



Park Creek

Community Development District

Dreama Long, Chairman

Vinoo Naidu, Vice Chairman

Ryan Watkins, Assistant Secretary

Daniel Hilburn, Assistant Secretary

Mark Savino, Assistant Secretary

November 10, 2022

AGENDA

Park Creek Community Development District

Agenda

Tuesday
November 10, 2022
6:00 p.m.

Fairfield Inn & Suites
10743 Big Bend Road
Riverview, FL 33579
Zoom Link: <https://us06web.zoom.us/j/9564962978>
Meeting ID: 956 496 2978
Passcode: 516708

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

Audit Committee Meeting

- I. Roll Call
- II. Selection of Audit Evaluation Criteria
- III. Other Business
- IV. Adjournment

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 October 11, 2022 Meeting
- IV. Consideration of Proposals for Pool Furniture
 - A. Admiral Furniture
 - B. Florida Patio
- V. Acceptance of the Audit Committee's Recommendation
- VI. Discussion of Fence Replacement
- VII. Staff Reports
 - A. Attorney
 - B. District Engineer
 1. Discussion of Updates to the Trail

- C. Field Manager
 - 1. Report

- D. District Manager

VIII. Financial Reports

- A. Approval of Check Register

- B. Balance Sheet & Income Statement

IX. Supervisors Requests and General Audience Comments

- X. Next Regularly Scheduled Meeting is January 12, 2022 at 6:00 p.m. at Fairfield Inn & Suites, Riverview

- XI. Adjournment

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

MINUTES

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

The regular meeting of the Board of Supervisors of the Park Creek Community Development District was held on Tuesday, **October 11, 2022** at 6:04 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

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also Present were:

Jason Greenwood
Dana Collier *by Zoom*

District Manager, GMS
District Counsel, Straley Robin Vericker

FIRST ORDER OF BUSINESS

Roll Call

Mr. Greenwood called the meeting to order and called the roll. Four Supervisors were present at the meeting constituting a quorum. Mr. Naidu participated by Zoom.

SECOND ORDER OF BUSINESS

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

- **Supervisors Requests**
There were no Supervisor requests.

- **Audience Comments**

There were no audience members at the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of
September 13, 2022 Meeting**

Mr. Greenwood presented the September 30, 2022 regular meeting minutes and asked for any comments, corrections, or changes.

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, the Minutes of the September 13, 2022 Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution
2023-01 Adopting an Updated
Amenity Facility Policy**

Ms. Collier provided a quick summary to update the Board on the amenity facility policies. Ms. Collier noted the rental fee has been removed and they are referred to as reservations. She added they had revised the language to allow the CDD to keep 50% of the deposit if the event is cancelled within 15 days, they allowed 2 access cards per household, and removed the ability for the household to get additional cards. She noted they reduced the guests to 1 person or 4 per household. (This was reduced from the previous 4 per person or 16 per household) She also noted the Amenity Center is capped to 25, and pool hours adjusted with Board discretion. Mr. Naidu asked for clarification on resident/house allowed guest. She clarified a household could not exceed 4. He asked if they had the ability to ask a guest to leave if pool capacity has reached limit. There was discussion on how to add the language to not exceed pool capacity. He suggested limiting the household to only 2. Mr. Greenwood noted the pool capacity is 47. Ms. Collier clarified 25 if for the amenity center party or event. After Board discussion they agreed to make the amendment and change the wording in the policy to state the Amenity Center capacity limit shall not be exceeded 25 persons at any time for a party or event. Another question was asked about the rental reservation and security deposit. Mr. Naidu stated the pool belonged to the resident and he wanted it noted he knew there would be an issue with the number of guest and residents using the pool. He added he was against having 4 guest

per household. Mr. Greenwood clarified the motion would be to approve the resolution with the amendment.

