



Park Creek

Community Development District

Dreama Long, Chairman

Vinoo Naidu, Vice Chairman

Ryan Watkins, Assistant Secretary

Daniel Hilburn, Assistant Secretary

Mark Savino, Assistant Secretary

July 12, 2022

AGENDA

Park Creek Community Development District

Agenda

Tuesday
July 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 May 10, 2022 Meeting
- IV. Acceptance of Annual Audit Report for Fiscal Year 2021
- V. Discussion of Amenity Policies
- VI. Public Hearings
 - A. Consideration of Resolution 2022-06 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2022-07 Imposing Special Assessments and Certifying an Assessment Roll
- VII. Staff Reports
 - A. Attorney
 - B. District Engineer
 - C. Field Manager
 1. Field Report
 2. Review 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

VIII. Financial Reports

A. Approval of Check Registers

B. Balance Sheet & Income Statement

C. Special Assessment Receipt Schedule

IX. Supervisors Requests and General Audience Comments

X. Next Regularly Scheduled Meeting is August 9, 2022 at 6:00 p.m. at Fairfield Inn & Suites, Riverview

XI. 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.
--

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

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2021

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2021

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Park Creek Community Development District
Hillsborough, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Park Creek Community Development District, Hillsborough County, Florida ("District") as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3 - 7 and page 25 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 06, 2022, on our consideration of Park Creek Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated May 06, 2022 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 06, 2022

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2021

Our discussion and analysis of Park Creek Community Development District, Hillsborough County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

The following are the highlights of financial activity in government-wide financials for the year ended September 30, 2021:

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$2,848,670.
- The change in the District's total net position was \$177,354. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$929,651. A portion of fund balance is restricted for debt service and future capital repairs and replacement.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2021

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2021

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2021	2020
Current assets	\$ 936,349	\$ 862,280
Capital assets	6,538,460	6,538,104
Total assets	7,474,809	7,400,384
Current liabilities	215,639	229,917
Long-term liabilities	4,410,500	4,499,150
Total liabilities	4,626,139	4,729,067
Net position		
Net invested in capital assets	2,037,960	1,953,954
Restricted for debt service	589,314	576,990
Restricted for capital projects	10	10
Unrestricted	221,386	140,363
Total net position	\$ 2,848,670	\$ 2,671,317

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which ongoing program revenues exceeded cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2021	2020
Program revenues	\$ 844,000	\$ 839,260
General revenues	6,363	4,837
Total revenues	850,363	844,097
Expenses		
General government	108,265	115,859
Physical environment	276,922	723,783
Interest on long-term debt	287,823	292,393
Total expenses	673,010	1,132,035
Change in net position	177,353	(287,938)
Net position - beginning of period	2,671,317	2,959,255
Net position - end of year	\$ 2,848,670	\$ 2,671,317

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2021

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$673,010, which primarily of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$6,538,460 invested in infrastructure and equipment and furniture. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$4,500,500 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2022, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2021

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Park Creek Community Development District's Finance Department at 5385 North Nob Hill Road, Sunrise, Florida, 33351.

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2021

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 200,727
Assessments receivable	3,800
Deposits	6,086
Restricted assets:	
Investments	696,373
Assessments receivable	3,169
Capital assets:	
Depreciable	6,538,460
TOTAL ASSETS	<u><u>\$ 7,474,809</u></u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 6,698
Accrued interest payable	118,941
Bonds payable, due within one year	90,000
Bonds payable, due in more than one year	4,410,500
TOTAL LIABILITIES	<u>4,626,139</u>
NET POSITION	
Net investment in capital assets	2,037,960
Restricted for:	
Debt service	589,314
Capital projects	10
Unrestricted	221,386
TOTAL NET POSITION	<u><u>\$ 2,848,670</u></u>

The accompanying notes are an integral part of this financial statement

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES Year Ended September 30, 2021

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for	Operating	Revenues and
		Services	Contributions	Changes in Net
				Position
				Governmental
				Activities
Governmental activities				
General government	\$ 108,265	\$ 108,265	\$ -	\$ -
Physical environment	276,922	735,736	-	458,814
Interest on long-term debt	287,823	-	-	(287,823)
Total governmental activities	<u>\$ 673,010</u>	<u>\$ 844,001</u>	<u>\$ -</u>	<u>170,991</u>
General revenues:				
				37
Investment earnings				6,326
Miscellaneous income				<u>6,363</u>
Total general revenues				<u>177,354</u>
Change in net position				
Net position - October 1, 2020				<u>2,671,317</u>
Net position - September 30, 2021				<u>\$ 2,848,670</u>

The accompanying notes are an integral part of this financial statement

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT**BALANCE SHEET – GOVERNMENTAL FUNDS**

September 30, 2021

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
<u>ASSETS</u>				
Cash and cash equivalents	\$ 200,727	\$ -	\$ -	\$ 200,727
Assessments receivable	3,800	-	-	3,800
Due from other funds	-	8,723	-	8,723
Deposits	6,086	-	-	6,086
Restricted assets:				
Investments	-	696,363	10	696,373
Assessments receivable	-	3,169	-	3,169
TOTAL ASSETS	<u>\$ 236,807</u>	<u>\$ 708,255</u>	<u>\$ 10</u>	<u>\$ 945,072</u>
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 6,698	\$ -	\$ -	\$ 6,698
Due to other funds	8,723	-	-	8,723
TOTAL LIABILITIES	<u>15,421</u>	<u>-</u>	<u>-</u>	<u>15,421</u>
FUND BALANCES				
Nonspendable:				
Deposits	32,280	-	-	32,280
Restricted for:				
Debt service	-	708,255	-	708,255
Capital projects	-	-	10	10
Unassigned	189,106	-	-	189,106
TOTAL FUND BALANCES	<u>221,386</u>	<u>708,255</u>	<u>10</u>	<u>929,651</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 236,807</u>	<u>\$ 708,255</u>	<u>\$ 10</u>	<u>\$ 945,072</u>

The accompanying notes are an integral part of this financial statement

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
Year Ended September 30, 2021

Total Governmental Fund Balances in the Balance Sheet, Page 10	\$ 929,651
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Amount reported for governmental activities in the Statement of Net
Assets are different because:

Capital asset used in governmental activities are not financial
resources and therefore are not reported in the governmental funds:

Governmental capital assets	8,723,076
Less accumulated depreciation	(2,184,616)

Certain liabilities are not due and payable in the current period
and therefore are not reported in the funds:

Accrued interest payable	(118,941)
Original issue discount	44,500
Governmental bonds payable	(4,545,000)

Net Position of Governmental Activities, Page 8	<u><u>\$ 2,848,670</u></u>
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The accompanying notes are an integral part of this financial statement

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2021

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
REVENUES				
Special assessments	\$ 460,241	\$ 383,760	\$ -	\$ 844,001
Miscellaneous revenue	6,326	-	-	6,326
Investment earnings	-	37	-	37
TOTAL REVENUES	<u>466,567</u>	<u>383,797</u>	<u>-</u>	<u>850,364</u>
EXPENDITURES				
General government	108,265	-	-	108,265
Physical environment	262,613	-	-	262,613
Capital outlay	14,665	-	-	14,665
Debt				
Principal	-	85,000	-	85,000
Interest expense	-	288,412	-	288,412
TOTAL EXPENDITURES	<u>385,543</u>	<u>373,412</u>	<u>-</u>	<u>758,955</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	81,024	10,385	-	91,409
FUND BALANCE				
Beginning of period	<u>140,362</u>	<u>697,870</u>	<u>10</u>	<u>838,242</u>
End of year	<u>\$ 221,386</u>	<u>\$ 708,255</u>	<u>\$ 10</u>	<u>\$ 929,651</u>

The accompanying notes are an integral part of this financial statement

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2021

Net Change in Fund Balances - Total Governmental Funds, Page 12	\$	91,409
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Amount reported for governmental activities in the Statement of Activities
are different because:

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:

Payments on long-term debt		85,000
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Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:

Current year provision for depreciation		(14,309)
Change in accrued interest payable		1,939
Provision for amortization of bond discount		(1,350)

Change in Net Position of Governmental Activities, Page 9	\$	177,354
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The accompanying notes are an integral part of this financial statement

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Park Creek Community Development District ("District") was created on March 5, 2013 by the Board of County Commissioners of Hillsborough County, Florida Ordinance No. 13-7 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements	10 - 20
Equipment and furniture	5 - 20
Infrastructure	20 - 40

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position (continued)

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE C - BUDGETARY INFORMATION (CONTINUED)

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2021:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First			Weighted average of the
American Treasury Obligation CL Y	\$ 696,373	S&P AAAM	fund portfolio: 13 days
Total Investments	<u>\$ 696,373</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in anyone issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Balance 10/01/2020	Increases	Decreases	Balance 09/30/2021
Governmental activities:				
Capital assets, being depreciated				
Infrastructure	\$ 8,685,352	\$ -	\$ -	\$ 8,685,352
Equipment and furniture	23,059	14,665	-	37,724
Total capital assets, being depreciated	8,708,411	14,665	-	8,723,076
Less accumulated depreciation for:				
Infrastructure	2,158,774	6,764	-	2,165,538
Equipment and furniture	11,533	7,545	-	19,078
Total accumulated depreciation	2,170,307	14,309	-	2,184,616
Total capital assets, being depreciated - net	6,538,104	356	-	6,538,460
Governmental activities capital assets - net	<u>\$6,538,104</u>	<u>\$ 356</u>	<u>\$ -</u>	<u>\$ 6,538,460</u>

Depreciation expense of \$14,309 was charged to physical environment.

