on the possibility of tracking the pool furniture that is stolen by tagging. He added comments about the depressions and the possibility of having

May 10, 2022

Park Creek CDD

protection to the fire hydrant by having a fence installed. He also commented on a life ring at the pool.

NINTH ORDER OF BUSINESS

**Next Regularly Scheduled
Meeting is June 14, 2022 at 6:00
p.m. at Fairfield Inn & Suites,
Riverview**

Mr. Greenwood reported that the next meeting will be held June 14, 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 Mr. Hilburn, seconded by Mr. Watkins, with all in favor, the meeting was adjourned at 7:58 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION C

SECTION 1

Park Creek CDD

Field Management Report



June 14th, 2022
Mick Sheppard
Field Manager
GMS

Completed

Bathroom Ceiling



- ✚ The women's restroom ceiling has been repaired.
- ✚ Checked in the attic for leaks and couldn't find anything.

Mailbox Area Tree Trimming

- ✚ Cardinal has been notified to go back and trim the oak trees.
- ✚ This will be completed by the next meeting.



Completed

Sod Replacement

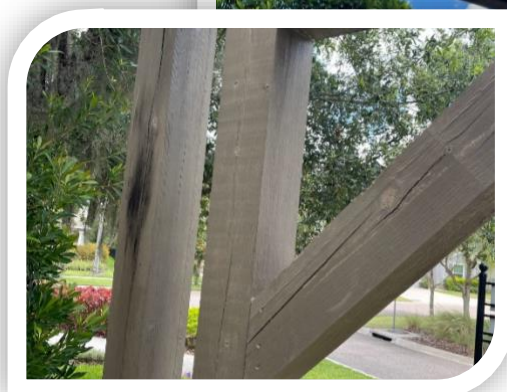


- ✚ Met with board member onsite to go over sod replacement.
- ✚ Section near the road is what was approved to be installed.

In Progress

Pergola Repair

- ✚ Met with a company onsite to repair the pergola at the amenity center.
- ✚ Once we receive proposals, we will approve it depending on price.
- ✚ Needs to be done given it's a safety issue.



Pool Furniture



- ✚ Still obtaining proposals for new pool furniture from the board's direction.
- ✚ Once received, I will submit to the board for discussion.

In Progress

Vinyl Fence

✚ Providing a proposal to install a vinyl fence in replacement of the black chain link fence.



Solar Lights Installation

✚ Solar lights installation proposal will be provided.

✚ Board requested for the placement around the amenity and playground area.



Upcoming Projects

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



Park Creek Community Development District

Date of Visit: May 10, 2022, at 1:30pm
District Manager: Jason Greenwood
Field Manager: Mick Sheppard
Address: 10316 Riverdale Rise Drive, Riverview, FL 33578
Egis Attendees: Ryan Rupnarain, Loss Control Manager; Anne-Marie Pearson, Loss Control Consultant; Brent Grimmell, SVP Agency Operations

Visit Overview:

The purpose of the visit on the above referenced date was to allow our team to gain a better understanding of the district and support its risk management program. Park Creek Community Development District has approximately 110 acres within its boundaries and amenities include ponds, nature walking trails, a pool with pool furniture, and playground with a shade structure. Additional district owned property includes fencing, entry monuments, pool pump and irrigation equipment. While on site, we had the opportunity to review the insured property schedule and noted some updates. *Your Account Manager will provide any proposed updates and outstanding questions to you in a separate correspondence for your review and acceptance.*

The site visit was attended by the Field Manager Mick Sheppard. This district was recently acquired by GMS, the previous management company was DPFG. The pool furniture is in good condition, but Mick informed us the board wants to refresh and replace it soon.

While we did not have the opportunity to observe all areas owned and/or maintained by the district, we feel that the areas we were able to observe are representative of the general condition of the property.