**Mr. Naidu dropped off of the call prior to the motion.*

On MOTION by Mr. Watkins, seconded by Mr. Hilburn, with all in favor, Resolution 2023-01 Adopting an Updated Amenity Facility Policy, were approved, as amended.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Collier noted they had worked on the policies and talked with the insurance company for recommendations. She noted they had recommended the CDD, and HOA enter into a facility use agreement. She added they are finalizing the draft that allows for the HOA to provide a schedule of when they want to use the facility. This would release the CDD of liability. She added this is a typical agreement but unique to the Park Creek in the way the center is structured, and they added language that would require the HOA to barricade off the pool area and playground area during events. She also asked the Board if they wanted a provision to allow alcohol on the property. This was not recommended by the insurance but wanted the CDD to do it on a case-by-case basis so that the HOA can get an event policy. Mr. Greenwood noted that version 2 drafted by Ms. Collier was highly recommended. She further explained the provisions for alcohol. Another question was asked about schedule of events that would need to be signed. She clarified that residents could use pool or facilities during events. Mr. Greenwood clarified approval of the HOA Agreement and the draft approval would be sent to Board and HOA and ratified at the next meeting.

B. District Engineer

Mr. Greenwood noted that the engineer has been seeking the prior company to clear the trail. She is also looking into the probability of adding a boardwalk to the area.

**Mr. Naidu rejoined the meeting at this time.*

C. Field Manager**1. Field Report**

Mr. Greenwood discussed the installation of pergolas and having vendor provide the varnish and staining. He discussed the storm damage and the response of Mr. Sheppard's review and the clean-up efforts. The amenity chairs are in progress

2. Consideration of Illuminations Holiday Lighting Proposal for Holiday Lights.

Mr. Greenwood stated the Christmas lighting vendor bids have been received. He suggested the proposals are competitive and he urged approval for timing.

On MOTION by Mr. Savino, seconded by Ms. Long, with four in favor and Mr. Watkins opposed, the Proposal from Illuminations Holiday Lighting for Holiday Lights, was approved 4-1.

3. Consideration of Cardinal Landscaping Proposal for Landscape Clean Up

Mr. Greenwood stated this is for the whole trail area and damage from the trees. Mr. Naidu commented on a resident at 1203 Riverdale Lines Drive issue and email on a tree from the Preserve that fell into his yard. He noted the pictures were sent to management. Ms. Collier added that he was permitted to cut this on his property and what's left on the sidewalk pictures were sent to Mr. Greenwood. Ms. Collier added that a tree that uprooted and it was taken down, but the stump was not removed. She asked about the playground area and the damage the stump has created to the fence. Mr. Greenwood noted these are 2 separate matters. He noted that the fence repair could fall on the homeowner and the CDD could ask for the costs. Mr. Greenwood stated a decision was needed on the proposal on clean-up of the trail. Ms. Collier added comments about the specifics of the contract.

On MOTION by Mr. Hilburn, seconded by Mr. Savino, with all in favor, the Proposal from Cardinal Landscaping for Landscaping Clean Up for \$8,500, was approved.

D. District Manager

Mr. Greenwood stated the audit services were up for renewal. He noted they will advertise and seek proposal for audit services.

On MOTION by Mr. Hilburn, seconded by Ms. Long, with all in favor, to Appoint the Board of Supervisors as the Audit Committee and the Audit Committee to be held on November 10th at 6:00p.m., was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

Mr. Greenwood presented the check register and asked if the Board had any questions.

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.

SEVENTH ORDER OF BUSINESS

**Supervisors Requests and
General Audience Comments**

Supervisors Requests

- Mr. Watkins noted there was a \$100 fine for over watering. Mr. Greenwood will look into that further. He also noted the trees that have not been trimmed and will send pictures to Mr. Greenwood.
- Moisture issues with women's restroom roof leak.

Audience Comments

- There were no audience members in attendance.

EIGHTH ORDER OF BUSINESS

**Next Regularly Scheduled
Meeting is November 10, 2022 at
6:00 p.m. at Fairfield Inn &
Suites, Riverview**

Mr. Greenwood reported that the next meeting will be held November 10, 2022 at 6:00 p.m., at Fairfield Inn & Suites, Riverview. Mr. Greenwood asked for legal guidance on making an amendment to the notice for the Audit Committee as a part of this meeting.

NINTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. Long, seconded by Mr. Hilburn, with all in favor, the meeting was adjourned at 6:57p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A



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

QUOTE / ACKNOWLEDGEMENT

Quote # ACFQ60961
Date 11/01/22
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: 813-344-4844 ext. 111 Fax:

jmonahan@gms-tampa.com
 Management Co.