NOTE F – LONG-TERM LIABILITIES

\$2,065,000 Capital Improvement Revenue Bonds, Series 2013A-1 – On October 1, 2013, the District issued \$2,065,000 in Capital Improvement Revenue Bonds, Series 2013A-1. The Bonds are payable in annual principal installments through November 2044. The Bonds bear interest at 7.375% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2015.

\$2,895,000 Capital Improvement Revenue Bonds, Series 2014A – On August 1, 2014, the District issued \$2,895,000 in Capital Improvement Revenue Bonds, Series 2013A-1. The Bonds are payable in annual principal installments through November 2044. The Bonds bear interest at 5.750% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2015.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2021.

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2021:

	Balance 10/1/2020	Additions	Deletions	Balance 9/30/2021	Due Within One Year
Capital Improvement Revenue Bonds, Series 2013A-1	\$ 1,935,000	\$ -	\$ 30,000	\$ 1,905,000	\$ 35,000
Capital Improvement Revenue Bonds, Series 2014A	2,695,000	-	55,000	2,640,000	55,000
	4,630,000	-	85,000	4,545,000	90,000
Unamortized bond discount	(45,850)	-	(1,350)	(44,500)	-
	<u>\$ 4,584,150</u>	<u>\$ -</u>	<u>\$ 83,650</u>	<u>\$ 4,500,500</u>	<u>\$ 90,000</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

September 30,	Principal	Interest	Total
2022	\$ 90,000	\$ 283,591	\$ 373,591
2023	95,000	278,484	373,484
2024	95,000	273,253	368,253
2025	105,000	267,738	372,738
2026	110,000	261,812	371,812
2027-2031	660,000	1,202,063	1,862,063
2032-2036	885,000	957,969	1,842,969
2037-2041	1,215,000	623,625	1,838,625
2042-2045	1,290,000	173,762	1,463,762
	<u>\$ 4,545,000</u>	<u>\$ 4,322,297</u>	<u>\$ 8,867,297</u>

NOTE G - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE H - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE I – CONCENTRATION

The Districts activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2021

	<u>* BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
REVENUES			
Special assessments	\$ 455,222	\$ 460,241	\$ 5,019
Miscellaneous revenue	-	6,326	6,326
TOTAL REVENUES	<u>455,222</u>	<u>466,567</u>	<u>11,345</u>
 EXPENDITURES			
Current			
General government	99,469	108,265	(8,796)
Physical environment	355,753	262,613	93,140
Capital outlay	-	14,665	(14,665)
TOTAL EXPENDITURES	<u>455,222</u>	<u>385,543</u>	<u>69,679</u>
 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ -</u>	81,024	<u>\$ 81,024</u>
 FUND BALANCES			
Beginning of year		<u>140,362</u>	
End of year		<u>\$ 221,386</u>	

* Original and final budget.

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

Park Creek Community Development District
Hillsborough, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Park Creek Community Development District, as of September 30, 2021 and for the year ended September 30, 2021, which collectively comprise the Park Creek Community Development District's basic financial statements and have issued our report thereon dated May 06, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 06, 2022

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

Park Creek Community Development District
Hillsborough, Florida

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
May 06, 2022

Management Letter

Park Creek Community Development District
Hillsborough, Florida

Report on the Financial Statements

We have audited the financial statements of the Park Creek Community Development District as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated May 06, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated May 06, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. Refer to Note A in the notes to the financial statements.

Financial Condition

Section 10.554(1)(i)5.a., Rules of the Auditor General, requires that we report the results of our determination as to whether or not Park Creek Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that the Park Creek Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the Park Creek Community Development District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Deer Island Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 5.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 12.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$7,200.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$385,544.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Park Creek Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$1,284 to \$1,797 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$844,001.
- c. The total amount of outstanding bonds issued by the district as \$4,455,000.

Annual Financial Report

Section 10.554(1)(i)5.b., Rules of the Auditor General, requires that we report the results of our determination as to whether the annual financial report for the Park Creek Community Development District for the fiscal year ended September 30, 2021, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2021. In connection with our audit, we determined that these two reports were in agreement.

Other Matters

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Chairman and Members of the Board of Commissioners, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 06, 2022

SECTION V

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

AMENITIES RULES & POLICIES



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ATTACHMENT A:	Amenity Registration Form
ATTACHMENT B:	Consent and Waiver Agreement
ATTACHMENT C:	Rental Agreement

Part I. Rule for Amenities Rates

In accordance with Chapters 190 and 120 of the Florida Statutes, and on August 17, 2015 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Park Creek Community Development District adopted the following rules to govern rates for the District's Amenities.

A. INTRODUCTION.

This rule addresses various rates, fees and charges associated with the Amenities.

B. DEFINITIONS.

All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in Part II Amenities Policies of Park Creek Community Development District, as amended from time to time.

C. ANNUAL USER FEE.

For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

D. RESERVATION RATES FOR AMENITY CENTER.

Any Patron wishing to have the exclusive use of any area within the amenity center must pay the appropriate fee and submit a security deposit in the amounts set forth in Table 1 below.

Table 1 - Reservation Rates for Amenity Center Areas¹

Area	Rental Fee	Deposit
Covered Patio at Pool	\$25.00 / hour	\$300.00
Cabanas Pool side	No charge	None

E. ACTIVITY AND PROGRAM RATES.

Activity program prices charged on an activity by activity basis. Program coordinator to present program calendar to the board at a public meeting.

F. MISCELLANEOUS FEES.

Miscellaneous fees are set forth in Table 2 below.

Table 2 - Miscellaneous fees

Item	Fee
Access Cards/Key Fobs (two per Patron's Household)	Free
Additional Access Card/Key Fobs	\$25.00 per access card/fob
Replacement of Damaged, Lost, or Stolen Access Card or Key Fob	\$25.00 per access card/fob
Guests Staying On Property Fee for Amenity Center and Pool	Free
Guests <u>not</u> Staying On Property Fee for Amenity Center and Pool	\$10.00 per day per person
Insufficient Funds Fee (for submitting an insufficient funds check)	\$30.00

¹ Note: Patrons must be current on assessments or annual user fee in order to rent covered patio areas.

G. SPECIAL PROVISIONS.

1. After-Hours Events.

All rental fees are increased by \$25 for each hour past normal operating hours.

2. Homeowner's Association and Master Developer Meetings.

Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability. Any events hosted by the Master Developer are permitted for free, subject to availability.

3. Additional Costs.

The District at a public meeting may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

H. ADJUSTMENT OF RATES.

Not more than once per year, the Board may adjust by resolution adopted at a duly noticed public hearing any of the fees set forth in the District's Rule for Amenities Rates to reflect actual costs of operation of the Amenities, to promote use of the Amenities, or for any other purpose as determined by the Board to be in the best interest of the District. The Board may also in its discretion authorize discounts for certain services.

I. PRIOR RULES & POLICIES.

The District's Amenities Policies, as may be amended from time to time, govern all use of the Amenities.

J. SEVERABILITY.

The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2015)

Part II. Amenities Policies

In accordance with Chapter 190 of the Florida Statutes, and on August 17, 2015 at a duly noticed public meeting, the Board of Supervisors of the Park Creek Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby rescinded.

A. DEFINITIONS

The following definitions shall apply to these policies in their entirety:

"Access Card" – shall mean the identification card, keys, and/or key fobs issued to Patrons.

"Amenities" – shall mean the properties and areas owned by the District and intended for recreational use and may include, but not specifically be limited to, the District's amenity center, swimming pool, playground (tot-lot), picnic area, and walking trails, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

"Amenities Policies" or "Policies" – shall mean all policies of the District relative to the Amenities, as amended from time to time.

"Amenity Manager" – shall mean the management company, including its employees, staff and agents, contracted by the District to manage the Amenities.

"Annual User Fee" – shall mean the base fee established by the District for the non-exclusive right to use the Amenities. The amount of the Annual User Fee is set forth in the District's Rule for Amenities Rates.

"Board of Supervisors" or "Board" – shall mean the Board of Supervisors of the District.

"District" – shall mean the Park Creek Community Development District.

