



Park Creek

Community Development District

Dreama Long, Chairman

Vinoo Naidu, Vice Chairman

Ryan Watkins, Assistant Secretary

Daniel Hilburn, Assistant Secretary

Mark Savino, Assistant Secretary

August 9, 2022

AGENDA

Park Creek Community Development District

Agenda

Tuesday
August 9, 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

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 July 12, 2022 Meeting
- IV. Staff Reports
 - A. Attorney
 - B. District Engineer
 - C. Field Manager
 1. Field Report
 2. Consideration of GMS Proposal to Install White Vinyl Fencing Around the Well along Tucker Jones
 3. Consideration of GMS Proposal to Install Solar Lights
 4. Consideration of GMS Proposal to Install Community Benches
 - D. District Manager
 1. Consideration of Resolution 2022-08 Adopting the Annual Meeting Schedule for Fiscal Year 2023
 2. Consideration of Admiral Furniture Proposal for Outdoor Furniture
 3. Discussion of Amending the Policies and Procedures of the District

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	

- V. Financial Reports
 - A. Approval of Check Register
 - B. Balance Sheet & Income Statement
 - C. Special Assessment Receipt Schedule
- VI. Supervisors Requests and General Audience Comments
- VII. Next Regularly Scheduled Meeting is September 13, 2022 at 6:00 p.m. at Fairfield Inn & Suites, Riverview
- VIII. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: parkcreekcdd.org

MINUTES

**MINUTES OF MEETING
PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Park Creek Community Development District was held on Tuesday, **July 12, 2022** at 6:02 p.m. at the Fairfield Inn & Suites Tampa Riverview, 10743 Big Bend Road, Riverview, Florida.

Present and constituting a quorum were:

Dreama Long
Vino Naidu *by Zoom*
Daniel Hilburn
Mark Savino
Ryan Watkins *by Zoom*

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also Present were:

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

District Manager, GMS
GMS
GMS
District Counsel, Kutak Rock

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 and Mr. Watkins participated by Zoom.

SECOND ORDER OF BUSINESS

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

- **Supervisors Requests**

Ms. Long stated that the insurance requiring mulch on the playground needs to be addressed. Mr. Sheppard reported that he walked the community with the insurance vendor who said the playground was missing 2 to 4 inches of mulch that will need to be

added. Mr. Shepard also said he will reach out for a quote from the last vendor who did mulching for the District last time which was American Mulch using either rubber mulch or pine bark mulch. Mr. Naidu mentioned that this was previously done in the last year and asked if there is a way staff can insure it's done properly so that the District isn't having to replace mulch so consistently. Mr. Shepard added that they will be providing two proposals for the two different types of mulch but reminded the Board that the rubber mulch will have an added cost of removing the current mulch as well. The typical time period for mulch replacement is every 16 to 18 months due to rain washout, decay, push off, and use.

Mr. Hilburn brought up a large hole by the mailboxes. Mr. Greenwood stated that they are getting in touch with the county to fix the area. Mr. Shepard stated that they have been in touch with the county several times. The area with the pipe that goes under the ground is still under investigation to what the problem is. The county engineer said they will perform a TV scan and after that is done, they will more than likely know the damage and will be able to move forward to fix it. There is no given timeline at this time.

Ms. Long asked for an update on the pergolas and Mr. Shepard has two proposals that he will present in his field manager's report. Repairs and maintenance look like they will have to be done once or maybe twice a year at a cost of \$2,000-\$3,000 a piece. It is cheaper to replace them than it is to repair them. It is his opinion that it's in the Boards best interest to replace them.

- **Audience Comments**

Resident Josh Zimmerman asked about the replacement of the boards on the benches. The boards that have been replaced have not been sanded and rough and it's hard to use them without getting a splinter. Mr. Shepard will look into pricing for bench replacement.

Resident James Boris is concerned about the HOA meetings and the added expense to use the covered patios and other costs at the amenity center.

Resident Robert Taylor is new to the community, and it is his first experience to the CDD and asked how it works. What are the layers of responsibility and where is his money going to. He requested that the CDD have name tags or plates so they can be

easily identified. He also asked the Board to be mindful of inflation and to consider the costs of everything rising and how difficult that can be on the residents.

Resident Sarah Peters had a complaint about the Christmas display. She called it pitiful, and it is her opinion that a 2-year-old could have done a better job.

Resident David Peters reported that there is a problem with the retention wall at the end of the trail on Legacy Bright St.

Resident Sharae Rubs the pond in the area of Abigale Oak are not as kept as the other ponds in the CDD.

Resident Anita McNeil Newsome believes some of the things that were advertised for her to live there are not owning up to the expectations. She would like an update on what the plan is about information about where the dues are going and if there plans to update the neighborhood in the future.

THIRD ORDER OF BUSINESS

Approval of Minutes of May 10, 2022 Meeting

Mr. Greenwood presented the May 10, 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 May 10, 2022 Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Acceptance of Annual Audit Report on Fiscal Year 2021

Mr. Greenwood reported that the audit was entered in time and the District did not need to file for an extension. There were no abnormalities found with the audit, so Mr. Greenwood asked for a motion of approval from the Board.

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, Acceptance of the Annual Audit Report on Fiscal Year 2022, was approved.
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FIFTH ORDER OF BUSINESS

Discussion of Amenity Policies

Mr. Greenwood opened the discussion of the amenity policies to the Board. The amenity policies were originally labeled under a different name and District and staff has been working to make them more Park Creek CDD specific. To change the prices for the services of the amenity center, they will have to hold a public hearing and meet Florida statute requirements for advertisements of the public hearing. Mr. Naidu asked District counsel if there is a possibility of waving fees temporarily until they can get a meeting planned and advertised for, especially since the previous management company never advertised said fees. A lot of the residents did not even know there was an hourly fee. She would not suggest an interim rate until a public hearing. She suggested the idea of suspending all fees until they can plan and advertise a public hearing. She doesn't imagine there being pushback on the decision but believes the challenge would be if there was someone who feels they are affected by it. It was also suggested that the public hearing be planed for the next meeting in August in conjunction with the suspension of fees.

Mr. Greenwood suggested the Board give staff direction for Ms. Long and Ms. Ferguson to draft amenity policies for Board review and hopes of adoption at the meeting on August 9th. He then asked for a motion to set the public hearing to adopt the new amenity policies.

On MOTION by Mr. Hilburn, seconded by Mr. Naidu, with all in favor, Setting a Public Hearing for August 9, 2022 for Amenity Policy Adoption, was approved.

SIXTH ORDER OF BUSINESS

Public Hearings

A. Consideration of Resolution 2022-06 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations

Mr. Greenwood asked for a motion to open the public hearing.

On MOTION by Mr. Savino, seconded by Mr. Hilburn, with all in favor, the Public Hearing was opened.

Mr. Greenwood presented the budget which was provided in the agenda package. There is an increase in assessment costs due largely impart to the estimation of fixing the

trail with a cost of approximately \$100,000 and building up the reserve fund. The Board explicitly explained that they do not want the CDD assessment to go up but that it was very necessary. Mr. Greenwood opened the public hearing to public comment.

- Lucy DiSalvo (inaudible): She wanted to point out that it's not about just fixing the trail and that there are major erosion issues in the community.

Mr. Greenwood reminded the residents and the Boards that they are replenishing reserves along with the continued maintenance. The engineer did touch on the fact that all of the homes along the trail seemed to be constructed poorly. The disperse of water from the pool areas and from the drainage of those down spouts, that's where the homes are seeing issues and it could be from the construction of the homes or the builder, there are a lot of areas where the issues could have come from. When they have the plan and the funds to get the trail fixed, it will fix all those issues as well. The idea is the funds in the reserves, not in Fiscal Year 2023, but when the 2024 budget is created, there will be a maintenance line item added for that purpose. He also explained the logic behind the increase in assessment, the things they have needed to improve and fix from the last management company, and the building of the reserve.

- Resident (Not Identified) asked what the 4% discount was about and Mr. Greenwood explained that if the property taxes are paid by December, there is a 4% discount applied. If they are paid in January, there is a 3% discount, February has a 2% discount, and March a 1% discount. Taxes paid after March will not receive a discount.
- Steven Hanley (10313 Riverdale Rose Drive): He mentioned removing the button for exiting and make it a key card entrance and exit at the pool to try to avoid people jumping the fence. Ms. Long replied that that is not a possibility for fire safety issues. He also asked if it is possible to use digital key card on a smart phone and the Board said it's probably not a good idea because it's a lot easier to share that with people who may not live in the neighborhood.
- Resident (Not Identified) suggested getting a county commissioner to come speak at the meeting and to hear the complaints from the residents. He also seemed to be concerned that the Board members may have a connection to the firm that preformed the audit and they do not. Ms. Collier assured the resident that the code

of ethics prohibits that. The last suggestion the resident made was to lower the increase from 13% to less than that and the Board reminded him that the original increase was as high as 18% and 13.59% was the compromise.

- James Morris: He believes that holiday lights on the Park Creek sign are a waste of money and gave a suggestion of where he wanted them.
- Resident (Not Identified) is wondering if the erosion problem won't just continue after they pay to fix the trail. Mr. Greenwood reiterated that the fixing of the trail will help with the erosion problem and the continued maintenance should solve the problem as stated by the engineers.