Loss Control Observations:

Strengths:

- The pool and deck area were free of loose pavers and depth marker tiles were secure. (Figure A)
- Pool chemical storage area was secured. (Figure B)
- Life ring and shepherds hook are in good condition and easily accessible from the pool, additionally had wording to indicate these items are not toys. (Figure C)
- District maintained sidewalks around the amenity center are well maintained and free of raised slabs. (Figure D)
- Playground has rules posted at one entry point indicating “use at your own risk” language and dawn to dusk (Figure E)

- Playground equipment had been recently cleaned and was in good condition with appropriate age usage stickers for the T-swing set. The fully enclosed bucket swing is for ages 2-5 and the flat seat swing for ages 5-12. (Figure F)



Figure A



Figure B



Figure C



Figure D



Figure E



Figure F

Recommendations:

- Rec. 01 Standardizing Playground Sign and Adding Rules at Other Entry Point-** Though the main entry gate for the playground has rules and risk language posted, the age range on the existing sign is conflicting as the playground equipment stickers indicate ages 2-5 and/or 5-12. Consider revising the sign posted at entry to reflect these ages. Additionally, consider adding another rule and age sign at the entry point that is adjacent to the pool. Possible sign location at pool entry gate noted below.



- Rec. 02 Playground Surfacing** – Playground surfacing, in this case engineered wood fiber or mulch, is put in place to reduce the likelihood of life-threatening head injuries from falls off of playground equipment by providing shock absorption. The amount of shock absorption or impact attenuation depends on the type and depth of the material. For most playgrounds, a surfacing depth of 9 inches is adequate to protect falls from up to 7 feet. The depth of surfacing should be increased to meet the standards of ASTM F1292 for Impact Attenuation. The mulch in the photos shown below has compressed and is likely not providing the adequate protection.



Table 2. Minimum compressed loose-fill surfacing depths

Inches	Of	(Loose-Fill Material)	Protects to	Fall Height (feet)
6*		Shredded/recycled rubber		10
9		Sand		4
9		Pea Gravel		5
9		Wood mulch (non-CCA)		7
9		Wood chips		10

* Shredded/recycled rubber loose-fill surfacing does not compress in the same manner as other loose-fill materials. However, care should be taken to maintain a constant depth as displacement may still occur.

- **Rec. 03 – Raised area as exiting pool** – There is a raised area from the exit of the sloped entry that is a possible trip hazard. Consider grinding or evening out this area to prevent a trip and fall as this is a high traffic area exiting the pool.



- **Rec. 04 Nature Trail Bridge** – The bridge on the nature trail in the back of a section of homes is in disrepair and it appears that residents are disregarding caution tape that had been previously placed. Consider a more robust method to block entry and thus stop people from using this bridge until it can be repaired to a safe condition. A possible solution is to place 2x4s horizontally or diagonally at both ends similar to the example at the bottom right.



SECTION 3



**Governmental
Management Services, LLC**
Central Florida

Maintenance Services

Phone: 407-201-1514

Email:

Csmith@gmscfl.com

TO: Park Creek CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Installing a white vinyl fence around the well along tucker jones. Cost will be to remove and replace the current black chain link fence with white vinyl fencing to match the fencing along tucker jones.	

Qty	Description	Unit Price	Line Total
20	Labor	\$45.00	\$900.00
2	Mobilization	\$55.00	\$110.00
1	Equipment	\$25.00	\$25.00
1	Materials	\$1,175.96	\$1,175.96
Total Due:			\$2,210.96

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

Thank You!

Client: _____

SECTION 4



**Governmental
Management Services, LLC**
Central Florida

Maintenance Services

Phone: 407-201-1514

Email:

Csmith@gmscfl.com

TO: Park Creek CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Installing 2 solar lights around the playground area for added security purposes. Solar lights will be installed on aluminum poles and concreted into the ground.	

Qty	Description	Unit Price	Line Total
8	Labor	\$45.00	\$360.00
1	Mobilization	\$55.00	\$55.00
1	Equipment	\$25.00	\$25.00
1	Materials	\$787.50	\$787.50
Total Due:			\$1,227.50

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

Thank You!