"District Manager" – shall mean the professional management company with which the District has contracted to provide management services to the District.

"Family" – shall mean a group of individuals living under one roof or head of household.

This can consist of individuals who have not yet attained the age of eighteen, together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

“Guest” – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited and accompanied for the day by a Patron to use the Amenities.

“Non-Resident” – shall mean any person that does not own property within the District.

“Non-Resident Patron” – shall mean any person or Family not owning property in the District who is paying the Annual User Fee and is current in the payment of all other dues and fees to the District.

“Resident Patron” – shall mean Residents and Renters.

“Patron” – shall mean any person or Family who is paying the Annual User Fee whether resident, renter or non-resident and is current in the payment of all other dues and fees to the District.

“Person” – shall mean an individual, or legal entity recognized under Florida law.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person or Family owning property within the District.

B. AUTHORIZED USERS

1. Generally.

Only Patrons and Guests, as set forth herein, have the right to use the Amenities.

2. Residents.

A Resident must pay the Annual User Fee and be current in payment of all dues applicable to Residents in order to have the right to use the Amenities. Such payment must be made in accordance with the District’s annual assessment collection resolution and typically will be included on the Resident’s property tax bill. In order to be considered current in payment, residents must remit payment

by July 31st. Amenity rights will be suspended for residents that are not current in payment. Payment of the Annual User Fee entitles the Resident to use the Amenities for one full fiscal year of the District.

3. Non-Residents.

A Non-Resident Patron must pay up front the total twelve (12) month Annual User Fee and be current in payment of all dues applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of registration. Amenity rights will be cancelled if subsequent Annual User Fee payments are not paid within 90-days of the anniversary date.

4. Renter's Privileges.

Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the co-beneficial users of the Resident's privileges to use the Amenities.

- (a) A Renter who is designated as the co-beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.
- (b) Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
- (c) Renters shall be subject to all rules and policies as the Board may adopt from time to time.

5. Guests.

Except as otherwise provided for herein, each Patron who is at least sixteen years of age may bring a maximum of four guests to the Amenities, provided however that Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place a four Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household – e.g., a Patron Family consisting of four people cannot bring up to four Guests each for a total of sixteen Guests, but instead can only bring a total of four Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules and policies as the Board may adopt

from time to time.

6. Registration / Disclaimer.

In order to use the Amenities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing a Registration Form, a copy of which is attached hereto as **Attachment A**, and by executing the Consent and Waiver Agreement, a copy of which is attached hereto as **Attachment B**.

All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.

C. ACCESS CARDS OR KEY FOBS

1. Use of Access Cards or Key Fobs.

Patrons can use their Access Cards, key fobs or key pad with code number to gain access to the Amenities. Upon arrival at the amenity center, Patrons will scan their Access Cards in the card reader located outside of the main entrance doors in order to unlock the doors. Under no circumstance should a Patron provide an access card to another person to allow him or her to use the Amenities.

2. Issuance of Access Cards or Key Fobs.

Each Patron will receive two Access Cards or key fobs upon registration with the District. Residents will receive access from builder at home closing, and non-residents will receive access after the Annual User Fee is paid. For Families, each Patron may obtain additional Access Cards or key fobs for any member of a Patron's Family who is over sixteen (16) years of age and eligible to use the Amenities, with a maximum of four (4) cards/fobs per Family, and subject to payment of any applicable fees.

3. Non-Transferrable.

Access Cards or key fobs are the property of the District and are non-transferable except in accordance with the District's rules and policies.

4. Lost or Stolen Cards or key fobs.

All lost or stolen cards/fobs need to be reported immediately to the District. Fees may apply to replace any lost or stolen cards or key fobs.

D. FACILITY RENTAL POLICIES

The following policies apply to the rental of the Amenities:

1. Patrons Only.

Unless otherwise directed by the District, only Patrons may reserve the portions of the Amenities for parties and events. Please contact the Amenity Manager in order to determine availability of the Amenities for any particular reservation.

2. Amenities Available for Rental:

The following Amenities are available for rental:

- (a)** Outdoor covered patio area.

3. Payment & Registration.

At the time the reservation is made, two checks or money orders (no cash), one for the deposit and one for the rental, both made out to District must be delivered to the Amenity Manager along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement (Attachment C).

4. Rates and Deposits.

The rental rates and deposits for use of the Amenities are as set forth in the District's rules. To receive the full refund of the deposit within 10 days after the event, the renter must:

- (a)** Remove all garbage, place in dumpster and replace garbage liners;
- (b)** Take down all decorations or event displays; and
- (c)** Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.

5. Computation of Rental Time.

The rental time period is inclusive of set-up and clean-up time.

6. Duration of Events.

Unless otherwise authorized by the District, each rental shall be for a minimum of two hours but no more than four hours, unless previously authorized by the District and no after hours events shall extend past midnight. If the event lasts longer than four hours the deposit is forfeited, unless previously authorized by the District.

7. Available Hours.

The Amenities may be rented for parties and events during normal operating hours. Additionally, the amenity center may be rented after hours and until midnight. All parties and events, including clean-up, at the amenity center must conclude by midnight.

8. Capacity.

The amenity center capacity limit shall not be exceeded at any time for a party or event.

9. Noise.

The volume of live or recorded music must not violate applicable Hillsborough County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.

10. Insurance.

Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District and its supervisors, staff, and contractors is to be named on these policies as an additional insured party.

11. Cancellation.

If the renter wishes to cancel a reservation, the cancellation must be communicated to the Amenity Manager in writing no later than thirty days prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than 30 days prior to the event 100% of the security deposit and 0% of the rental fee will be returned.

E. COMMUNITY PROGRAMMING

1. Resources.

The District may offer from time to time a variety of programs and activities designed to meet the needs and enjoyment of community members of all ages, interests and skill levels. If a program or activity is offered, its format will be structured to most effectively provide participants with a positive recreational experience of the highest caliber. Information for any upcoming program or activity will be provided to the Patrons via a community bulletin board, District website or homeowner's association community website.

2. Patrons and Guests Only.

Unless otherwise directed by the District, programs will be open to Patrons and

their Guests only, subject to payment of any applicable fees. Patrons may register Guests for programs; however, in order to provide Patrons with priority registration, Guests may be assessed a surcharge and will only be able to register for programs if space permits.

3. Registration.

Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, register by the posted deadline. Late registrations may be accepted on a case-by-case basis. Due to the nature of some programs and the availability of space, late registration may not always be feasible. Some programs will have maximum registration limitations. In the event a program is full, a waiting list will be created.

4. Programs and Activities.

All programs and services including personal training, group exercise, instructional programs, competitive events, and other programs must be conducted as directed by the Board. A schedule of activities for the Amenities will be posted in each area and updated by the District. No outside (i.e., third party) instructors are allowed.

5. Cancellation by the District.

The District will notify Patrons if there is a need to change or cancel a program. If a program is cancelled by the District, Patrons will be issued a refund or credit on their account.

6. Refunds.

Program refunds and credit may be granted on a case by case basis. Refunds and credits after the program registration deadline, “no shows”, or after a program begins may not be approved.

F. GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all rules and policies of the District.

1. Emergencies.

After contacting 911 if required, all emergencies and injuries must be reported to the office of the District Manager at 813-374-9105.

2. Hours of Operation.

All hours of operation of the Amenities will be established and published by the District. The amenity center will be open year-round. The District may restrict

access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

3. Additional Guidelines

Except as otherwise stated herein, the following additional guidelines govern the use of the Amenities generally:

- (a) Registration and Access Cards or Key Fobs.** All Patrons must sign-in and have their assigned access card, key fob or key pad code upon entering the amenity center. Cards, fobs and codes are only to be used by the Patron to whom they are issued.
- (b) Guests.** Guests must be accompanied by a Patron while using the Amenities.
- (c) Minors.** Except as otherwise stated herein, children under sixteen (16) years of age must be accompanied by an adult aged eighteen (18) or older.
- (d) Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the restroom areas.
- (e) Food and Drink.** Food and drink will be limited to designated areas only.
- (f) Alcohol.** Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the premises of the Amenities, except at pre-approved special events. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the Amenity Manager prior to the event. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities.
- (g) No Smoking.** Smoking is not permitted in any building, or enclosed or fenced area, including but not limited to the amenity center, swimming pool or swimming pool deck area, or playground. All waste must be disposed of in the appropriate receptacles.
- (h) Pets.** With the exception of service animals, pets are not permitted, and they are not permitted indoors. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.
- (i) Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by

the District or at any of the Amenities within District unless they are owned by the District.