There being no more public comments, Mr. Greenwood asked for a motion to close the public hearing.

On MOTION by Ms. Long, seconded by Mr. Hilburn, with all in favor, the Public Hearing was closed.

Mr. Greenwood stated for the record that Mr. Watkins had to leave the meeting. He continued with talking about holiday lights and the budget line item for them. He reminded them that because there is a line item for lights does not mean that they will use it. Because there was no more discussion from the Board, Mr. Greenwood asked for a motion of approval for both Resolution 2022-06 and 2022-07.

On MOTION by Mr. Hilburn, seconded by Ms. Long, with all in favor, Resolution 2022-06 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2022-07 Imposing Special Assessments and Certifying an Assessment Roll

This motion was approved.

On MOTION by Mr. Hilburn, seconded by Ms. Long, with all in favor, Resolution 2022-07 Imposing Special Assessments and Certifying the Assessment Roll, was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Collier had nothing further for the Board, so the next item followed.

B. District Engineer

There being none, the next item followed.

C. Field Manager

1. Field Report

Mr. Sheppard reviewed the field manager's report for the Board. Completed items include:

- Repairs made to the women's restroom ceiling.
- Mailbox area tree trimming done by Cardinal.
- Sod replacement between the road and the sidewalk.
- Erosion issue repaired by the county, and they will need to do some research to find out the cause of the issue.

In progress items include:

- Pergola repair which Mr. Shepard will address with proposals for the Board.
- The pool restroom floors have been prepped for repainting.
- Vinyl fence installation proposal will be provided to the Board along with solar light installation.
- Landscaping enhancements throughout the neighborhood.

2. Consideration of GMS Proposal for the Installation of White Vinyl Fencing Around the Well along Tucker Jones

Mr. Shepard presented a proposal for a vinyl fence to go around the well on Tucker Jones to replace the chain-link fence that is there currently. The cost to remove and replace the fence is \$2,210.96. Some Board members did not agree with the replacement for cost and security purposes.

On MOTION by Mr. Naidu, with no second, the GMS Proposal for the Installation of White Vinyl Fencing Around the Well, the motion failed.

3. Consideration of GMS Proposal for the Installation of 2 Solar Lights

Mr. Sheppard presented the proposal for solar lights which will be put on 12-foot aluminum polls and concreted into the ground. The total cost is \$1,227.50. This is only for two lights. Mr. Naidu suggested that they meet before moving forward with this motion, in order to decide where the location should be for the two lights in the pool, area as well. Mr. Shepard did want to make the Board aware of light pollution. The meeting took a five-minute recess. After a recess the Board determined that they would want five lights and they will table the discussion until they can get a cost and exact locations.

4. Consideration of GMS Proposal for the Installation of 2 Solar Lights

Mr. Shepard presented proposals for the pergola replacements. He presented two proposals provided under second cover. One for \$7,800 and the other for \$5,987 for both and staining.

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, Proposal for Two New Pergolas for \$5,987, was approved.

D. District Manager – Filing of Form 1 Statement of Financial Interests

Mr. Greenwood stated that there is a reimbursement check coming from the insurance company of \$1,800 for the playground equipment which is a cost savings to the District. He also reminded the Board that they need to fill out their Form 1 which is due in September. If they do not have a copy of that, they can email Amanda for a link to fill it out online.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

Mr. Greenwood presented the check register and asked if the Board had any questions. Having none, he asked for a motion of approval.

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.

NINTH ORDER OF BUSINESS

**Supervisors Requests and
General Audience Comments**

- **Supervisors Requests**

Mr. Naidu thanked the residents for coming to the meeting and commended residents for being helpful and reminded others that complaining on Facebook is not helpful.

There were no other supervisor's requests.

- **Audience Comments**

Sharae Rubs (12209 Avondale Oak Place): She asked if the adopt a pond program can be added to the agenda for the next regularly scheduled meeting. She has brought it up in the past and would like clarification of the correct process that she needs to go through to get it added to the agenda and get the adopt a pond program started. She mentioned the pond area that is on Avondale Oak is a bad looking pond and the trail is unwalkable, she would like to see some type of beautification for that area. Mr. Naidu was told by Hillsborough County that the adopt a pond program are only for ponds that are owned by Hillsborough County and not for ponds in private communities.

Mr. Greenwood stated that the June meeting had to be cancelled unexpectedly because they did not have three Board members available for a quorum. The adopt a pond project has a lot of layers to it that staff will look into it and weigh the pros and cons with the opportunity of hiring a pond maintenance company or using the adopt a pond program.

July 12, 2022

Park Creek CDD

Resident stated that Hillsborough County will give away fish to put in the ponds that help eat mosquitos. He believes it would be helpful to put graphics up on the screen monitor of resident concerns.

TENTH ORDER OF BUSINESS

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

Mr. Greenwood reported that the next meeting will be held August 9, 2022 at 6:00 p.m., at Fairfield Inn & Suites, Riverview.

ELEVENTH ORDER OF BUSINESS Adjournment

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

On MOTION by Mr. Hilburn, seconded by Mr. Naidu, with all in favor, the meeting was adjourned at 7:58 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION C

SECTION 1

Park Creek CDD

Field Management Report



Aug 9th, 2022
Mick Sheppard
Field Manager
GMS

Completed

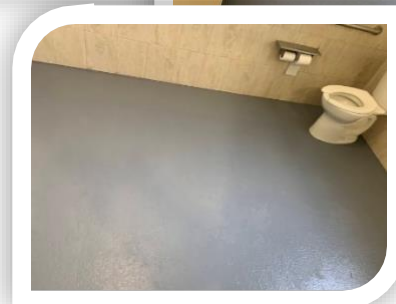
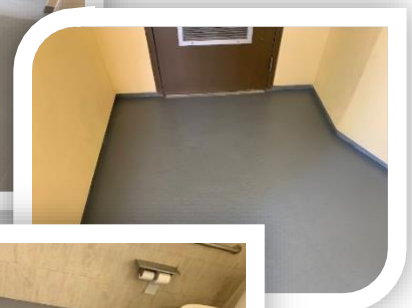
No Soliciting Signs



- ✚ No soliciting signs have been installed at the main entrances.
- ✚ We will monitor these going forward.

Amenity Floor Paint

- ✚ The bathrooms along with the entry way to them have been painted and sealed.



In Progress

Pergola Repair

- ✚ Company has received the deposit for the work to be completed.
- ✚ Work will begin the week of 8/8/2022.
- ✚ We will review the work once its completed as well.



Bench Replacement



- ✚ Still obtaining bench replacement proposals for around the community.
- ✚ Should have them by the next meeting.

In Progress

Playground Rubber Much

✚ Still obtaining a proposal for rubber playground mulch installation.



Tucker Jones Landscaping



✚ Working closely with Cardinal for weed control, plant enhancements, and potential palm removal from tucker jones.

In Progress

Culvert Repair

- ✚ County received the test results back.
- ✚ They have put it a work order to repair the culvert under the road.
- ✚ Also, to repair the concrete flow that has sunk and cracked.
- ✚ Still in progress at the moment.



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



**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 3



msheppard@gmscfl.co

Qty	Description	Unit Price	Line Total
32	Labor	\$45.00	\$810.00
1	Mobilization	\$55.00	\$55.00
1	Equipment	\$50.00	\$50.00
1	Materials	\$1,947.00	\$1,947.00
Total Due:			\$2,862.00

Client:

SECTION 4



**Governmental
Management Services, LLC**
Central Florida

Maintenance Services

Phone: 813-408-0511

Email:
msheppard@gmscfl.co

TO: Park Creek CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Installing 5 community benches. 2 of which will be at the amenity center and along Riverdale Rise and the rest at a board selected location. Composite benches will be installed and mounted to the floor.	

Qty	Description	Unit Price	Line Total
16	Labor	\$45.00	\$720.00
1	Mobilization	\$55.00	\$55.00
1	Equipment	\$50.00	\$50.00
1	Materials	\$2,320.00	\$2,320.00
Total Due:			\$3,145.00

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

Thank You!

Client: _____

SECTION D

SECTION 1

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022-2023; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Park Creek Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt annual meeting schedule for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023 (“Fiscal Year 2022-2023”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2022-2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** are hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 9th day of August 2022.

ATTEST:

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

Jason Greenwood
Secretary/Assistant Secretary

Dreama Long
Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2022-2023 Annual Meeting Schedule

Exhibit A

BOARD OF SUPERVISORS MEETING DATES PARK CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022-2023

The Board of Supervisors of the Park Creek Community Development District will hold their regular meetings for **Fiscal Year 2022-2023 at 6:00 pm at the Fairfield Inn & Suites, 10743 Big Bend Road, Riverview, FL 33579** unless otherwise indicated as follows:

October 11, 2022
November 8, 2022
January 10, 2023
February 14, 2023
March 14, 2023
April 11, 2023
May 9, 2023
June 13, 2023
July 11, 2023
August 8, 2023
September 12, 2023

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4648 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 (“District Office”).