Client: _____

SECTION V

SECTION A

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices

June 14, 2022

Fund	Date	Check No.'s	Amount
REGIONS BANK			
<i>General</i>	5/18/22	164-171	\$18,338.61
Total Invoices for Approval			\$18,338.61

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/18/22	00037	5/17/22 14076	202205 320-53900-46200	LANDSCAPE MAINT MAY22	*	7,450.00	
				CARDINAL LANDSCAPING SERVICES TAMPA			7,450.00 000164
5/18/22	00012	5/01/22 8629	202205 320-57200-34500	EAGLE WAY VMS	*	102.00	
		5/01/22 8640	202205 320-57200-34500	BRIVO ONAIR	*	39.00	
				COMPLETE IT. SERVICE & SOLUTIONS			141.00 000165
5/18/22	00021	4/30/22 10	202203 320-57200-46000	GENERAL MAINT MAR22	*	960.00	
		4/30/22 9	202202 320-57200-46000	GENERAL MAINT FEB22	*	160.00	
				GMS-CENTRAL FLORIDA, LLC			1,120.00 000166
5/18/22	00002	5/01/22 18	202205 310-51300-34000	MANAGEMENT FEES MAY22	*	2,291.67	
		5/01/22 18	202205 320-53900-34000	FIELD MANAGEMENT MAY22	*	625.00	
		5/01/22 18	202205 320-57200-34000	FACILITY MANAGEMENT MAY22	*	1,733.00	
		5/01/22 18	202205 320-57200-52000	MAINT MATERIAL MAY22	*	74.13	
				GOVERNMENTAL MANAGEMENT SERVICES-			4,723.80 000167
5/18/22	00034	5/18/22 05182022	202205 300-20700-10000	ASSESSMENTS	*	1,296.10	
				PARK CREEK CDD			1,296.10 000168
5/18/22	00035	5/18/22 05182022	202205 300-20700-10000	ASSESSMENTS	*	1,544.56	
				PARK CREEK CDD			1,544.56 000169
5/18/22	00018	1/25/22 5168530	202201 320-57200-46001	PET WASTE REMOVAL	*	317.63	
		2/22/22 5262832	202202 320-57200-46001	PET WASTE REMOVAL	*	317.63	
		3/22/22 5369558	202203 320-57200-46001	PET WASTE REMOVAL	*	317.63	
		4/26/22 5486099	202204 320-57200-46001	PEST WASTE REMOVAL	*	317.63	
		12/28/22 5073241	202112 320-57200-46001	PEST WASTE REMOVAL	*	317.63	
				POOP 911			1,588.15 000170
				PKCK PARK CREEK SHENNING			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/18/22	00003	5/01/22 6127B	202205 320-53900-46800		*	475.00	
		LAKE MAINT MAY22		SITEXAQUATICS			475.00 000171

TOTAL FOR BANK B						18,338.61	
TOTAL FOR REGISTER						18,338.61	

SECTION B

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Unaudited Financial Statements
as of
May 31, 2022

Board of Supervisors Meeting
June 14, 2022

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I.	<u>Financial Statements - May 31, 2022</u>
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II.	<u>Check Register</u>
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III.	<u>Special Assessment Receipts Schedule - May 31, 2022</u>
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PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
May 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	\$405,680	---	\$405,680
Due from Other Funds	---	\$1,292	\$1,292
Series 2013 Investments:			
Reserve	---	\$173,188	\$173,188
Revenue	---	\$164,127	\$164,127
Prepayment	---	\$12,713	\$12,713
Series 2016 Investments:			
Reserve	---	\$206,388	\$206,388
Revenue	---	\$165,703	\$165,703
Deposits	\$6,086	---	\$6,086
Total Assets	<u>\$411,766</u>	<u>\$723,411</u>	<u>\$1,135,177</u>
<u>LIABILITIES:</u>			
Accounts Payable	\$7,202	---	\$7,202
Due to Other Funds	\$1,292	---	\$1,292
Total Liabilities	<u>\$8,494</u>	<u>\$0</u>	<u>\$8,494</u>
<u>FUND BALANCES:</u>			
Nonspendable:			
Deposits and prepaid items	\$6,086	---	\$6,086
Assigned to:			
Debt Service	---	\$723,411	\$723,411
Capital Projects	---	---	\$0
Unassigned	\$397,185	---	\$397,185
Total Fund Balances	<u>\$403,271</u>	<u>\$723,411</u>	<u>\$1,126,682</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$411,766</u>	<u>\$723,411</u>	<u>\$1,135,177</u>