- (j) **Skateboards, Etc.** Bicycles, skateboards, rollerblades and other similar use is limited to designated outdoor areas only.
- (k) **Fireworks.** Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.
- (l) **Service Areas.** Only District employees and staff are allowed in the service areas of the Amenities.
- (m) **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
- (n) **Profanity.** Loud, profane or abusive language is prohibited.
- (o) **Horseplay.** Disorderly conduct and horseplay are prohibited.
- (p) **Equipment.** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
- (q) **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- (r) **Solicitation and Advertising.** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.
- (s) **Firearms.** Firearms or any other weapons are not permitted in any of the Amenities.
- (t) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (u) **Compliance with Laws.** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
- (v) **Surveillance.** Various areas of all Amenities may be under twenty-four (24) hour video surveillance.
- (w) **Grills.** Grills are not permitted on public areas, except during approved events.
- (x) **Bounce Houses.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District.

Proof of liability insurance acceptable to the District shall also be required.

- (y) **Cellular Phones.** To prevent disturbance to others, use of cellular telephones is limited while in the amenity center. Patrons and guests are asked to keep their ringers turned off or on vibrate while in the amenity center.
- (z) **Lost Property.** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

4. Pool Area

The following policies apply to the District's pool:

- (a) **Swim at Your Own Risk.** The pool areas are not supervised during operating hours.
- (b) **Operating Hours.** The pool is open dawn to dusk. No one is permitted in the pool at any other time unless a specific event is scheduled.
- (c) **Supervision of Children.** Children 12 years and younger must be accompanied by an adult at least 18 years of age at all times for usage of the pool.
- (d) **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades or skate boards are permitted on the pool deck.
- (e) **Food and Drink.** Alcoholic beverages are not permitted. Food is not permitted, except for special events and reservation events. Glass containers or breakable objects of any kind are not permitted in the pool area or locker rooms. Notwithstanding any of the foregoing, no food or beverages are ever permitted in the pool or on the pool wet deck area, and instead when permitted, food and beverages must be kept only in designated areas.
- (f) **Horseplay.** No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
- (g) **Diving.** Diving is strictly prohibited at the pool.
- (h) **Noise.** Except at approved events, radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
- (i) **Aquatic Toys and Recreational Equipment.** Aquatic toys and equipment are not permitted in the pool. Prohibited items include, but are not limited to, rafts, kickboards, inner tubes, scuba gear, snorkels, dive sticks, swim fins, balls, frisbees, inflatable objects, or other similar water play items. Exceptions are Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for

organized special events. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.

- (j) **Entrances.** Pool entrances must be kept clear at all times.
- (k) **Railings.** No swinging on ladders, fences, or railings is allowed.
- (l) **Pool Furniture.** Pool furniture is not to be removed from the pool area and returned after use.
- (m) **Chemicals.** Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
- (n) **Pets.** Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.
- (o) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
- (p) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (q) **Swim Diapers.** Parents should take their children to the restroom before entering the pool. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the District.
- (r) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (s) **Reservation of Tables or Chairs.** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
- (t) **Pool Closure.** The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
- (u) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.

- (v) **Swim Instruction.** Swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.

5. Patio, Picnic Areas, and Outdoor Areas

The following policies apply to the patio, and other outdoor areas:

- (a) **First Come Basis.** The pool side cabanas are available for use by Patrons and Guests only on a first come first serve basis. The patio areas may only be reserved for a program or event approved by the District.
- (b) **Vehicles.** No bicycles, scooters, skate boards, or other equipment or vehicles with wheels are permitted.
- (c) **Skateboards, Etc.** Bikes, rollerblades, skateboards and equipment with wheels are prohibited.
- (d) **Chalking.** Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be used.
- (e) **Pets.** Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
- (f) **Equipment.** Patrons and Guests are responsible for bringing their own equipment. The staff may have some equipment available for sign out on a first come first serve basis.
- (g) **Noise.** Amplified sound systems and DJs are prohibited unless it is an approved program, event or rental.
- (h) **Clean-Up.** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

6. Lake or Pond Areas

The lakes and ponds throughout the community are not designed for swimming or boating, but may be used by Patrons and Guests for fishing as set forth herein. We ask that you respect your fellow landowners and access the ponds through the proper access points and not trespass upon a resident's property. The District has a catch and release policy for all fish caught in the ponds. The ponds are not intended for anything but catch and release, as they are mostly retention ponds and man-made lakes. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow. The ponds are not to State code for keeping your catch, so please protect yourself and the fish population and return them to the water.

The following additional guidelines apply:

- (a) Please be respectful of the privacy of the residents living near the ponds.
- (b) Children under the age of sixteen must be accompanied by adults when

fishing.

- (c) Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that residents wishing to fish walk or ride bicycles to the ponds.
- (d) Do not leave fishing poles, lines, equipment or bait unattended. Do not leave any litter. Fishing line is hazardous to wildlife.
- (e) Do not feed the wildlife anything, ever.
- (f) Fish caught from the lakes may not be edible since the lakes are designed to detain pollutants. Catch and release is required.
- (g) Swimming is prohibited in all ponds on District property.
- (h) No watercrafts of any kind are allowed in any of the ponds on District property.
- (i) Licensing requirements from other governmental agencies may apply. Check the regulations.

7. Playground and Tot Lots

The community provides playground areas for Patrons and Guests to enjoy with their children. The following guidelines apply:

- (a) Patrons and Guests may use the playgrounds at their own risk.
- (b) Adult supervision (eighteen years and older) is required for children under the age of twelve. Children must remain in the sight of parents/guardians. All children are expected to play cooperatively with other children.
- (c) Proper footwear is required and no loose clothing especially with strings should be worn.
- (d) The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (e) No food, drinks or gum are permitted at the playground.
- (f) No pets of any kind are permitted at the playground.
- (g) No glass containers are permitted at the playground.
- (h) No jumping off from any climbing bar or platform.
- (i) Profanity, rough-housing, and disruptive behavior are prohibited.
- (j) If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

G. PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District

reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities.

H. USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other

expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Family.

Should any Patron, Guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees. For purposes of this section, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

I. SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

J. SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

K. AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these policies from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these policies.

Part III. Amenities Disciplinary Rule

Law Implemented: ss. 190.011, Fla. Stat. (2015)

In accordance with Chapters 190 and 120 of the Florida Statutes, and on at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Park Creek Community Development District adopted the following rules to govern disciplinary matters at the District's amenities.

A. INTRODUCTION.

This rule addresses disciplinary measures governing the use of the amenities owned and managed by the Park Creek Community Development District.

B. GENERAL RULE.

All persons using the District's amenities are responsible for compliance with, and shall comply with, the rules and policies established for the safe operations of the District's amenities.

C. SUSPENSION OF RIGHTS.

The District, through its Board, District Manager, and Amenities Manager, shall have the right to restrict, suspend, or terminate the amenities privileges of any person to use the amenities for any of the following behavior:

- (a) Submits false information on any application for use of the amenities;
- (b) Permits the unauthorized use of an amenity pass;
- (c) Exhibits unsatisfactory behavior, deportment or appearance;
- (d) Fails to pay amounts owed to the District in a proper and timely manner as set forth in Part II. Amenities Policies, Section B Authorized Users ;
- (e) Fails to abide by any District rules or policies, including but not limited to any policies governing the use of the pool;
- (f) Treats the District's supervisors, staff, amenities management, contractors, or other representatives, patrons, residents or guests, in an unreasonable or abusive manner;
- (g) Damages or destroys District property; or
- (h) Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, patrons, residents or guests.

D. AUTHORITY OF AMENITIES MANAGER.

The Amenities Manager or their designee has the ability to remove any person from one or all amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenities Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the amenities for a period not to exceed seven days.

ATTACHMENT A – Amenity Registration Form

Print or download form at parkcreekcdd.org (Documents Folder under Community Documents Menu)

PARK CREEK AMENITY REGISTRATION FORM	
PATRON/RESIDENT/RENTER INFORMATION	
Name:	
Address:	
Email Address (optional):	
Phone (optional – CDD to use only if there is a problem processing request):	
Number of fobs requested:	
FOR OFFICE USE ONLY	
Fob Number(s) Assigned:	Mail Date:
NOTES:	

FEE SCHEDULE	
ITEM	FEE
Access Key Fobs (two per Patron Household)	Free*
Shipping and Handling (for mailed requests only)	\$10.00 (flat fee regardless of fob quantity)
Additional Access Key Fobs	\$25.00 per fob
Replacement of Damaged, Lost, or Stolen Access Key Fob	\$25.00 per fob
Insufficient Funds Fee (for an insufficient funds check)	\$30.00

*Fobs can be picked up at the District office between the hours of 11:00am and 3:00pm upon receipt of completed Registration Form, proof of Park Creek Residency (deed, current utility bill, Driver's License with Park Creek address) and signed Consent and Waiver **by each member of the household that will use the amenity.** District office address is 15310 Amberly Drive, Suite 175 Tampa, FL 33647. Call the District office at 813-374-9104 for additional information.