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION 2



707 S W 20th St
 Ocala, FL 34471
 800-999-2589
 Fax: 352-629-2860
www.admiralfurniture.com

QUOTE / ACKNOWLEDGEMENT

Quote # ACFQ60333
Date 08/08/22
Cust. PO#

Sold To:

Park Creek CDD
 John Monahan
 Park Creek Blvd

Ship To:

Park Creek CDD
 John Monahan
 Park Creek Blvd

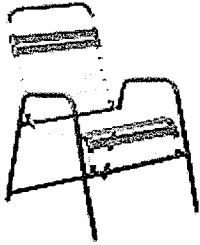
Riverview FL 33578
 Phone: (407)923-4241 ext. Fax:
 jmonahan@gms-tampa.com
 Management Co.

Riverview FL 33578
 Phone: (407)923-4241 ext. Fax:

Owner/Developer

FOB	Sales Rep	Ship Via	Proposed Shipping Time	Terms
Factory	Ralph Mazzuoccolo	Best Way	8-12 weeks after receipt of order or sooner	50% DEP/BAL PRIOR TO SHIP

Qty	Model #	Description	Unit Price	Ext. Price
12	11110	Stack Dining Chair	\$151.78	\$1,821.36



25	11203	Vinyl Chaise Lounge	\$230.00	\$5,750.00
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3	142ALN-BO	42" Aluminum Dining Table No hole-Boardwalk Pattern	\$465.64	\$1,396.92
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Running SubTotal \$8,968.28

5.0% Discount -\$448.41

Qty	Model #	Description	Unit Price	Ext. Price
	Frame: TBD	Table Top:	SubTotal	\$8,519.87
	Vinyl or Sling: TBD		Sales Tax	\$0.00
	Accent:		Estimated Shipping	\$689.40
	Umbrella:	Umb. Pole:	Total	\$9,209.27
			Deposit Amount	\$4,604.64

Please contact me if I can be of further assistance. Due to volatility in material, labor, and shipping pricing can only be guaranteed for 30 days. Please consult your sales representative for updated quotes. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional

Warranty Information

Frames 10 year warranty

Sling Fabric 3 year warranty

Vinyl strap 5 year warranty

Approved By: _____

Date: _____

Signing quotation will authorize Admiral Furniture to proceed with this order. Please verify shipping address, quantities, model number and colors for accuracy.

A/P Contact _____

E-mail _____

Phone _____

TERMS AND CONDITIONS:

Terms: Unless otherwise stated above. Check in full with order or 50% deposit balance due before shipping. (Applicable sales tax will apply). We also accept most major credit cards

Returns: No returns accepted without written authorization in advance by Sundrella and return freight prepaid. All furniture remains the property of Sundrella until invoice is paid in full. Restocking charges may apply. Without written notice from the customer within 24 hours, this order becomes non-cancellable and no changes are accepted.

Freight: All products are shipped F.O.B. Factory via Common Carrier. Please obtain shipping charges from your sales rep. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Customer must note any damage to cartons on the freight bill upon delivery.



707 S W 20th St
 Ocala , FL 34471
 800-999-2589
 Fax: 352-629-2860
www.admiralfurniture.com

QUOTE / ACKNOWLEDGEMENT

Quote # ACFQ60334
Date 08/08/22
Cust. PO#

Sold To:

Park Creek CDD
 John Monahan
 Park Creek Blvd

Ship To:

Park Creek CDD
 John Monahan
 Park Creek Blvd

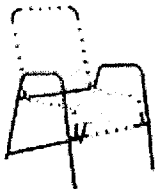
Riverview FL 33578
 Phone: (407)923-4241 ext. Fax:
 jmonahan@gms-tampa.com
 Management Co.

Riverview FL 33578
 Phone: (407)923-4241 ext. Fax:

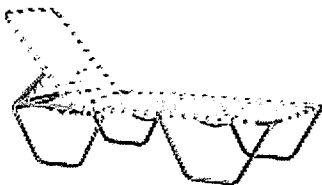
Owner/Developer

FOB	Sales Rep	Ship Via	Proposed Shipping Time	Terms
Factory	Ralph Mazzuoccolo	Best Way	8-12 weeks after receipt of order or sooner	50% DEP/BAL PRIOR TO SHIP

Qty	Model #	Description	Unit Price	Ext. Price
12	11110CW	Cross Weave Stack Chair	\$170.32	\$2,043.84



25	11203CW	Vinyl Cross Weave Chaise Lounge	\$267.50	\$6,687.50
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3	142ALN-BO	42" Aluminum Dining Table No hole-Boardwalk Pattern	\$465.64	\$1,396.92
---	-----------	---	----------	------------



Running SubTotal \$10,128.26

5.0% Discount -\$506.41

Qty	Model #	Description	Unit Price	Ext. Price
	Frame: TBD	Table Top:	SubTotal	\$9,621.85
	Vinyl or Sling: TBD		Sales Tax	\$0.00
	Accent:		Estimated Shipping	\$689.40
	Umbrella:	Umb. Pole:	Total	\$10,311.25
			Deposit Amount	\$5,155.63

Please contact me if I can be of further assistance. Due to volatility in material, labor, and shipping pricing can only be guaranteed for 30 days. Please consult your sales representative for updated quotes. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional

Warranty Information
Frames 10 year warranty
Sling Fabric 3 year warranty
Vinyl strap 5 year warranty

Approved By: _____

Date: _____

Signing quotation will authorize Admiral Furniture to proceed with this order. Please verify shipping address, quantities, model number and colors for accuracy.

A/P Contact _____

E-mail _____

Phone _____

TERMS AND CONDITIONS:

Terms: Unless otherwise stated above. Check in full with order or 50% deposit balance due before shipping. (Applicable sales tax will apply). We also accept most major credit cards

Returns: No returns accepted without written authorization in advance by Sundrella and return freight prepaid. All furniture remains the property of Sundrella until invoice is paid in full.

Restocking charges may apply. Without written notice from the customer within 24 hours, this order becomes non-cancellable and no changes are accepted.

Freight: All products are shipped F.O.B. Factory via Common Carrier. Please obtain shipping charges from your sales rep. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Customer must note any damage to cartons on the freight bill upon delivery.



707 S W 20th St
 Ocala , FL 34471
 800-999-2589
 Fax: 352-629-2860
www.admiralfurniture.com

QUOTE / ACKNOWLEDGEMENT

Quote # ACFQ60335
Date 08/08/22
Cust. PO#

Sold To:

Park Creek CDD
 John Monahan
 Park Creek Blvd

Ship To:

Park Creek CDD
 John Monahan
 Park Creek Blvd

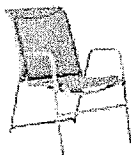
Riverview FL 33578
 Phone: (407)923-4241 ext. Fax:
 jmonahan@gms-tampa.com
 Management Co.

Riverview FL 33578
 Phone: (407)923-4241 ext. Fax:

Owner/Developer

FOB	Sales Rep	Ship Via	Proposed Shipping Time	Terms
Factory	Ralph Mazzuoccolo	Best Way	8-12 weeks after receipt of order or sooner	50% DEP/BAL PRIOR TO SHIP

Qty	Model #	Description	Unit Price	Ext. Price
12	11110SL	Relaxed Sling Chair	\$203.46	\$2,441.52



25	11203SL	Relaxed Sling Chaise Lounge	\$319.27	\$7,981.75
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3	142ALN-BO	42" Aluminum Dining Table No hole-Boardwalk Pattern	\$465.64	\$1,396.92
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Running SubTotal

\$11,820.19

5.0% Discount

-\$591.01

Qty	Model #	Description	Unit Price	Ext. Price
	Frame: TBD	Table Top:	SubTotal	\$11,229.18
	Vinyl or Sling: TBD		Sales Tax	\$0.00
	Accent:		Estimated Shipping	\$689.40
	Umbrella:	Umb. Pole:	Total	\$11,918.58
			Deposit Amount	\$5,959.29

Please contact me if I can be of further assistance. Due to volatility in material, labor, and shipping pricing can only be guaranteed for 30 days. Please consult your sales representative for updated quotes. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional

Warranty Information

Frames 10 year warranty

Sling Fabric 3 year warranty

Vinyl strap 5 year warranty

Approved By: _____

Date: _____

Signing quotation will authorize Admiral Furniture to proceed with this order. Please verify shipping address, quantities, model number and colors for accuracy.

A/P Contact _____

E-mail _____

Phone _____

TERMS AND CONDITIONS:

Terms: Unless otherwise stated above. Check in full with order or 50% deposit balance due before shipping. (Applicable sales tax will apply). We also accept most major credit cards

Returns: No returns accepted without written authorization in advance by Sundrella and return freight prepaid. All furniture remains the property of Sundrella until invoice is paid in full.

Restocking charges may apply. Without written notice from the customer within 24 hours, this order becomes non-cancellable and no changes are accepted.

Freight: All products are shipped F.O.B. Factory via Common Carrier. Please obtain shipping charges from your sales rep. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Customer must note any damage to cartons on the freight bill upon delivery.

SECTION 3

**PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Amenities Policies & Procedures

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Park Creek CDD Amenity Policies & Procedures

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Part I. Rule for Amenities Rates

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 rates for the District's Amenities.

INTRODUCTION.

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

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.

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.

RESERVATION RATES FOR AMENITY CENTER.

Any Patron wishing to have the exclusive use of any area within the amenity center must submit a security deposit in the amount set forth in Table 1 below. Check or money order only.

Reservations must be cancelled within 15 days of the scheduled use date in order to receive a full refund of the security deposit.