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/22	ACTUAL THRU 05/31/22	ACTUAL VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$455,222	\$455,222	\$450,941	(\$4,281)
Interest Income	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$455,222</u>	<u>\$455,222</u>	<u>\$450,941</u>	<u>(\$4,281)</u>
<u>LEGISLATIVE</u>				
Supervisors Fees	\$8,000	\$5,333	\$6,600	(\$1,267)
Payroll Taxes	\$612	\$408	\$505	(\$97)
TOTAL LEGISLATIVE	<u>\$8,612</u>	<u>\$5,741</u>	<u>\$7,105</u>	<u>(\$1,364)</u>
<u>FINANCIAL & ADMINISTRATIVE</u>				
District Manager	\$35,000	\$23,333	\$23,333	(\$0)
District Engineer	\$4,500	\$3,000	\$4,356	(\$1,356)
Attorney Fees	\$15,000	\$10,000	\$7,330	\$2,670
Trustee Fees	\$6,520	\$6,520	\$6,519	\$1
Auditing Services	\$4,000	\$2,667	\$0	\$2,667
Travel and Per Diem	\$50	\$33	\$0	\$33
Meeting Room Rental	\$0	\$0	\$417	(\$417)
Public Officials Insurance	\$26,571	\$26,571	\$26,194	\$377
Legal Advertising	\$3,000	\$2,000	\$274	\$1,726
Bank Fees	\$125	\$83	\$201	(\$118)
Payroll Services	\$600	\$400	\$525	(\$125)
Miscellaneous	\$500	\$333	\$151	\$182
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
TOTAL FINANCIAL & ADMINISTRATIVE	<u>\$96,041</u>	<u>\$75,116</u>	<u>\$69,475</u>	<u>\$5,641</u>
<u>OTHER PHYSICAL ENVIRONMENT</u>				
Streetpole Lighting	\$55,680	\$37,120	\$38,617	(\$1,497)
Electricity (Irrigation & Pond Pumps)	\$11,100	\$7,400	\$10,729	(\$3,329)
Landscaping Maintenance	\$104,340	\$69,560	\$71,233	(\$1,673)
Landscape Replenishment	\$10,000	\$6,667	\$4,545	\$2,121
Irrigation Maintenance	\$10,000	\$6,667	\$6,809	(\$143)
Landscape Replacement and Enhancement	\$23,500	\$15,667	\$0	\$15,667
Pet Waste Removal	\$3,816	\$2,544	\$2,541	\$3
Pond Maintenance	\$5,700	\$3,800	\$3,975	(\$175)
Security Patrol	\$24,408	\$16,272	\$13,864	\$2,408
Holiday Lights	\$4,000	\$4,000	\$3,684	\$316
Fountain Maintenance & Repairs	\$2,500	\$1,667	\$175	\$1,492
Field Contingency	\$30,000	\$20,000	\$10,827	\$9,173
TOTAL OTHER PHYSICAL ENVIRONMENT	<u>\$285,044</u>	<u>\$191,363</u>	<u>\$167,000</u>	<u>\$24,363</u>

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/22	ACTUAL THRU 05/31/22	ACTUAL VARIANCE
<u>PARKS & RECREATION</u>				
Security Cameras	\$0	\$0	\$1,478	(\$1,478)
Pool Maintenance - Contract	\$10,800	\$7,200	\$7,200	\$0
Pool Permit	\$275	\$183	\$0	\$183
Cleaning & Maintenance	\$7,800	\$5,200	\$7,457	(\$2,257)
Telephone/Internet	\$2,900	\$1,933	\$1,255	\$678
Electricity	\$8,000	\$5,333	\$4,304	\$1,029
Water	\$3,000	\$2,000	\$2,020	(\$20)
Pest Control	\$1,800	\$1,200	\$0	\$1,200
Refuse Service	\$1,000	\$667	\$0	\$667
Amenity Center Repairs and Maintenance	\$19,500	\$13,000	\$1,761	\$11,239
TOTAL PARKS & RECREATION	\$55,075	\$36,717	\$25,475	\$11,241
<u>CAPITAL RESERVE</u>				
Capital Outlay	\$6,650	\$4,433	\$0	\$4,433
Reserve Study	\$3,800	\$2,533	\$0	\$2,533
TOTAL CAPITAL RESERVE	\$10,450	\$6,967	\$0	\$6,967
TOTAL EXPENDITURES	\$455,222	\$315,903	\$269,055	\$46,848
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$139,319	\$181,886	\$51,129
FUND BALANCE - Beginning	\$0		\$221,385	
FUND BALANCE - Ending	\$0		\$403,271	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2013