For mailed requests:

Shipping and handling fee applies. Mail items listed below to the district office. Following are documents required:

- 1) Check made payable to Park Creek CDD
- 2) The completed Amenity Registration Form
- 3) The completed Consent and Waiver Agreement (**signature page to be completed by each member of household that plans to use the clubhouse and pool facility**). Agreement can be found online at <http://parkcreekcdd.org> under the Documents Menu in the Community Documents Folder. To reduce postage expense, it is acceptable to mail only the signature page.
- 4) Proof of Park Creek residency (A copy of your Deed or current utility bill).

For Families, each Patron may obtain additional Access Key Fobs for any member of a Patron's Family who is over sixteen (16) years of age and eligible to use the Amenities, with a maximum of four (4) key fobs per Family, and subject to payment of applicable fees. Only checks are accepted. Checks should be made payable to Park Creek CDD. Fobs are mailed to residents within 3 business days of when requests are received. Upon moving out of the community, please return fobs to the District office.

Privacy Disclosure: Under Florida Law, information included in this form becomes part of the public record, available for public record requests.

ATTACHMENT B - Consent and Waiver Agreement

Continued on next page

Park Creek Community Development District

Consent and Waiver Agreement

Thank you for using the Park Creek Community Development District's ("District") Amenities and/or participating in its community programs. We appreciate your understanding and cooperation in maintaining both your safety and health, and the safety and health of others, by reading and signing the following Consent and Waiver Agreement ("Agreement"). This Agreement applies to, but does not by itself grant any rights regarding, the use of any of the District's Amenities, which feature among other things an amenity center, swimming pool, tot-lot, and walking trails and participation in any of the District's community programming activities.

Any capitalized terms not defined herein shall have the meaning ascribed to them in the District's amenities rules and policies, as may be amended from time to time. For purposes of this Agreement, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

In consideration for Participant being allowed to participate in some or all of the Activities, I, as the participant identified below ("Participant"), or I, as the parent and/or legal guardian of the Participant, who is a minor child, and on behalf of the Participant ("Participant's Guardian"), agree as follows.

Acknowledgement of Participation

Participant intends to voluntarily participate in one or more Activities. If Participant is a minor child, Participant's Guardian authorizes the Participant to voluntarily participate in one or more Activities. The District reserves the right to terminate the Participant's privilege to participate in the Activities at any time.

Acknowledgement of Health

Participant acknowledges and understands that the District recommends that Participant consult a physician prior to engaging in the Activities, and that it is Participant's sole responsibility to obtain an examination by a physician prior to involvement in the Activities. Participant certifies that he or she is physically and mentally capable of participating in the Activities and that Participant is not under any kind of medical treatment or has any mental or physical condition that would prevent Participant from participating in the Activities. Participant further acknowledges that Participant has either had a physical examination and been given a physician's approval to participate in the activities, or has elected to participate in the activities without the approval of a

doctor and hereby assumes all risk and responsibility for participation in the Activities.

Role of the District

Participant acknowledges and understands that some or all of the Activities may be provided through third parties, that any such third parties are not affiliated with the District in any way, that the District does not endorse any such third parties, and that the District makes no representations concerning the qualifications or ability of any such third parties to conduct, teach, or lead the Activities.

Assumption of Risk

Participant acknowledges and understands that participation in the Activities may have certain inherent risks, including, but not limited to, economic loss, significant changes in the Participant's physical or mental health, injury, disabilities, or even death to the Participant. Participant willfully and voluntarily assumes and accepts sole responsibility for all risks related to participation in the Activities, including, but not limited to, the risks mentioned above, damage to, loss or theft of real or personal property, or other loss or harm of any kind or nature. Participant is voluntarily participating in the Activities with knowledge of the dangers involved, and Participant agrees to assume and accept sole responsibility for Participant's safety and for any and all harm that may occur.

Waiver and Release of Liability

Any Patron, Guest, or other person who participates in the Activities, including the Participant, shall do so at his or her own risk, and shall release and hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, including Participant, and any of his or her Guests and any members of his or her Family.

Sovereign Immunity

Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

Emergency Transportation and Care

In the event that Participant is incapacitated and unable to respond, or in the event the Participant is a minor child, the District is authorized to seek emergency treatment, as required, and to transport the Participant to the appropriate medical facility in the event that urgent/emergency care is necessary. The medical facility and its medical staff have authorization to provide any treatment that a physician deems necessary for the well-being of the Participant. Participant shall be responsible for any resulting expenses. The District is not responsible for providing any such treatment or transportation, and the "Waiver and Release of Liability" provisions set forth above apply to any emergency medical transportation and/or treatment of Participant.

Rules and Policies

Participant agrees to read and comply with the written rules and policies adopted by the District and relating to the Amenities, and further agrees to act in a safe manner when participating in the Activities. Participant further agrees to immediately inform a representative of the District, and to stop participating in the Activities, if Participant observes any unsafe condition or broken equipment, or if Participant experiences any pain, discomfort or other symptoms that Participant may suffer during or after participating in the Activities. Participant understands that Participant may stop or delay participation in the Activities if Participant so desires and that Participant may also be requested to stop and rest by a District representative who observes any symptoms of distress or abnormal response, and Participant agrees to comply with such directions.

Insurance Coverage

Participant understands that Participant is responsible for obtaining appropriate insurance coverage when participating in the Activities and that the District has no obligation to provide any insurance coverage.

Binding Effect

This Agreement is binding on the Participant, and the Participant's spouse, minor children, heirs, executors, administrators, legal representatives, successors and assigns. If Participant is a minor child, this Agreement is also binding on the Participant's parents and/or legal guardians, including Participant's Guardian, not only on behalf of the Participant but also on the parents and/or legal guardians, including Participant's Guardian, in their own rights and capacity and to the same extent as Participant. The undersigned represents that he or she is authorized to bind to this Agreement all applicable parties, as set forth in this paragraph.

Miscellaneous Provisions

This Agreement supersedes any prior written and/or oral agreements or representations made with respect to the subject matter contained herein. The provisions of this Agreement will continue in full force and effect even after the termination of the Activities. The provisions of this Agreement may be waived, altered, amended or repealed, in whole or in part, only upon the prior written consent of the District and the party whose signature appears below. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable. This Agreement shall be governed by Florida Law. Venue for any actions arising under this Agreement shall be in a court of appropriate jurisdiction in Hillsborough County, Florida. Participant understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records under Chapter 119, Florida Statutes and shall be treated as such in accordance with Florida law. If any court proceeding or other action occurs between the parties as a result of this Agreement or any other document or act required by this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and all court costs including attorney's fees and court costs incurred in any pre-trial, trial, appellate and/or bankruptcy proceedings as well as attorney's fees and costs incurred in determining entitlement to and reasonableness of fees and costs.

I ACKNOWLEDGE AND AGREE THAT I HAVE READ AND UNDERSTOOD THE TERMS OF THIS AGREEMENT. IF PARTICIPANT IS A MINOR CHILD, I CERTIFY THAT I AM THE PARTICIPANT'S PARENT AND/OR LEGAL GUARDIAN AND THAT I AM LEGALLY AUTHORIZED TO SIGN THIS AGREEMENT ON BEHALF OF THE PARTICIPANT.

Park Creek Community Development District By: _____ Name: _____ Title: _____ Date: _____	
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Continued on next page

This signature page to be completed by each member of household.

If Participant is 18 years of age or older	
Participant Name	Signature
Participant Name	Signature
Participant Name	Signature
Participant Name	Signature
Participant Name	Signature
Date	
Address	

If Participant is 17 years of age or younger	
Child's Name:	Parent/Guardian Name: Signature:
Child's Name:	Parent/Guardian Name: Signature:
Child's Name:	Parent/Guardian Name: Signature:
Child's Name:	Parent/Guardian Name: Signature:
Date	
Address	
Emergency contact	
Phone	

ATTACHMENT C – RENTAL AGREEMENT

Continued on next page

AMENITY CENTER AREAS RENTAL AGREEMENT

This Amenity Center Areas Rental Agreement (this “**Agreement**”) is entered into this _____ day of _____, _____ between the Park Creek Community Development District, a special-purpose unit of local government organized pursuant to Chapter 190, Florida Statutes (the “**District**”) and the Renter listed below (the “**Renter**”).

1. Renter

a. Name: _____

b. Address: _____

c. Phone
Number: _____

2. The District owns and operates the Amenity Center Areas, including but not limited to the covered patio areas at the clubhouse.

3. Renter desires to reserve the ☐ covered patio area at clubhouse near pool,
☐ covered patio area at clubhouse across from playground, on
_____ (date) from _____ a.m./p.m. to _____ a.m./p.m.

4. Security Deposit

- a. ☐ Applicable (covered patio areas at clubhouse)
 - i. A refundable security deposit of \$300.00 from Renter has been received. The Amenity Manager will review the checklist listed in the Facility Rental Policies section of the District’s Amenities Rules & Policies after the event. With satisfactory completion of all items on the checklist, the deposit will be returned.