Table 1 – Reservation Rates for Amenity Center Areas

Area		Depos
Covered Patio at Pool Covered Area at Playground Cabanas at Pool		\$300.0

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

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.

MISCELLANEOUS FEES.

Miscellaneous fees are set forth in Table 2 below. Checks or money orders only.

Table 2 – Miscellaneous Fees

Item	Fee
Access Cards/Key Fobs (2 per Patron's	Free
Replacement of Damaged, Lost or Stolen Access Card	\$25 per Access Card/Fob
Insufficient Funds Fee (for submitting an insufficient funds check)	\$30.00

SPECIAL PROVISIONS.

After-Hours Events.

There are no after hour reservations for private use. When pool closes, the reserved use ends.

CDD sponsored events may be held after hours at approved CDD functions.

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.

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.

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.

PRIOR RULES & POLICIES.

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

SEVERABILITY.

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

Law Implemented: ss. 190.11, 190.035, Florida Statutes

Part II. Amenities Policies

In accordance with Chapters 190, 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 policies to govern the operation of the District’s Amenities. All prior amenities policies of the District are hereby rescinded.

DEFINITIONS

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

“Access Card” – shall mean the identification or gate card, 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, multi- purpose field (event lawn), playground (tot-lot), picnic areas, 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 of Hillsborough County Community Development District.

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

“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.

“Household” – 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 household not residing in the home.

“Non-Resident” – shall mean any person that does not own property within the District or does not meet the definition of an individual included within a Household.

“Non-Resident Patron” – shall mean any person or Household 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 Household 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 Household owning property within the District.

AUTHORIZED USERS

Generally.

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

Residents.

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Park Creek CDD Amenity Policies & Procedures

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 31. 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.

Non-Residents.

A Non-Resident Patron must pay in advance 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.

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 beneficial users of the Resident's privileges to use the Amenities and the Residents' privileges will be suspended during the Renters usage.

- a) A Renter who is designated as the 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 their respective Renter.

c) Renters shall be subject to all rules and policies as the Board may adopt from time to time.

Guests.

Except as otherwise provided for herein, each Patron household property owner or renter over the age of 15 that is on the lease agreement, may bring up to one guest at a time; provided, however, that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, a Patron Household can only bring a total of up to 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.

Registration / Disclaimer.

In order to use the Amenities, each Patron, all members of a Patron's Household, and all Guests shall register with the District by executing a Registration Form when they receive their Access Card(s).

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.

ACCESS CARDS/KEY FOBS/PIN CODES

Use of Access Cards/Key Fobs/Pin Codes

Patrons must use their Access Cards/Pin Code/Key Fobs to gain access to the Amenities. Upon arrival at the amenity center, Patrons will input their pin code or swipe their access card or key fob to unlock the doors. Under no circumstance should a Patron provide an Access Card/Key Fob or Pin Code to another person to allow him or her to use the Amenities. Unauthorized use of the Access Cards/Pin Code/Key Fobs will be subject to the suspension of rights section in these policies and procedures.

Issuance of Access Cards/Key Fobs/Pin Codes.

Each household will receive up to two (2) Access Card/Pin Code/Key Fobs at no cost upon registration with the District. Each Patron must use their Access Card/Pin Code/Key Fob upon entry to the facilities.

Non-Transferrable.

Access Cards and key fobs are the property of the District and are nontransferable except in accordance with the District's rules and policies.

Lost or Stolen Access Cards or Key Fobs.

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

FACILITY RESERVATION POLICIES.

The following policies apply to the reservation of the Amenities:

Patrons Only.

Unless otherwise directed by the District, only Patrons may reserve a portion of the Amenity for parties and events. Only one of the available areas can be reserved by a single Patron per day.

Amenities Available for Reservation.

The following Amenity is available for use:

- a) Outdoor covered patio area in the pool area
- b) Each Cabana area
- c) Outdoor Covered Patio area in the playground area

Payment & Registration.

At the time the reservation is made, a check or money order (no cash) for the deposit will be made out to District and delivered to the District Manager along with completed paperwork and insurances, if necessary. Each Patron using the Amenities must sign and execute a Use Agreement, attached hereto as Attachment C.

Deposits.

The 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 Patron 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 Amenities and restore them to their pre-use 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 Patron's use.

Computation of Reservation Time.

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

Duration of Events.

Unless otherwise authorized by the District, each reservation for use 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 pool closing hours. If the event lasts longer than four hours the deposit is forfeited, unless previously authorized by the District.

Available Hours.

The Amenities may be reserved for parties and events during normal operating hours and will not be available for private use on Holidays (as defined herein), holiday weekends, or after hours.

Capacity.

The amenity center capacity limit shall not be exceeded at any time for a party or event and in no case will exceed 25 persons.

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.

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.

Cancellation.

If the Patron wishes to cancel a reservation, the cancellation must be communicated to the Amenity Manager in writing no later than fifteen days prior to the scheduled event to receive a return of

100% of the deposit. If the event is cancelled less than 15 days prior to the event 50% of the security deposit will be returned.

COMMUNITY PROGRAMMING

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 provide participants most effectively with a positive recreational experience of the highest caliber. Information for any upcoming program or activity will be provided to the Patrons via the community bulletin board, District website or homeowner's association community website.

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, Patrons will be entitled to priority registration, Guests will only be able to register for programs if space permits.

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.

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 unless previously approved by the Board.

Food Trucks.

Staff will market the food trucks through Constant Contact, posts on the District website, bulletin boards, and post signage. All food truck vendors will supply proper licensing and insurance, naming the District as an additional insured. If a vendor does not possess proper licensing and insurance, staff can ask a vendor to leave and will contact law enforcement if the vendor(s) refuse compliance. 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.

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.

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.

Emergencies.

After contacting 911 if required, all emergencies and injuries must be reported immediately to the office of the District Manager at 813-344-4844 or email at parkcreekcddmanager@gmail.com.

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.

Additional Guidelines.

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

a) **Registration and Pin Codes or Access Cards or Keys.** All Patrons must sign-in and have their assigned Access Card, upon entering the Amenities.

Cards, Key Fobs and Pin Codes are only to be used by the Patron to whom they are issued.

b) **Guests.** Guests may only be accompanied by a Patron while using the Amenities if they are at least 15 years of age or older.

c) **Minors.** Except as otherwise stated herein, children under 15 years of age must be accompanied by a parent or legal guardian only.

- d) Attire.** Except for 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 except for 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 or Vaping is not permitted in any building, or enclosed or fenced area, including but not limited to the amenity center, fitness stations, swimming pool or swimming pool deck area, or playground. All waste must be disposed of in the appropriate receptables.
- h) Pets.** Except for service and other legally authorized emotional support animals, pets are not permitted, and they are not permitted indoors. Where such 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 the 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 the 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 District owned area.
- l) Service Areas.** Only District employees and staff area 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, unless otherwise allowed by applicable law.
- 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 the Amenity Manager 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 utilizing the amenities. Patrons and Guests are asked to keep their ringers turned off or on vibrate while using the Amenities.

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.

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 from 8:00 a.m. to 8 p.m. April to September and from 8:00 a.m. to 6:00 p.m. October to March. No one is permitted in the pool at any other time unless a specific event is scheduled.

- c) **Supervision of Children.** Children under 15 years must be accompanied by a parent or legal guardian.
- d) **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades, or skateboards 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 the 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 and pool slide. Prohibited items include, but are not limited to, any kind of ball, rafts, kickboards, inner tubes, scuba gear, snorkels, dive sticks, swim fins, balls, frisbee, 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 schedule activity at the pool, or if the equipment provides a safety concern.

- j) Entrances.** Pool entrances must be kept clean at all times.
- k) Railing.** 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 and legally authorized emotional support 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 re-opening 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. The District may choose to contract with a swim instructor provider to offer Patrons with swim instruction at a cost to the Patron.

Event Lawn, Patio, Picnic Areas, and Outdoor Areas

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

- a) **First Come Basis.** The pool side cabanas area available for use by Patrons and Guests only on a first come first serve basis unless reserved in accordance with this policy. The Event Lawn and patio areas may only be reserved for a program or event approved by the District.
- b) **Vehicles.** No bicycles, scooters, skateboards, and equipment with wheels are prohibited.
- 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 reservation.
- h) **Clean-Up.** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

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 manmade 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 15 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 are not intended to 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 watercraft 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.

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) For the safety of all users, supervision (15 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.
- k) The playground and tot lot is open from 8:00 a.m. to 8 p.m. April to September and from 8:00 a.m. to 6:00 p.m. October to March. No one is permitted in the playground or tot lot at any other time unless a specific event is scheduled.

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 Household. 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.

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 Household.

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.

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.

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.

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.

SUSPENSION AND TERMINATION OF PRIVILEGES

1. Pin Code, Access Cards and Key Fobs are the property of the Park Creek Community Development District and are non-transferable except in accordance with the District’s rules, policies, and regulations. Pin Code, Access Cards and Key Fobs are issued at the time of membership and will need to be renewed annually if one is a non-resident fee payer.