Riverview FL 33578

Phone: 813-344-4844 ext.111 Fax:

Owner/Developer

FOB	Sales Rep	Ship Via	Proposed Shipping Time	Terms
Factory	Ralph Mazzuocolo	Best Way	4-8 weeks after receipt of order or sooner	50% DEP/BAL. NET 30

Qty	Model #	Description	Unit Price	Ext. Price
7	642ALN - BO	42" All Aluminum Table No Hole - Boardwalk Pattern	\$468.14	\$3,276.98



28 71110SL

Relaxed Sling Dining Chair

\$210.00

\$5,880.00



Running SubTotal

\$9,156.98

5.0% Surcharge

\$457.85

Qty	Model #	Description	Unit Price	Ext. Price
	Frame: TBD	Table Top:	SubTotal	\$9,614.83
	Vinyl or Sling: TBD		Sales Tax	\$0.00
	Accent:		Estimated Shipping	\$938.41
	Umbrella:	Umb. Pole:	Total	\$10,553.24
			Deposit Amount	\$5,276.62

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 _____
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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 # ACFQ60962
Date 11/01/22
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: 813-344-4844 ext. 111 Fax:
 jmonahan@gms-tampa.com
 Management Co.

Riverview FL 33578
 Phone: 813-344-4844 ext.111 Fax:

Owner/Developer

FOB	Sales Rep	Ship Via	Proposed Shipping Time	Terms
Factory	Ralph Mazzuoccolo	Best Way	4-8 weeks after receipt of order or sooner	50% DEP/BAL. NET 30

Qty	Model #	Description	Unit Price	Ext. Price
28	51108SL	Armless Relaxed Sling Dining Chair	\$212.00	\$5,936.00



7	142ALN-BO	42" Aluminum Dining Table No hole-Boardwalk Pattern	\$465.64	\$3,259.48
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Running SubTotal \$9,195.48

5.0% Surcharge \$459.77

Qty	Model #	Description	Unit Price	Ext. Price
	Frame: TBD	Table Top:	SubTotal	\$9,655.25
	Vinyl or Sling: TBD		Sales Tax	\$0.00
	Accent:		Estimated Shipping	\$938.41
	Umbrella:	Umb. Pole:	Total	\$10,593.66
			Deposit Amount	\$5,296.83

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Vinyl strap 5 year warranty

Approved By: _____ **Date:** _____

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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.



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Owner/Developer

FOB	Sales Rep	Ship Via	Proposed Shipping Time	Terms
Factory	Ralph Mazzuoccolo	Best Way	4-8 weeks after receipt of order or sooner	50% DEP/BAL. NET 30

Qty	Model #	Description	Unit Price	Ext. Price
28	51109SL	Relaxed Sling Dining Chair	\$252.00	\$7,056.00



7	53939ALN-BO	39" Square Aluminum Dining Table - No Hole - Boardwalk Pattern	\$526.19	\$3,683.33
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Running SubTotal \$10,739.33

5.0% Surcharge \$536.97

Qty	Model #	Description	Unit Price	Ext. Price
	Frame: TBD	Table Top:	SubTotal	\$11,276.30
	Vinyl or Sling: TBD		Sales Tax	\$0.00
	Accent:		Estimated Shipping	\$938.41
	Umbrella:	Umb. Pole:	Total	\$12,214.71
			Deposit Amount	\$6,107.36

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Approved By: _____

Date: _____

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 Park Creek Blvd

Ship To:

Park Creek CDD
 John Monahan
 Park Creek Blvd

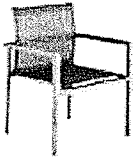
Riverview FL 33578
 Phone: 813-344-4844 ext. 111 Fax:
 jmonahan@gms-tampa.com
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 Phone: 813-344-4844 ext.111 Fax:

Owner/Developer

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Factory	Ralph Mazzuoccolo	Best Way	4-8 weeks after receipt of order or sooner	50% DEP/BAL. NET 30

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Running SubTotal \$10,739.33

5.0% Surcharge \$536.97

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	Vinyl or Sling: TBD		Sales Tax	\$0.00
	Accent:		Estimated Shipping	\$938.41
	Umbrella:	Umb. Pole:	Total	\$12,214.71
			Deposit Amount	\$6,107.36

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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 _____

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SECTION B



506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
10/14/2022	24526

Name / Address
Park Creek CDD John Monahan C/O Park Creek (813) 344-4844-office jmonahan@gms-tampa.com