5. Rental Fee

- a. ☐ Applicable (covered patio area at the clubhouse)
 - i. A non-refundable rental fee of \$_____ from Renter has been received.

6. If the Renter wishes to cancel a reservation, the cancellation must be communicated to the Amenity Manager in writing no later than thirty days prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than 30 days prior to the event 100% of the security deposit and 0% of the rental fee will be returned.

7. Renter shall not serve or permit any alcoholic beverages to be consumed unless the Board of Supervisors of the District has pre-approved a special event.

8. Renter is responsible for cleanup and restoring the Amenity Center Areas to the original condition immediately following the event.
9. District staff or authorized designees are authorized to end the event if they observe any damage being done to the property or other behavior they deem as reckless or inappropriate.
10. Renter, to the fullest extent of the law, hereby waives, releases, and discharges the District from any and all losses, claims, liability or damages, including but not limited to losses, claims, liability or damages to personal property or for any personal injury or harm suffered on District property in connection with the Rental and further agrees to hold the District harmless from, and will indemnify and defend the District against all liability or damage which may arise in any manner whatsoever, whether directly or indirectly, from the Rental.
11. Renter shall not damage, mar, or in any manner deface the Amenity Center Areas, and shall not cause or permit anything to be done which may in any manner damage, mar or deface the Amenity Center Areas. If the Amenity Center Areas, during the term of the Agreement, shall be damaged by the act, default or negligence of the Renter, or of any of the Renter's agents, employees, patrons, guests or any persons admitted to the Amenity Center Areas by the Renter, Renter agrees to pay to the District upon demand all sums as necessary to restore the Amenity Center Areas to its condition prior to the Rental.
12. Renter will comply with all laws, codes, and regulations of the United States, the State of Florida, and Hillsborough County, and Renter will pay any sales taxes or fees due to any authority arising out of Renter's use of the Amenity Center Areas.
- 13.
14. This Agreement is made and shall be construed under the laws of the State of Florida with venue in Hillsborough County, Florida.
15. In the event of any dispute or damage claim arising with respect to the enforcement of this Agreement, the prevailing party shall be entitled, in addition to all other relief granted by the court, to a judgment for reasonable attorneys' and costs incurred by reason of such action, including appellate proceedings.
16. Renter may not assign their rights or interest under this Agreement.
17. Renter, its agents, employees, patrons or guests shall not use the Amenity Center Areas for any unlawful purpose, and the Renter, their agents, employees, patrons and guests shall abide by the District's Amenities Rules & Policies.

18. This Agreement and the District's Amenities Rules & Policies form the entire agreement and neither party is to rely upon any oral representations made by the other party.

Renter's Signature: _____

Amenity Manager's Signature: _____

SECTION VI

SECTION A

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Park Creek Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023.”

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

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

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

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

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

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

Passed and Adopted on July 12, 2022.

Attested By:

**Park Creek
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2022-2023 Adopted Budget

***Approved Budget
Fiscal Year 2023***

***Park Creek
Community Development District***

July 12, 2022



Park Creek

Community Development District

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Park Creek

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Proposed Budget FY 2023
Revenues					
Maintenance Assessments	\$455,222	\$456,388	\$0	\$456,388	\$517,083
Carryforward Surplus	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$455,222	\$456,388	\$0	\$456,388	\$517,083
Expenditures					
Legislative					
Supervisor Fees	\$8,000	\$5,800	\$3,000	\$8,800	\$12,000
Payroll Taxes	\$612	\$505	\$230	\$734	\$918
TOTAL LEGISLATIVE	\$8,612	\$6,305	\$3,230	\$9,534	\$12,918
Financial & Administrative					
District Manager	\$35,000	\$26,250	\$8,750	\$35,000	\$45,500
District Engineer	\$4,500	\$4,500	\$3,214	\$7,713	\$4,500
Attorney Fees	\$15,000	\$7,330	\$3,665	\$10,995	\$15,000
Trustee Fees	\$6,520	\$6,519	\$0	\$6,519	\$6,520
Auditing Services	\$4,000	\$0	\$4,000	\$4,000	\$4,500
Travel and Per Diem	\$50	\$0	\$0	\$0	\$50
Meeting Room Rental	\$0	\$626	\$0	\$626	\$2,400
Public Officials Insurance	\$26,571	\$26,194	\$0	\$26,194	\$31,433
Legal Advertising	\$3,000	\$274	\$1,500	\$1,774	\$3,000
Bank Fees	\$125	\$225	\$75	\$300	\$125
Payroll Services	\$600	\$525	\$189	\$714	\$835
Miscellaneous	\$500	\$667	\$222	\$890	\$500
Dues, Licenses & Fees	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$96,041	\$73,285	\$21,615	\$94,900	\$114,538
Other Physical Environment					
Street Pole Lighting	\$55,680	\$44,089	\$14,696	\$58,785	\$58,000
Electricity (Irrigation & Pond Pumps)	\$11,100	\$12,111	\$4,037	\$16,147	\$17,000
Landscaping Maintenance	\$104,340	\$78,683	\$22,350	\$101,033	\$104,340
Landscape Replenishment	\$10,000	\$14,270	\$0	\$14,270	\$10,000
Irrigation Maintenance	\$10,000	\$6,809	\$2,270	\$9,079	\$10,000
Landscape Replacement and Enhancement	\$23,500	\$0	\$0	\$0	\$23,500
Pet Waste Removal	\$3,816	\$2,541	\$847	\$3,388	\$3,812
Pond Maintenance	\$5,700	\$4,450	\$1,425	\$5,875	\$5,700
Security Patrol (Amenity Personal)	\$24,408	\$15,597	\$5,199	\$20,796	\$24,408
Holiday Lights	\$4,000	\$3,684	\$0	\$3,684	\$4,000
Fountain Maintenance & Repairs	\$2,500	\$175	\$350	\$525	\$2,500
Field Contingency	\$30,000	\$11,117	\$3,706	\$14,823	\$20,000
TOTAL OTHER PHYSICAL ENVIRONMENT	\$285,044	\$193,526	\$54,880	\$248,405	\$283,260

Park Creek

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<u>Parks & Recreation</u>					
Security Cameras	\$0	\$1,619	\$423	\$2,042	\$1,692
Pool Maintenance - Contract	\$10,800	\$8,100	\$2,700	\$10,800	\$10,800
Pool Permit	\$275	\$275	\$0	\$275	\$275
Cleaning & Maintenance	\$7,800	\$6,157	\$1,950	\$8,107	\$7,800
Telephone/Internet	\$2,900	\$1,413	\$474	\$1,887	\$2,000
Electricity	\$8,000	\$4,954	\$1,651	\$6,606	\$8,000
Water	\$3,000	\$2,020	\$673	\$2,693	\$3,000
Pest Control	\$1,800	\$0	\$1,800	\$1,800	\$1,800
Refuse Service	\$1,000	\$0	\$1,000	\$1,000	\$1,000
Amenity Center Repairs and Maintenance	\$19,500	\$1,761	\$17,739	\$19,500	\$10,000
TOTAL PARKS & RECREATION	\$55,075	\$26,300	\$28,410	\$54,710	\$46,367
<u>Capital Reserve</u>					
Capital Outlay/Reserves	\$6,650	\$0	\$6,650	\$6,650	\$60,000
Reserve Study	\$3,800	\$0	\$3,800	\$3,800	\$0
TOTAL CAPITAL RESERVE	\$10,450	\$0	\$10,450	\$10,450	\$60,000
TOTAL EXPENDITURES	\$455,222	\$299,415	\$118,585	\$418,000	\$517,083
EXCESS REVENUES (EXPENDITURES)	\$0	\$156,973	(\$118,585)	\$38,388	\$0

Unit Type	Units	FY 22 Gross/Unit	FY 2022	FY 23 Gross/Unit	FY 2023
50'	176	\$1,283.20	\$225,843.20	\$1,457.57	\$256,532.94
60'	155	\$1,539.84	\$238,675.20	\$1,749.09	\$271,108.68
70'	11	\$1,796.48	\$19,761.28	\$2,040.60	\$22,446.63
	342		484,279.68		550,088.26
	Less: Discounts 4%/Collections 2%		(\$29,056.78)		(\$33,005.30)
	Net Assessment		\$455,222.90		\$517,082.96

% Change Per Unit
13.59%

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

Description	Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2021)	\$221,385
Estimated Excess Revenues over Expenditures	\$38,388
Less:	
Funding for First Quarter Operating Expenses	(\$129,271)
Funding for Capital Reserves	<u>(\$130,503)</u>
Total Undesignated Cash as of 09/30/2022	\$0