2. Privileges at the Amenities of Park Creek Community Development District can be subject to suspension or termination by the Board of Supervisors if a Patron:

- a. Submits false information on the application for an Access Card.
- b. Permits unauthorized use of an Access Card.
- c. Exhibits unsatisfactory behavior, deportment, or appearance.
- d. Fails to abide by the rules, regulations and policies established for the use of the Amenities.
- e. Treats the personnel or employees in an unreasonable or abusive manner.
- f. Engages in conduct that is improper or likely to endanger the welfare, safety, or reputation of the District or its management.
- g. Enters the Amenities using false identification, climbing the fence or by any other unauthorized means, or remains in the facilities after being asked by staff to leave.

3. Our goal is to promote a safe and enjoyable environment for all users. Inappropriate behavior, such as foul or abusive language, vandalism or fighting, or any of the above listed actions are never permitted. Disciplinary actions are as follows:

The Patron or Guest will receive a verbal warning regarding his or her inappropriate behavior. If the behavior continues, staff or management will ask the Patron or Guest to leave the facility for the remainder of the day. An incident report will be completed, recording the individual's name, type of violation, and Access Card number.

If a second offense occurs, management may suspend the individual from all Amenities for a time period of at least one week (7 days). If the individual is a minor (under the age of 18), management will send a letter to the parent or guardian explaining the violation with a copy of the District policies. Should a third offense occur, the individual will lose all privileges for a time period of up to 30 days or longer at the CDD Board's discretion. Upon approval from the CDD Board, the user may lose all privileges for the remainder of the year or longer.

At any level offense staff may "invalidate" an Access Card for a period of 1-3 days to allow for review of incident by the District and management.

4. An individual whose privileges are suspended will be subject to a Trespass Warning issued by the Hillsborough County Sheriff's Office if on the District property during their suspension. A Trespass warning issued by HCSO will result in a two-year restriction from the District property.

5. Loss of privileges to one District amenity will result in loss of privileges to all District's Amenities.

6. Any individual issued a suspension is entitled to file a grievance with the District Board of Supervisors.

AMENDMENT OF POLICIES.

These policies may be modified at any time, upon the approval of the Board of Supervisors of the Park Creek Community Development District. Immediately following approval of the Board, the modified policies shall be posted on the District's website.

AMENITY FACILITIES HOURS OF OPERATION

The Amenity Facilities hours of operation established herein may be modified by the District considering the time of the year and other circumstances. The Amenity Facilities will be closed on the following Holidays: Easter Sunday, Christmas Eve, Christmas Day, Thanksgiving Day, New Year's Eve, and New Year's Day. The Amenity Facilities may close early on Memorial Day, Independence Day, and Labor Day.

**PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Amenities Policies & Procedures

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Part I. Rule for Amenities Rates

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 rates for the District's Amenities.

INTRODUCTION.

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

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.

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.

RESERVATION RATES FOR AMENITY CENTER.

Any Patron wishing to have the exclusive use of any area within the amenity center must submit a security deposit in the amount set forth in Table 1 below. Check or money order only.

Reservations must be cancelled within 15 days of the scheduled use date in order to receive a full refund of the security deposit.

Table 1 – Reservation Rates for Amenity Center Areas

Area	Deposit
Covered Patio at Pool Covered Area at Playground Cabanas at Pool	\$300.00

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

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.

MISCELLANEOUS FEES.

Miscellaneous fees are set forth in Table 2 below. Checks or money orders only.

Table 2 – Miscellaneous Fees

Item	Fee
Access Cards/Key Fobs (2 per Patron's	Free
Replacement of Damaged, Lost or Stolen Access Card	\$25 per Access Card/Fob
Insufficient Funds Fee (for submitting an insufficient funds check)	\$30.00

SPECIAL PROVISIONS.

After-Hours Events.

There are no after hour reservations for private use. When pool closes, the reserved use ends.

CDD sponsored events may be held after hours at approved CDD functions.

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.

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.

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.

PRIOR RULES & POLICIES.

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

SEVERABILITY.

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

Law Implemented: ss. 190.11, 190.035, Florida Statutes

Part II. Amenities Policies

In accordance with Chapters 190, 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 policies to govern the operation of the District’s Amenities. All prior amenities policies of the District are hereby rescinded.

DEFINITIONS

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

“Access Card” – shall mean the identification or gate card, 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, multi- purpose field (event lawn), playground (tot-lot), picnic areas, 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 of Hillsborough County Community Development District.

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

“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.

“Household” – 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 household not residing in the home.

“Non-Resident” – shall mean any person that does not own property within the District or does not meet the definition of an individual included within a Household.

“Non-Resident Patron” – shall mean any person or Household 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 Household 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 Household owning property within the District.

AUTHORIZED USERS

Generally.

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

Residents.

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Park Creek CDD Amenity Policies & Procedures

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 31. 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.

Non-Residents.

A Non-Resident Patron must pay in advance 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.

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 beneficial users of the Resident's privileges to use the Amenities and the Residents' privileges will be suspended during the Renters usage.

- a) A Renter who is designated as the 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 their respective Renter.

c) Renters shall be subject to all rules and policies as the Board may adopt from time to time.

Guests.

Except as otherwise provided for herein, each Patron household property owner or renter over the age of 15 that is on the lease agreement, may bring up to one guest at a time; provided, however, that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, a Patron Household can only bring a total of up to 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.

Registration / Disclaimer.

In order to use the Amenities, each Patron, all members of a Patron's Household, and all Guests shall register with the District by executing a Registration Form when they receive their Access Card(s).

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.

ACCESS CARDS/KEY FOBS/PIN CODES

Use of Access Cards/Key Fobs/Pin Codes

Patrons must use their Access Cards/Pin Code/Key Fobs to gain access to the Amenities. Upon arrival at the amenity center, Patrons will input their pin code or swipe their access card or key fob to unlock the doors. Under no circumstance should a Patron provide an Access Card/Key Fob or Pin Code to another person to allow him or her to use the Amenities. Unauthorized use of the Access Cards/Pin Code/Key Fobs will be subject to the suspension of rights section in these policies and procedures.

Issuance of Access Cards/Key Fobs/Pin Codes.

Each household will receive up to two (2) Access Card/Pin Code/Key Fobs at no cost upon registration with the District. Each Patron must use their Access Card/Pin Code/Key Fob upon entry to the facilities.

Non-Transferrable.

Access Cards and key fobs are the property of the District and are nontransferable except in accordance with the District's rules and policies.

Lost or Stolen Access Cards or Key Fobs.

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

FACILITY RESERVATION POLICIES.

The following policies apply to the reservation of the Amenities:

Patrons Only.

Unless otherwise directed by the District, only Patrons may reserve a portion of the Amenity for parties and events. Only one of the available areas can be reserved by a single Patron per day.

Amenities Available for Reservation.

The following Amenity is available for use:

- a) Outdoor covered patio area in the pool area
- b) Each Cabana area
- c) Outdoor Covered Patio area in the playground area

Payment & Registration.

At the time the reservation is made, a check or money order (no cash) for the deposit will be made out to District and delivered to the District Manager along with completed paperwork and insurances, if necessary. Each Patron using the Amenities must sign and execute a Use Agreement, attached hereto as Attachment C.

Deposits.

The 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 Patron 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 Amenities and restore them to their pre-use 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 Patron's use.

Computation of Reservation Time.

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

Duration of Events.

Unless otherwise authorized by the District, each reservation for use 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 pool closing hours. If the event lasts longer than four hours the deposit is forfeited, unless previously authorized by the District.

Available Hours.

The Amenities may be reserved for parties and events during normal operating hours and will not be available for private use on Holidays (as defined herein), holiday weekends, or after hours.

Capacity.

The amenity center capacity limit shall not be exceeded at any time for a party or event and in no case will exceed 25 persons.

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.

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.

Cancellation.

If the Patron wishes to cancel a reservation, the cancellation must be communicated to the Amenity Manager in writing no later than fifteen days prior to the scheduled event to receive a return of

100% of the deposit. If the event is cancelled less than 15 days prior to the event 50% of the security deposit will be returned.

COMMUNITY PROGRAMMING

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 provide participants most effectively with a positive recreational experience of the highest caliber. Information for any upcoming program or activity will be provided to the Patrons via the community bulletin board, District website or homeowner's association community website.

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, Patrons will be entitled to priority registration, Guests will only be able to register for programs if space permits.

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.

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 unless previously approved by the Board.

Food Trucks.

Staff will market the food trucks through Constant Contact, posts on the District website, bulletin boards, and post signage. All food truck vendors will supply proper licensing and insurance, naming the District as an additional insured. If a vendor does not possess proper licensing and insurance, staff can ask a vendor to leave and will contact law enforcement if the vendor(s) refuse compliance. 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.

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.

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.

Emergencies.

After contacting 911 if required, all emergencies and injuries must be reported immediately to the office of the District Manager at 813-344-4844 or email at parkcreekcddmanager@gmail.com.

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.

Additional Guidelines.

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

a) **Registration and Pin Codes or Access Cards or Keys.** All Patrons must sign-in and have their assigned Access Card, upon entering the Amenities.

Cards, Key Fobs and Pin Codes are only to be used by the Patron to whom they are issued.

b) **Guests.** Guests may only be accompanied by a Patron while using the Amenities if they are at least 15 years of age or older.

c) **Minors.** Except as otherwise stated herein, children under 15 years of age must be accompanied by a parent or legal guardian only.