Ship To
Park Creek CDD 10316 RIVERDALE RISE DR RIVERVIEW, FL 33578 Sharyn Henning - 954-721-8681 X205 shenning@gmssf.com

P.O. No.	Terms	Due Date	Rep	FOB
Monahan	50%DN Bal due up...	8/15/2022	Derek	Palmetto

Item	Quantity	Description	Cost	Total
		***** Furniture Chairs Similar To The Picture Sent *****		
DA-50	28	Deville Alpha Sling Dining Chair	209.00	5,852.00T
R-42PUNCH	7	Regal 42" Round, Punch Aluminum Top Table, NO HOLE, 1.50" x .75" Flat Extrusion COLORS: TBD	450.00	3,150.00T
		***** Additional Sling Fabric Lines *****		
MC-50	28	Meridian (Micamy) Sling Chair With Arms	198.00	5,544.00T
R-42PUNCH	7	Regal 42" Round, Punch Aluminum Top Table, NO HOLE, 1.50" x .75" Flat Extrusion COLORS: TBD	450.00	3,150.00T
		***** ISLAND BREEZE SLING COLLECTION *****		
I-50	28	Island Breeze Sling Dining Chair, 1.5"x.75" Flat Extrusion	138.00	3,864.00T
R-42PUNCHU	7	Regal 42" Round, Punch Aluminum Top Table With UMB Hole, 1.50" x .75" Flat Extrusion COLORS: TBD	450.00	3,150.00T
		***** ECLIPSE SLING COLLECTION *****		
E-50	28	Eclipse Stackable Sling Chair 2.25" X 3/4" Oval Extrusion	184.00	5,152.00T

Here is your requested Estimate. Thank you for your interest.	Subtotal
	Sales Tax (0.0%)
	Total

Phone #	Fax #
941-722-5643	941-723-9223



506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
10/14/2022	24526

Name / Address
Park Creek CDD John Monahan C/O Park Creek (813) 344-4844-office jmonahan@gms-tampa.com

Ship To
Park Creek CDD 10316 RIVERDALE RISE DR RIVERVIEW, FL 33578 Sharyn Henning - 954-721-8681 X205 shenning@gmssf.com

P.O. No.	Terms	Due Date	Rep	FOB
Monahan	50%DN Bal due up...	8/15/2022	Derek	Palmetto

[illegible]

Here is your requested Estimate. Thank you for your interest.

Subtotal
Sales Tax (0.0%)
Total

Phone #	Fax #
941-722-5643	941-723-9223



506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
10/14/2022	24526

Name / Address
Park Creek CDD John Monahan C/O Park Creek (813) 344-4844-office jmonahan@gms-tampa.com

Ship To
Park Creek CDD 10316 RIVERDALE RISE DR RIVERVIEW, FL 33578 Sharyn Henning - 954-721-8681 X205 shenning@gmssf.com

P.O. No.	Terms	Due Date	Rep	FOB
Monahan	50%DN Bal due up...	8/15/2022	Derek	Palmetto

[illegible]

Here is your requested Estimate. Thank you for your interest.

Subtotal	\$33,469.00
Sales Tax (0.0%)	\$0.00
Total	\$33,469.00

Phone #	Fax #
941-722-5643	941-723-9223

SECTION V

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel.

(20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.*

(20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of Proposer, etc.)

3. *Understanding of Scope of Work.*

(20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.*

(20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5 Price.

(20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

SECTION VII

SECTION C

SECTION 1

Park Creek CDD

Field Management Report



Nov 10th, 2022
Mick Sheppard
Field Manager
GMS

Completed

Amenity Parking Lot Debris



Tree debris was removed from the amenity center parking lot.



Working on removing other debris from the community as well.

Parking Lot Paving



Parking lot and the front of the amenity center has been repaved.



Should be completed by 11/2/2022.



Completed

Christmas Lights



Christmas lights have been completed at the community.



We will monitor these going forward.

In Progress

Culvert Replacement



Culvert pipe replacement workorder has been made and county will be updating us on a completion date.



Current conditions have also been reported to the county as well.



Bench Replacement






Bench shipping has been moved until the middle of November.



We will update the board on this and will be installed when received.

In Progress



Message Center

-  Message center project is almost completed.
-  Framing is still in progress.
-  Once completed it will be installed.