Park Creek

Community Development District

Debt Service Fund

Series 2013 Capital Improvement Bonds

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<i>Revenues</i>					
Special Assessments - Levy	\$173,188	\$173,631	\$0	\$173,631	\$173,188
Interest Income	\$0	\$100	\$33	\$134	\$0
Carry Forward Surplus ⁽¹⁾	\$162,811	\$164,723	\$0	\$164,723	\$166,909
TOTAL REVENUES	\$335,998	\$338,454	\$33	\$338,487	\$340,097
<i>Expenditures</i>					
<u>Series 2013</u>					
Interest Expense - 11/1	\$68,847	\$68,847	\$0	\$68,847	\$67,731
Principal Expense - 11/1	\$35,000	\$35,000	\$0	\$35,000	\$35,000
Interest Expense - 5/1	\$67,731	\$67,731	\$0	\$67,731	\$66,616
TOTAL EXPENDITURES	\$171,578	\$171,578	\$0	\$171,578	\$169,347
EXCESS REVENUES	\$164,420	\$166,876	\$33	\$166,909	\$170,750

11/23 Principal Expense	\$35,000.00
11/23 Interest Expense	\$66,615.63
	\$101,615.63

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

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

Park Creek

Community Development District

Amortization Schedule

Series 2013 Capital Improvement Bonds

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

Park Creek

Community Development District

Debt Service Fund

Series 2014 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<i>Revenues</i>					
Special Assessments - Levy	\$206,388	\$206,916	\$0	\$206,916	\$206,388
Interest Income	\$0	\$108	\$36	\$145	\$0
Carry Forward Surplus ⁽¹⁾	\$161,680	\$163,957	\$0	\$163,957	\$169,005
TOTAL REVENUES	\$368,067	\$370,982	\$36	\$371,018	\$375,393
<i>Expenditures</i>					
<u>Series 2014</u>					
Interest Expense - 11/1	\$74,194	\$74,194	\$0	\$74,194	\$72,819
Principal Expense - 11/1	\$55,000	\$55,000	\$0	\$55,000	\$60,000
Interest Expense - 5/1	\$72,819	\$72,819	\$0	\$72,819	\$71,319
TOTAL EXPENDITURES	\$202,013	\$202,013	\$0	\$202,013	\$204,138
EXCESS REVENUES	\$166,055	\$168,969	\$36	\$169,005	\$171,255

11/23 Principal Expense	\$71,318.75
11/23 Interest Expense	\$60,000.00
	<u>\$131,318.75</u>

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

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

Park Creek

Community Development District

Amortization Schedule

Series 2014 Capital Improvement Bonds

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

SECTION B

RESOLUTION 2022-07

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A** (“**FY 2022-2023 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2022-2023 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2022-2023 Budget;

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

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

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

Passed and Adopted on July 12, 2022.

Attested By:

**Park Creek
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2022-2023 Budget

SECTION VII

SECTION C

SECTION 1

Park Creek CDD

Field Management Report



July 12th, 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.

County Erosion Issue

- ✚ County erosion issue has been repaired by the county.
- ✚ Further testing from them is needed to find the cause of the issue.



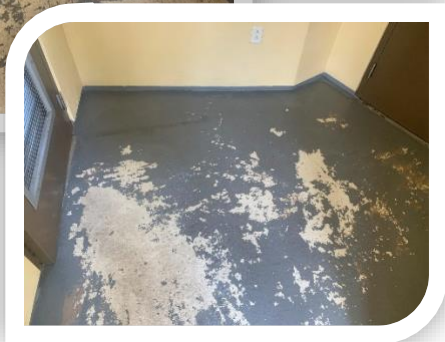
In Progress

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.
- ✚ Provided under separate cover.



Pool Restroom Floors



- ✚ Amenity restroom floors have been prepped for paint.
- ✚ GMS will be scheduling to have this done.

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



Csmith@gmscfl.com

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

Client:

SECTION VIII

SECTION A

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices

July 12, 2022

Fund	Date	Check No.'s	Amount
REGIONS BANK			
<i>General</i>	6/1/22	172	\$1,954.45
<i>General</i>	6/3/22	173-176	\$2,323.95
<i>General</i>	6/21/22	177-181	\$17,834.60
Total Invoices for Approval			\$22,113.00

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/21/22	00018	5/30/22 5775303	202205 320-53900-46001	PET WASTE REMOVAL	*	317.63	
			POOP 911				317.63 000179
6/21/22	00004	6/08/22 1931313	202205 310-51300-31100	ENGINEERING SVCS	*	144.00	
			STANTEC CONSULTING SERVICES, INC.				144.00 000180
6/21/22	00006	6/07/22 2415 MAY	202205 320-53900-43000	10650 PUAL CREEK WAY	*	1,309.06	
		6/07/22 2829 MAY	202205 320-57200-43000	10316 RIVERDALE RISE	*	650.41	
		6/07/22 70300 MA	202205 320-53900-43001	10601 TUCKER JONES RD	*	23.98	
			TECO				1,983.45 000181
TOTAL FOR BANK B						22,113.00	
TOTAL FOR REGISTER						22,113.00	

SECTION B

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Unaudited Financial Statements
as of
June 30, 2022

Board of Supervisors Meeting
July 12, 2022

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I.	Financial Statements - June 30, 2022
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II.	Check Register
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III.	Special Assessment Receipts Schedule - June 30, 2022
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PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
June 30, 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	\$387,655	---	\$387,655
Due from Other Funds	---	\$5,834	\$5,834
Series 2013 Investments:			
Reserve	---	\$173,188	\$173,188
Revenue	---	\$164,212	\$164,212
Prepayment	---	\$12,715	\$12,715
Series 2016 Investments:			
Reserve	---	\$206,388	\$206,388
Revenue	---	\$165,797	\$165,797
Deposits	\$6,010	---	\$6,010
Total Assets	<u>\$393,664</u>	<u>\$728,133</u>	<u>\$1,121,798</u>
<u>LIABILITIES:</u>			
Accounts Payable	\$10,272	---	\$10,272
Due to Other Funds	\$5,834	---	\$5,834
Total Liabilities	<u>\$16,106</u>	<u>\$0</u>	<u>\$16,106</u>
<u>FUND BALANCES:</u>			
Nonspendable:			
Deposits and prepaid items	\$6,010	---	\$6,010
Assigned to:			
Debt Service	---	\$728,133	\$728,133
Capital Projects	---	---	\$0
Unassigned	\$371,548	---	\$371,548
Total Fund Balances	<u>\$377,558</u>	<u>\$728,133</u>	<u>\$1,105,691</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$393,664</u>	<u>\$728,133</u>	<u>\$1,121,798</u>

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended June 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	ACTUAL VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$455,222	\$455,222	\$456,388	\$1,166
Interest Income	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$455,222</u>	<u>\$455,222</u>	<u>\$456,388</u>	<u>\$1,166</u>
<u>LEGISLATIVE</u>				
Supervisors Fees	\$8,000	\$6,000	\$6,600	(\$600)
Payroll Taxes	\$612	\$459	\$505	(\$46)
TOTAL LEGISLATIVE	<u>\$8,612</u>	<u>\$6,459</u>	<u>\$7,105</u>	<u>(\$646)</u>
<u>FINANCIAL & ADMINISTRATIVE</u>				
District Manager	\$35,000	\$26,250	\$26,250	(\$0)
District Engineer	\$4,500	\$3,375	\$4,500	(\$1,125)
Attorney Fees	\$15,000	\$11,250	\$7,330	\$3,920
Trustee Fees	\$6,520	\$6,520	\$6,519	\$1
Auditing Services	\$4,000	\$3,000	\$0	\$3,000
Travel and Per Diem	\$50	\$38	\$0	\$38
Meeting Room Rental	\$0	\$0	\$626	(\$626)
Public Officials Insurance	\$26,571	\$26,571	\$26,194	\$377
Legal Advertising	\$3,000	\$2,250	\$274	\$1,976
Bank Fees	\$125	\$94	\$225	(\$132)
Payroll Services	\$600	\$450	\$525	(\$75)
Miscellaneous	\$500	\$375	\$667	(\$292)
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
TOTAL FINANCIAL & ADMINISTRATIVE	<u>\$96,041</u>	<u>\$80,347</u>	<u>\$73,285</u>	<u>\$7,063</u>
<u>OTHER PHYSICAL ENVIRONMENT</u>				
Streetpole Lighting	\$55,680	\$41,760	\$44,089	(\$2,329)
Electricity (Irrigation & Pond Pumps)	\$11,100	\$8,325	\$12,111	(\$3,786)
Landscaping Maintenance	\$104,340	\$78,255	\$78,683	(\$428)
Landscape Replenishment	\$10,000	\$7,500	\$14,270	(\$6,770)
Irrigation Maintenance	\$10,000	\$7,500	\$6,809	\$691
Landscape Replacement and Enhancement	\$23,500	\$17,625	\$0	\$17,625
Pet Waste Removal	\$3,816	\$2,862	\$2,541	\$321
Pond Maintenance	\$5,700	\$4,275	\$4,450	(\$175)
Security Patrol	\$24,408	\$18,306	\$15,597	\$2,709
Holiday Lights	\$4,000	\$4,000	\$3,684	\$316
Fountain Maintenance & Repairs	\$2,500	\$1,875	\$175	\$1,700
Field Contingency	\$30,000	\$22,500	\$11,117	\$11,383
TOTAL OTHER PHYSICAL ENVIRONMENT	<u>\$285,044</u>	<u>\$214,783</u>	<u>\$193,526</u>	<u>\$21,257</u>