- d) Attire.** Except for 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 except for 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 or Vaping is not permitted in any building, or enclosed or fenced area, including but not limited to the amenity center, fitness stations, swimming pool or swimming pool deck area, or playground. All waste must be disposed of in the appropriate receptables.
- h) Pets.** Except for service and other legally authorized emotional support animals, pets are not permitted, and they are not permitted indoors. Where such 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 the 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 the 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 District owned area.
- l) Service Areas.** Only District employees and staff area 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, unless otherwise allowed by applicable law.
- 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 the Amenity Manager 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 utilizing the amenities. Patrons and Guests are asked to keep their ringers turned off or on vibrate while using the Amenities.

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.

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 from 8:00 a.m. to 8 p.m. April to September and from 8:00 a.m. to 6:00 p.m. October to March. No one is permitted in the pool at any other time unless a specific event is scheduled.

- c) **Supervision of Children.** Children under 15 years must be accompanied by a parent or legal guardian.
- d) **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades, or skateboards 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 the 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 and pool slide. Prohibited items include, but are not limited to, any kind of ball, rafts, kickboards, inner tubes, scuba gear, snorkels, dive sticks, swim fins, balls, frisbee, 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 schedule activity at the pool, or if the equipment provides a safety concern.

- j) Entrances.** Pool entrances must be kept clean at all times.
- k) Railing.** 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 and legally authorized emotional support 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 re-opening 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. The District may choose to contract with a swim instructor provider to offer Patrons with swim instruction at a cost to the Patron.

Event Lawn, Patio, Picnic Areas, and Outdoor Areas

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

- a) **First Come Basis.** The pool side cabanas area available for use by Patrons and Guests only on a first come first serve basis unless reserved in accordance with this policy. The Event Lawn and patio areas may only be reserved for a program or event approved by the District.
- b) **Vehicles.** No bicycles, scooters, skateboards, and equipment with wheels are prohibited.
- 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 reservation.
- h) **Clean-Up.** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

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 manmade 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 15 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 are not intended to 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 watercraft 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.

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) For the safety of all users, supervision (15 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.
- k) The playground and tot lot is open from 8:00 a.m. to 8 p.m. April to September and from 8:00 a.m. to 6:00 p.m. October to March. No one is permitted in the playground or tot lot at any other time unless a specific event is scheduled.

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 Household. 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.

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 Household.

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.

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.

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.

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.

SUSPENSION AND TERMINATION OF PRIVILEGES

1. Pin Code, Access Cards and Key Fobs are the property of the Park Creek Community Development District and are non-transferable except in accordance with the District’s rules, policies, and regulations. Pin Code, Access Cards and Key Fobs are issued at the time of membership and will need to be renewed annually if one is a non-resident fee payer.

2. Privileges at the Amenities of Park Creek Community Development District can be subject to suspension or termination by the Board of Supervisors if a Patron:

- a. Submits false information on the application for an Access Card.
- b. Permits unauthorized use of an Access Card.
- c. Exhibits unsatisfactory behavior, deportment, or appearance.
- d. Fails to abide by the rules, regulations and policies established for the use of the Amenities.
- e. Treats the personnel or employees in an unreasonable or abusive manner.
- f. Engages in conduct that is improper or likely to endanger the welfare, safety, or reputation of the District or its management.
- g. Enters the Amenities using false identification, climbing the fence or by any other unauthorized means, or remains in the facilities after being asked by staff to leave.

3. Our goal is to promote a safe and enjoyable environment for all users. Inappropriate behavior, such as foul or abusive language, vandalism or fighting, or any of the above listed actions are never permitted. Disciplinary actions are as follows:

The Patron or Guest will receive a verbal warning regarding his or her inappropriate behavior. If the behavior continues, staff or management will ask the Patron or Guest to leave the facility for the remainder of the day. An incident report will be completed, recording the individual's name, type of violation, and Access Card number.

If a second offense occurs, management may suspend the individual from all Amenities for a time period of at least one week (7 days). If the individual is a minor (under the age of 18), management will send a letter to the parent or guardian explaining the violation with a copy of the District policies. Should a third offense occur, the individual will lose all privileges for a time period of up to 30 days or longer at the CDD Board's discretion. Upon approval from the CDD Board, the user may lose all privileges for the remainder of the year or longer.

At any level offense staff may "invalidate" an Access Card for a period of 1-3 days to allow for review of incident by the District and management.

4. An individual whose privileges are suspended will be subject to a Trespass Warning issued by the Hillsborough County Sheriff's Office if on the District property during their suspension. A Trespass warning issued by HCSO will result in a two-year restriction from the District property.

5. Loss of privileges to one District amenity will result in loss of privileges to all District's Amenities.

6. Any individual issued a suspension is entitled to file a grievance with the District Board of Supervisors.

AMENDMENT OF POLICIES.

These policies may be modified at any time, upon the approval of the Board of Supervisors of the Park Creek Community Development District. Immediately following approval of the Board, the modified policies shall be posted on the District's website.

AMENITY FACILITIES HOURS OF OPERATION

The Amenity Facilities hours of operation established herein may be modified by the District considering the time of the year and other circumstances. The Amenity Facilities will be closed on the following Holidays: Easter Sunday, Christmas Eve, Christmas Day, Thanksgiving Day, New Year's Eve, and New Year's Day. The Amenity Facilities may close early on Memorial Day, Independence Day, and Labor Day.

SECTION V

SECTION A

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices

August 9, 2022

Fund	Date	Check No.'s	Amount
REGIONS BANK			
<i>General</i>	7/6/22	182-188	\$16,404.87
<i>General</i>	7/26/22	189-199	\$18,999.39
Total Invoices for Approval			\$35,404.26

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN 7/28/22		PAGE 1	
*** CHECK DATES 07/01/2022 - 07/31/2022 ***		PARK CREEK CDD - GENERAL FUND									
		BANK B CASH - REGIONS BANK									
CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS		AMOUNTCHECK..... AMOUNT #		
7/06/22	00039	6/17/22 22-02029	202206 310-51300-48000	NOTICE OF PUBLIC HEARING		*		323.75			
		6/24/22 22-02081	202206 310-51300-48000	NOTICE OF PUBLIC HEARING		*		67.81			
BUSINESS OBSERVER								391.56	000182		
7/06/22	00037	6/17/22 14147	202206 320-53900-46200	LANDSCAPE MAINT JUN22		*		7,450.00			
		6/21/22 14156	202206 320-53900-35000	IRRIGATION MAINTENANCE		*		305.77			
		6/21/22 14160	202206 320-53900-35000	IRRIGATION MAINTENANCE		*		204.84			
CARDINAL LANDSCAPING SERVICES TAMPA								7,960.61	000183		
7/06/22	00012	7/01/22 8967	202207 320-57200-34500	EAGLE EYE VMS		*		102.00			
		7/01/22 8976	202207 320-57200-34500	BRIVO ONAIR		*		39.00			
COMPLETE IT. SERVICE & SOLUTIONS								141.00	000184		
7/06/22	00040	6/28/22 1	202206 310-51300-31300	SERIES 2013A1		*		100.00			
DISCLOSURE SERVICES LLC								100.00	000185		
7/06/22	00021	5/31/22 11	202204 320-53900-46000	GENERAL MAINT APR22		*		940.00			
		5/31/22 12	202205 320-53900-46000	GENERAL MAINT MAY22		*		1,626.99			
GMS-CENTRAL FLORIDA, LLC								2,566.99	000186		
7/06/22	00002	7/01/22 21	202207 310-51300-34000	MANAGEMENT FEES JUL22		*		2,291.67			
		7/01/22 21	202207 320-53900-34000	FIELD MANAGEMENT JUL22		*		625.00			
		7/01/22 21	202207 320-57200-34000	FACILITY MANAGEMENT JUL22		*		1,733.00			
		7/01/22 21	202207 320-57200-52000	AMAZON FLAGS MEMORIAL DAY		*		31.04			
GOVERNMENTAL MANAGEMENT SERVICES-								4,680.71	000187		
7/06/22	00005	6/27/22 21658	202206 310-51300-31500	ATTORNEY FEES		*		564.00			
STRALEY ROBIN VERICKER								564.00	000188		
7/26/22	00032	6/22/22 145049	202206 320-57200-46005	SERVICE CALL		*		358.00			
ALL FLORIDA FIRE EQUIPMENT								358.00	000189		