Women's Restroom Ceiling



-  Still obtaining proposals to have this completed.
-  Once received, we will let the board know.

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 VIII

SECTION A

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices

November 10, 2022

Fund	Date	Check No.'s	Amount
REGIONS BANK			
<i>General</i>	10/18/22	221-233	\$26,519.83
Total Invoices for Approval			\$26,519.83

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 11/03/22		PAGE 1		
*** CHECK DATES 10/01/2022 - 10/31/2022 ***		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	AMOUNT	....CHECK..... AMOUNT #			
10/18/22	00037	10/12/22 14265A	202210 320-53900-46200	LANDSCAPE MAINT OCT22	*	8,500.00					
		10/12/22 14271A	202210 320-53900-35000	IRRIGATION MAINT	*	695.11					
CARDINAL LANDSCAPING SERVICES TAMPA							9,195.11	000221			

10/18/22	00012	10/01/22 9494	202210 320-57200-34500	EAGLE EYE VMS	*	102.00					
		10/01/22 9503	202210 320-57200-34500	BRIVO ONAIR	*	39.00					
COMPLETE IT. SERVICE & SOLUTIONS							141.00	000222			

10/18/22	00023	10/03/22 87155	202210 310-51300-54000	SPECIAL DISTRICT FEE	*	175.00					
DEPARTMENT OF ECONOMIC OPPORTUNITY							175.00	000223			

10/18/22	00016	7/26/22 CL-254	202205 320-53900-46804	FOUNTAIN CLEAN/MAINT.	*	175.00					
FLORIDA FOUNTAINS & EQUIPMENT, LLC							175.00	000224			

10/18/22	00002	10/05/22 24	202210 310-51300-34000	MANAGEMENT FEES OCT22	*	3,166.67					
		10/05/22 24	202210 320-53900-34000	FIELD MANAGEMENT OCT22	*	625.00					
		10/05/22 24	202210 320-57200-34000	SATURDAY & SUNDAY POOL AT	*	2,427.00					
GOVERNMENTAL MANAGEMENT SERVICES-							6,218.67	000225			

10/18/22	00014	9/01/22 2231	202209 320-57200-45300	SEPT 22 POOL MAINTENANCE	*	900.00					
		9/01/22 2231	202209 320-57200-46000	SEPT 22 JANITORIAL MAINT.	*	400.00					
		9/01/22 2231	202209 320-57200-46000	SEPT 22 POWERWASH CH	*	250.00					
H2 POOL SERVICE							1,550.00	000226			

10/18/22	00018	9/27/22 6102653	202209 320-53900-46001	PET WASTE REMOVAL	*	317.63					
POOP 911							317.63	000227			

10/18/22	00003	10/01/22 6758B	202210 320-53900-46800	LAKE MAINTENANCE OCT22	*	475.00					
SITEXAQUATICS							475.00	000228			

10/18/22	00005	10/05/22 22066	202209 310-51300-31500	ATTORNEY FEES	*	976.00					
STRALEY ROBIN VERICKER							976.00	000229			

PKCK PARK CREEK					SHENNING						

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/18/22	00017	9/21/22 247412	202209 310-51300-48000	NOTICE MEETING SCHEDULE	*	444.00	
				TIMES PUBLISHING COMPANY			444.00 000230
10/21/22	00037	10/19/22 15298	202210 320-53900-46205	DEBRIS REMOVAL	*	850.00	
		10/19/22 15300	202210 320-53900-35000	IRRIGATION MAINTENANCE	*	122.96	
				CARDINAL LANDSCAPING SERVICES TAMPA			972.96 000231
10/21/22	00021	8/31/22 15	202208 320-53900-46000	GENERAL MAINT AUG22	*	722.18	
		9/30/22 16	202209 320-53900-46000	GENERAL MAINT SEPT22	*	466.59	
		9/30/22 17	202209 320-53900-46000	INSTALLED 5 SOLAR LIGHTS	*	2,390.69	
				GMS-CENTRAL FLORIDA, LLC			3,579.46 000232
10/21/22	00047	10/21/22 10212022	202210 320-53900-52005	50% DEPOSIT HOLIDAY LIGHT	*	2,300.00	
				ILLUMINATIONS HOLIDAY LIGHTING			2,300.00 000233
TOTAL FOR BANK B						26,519.83	
TOTAL FOR REGISTER						26,519.83	