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended June 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	ACTUAL VARIANCE
<u>PARKS & RECREATION</u>				
Security Cameras	\$0	\$0	\$1,619	(\$1,619)
Pool Maintenance - Contract	\$10,800	\$8,100	\$8,100	\$0
Pool Permit	\$275	\$275	\$275	\$0
Cleaning & Maintenance	\$7,800	\$5,850	\$6,157	(\$307)
Telephone/Internet	\$2,900	\$2,175	\$1,413	\$762
Electricity	\$8,000	\$6,000	\$4,954	\$1,046
Water	\$3,000	\$2,250	\$2,020	\$230
Pest Control	\$1,800	\$1,350	\$0	\$1,350
Refuse Service	\$1,000	\$750	\$0	\$750
Amenity Center Repairs and Maintenance	\$19,500	\$14,625	\$1,761	\$12,864
TOTAL PARKS & RECREATION	\$55,075	\$41,375	\$26,300	\$15,075
<u>CAPITAL RESERVE</u>				
Capital Outlay	\$6,650	\$4,988	\$0	\$4,988
Reserve Study	\$3,800	\$2,850	\$0	\$2,850
TOTAL CAPITAL RESERVE	\$10,450	\$7,838	\$0	\$7,838
TOTAL EXPENDITURES	\$455,222	\$350,802	\$300,215	\$50,586
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$104,420	\$156,173	\$49,420
FUND BALANCE - Beginning	\$0		\$221,385	
FUND BALANCE - Ending	\$0		\$377,558	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended June 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$173,188	\$173,188	\$173,631	\$443
Prepayments	\$0	\$0	\$12,713	\$12,713
Interest Income	\$0	\$0	\$100	\$100
TOTAL REVENUES	<u>\$173,188</u>	<u>\$173,188</u>	<u>\$186,445</u>	<u>\$13,257</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>\$14,867</u>	<u>\$13,257</u>
FUND BALANCE - Beginning	\$162,811		\$337,910	
FUND BALANCE - Ending	<u><u>\$164,420</u></u>		<u><u>\$352,777</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 June 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$206,388	\$206,388	\$206,916	\$528
Interest Income	\$0	\$0	\$108	\$108
TOTAL REVENUES	\$206,388	\$206,388	\$207,024	\$637
<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	\$202,013	\$202,013	\$202,013	\$0
Excess (deficiency) of revenues over (under) expenditures	\$4,375	\$4,375	\$5,012	\$637
FUND BALANCE - Beginning	\$161,680		\$370,345	
FUND BALANCE - Ending	\$166,055		\$375,357	

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	\$ 5,447	\$ -	\$ -	\$ -	\$ 456,388
	\$455,222	\$ -	\$ 54,236	\$ 374,468	\$ 11,592	\$ 2,966	\$ 2,722	\$ 3,407	\$ 1,549	\$ 5,447	\$ -	\$ -	\$ -	\$ 456,388
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	\$ 2,917	\$ -	\$ -	\$ -	\$ 26,250
District Engineer	\$4,500	\$ 1,140	\$ -	\$ 285	\$ 760	\$ 2,171	\$ -	\$ -	\$ 144	\$ -	\$ -	\$ -	\$ -	\$ 4,500
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	\$ -	\$ -	\$ -	\$ 209	\$ -	\$ -	\$ -	\$ 626
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	\$ 24	\$ -	\$ -	\$ -	\$ 225
Payroll Services	\$600	\$ 63	\$ 63	\$ 98	\$ -	\$ 112	\$ 63	\$ 63	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ 525
Miscellaneous	\$500	\$ -	\$ 151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 516	\$ -	\$ -	\$ -	\$ 667
Dues, Licenses & Fees	\$175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
	\$96,041	\$ 35,438	\$ 7,248	\$ 4,910	\$ 3,693	\$ 6,172	\$ 3,320	\$ 3,983	\$ 4,856	\$ 3,666	\$ -	\$ -	\$ -	\$ 73,285
OTHER PHYSICAL ENVIRONMENT														
Streetpole Lighting	\$55,680	\$ 3,490	\$ 4,586	\$ 4,726	\$ 5,294	\$ 5,440	\$ 5,447	\$ 5,472	\$ 5,471	\$ 4,162	\$ -	\$ -	\$ -	\$ 44,089
Electricity (Irrigation & Pond Pumps)	\$11,100	\$ 2,239	\$ 1,075	\$ 1,299	\$ 1,464	\$ 1,191	\$ 1,035	\$ 1,149	\$ 1,301	\$ 1,358	\$ -	\$ -	\$ -	\$ 12,111
Landscaping Maintenance	\$104,340	\$ 8,695	\$ 8,695	\$ 8,695	\$ 4,488	\$ 8,500	\$ 17,260	\$ 7,450	\$ 7,450	\$ 7,450	\$ -	\$ -	\$ -	\$ 78,683
Landscape Replenishment	\$10,000	\$ -	\$ 677	\$ 3,644	\$ -	\$ 225	\$ -	\$ 1,050	\$ -	\$ 8,675	\$ -	\$ -	\$ -	\$ 14,270
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	\$ 475	\$ -	\$ -	\$ -	\$ 4,450
Security Patrol	\$24,408	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ -	\$ -	\$ -	\$ 15,597
Holiday Lights	\$4,000	\$ -	\$ -	\$ 3,684	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,684
Fountain Maintenance & Repairs	\$2,500	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Field Contingency	\$30,000	\$ 7,000	\$ 3,627	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 290	\$ -	\$ -	\$ -	\$ 11,117
	\$285,044	\$ 27,860	\$ 21,941	\$ 26,524	\$ 13,772	\$ 17,882	\$ 26,268	\$ 18,389	\$ 16,748	\$ 24,143	\$ -	\$ -	\$ -	\$ 193,526
PARKS & RECREATION														
Security Cameras	\$0	\$ 141	\$ 141	\$ 141	\$ 491	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ -	\$ -	\$ -	\$ 1,619
Pool Maintenance - Contract	\$10,800	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ -	\$ -	\$ -	\$ 8,100
Pool Permit	\$275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275	\$ -	\$ -	\$ -	\$ 275
Cleaning & Maintenance	\$7,800	\$ 650	\$ 650	\$ 1,547	\$ 890	\$ 810	\$ 1,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,157
Telephone/Internet	\$2,900	\$ 164	\$ 153	\$ 153	\$ 153	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ 1,413
Electricity	\$8,000	\$ 577	\$ 663	\$ 653	\$ 597	\$ 593	\$ 601	\$ 620	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ 4,954
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	\$ 2,328	\$ 2,644	\$ 1,474	\$ -	\$ -	\$ -	\$ 26,300
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	\$ 25,776	\$ 25,109	\$ 29,283	\$ -	\$ -	\$ -	\$ 300,215
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$ (67,558)	\$ 21,277	\$ 337,491	\$ (9,078)	\$ (24,711)	\$ (31,483)	\$ (22,370)	\$ (23,560)	\$ (23,836)	\$ -	\$ -	\$ -	\$ 156,173

SECTION C

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts
Fiscal Year 2022

ASSESSMENTS - TAX COLLECTOR						\$455,222.90 FY 2022 .36300.10000 54.531%	\$173,187.73 FY 2022 .36300.10000 20.746%	\$206,387.74 FY 2022 .36300.10000 24.723%	\$834,798.38 TOTAL 100.00%
DATE	DESCRIPTION	NET AMOUNT	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	2013 DSF	2014 DSF	Total
11.05.21	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
06/17/22	05/01/22-05/31/22	\$10,192.94	\$203.86	\$0.00	\$9,989.08	\$5,447.13	\$2,072.34	\$2,469.61	\$9,989.08
TOTAL		\$853,930.73	\$17,080.30	\$84.44	\$836,934.87	\$456,387.95	\$173,630.97	\$206,915.95	\$836,934.87

Assessed on Roll:

	NET AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$455,222.90	54.5309%	\$456,387.95	(\$456,387.95)	\$0.00
SERIES 2013 DSF	\$173,187.73	20.7461%	\$173,630.97	(\$170,969.17)	\$2,661.80
SERIES 2014 DSF	\$206,387.74	24.7231%	\$206,915.95	(\$203,743.88)	\$3,172.07
TOTAL	\$834,798.38	100.00%	\$836,934.87	(\$831,101.00)	\$5,833.87

100% 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