PKCK PARK CREEK				SHENNING							

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 7/28/22		PAGE 2	
*** CHECK DATES 07/01/2022 - 07/31/2022 ***		PARK CREEK CDD - GENERAL FUND													
		BANK B CASH - REGIONS BANK													
CHECK DATE	VEND#INVOICE.....		...EXPENSED TO...			VENDOR NAME			STATUS	AMOUNTCHECK.....			
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS				AMOUNT	#		
7/26/22	00037	7/19/22	14216	202207	320-53900-46200	LANDSCAPE MAINT JUL22				*	7,450.00				
CARDINAL LANDSCAPING SERVICES TAMPA											7,450.00	000190			
7/26/22	00012	7/19/22	9050	202207	320-57200-34501	PROX CARDS				*	365.00				
COMPLETE IT. SERVICE & SOLUTIONS											365.00	000191			
7/26/22	00041	7/06/22	90084929	202207	310-51300-32200	AUDIT 2021				*	2,764.00				
DIBARTOLOMEO,MCBEE,HARTLEY & BARNES											2,764.00	000192			
7/26/22	00014	7/01/22	2205	202207	320-57200-45300	POOL SERVICE JUL22				*	900.00				
		7/01/22	2205	202207	320-57200-46000	JANITORIAL CLUBHOUSE				*	650.00				
H2 POOL SERVICE											1,550.00	000193			
7/26/22	00018	6/28/22	5775432	202206	320-53900-46001	PET WASTE REMOVAL				*	317.63				
POOP 911											317.63	000194			
7/26/22	00003	7/01/22	6365B	202207	320-53900-46800	LAKE MAINT JUL22				*	475.00				
SITEXAQUATICS											475.00	000195			
7/26/22	00042	7/20/22	07202022	202207	320-57200-46005	RECONSTRUCTION PERGOLAS				*	1,796.10				
SOFOS CONSTRUCTION											1,796.10	000196			
7/26/22	00005	7/21/22	21789	202207	310-51300-31500	ATTORNEY FEES				*	1,255.50				
STRALEY ROBIN VERICKER											1,255.50	000197			
7/26/22	00006	7/07/22	0300 JUN	202206	320-53900-43001	10601 TUCKER JONES RD				*	23.11				
		7/07/22	2415 JUN	202206	320-53900-43000	10650 PAUL CREEK WAY				*	1,309.06				
		7/07/22	2829 JUN	202206	320-57200-43000	10316 RIVERDALE RISE DR				*	578.99				
TECO											1,911.16	000198			
7/26/22	00043	7/18/22	3254	202207	320-57200-46005	GPF FLUSH VALVE INSTALL				*	757.00				
TRUST EB PLUMBING SERVICES, LLC											757.00	000199			
TOTAL FOR BANK B											35,404.26				
		PKCK PARK CREEK				SHENNING									

SECTION B

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Unaudited Financial Statements
as of
July 31, 2022

Board of Supervisors Meeting
August 9, 2022

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PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
July 31, 2022

	<u>Major Funds</u>		<u>Total</u>
	<u>General</u>	<u>Debt Service</u>	<u>Governmental</u>
	<u>Fund</u>	<u>Fund</u>	<u>Funds</u>
<u>ASSETS:</u>			
Cash - Regions Bank	\$344,399	---	\$344,399
Due from Other Funds	---	\$5,834	\$5,834
Series 2013 Investments:			
Reserve	---	\$173,188	\$173,188
Revenue	---	\$164,406	\$164,406
Prepayment	---	\$12,723	\$12,723
Series 2016 Investments:			
Reserve	---	\$206,388	\$206,388
Revenue	---	\$166,011	\$166,011
Deposits	\$6,010	---	\$6,010
Total Assets	<u>\$350,409</u>	<u>\$728,549</u>	<u>\$1,078,958</u>
<u>LIABILITIES:</u>			
Accounts Payable	\$2,822	---	\$2,822
Due to Other Funds	\$5,834	---	\$5,834
Total Liabilities	<u>\$8,656</u>	<u>\$0</u>	<u>\$8,656</u>
<u>FUND BALANCES:</u>			
Nonspendable:			
Deposits and prepaid items	\$6,010	---	\$6,010
Assigned to:			
Debt Service	---	\$728,549	\$728,549
Capital Projects	---	---	\$0
Unassigned	\$335,743	---	\$335,743
Total Fund Balances	<u>\$341,753</u>	<u>\$728,549</u>	<u>\$1,070,302</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$350,409</u>	<u>\$728,549</u>	<u>\$1,078,958</u>

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/22	ACTUAL THRU 07/31/22	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	\$100	\$100
TOTAL REVENUES	<u>\$455,222</u>	<u>\$455,222</u>	<u>\$456,488</u>	<u>\$1,266</u>
<u>LEGISLATIVE</u>				
Supervisors Fees	\$8,000	\$6,667	\$7,600	(\$933)
Payroll Taxes	\$612	\$510	\$581	(\$71)
TOTAL LEGISLATIVE	<u>\$8,612</u>	<u>\$7,177</u>	<u>\$8,181</u>	<u>(\$1,005)</u>
<u>FINANCIAL & ADMINISTRATIVE</u>				
District Manager	\$35,000	\$29,167	\$29,167	(\$0)
District Engineer	\$4,500	\$3,750	\$4,500	(\$750)
Attorney Fees	\$15,000	\$12,500	\$9,150	\$3,350
Trustee Fees	\$6,520	\$6,520	\$6,519	\$1
Auditing Services	\$4,000	\$3,333	\$2,764	\$569
Travel and Per Diem	\$50	\$42	\$0	\$42
Meeting Room Rental	\$0	\$0	\$626	(\$626)
Public Officials Insurance	\$26,571	\$26,571	\$26,194	\$377
Legal Advertising	\$3,000	\$2,500	\$666	\$1,834
Bank Fees	\$125	\$104	\$251	(\$147)
Payroll Services	\$600	\$500	\$588	(\$88)
Miscellaneous	\$500	\$417	\$767	(\$350)
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
TOTAL FINANCIAL & ADMINISTRATIVE	<u>\$96,041</u>	<u>\$85,579</u>	<u>\$81,365</u>	<u>\$4,213</u>
<u>OTHER PHYSICAL ENVIRONMENT</u>				
Streetpole Lighting	\$55,680	\$46,400	\$49,560	(\$3,160)
Electricity (Irrigation & Pond Pumps)	\$11,100	\$9,250	\$13,595	(\$4,345)
Landscaping Maintenance	\$104,340	\$86,950	\$86,133	\$817
Landscape Replenishment	\$10,000	\$8,333	\$14,270	(\$5,937)
Irrigation Maintenance	\$10,000	\$8,333	\$7,320	\$1,014
Landscape Replacement and Enhancement	\$23,500	\$19,583	\$0	\$19,583
Pet Waste Removal	\$3,816	\$3,180	\$2,859	\$321
Pond Maintenance	\$5,700	\$4,750	\$4,925	(\$175)
Security Patrol	\$24,408	\$20,340	\$17,330	\$3,010
Holiday Lights	\$4,000	\$4,000	\$3,684	\$316
Fountain Maintenance & Repairs	\$2,500	\$2,083	\$175	\$1,908
Field Contingency	\$30,000	\$25,000	\$13,684	\$11,316
TOTAL OTHER PHYSICAL ENVIRONMENT	<u>\$285,044</u>	<u>\$238,203</u>	<u>\$213,535</u>	<u>\$24,668</u>

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/22	ACTUAL THRU 07/31/22	ACTUAL VARIANCE
<u>PARKS & RECREATION</u>				
Security Cameras	\$0	\$0	\$2,125	(\$2,125)
Pool Maintenance - Contract	\$10,800	\$9,000	\$9,000	\$0
Pool Permit	\$275	\$275	\$275	\$0
Cleaning & Maintenance	\$7,800	\$6,500	\$6,807	(\$307)
Telephone/Internet	\$2,900	\$2,417	\$1,571	\$846
Electricity	\$8,000	\$6,667	\$5,533	\$1,133
Water	\$3,000	\$2,500	\$3,024	(\$524)
Pest Control	\$1,800	\$1,500	\$0	\$1,500
Refuse Service	\$1,000	\$833	\$0	\$833
Amenity Center Repairs and Maintenance	\$19,500	\$16,250	\$4,703	\$11,547
TOTAL PARKS & RECREATION	\$55,075	\$45,942	\$33,039	\$12,903
<u>CAPITAL RESERVE</u>				
Capital Outlay	\$6,650	\$5,542	\$0	\$5,542
Reserve Study	\$3,800	\$3,167	\$0	\$3,167
TOTAL CAPITAL RESERVE	\$10,450	\$8,708	\$0	\$8,708
TOTAL EXPENDITURES	\$455,222	\$385,609	\$336,121	\$49,488
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$69,613	\$120,367	\$48,222
FUND BALANCE - Beginning	\$0		\$221,385	
FUND BALANCE - Ending	\$0		\$341,753	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2013

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 07/31/22	ACTUAL THRU 07/31/22	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	\$302	\$302
TOTAL REVENUES	<u>\$173,188</u>	<u>\$173,188</u>	<u>\$186,646</u>	<u>\$13,459</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>\$15,068</u>	<u>\$13,459</u>
FUND BALANCE - Beginning	\$162,811		\$337,910	
FUND BALANCE - Ending	<u>\$164,420</u>		<u>\$352,978</u>	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2014

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 07/31/22	ACTUAL THRU 07/31/22	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$206,388	\$206,388	\$206,916	\$528
Interest Income	\$0	\$0	\$323	\$323
TOTAL REVENUES	<u>\$206,388</u>	<u>\$206,388</u>	<u>\$207,239</u>	<u>\$851</u>
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$74,194	\$74,194	\$74,194	\$0
Principal Expense - 11/1	\$55,000	\$55,000	\$55,000	\$0
Interest Expense - 5/1	\$72,819	\$72,819	\$72,819	\$0
TOTAL EXPENDITURES	<u>\$202,013</u>	<u>\$202,013</u>	<u>\$202,013</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$4,375</u>	<u>\$4,375</u>	<u>\$5,226</u>	<u>\$851</u>
FUND BALANCE - Beginning	\$161,680		\$370,345	
FUND BALANCE - Ending	<u><u>\$166,055</u></u>		<u><u>\$375,571</u></u>	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

		Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Total
REVENUES:														
Maintenance Assessments - Levy	\$455,222	\$ -	\$ 54,236	\$ 374,468	\$ 11,592	\$ 2,966	\$ 2,722	\$ 3,407	\$ 1,549	\$ 5,447	\$ -	\$ -	\$ -	\$ 456,388
Interest Income	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ 100
	\$455,222	\$ -	\$ 54,236	\$ 374,468	\$ 11,592	\$ 2,966	\$ 2,722	\$ 3,407	\$ 1,549	\$ 5,547	\$ -	\$ -	\$ -	\$ 456,488
LEGISLATIVE														
Supervisors Fees	\$8,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ -	\$ -	\$ 7,600
Payroll Taxes	\$612	\$ 77	\$ 77	\$ 77	\$ -	\$ 61	\$ 77	\$ 77	\$ 61	\$ -	\$ 77	\$ -	\$ -	\$ 581
	\$8,612	\$ 1,077	\$ 1,077	\$ 1,077	\$ -	\$ 861	\$ 1,077	\$ 1,077	\$ 861	\$ -	\$ 1,077	\$ -	\$ -	\$ 8,181
FINANCIAL & ADMINISTRATIVE														
District Manager	\$35,000	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ 29,167
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	\$ 1,820	\$ -	\$ -	\$ -	\$ 9,150
Trustee Fees	\$6,520	\$ 3,556	\$ 2,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,519
Auditing Services	\$4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,764	\$ -	\$ -	\$ -	\$ 2,764
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	\$ 392	\$ -	\$ -	\$ -	\$ 666
Bank Fees	\$125	\$ 28	\$ 30	\$ 31	\$ 16	\$ 20	\$ 27	\$ 25	\$ 24	\$ 24	\$ 26	\$ -	\$ -	\$ 251
Payroll Services	\$600	\$ 63	\$ 63	\$ 98	\$ -	\$ 112	\$ 63	\$ 63	\$ 63	\$ -	\$ 63	\$ -	\$ -	\$ 588
Miscellaneous	\$500	\$ -	\$ 151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 516	\$ 100	\$ -	\$ -	\$ 767
Dues, Licenses & Fees	\$175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
	\$96,041	\$ 35,438	\$ 7,248	\$ 4,910	\$ 3,693	\$ 6,172	\$ 3,320	\$ 3,983	\$ 4,856	\$ 8,641	\$ 3,105	\$ -	\$ -	\$ 81,365
OTHER PHYSICAL ENVIRONMENT														\$ -
Streetpole Lighting	\$55,680	\$ 3,490	\$ 4,586	\$ 4,726	\$ 5,294	\$ 5,440	\$ 5,447	\$ 5,472	\$ 5,471	\$ 5,471	\$ 4,162	\$ -	\$ -	\$ 49,560
Electricity (Irrigation & Pond Pumps)	\$11,100	\$ 2,239	\$ 1,075	\$ 1,299	\$ 1,464	\$ 1,191	\$ 1,035	\$ 1,149	\$ 1,301	\$ 1,381	\$ 1,462	\$ -	\$ -	\$ 13,595
Landscaping Maintenance	\$104,340	\$ 8,695	\$ 8,695	\$ 8,695	\$ 4,488	\$ 8,500	\$ 17,260	\$ 7,450	\$ 7,450	\$ 7,450	\$ 7,450	\$ -	\$ -	\$ 86,133
Landscape Replenishment	\$10,000	\$ -	\$ 677	\$ 3,644	\$ -	\$ 225	\$ -	\$ 1,050	\$ -	\$ 8,675	\$ -	\$ -	\$ -	\$ 14,270
Irrigation Maintenance	\$10,000	\$ 3,910	\$ 580	\$ 1,575	\$ -	\$ -	\$ -	\$ 743	\$ -	\$ 511	\$ -	\$ -	\$ -	\$ 7,320
Landscape Replacement and Enhancement	\$23,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pet Waste Removal	\$3,816	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ -	\$ -	\$ -	\$ 2,859
Pond Maintenance	\$5,700	\$ 475	\$ 650	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ -	\$ -	\$ 4,925
Security Patrol	\$24,408	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ 1,733	\$ -	\$ -	\$ 17,330
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	\$ 2,567	\$ -	\$ -	\$ 13,684
	\$285,044	\$ 27,860	\$ 21,941	\$ 26,524	\$ 13,772	\$ 17,882	\$ 26,268	\$ 18,389	\$ 16,748	\$ 26,303	\$ 17,849	\$ -	\$ -	\$ 213,535
PARKS & RECREATION														
Security Cameras	\$0	\$ 141	\$ 141	\$ 141	\$ 491	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ 506	\$ -	\$ -	\$ 2,125
Pool Maintenance - Contract	\$10,800	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ -	\$ -	\$ 9,000
Pool Permit	\$275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275	\$ -	\$ -	\$ -	\$ 275
Cleaning & Maintenance	\$7,800	\$ 650	\$ 650	\$ 1,547	\$ 890	\$ 810	\$ 1,610	\$ -	\$ -	\$ -	\$ 650	\$ -	\$ -	\$ 6,807
Telephone/Internet	\$2,900	\$ 164	\$ 153	\$ 153	\$ 153	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ 1,571
Electricity	\$8,000	\$ 577	\$ 663	\$ 653	\$ 597	\$ 593	\$ 601	\$ 620	\$ 650	\$ 579	\$ -	\$ -	\$ -	\$ 5,533
Water	\$3,000	\$ 182	\$ 188	\$ 126	\$ 175	\$ 119	\$ 131	\$ 379	\$ 721	\$ 1,004	\$ -	\$ -	\$ -	\$ 3,024
Pest Control	\$1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refuse Service	\$1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Center Repairs and Maintenance	\$19,500	\$ 570	\$ -	\$ 947	\$ -	\$ 40	\$ -	\$ 131	\$ 74	\$ 358	\$ 2,584	\$ -	\$ -	\$ 4,703
	\$55,075	\$ 3,184	\$ 2,695	\$ 4,466	\$ 3,206	\$ 2,761	\$ 3,541	\$ 2,328	\$ 2,644	\$ 3,415	\$ 4,798	\$ -	\$ -	\$ 33,039
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	\$ 38,359	\$ 26,829	\$ -	\$ -	\$ 336,121
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$ (67,558)	\$ 21,277	\$ 337,491	\$ (9,078)	\$ (24,711)	\$ (31,483)	\$ (22,370)	\$ (23,560)	\$ (32,812)	\$ (26,829)	\$ -	\$ -	\$ 120,367

SECTION C

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts
Fiscal Year 2022

ASSESSMENTS - TAX COLLECTOR

						\$455,222.90	\$173,187.73	\$206,387.74	\$834,798.38
						FY 2022	FY 2022	FY 2022	TOTAL
						.36300.10000	.36300.10000	.36300.10000	
						54.531%	20.746%	24.723%	100.00%
DATE	DESCRIPTION	NET AMOUNT	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	2013 DSF	2014 DSF	Total
11.05.21	10/01/21-10/31/21	\$1,646.52	\$32.93	\$0.00	\$1,613.59	\$879.90	\$334.76	\$398.93	\$1,613.59
11/17/21	11/01/21-11/10/21	\$14,017.23	\$280.35	\$0.00	\$13,736.88	\$7,490.84	\$2,849.86	\$3,396.18	\$13,736.88
11/24/21	11/11/21-11/18/21	\$85,825.62	\$1,716.51	\$0.00	\$84,109.11	\$45,865.44	\$17,449.32	\$20,794.35	\$84,109.11
11/29/21	11/19/21-11/23/21	\$620,283.12	\$12,405.66	\$0.00	\$607,877.46	\$331,480.93	\$126,110.59	\$150,285.94	\$607,877.46
12/07/21	11/24/21-11/30/21	\$73,191.20	\$1,463.82	\$0.00	\$71,727.38	\$39,113.57	\$14,880.60	\$17,733.21	\$71,727.38
12/13/21	12/01/21-12/07/21	\$7,248.32	\$144.97	\$0.00	\$7,103.35	\$3,873.52	\$1,473.66	\$1,756.17	\$7,103.35
01/05/22	12/08/21-12/31/21	\$21,692.01	\$433.84	\$0.00	\$21,258.17	\$11,592.27	\$4,410.23	\$5,255.67	\$21,258.17
02/04/22	01/01/22-01/31/22	\$5,549.50	\$110.99	\$0.00	\$5,438.51	\$2,965.67	\$1,128.28	\$1,344.57	\$5,438.51
03/04/22	02/01/22-02/28/22	\$5,094.46	\$101.89	\$0.00	\$4,992.57	\$2,722.49	\$1,035.76	\$1,234.32	\$4,992.57
04/06/22	03/01/22-03/31/22	\$6,374.94	\$127.50	\$0.00	\$6,247.44	\$3,406.78	\$1,296.10	\$1,544.56	\$6,247.44
05/06/22	04/01/22-04/30/22	\$2,814.87	\$57.98	\$84.44	\$2,841.33	\$1,549.40	\$589.46	\$702.46	\$2,841.33
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