SECTION B

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Unaudited Financial Statements
as of
October 31, 2022

Board of Supervisors Meeting
November 10, 2022

TABLE OF CONTENTS

I.	Financial Statements - October 31, 2022
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II.	Check Register
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PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
October 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	\$239,212	---	\$239,212
Due from Other Funds	---	\$8,878	\$8,878
Series 2013 Investments:			
Reserve	---	\$173,188	\$173,188
Revenue	---	\$163,273	\$163,273
Prepayment	---	\$20	\$20
Series 2016 Investments:			
Reserve	---	\$206,388	\$206,388
Revenue	---	\$167,595	\$167,595
Deposits	\$6,010	---	\$6,010
Total Assets	<u>\$245,222</u>	<u>\$719,341</u>	<u>\$964,563</u>
<u>LIABILITIES:</u>			
Accounts Payable	\$3,716	---	\$3,716
Due to Other Funds	\$8,878	---	\$8,878
Total Liabilities	<u>\$12,593</u>	<u>\$0</u>	<u>\$12,593</u>
<u>FUND BALANCES:</u>			
Nonspendable:			
Deposits and prepaid items	\$6,010	---	\$6,010
Assigned to:			
Debt Service	---	\$719,341	\$719,341
Unassigned	\$226,619	---	\$226,619
Total Fund Balances	<u>\$232,629</u>	<u>\$719,341</u>	<u>\$951,970</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$245,222</u>	<u>\$719,341</u>	<u>\$964,563</u>

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/22	ACTUAL THRU 10/31/22	ACTUAL VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$517,083	\$0	\$0	\$0
Interest Income	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$517,083</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>LEGISLATIVE</u>				
Supervisors Fees	\$12,000	\$1,000	\$1,000	\$0
Payroll Taxes	\$918	\$77	\$77	\$0
TOTAL LEGISLATIVE	<u>\$12,918</u>	<u>\$1,077</u>	<u>\$1,077</u>	<u>\$0</u>
<u>FINANCIAL & ADMINISTRATIVE</u>				
District Manager	\$45,500	\$3,792	\$3,792	(\$0)
District Engineer	\$4,500	\$375	\$0	\$375
Attorney Fees	\$15,000	\$1,250	\$1,730	(\$480)
Trustee Fees	\$6,520	\$543	\$0	\$543
Auditing Services	\$4,500	\$375	\$0	\$375
Travel and Per Diem	\$50	\$4	\$0	\$4
Meeting Room Rental	\$2,400	\$200	\$0	\$200
Public Officials Insurance	\$31,433	\$31,433	\$21,637	\$9,796
Legal Advertising	\$3,000	\$250	\$0	\$250
Bank Fees	\$125	\$10	\$27	(\$16)
Payroll Services	\$835	\$70	\$63	\$7
Miscellaneous	\$500	\$42	\$0	\$42
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
TOTAL FINANCIAL & ADMINISTRATIVE	<u>\$114,538</u>	<u>\$38,519</u>	<u>\$27,423</u>	<u>\$11,096</u>
<u>OTHER PHYSICAL ENVIRONMENT</u>				
Streetpole Lighting	\$58,000	\$4,833	\$5,481	(\$648)
Electricity (Irrigation & Pond Pumps)	\$17,000	\$1,417	\$618	\$798
Landscaping Maintenance	\$104,340	\$8,695	\$8,500	\$195
Landscape Replenishment	\$10,000	\$833	\$850	(\$17)
Irrigation Maintenance	\$10,000	\$833	\$818	\$15
Landscape Replacement and Enhancement	\$23,500	\$1,958	\$0	\$1,958
Pet Waste Removal	\$3,812	\$318	\$0	\$318
Pond Maintenance	\$5,700	\$475	\$475	\$0
Security Patrol	\$24,408	\$2,034	\$2,427	(\$393)
Holiday Lights	\$4,000	\$2,000	\$2,300	(\$300)
Fountain Maintenance & Repairs	\$2,500	\$208	\$0	\$208
Field Contingency	\$20,000	\$1,667	\$0	\$1,667
TOTAL OTHER PHYSICAL ENVIRONMENT	<u>\$283,260</u>	<u>\$25,272</u>	<u>\$21,469</u>	<u>\$3,802</u>