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 05/31/22	ACTUAL THRU 05/31/22	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$173,188	\$173,188	\$171,559	(\$1,629)
Prepayments	\$0	\$0	\$12,713	\$12,713
Interest Income	\$0	\$0	\$14	\$14
TOTAL REVENUES	<u>\$173,188</u>	<u>\$173,188</u>	<u>\$184,286</u>	<u>\$11,098</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	\$67,731	\$67,731	\$0
TOTAL EXPENDITURES	<u>\$171,578</u>	<u>\$171,578</u>	<u>\$171,578</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$1,610</u>	<u>\$1,610</u>	<u>\$12,708</u>	<u>\$11,098</u>
FUND BALANCE - Beginning	\$162,811		\$337,910	
FUND BALANCE - Ending	<u>\$164,420</u>		<u>\$350,618</u>	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2014

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 05/31/22	ACTUAL THRU 05/31/22	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$206,388	\$206,388	\$204,446	(\$1,941)
Interest Income	\$0	\$0	\$15	\$15
TOTAL REVENUES	<u>\$206,388</u>	<u>\$206,388</u>	<u>\$204,461</u>	<u>(\$1,927)</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	\$72,819	\$72,819	\$0
TOTAL EXPENDITURES	<u>\$202,013</u>	<u>\$202,013</u>	<u>\$202,013</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$4,375</u>	<u>\$4,375</u>	<u>\$2,449</u>	<u>(\$1,927)</u>
FUND BALANCE - Beginning	\$161,680		\$370,345	
FUND BALANCE - Ending	<u><u>\$166,055</u></u>		<u><u>\$372,793</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	\$ 3,407	\$ 1,549	\$ -	\$ -	\$ -	\$ -	\$ 450,941
	\$455,222	\$ -	\$ 54,236	\$ 374,468	\$ 11,592	\$ 2,966	\$ 2,722	\$ 3,407	\$ 1,549	\$ -	\$ -	\$ -	\$ -	\$ 450,941
LEGISLATIVE														
Supervisors Fees	\$8,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 6,600
Payroll Taxes	\$612	\$ 77	\$ 77	\$ 77	\$ -	\$ 61	\$ 77	\$ 77	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ 505
	\$8,612	\$ 1,077	\$ 1,077	\$ 1,077	\$ -	\$ 861	\$ 1,077	\$ 1,077	\$ 861	\$ -	\$ -	\$ -	\$ -	\$ 7,105
FINANCIAL & ADMINISTRATIVE														
District Manager	\$35,000	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ 23,333
District Engineer	\$4,500	\$ 1,140	\$ -	\$ 285	\$ 760	\$ 2,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,356
Attorney Fees	\$15,000	\$ 1,365	\$ 1,125	\$ 1,371	\$ -	\$ 745	\$ 314	\$ 978	\$ 1,434	\$ -	\$ -	\$ -	\$ -	\$ 7,330
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 274	\$ -	\$ -	\$ -	\$ -	\$ 274
Bank Fees	\$125	\$ 28	\$ 30	\$ 31	\$ 16	\$ 20	\$ 27	\$ 25	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ 201
Payroll Services	\$600	\$ 63	\$ 63	\$ 98	\$ -	\$ 112	\$ 63	\$ 63	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ 525
Miscellaneous	\$500	\$ -	\$ 151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151
Dues, Licenses & Fees	\$175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
	\$96,041	\$ 35,438	\$ 7,248	\$ 4,910	\$ 3,693	\$ 6,172	\$ 3,320	\$ 3,983	\$ 4,712	\$ -	\$ -	\$ -	\$ -	\$ 69,475
OTHER PHYSICAL ENVIRONMENT														
Streetpole Lighting	\$55,680	\$ 3,490	\$ 4,586	\$ 4,726	\$ 5,294	\$ 5,440	\$ 5,447	\$ 5,472	\$ 4,162	\$ -	\$ -	\$ -	\$ -	\$ 38,617
Electricity (Irrigation & Pond Pumps)	\$11,100	\$ 2,239	\$ 1,075	\$ 1,299	\$ 1,464	\$ 1,191	\$ 1,035	\$ 1,149	\$ 1,277	\$ -	\$ -	\$ -	\$ -	\$ 10,729
Landscaping Maintenance	\$104,340	\$ 8,695	\$ 8,695	\$ 8,695	\$ 4,488	\$ 8,500	\$ 17,260	\$ 7,450	\$ 7,450	\$ -	\$ -	\$ -	\$ -	\$ 71,233
Landscape Replenishment	\$10,000	\$ -	\$ 677	\$ 3,644	\$ -	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,545
Irrigation Maintenance	\$10,000	\$ 3,910	\$ 580	\$ 1,575	\$ -	\$ -	\$ -	\$ 743	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,809
Landscape Replacement and Enhancement	\$23,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pet Waste Removal	\$3,816	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ -	\$ -	\$ -	\$ -	\$ 2,541
Pond Maintenance	\$5,700	\$ 475	\$ 650	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ 3,975
Security Patrol	\$24,408	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ -	\$ -	\$ -	\$ -	\$ 13,864
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	\$ 26,524	\$ 13,772	\$ 17,882	\$ 26,268	\$ 17,339	\$ 15,415	\$ -	\$ -	\$ -	\$ -	\$ 167,000
PARKS & RECREATION														
Security Cameras	\$0	\$ 141	\$ 141	\$ 141	\$ 491	\$ 141	\$ 141	\$ 141	\$ 141	\$ -	\$ -	\$ -	\$ -	\$ 1,478
Pool Maintenance - Contract	\$10,800	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ 7,200
Pool Permit	\$275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cleaning & Maintenance	\$7,800	\$ 650	\$ 650	\$ 1,547	\$ 890	\$ 810	\$ 1,610	\$ 650	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ 7,457
Telephone/Internet	\$2,900	\$ 164	\$ 153	\$ 153	\$ 153	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ 1,255
Electricity	\$8,000	\$ 577	\$ 663	\$ 653	\$ 597	\$ 593	\$ 601	\$ 620	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,304
Water	\$3,000	\$ 182	\$ 188	\$ 126	\$ 175	\$ 119	\$ 131	\$ 379	\$ 721	\$ -	\$ -	\$ -	\$ -	\$ 2,020
Pest Control	\$1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refuse Service	\$1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Center Repairs and Maintenance	\$19,500	\$ 570	\$ -	\$ 947	\$ -	\$ 40	\$ -	\$ 131	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ 1,761
	\$55,075	\$ 3,184	\$ 2,695	\$ 4,466	\$ 3,206	\$ 2,761	\$ 3,541	\$ 2,978	\$ 2,644	\$ -	\$ -	\$ -	\$ -	\$ 25,475
CAPITAL OUTLAY														
Capital Outlay	\$6,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Study	\$3,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$10,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$455,222	\$ 67,558	\$ 32,959	\$ 36,977	\$ 20,670	\$ 27,677	\$ 34,205	\$ 25,376	\$ 23,632	\$ -	\$ -	\$ -	\$ -	\$ 269,055
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$ (67,558)	\$ 21,277	\$ 337,491	\$ (9,078)	\$ (24,711)	\$ (31,483)	\$ (21,970)	\$ (22,082)	\$ -	\$ -	\$ -	\$ -	\$ 181,886

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
04/06/22	03/01/22-03/31/22	\$6,374.94	\$127.50	\$0.00	\$6,247.44	\$3,406.78	\$1,296.10	\$1,544.56	\$6,247.44
05/06/22	04/01/22-04/30/22	\$2,814.87	\$57.98	\$84.44	\$2,841.33	\$1,549.40	\$589.46	\$702.46	\$2,841.33
TOTAL						\$450,940.81	\$171,558.63	\$204,446.34	\$826,945.79

Assessed on Roll:

	NET AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$455,222.90	54.5309%	\$450,940.81	(\$450,940.81)	\$0.00
SERIES 2013 DSF	\$173,187.73	20.7461%	\$171,558.63	(\$170,969.17)	\$589.46
SERIES 2014 DSF	\$206,387.74	24.7231%	\$204,446.34	(\$203,743.88)	\$702.46
TOTAL	\$834,798.38	100.00%	\$826,945.79	(\$825,653.86)	\$1,291.93

99% 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
4/11/22	156/157	\$1,035.76	\$1,234.31
5/18/22	168/169	\$1,296.10	\$1,544.56
		\$170,969.17	\$203,743.88