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/22	ACTUAL THRU 10/31/22	ACTUAL VARIANCE
<u>PARKS & RECREATION</u>				
Security Cameras	\$1,692	\$141	\$141	\$0
Pool Maintenance - Contract	\$10,800	\$900	\$0	\$900
Pool Permit	\$275	\$23	\$0	\$23
Cleaning & Maintenance	\$7,800	\$650	\$0	\$650
Telephone/Internet	\$2,000	\$167	\$158	\$9
Electricity	\$8,000	\$667	\$635	\$31
Water	\$3,000	\$250	\$0	\$250
Pest Control	\$1,800	\$150	\$0	\$150
Refuse Service	\$1,000	\$83	\$0	\$83
Amenity Center Repairs and Maintenance	\$10,000	\$833	\$0	\$833
TOTAL PARKS & RECREATION	\$46,367	\$3,864	\$934	\$2,930
<u>CAPITAL RESERVE</u>				
Capital Outlay	\$60,000	\$5,000	\$0	\$5,000
TOTAL CAPITAL RESERVE	\$60,000	\$5,000	\$0	\$5,000
TOTAL EXPENDITURES	\$517,083	\$73,731	\$50,903	\$22,828
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	(\$73,731)	(\$50,903)	\$22,828
FUND BALANCE - Beginning	\$0		\$283,531	
FUND BALANCE - Ending	\$0		\$232,629	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2013

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$173,188	\$0	\$0	\$0
Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$173,188</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$67,731	\$0	\$0	\$0
Principal Expense - 11/1	\$35,000	\$0	\$0	\$0
Interest Expense - 5/1	\$66,616	\$0	\$0	\$0
Interest Expense - 8/1	\$0	\$0	\$0	\$0
Special Call - 8/1	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$169,347</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$3,841</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
FUND BALANCE - Beginning	\$166,909		\$340,531	
FUND BALANCE - Ending	<u><u>\$170,750</u></u>		<u><u>\$340,531</u></u>	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2014

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$206,388	\$0	\$0	\$0
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$206,388</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$72,819	\$0	\$0	\$0
Principal Expense - 11/1	\$60,000	\$0	\$0	\$0
Interest Expense - 5/1	\$71,319	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$204,138</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$2,250</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
FUND BALANCE - Beginning	\$169,005		\$378,810	
FUND BALANCE - Ending	<u><u>\$171,255</u></u>		<u><u>\$378,810</u></u>	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

		Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Total
REVENUES:														
Maintenance Assessments - Levy	\$517,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$517,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LEGISLATIVE														
Supervisors Fees	\$12,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Payroll Taxes	\$918	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77
	\$12,918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,077
FINANCIAL & ADMINISTRATIVE														
District Manager	\$45,500	\$ 3,792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,792
District Engineer	\$4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney Fees	\$15,000	\$ 1,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,730
Trustee Fees	\$6,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Auditing Services	\$4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Travel and Per Diem	\$50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Meeting Room Rental	\$2,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Officials Insurance	\$31,433	\$ 21,637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,637
Legal Advertising	\$3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bank Fees	\$125	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27
Payroll Services	\$835	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63
Miscellaneous	\$500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Fees	\$175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
	\$114,538	\$ 27,423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,423
OTHER PHYSICAL ENVIRONMENT														
Streetpole Lighting	\$58,000	\$ 5,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,481
Electricity (Irrigation & Pond Pumps)	\$17,000	\$ 618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 618
Landscaping Maintenance	\$104,340	\$ 8,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,500
Landscape Replenishment	\$10,000	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850
Irrigation Maintenance	\$10,000	\$ 818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 818
Landscape Replacement and Enhancement	\$23,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pet Waste Removal	\$3,812	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Maintenance	\$5,700	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 475
Security Patrol	\$24,408	\$ 2,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,427
Holiday Lights	\$4,000	\$ 2,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300
Fountain Maintenance & Repairs	\$2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$283,260	\$ 21,469	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,469
PARKS & RECREATION														
Security Cameras	\$1,692	\$ 141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 141
Pool Maintenance - Contract	\$10,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Permit	\$275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cleaning & Maintenance	\$7,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone/Internet	\$2,000	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158
Electricity	\$8,000	\$ 635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 635
Water	\$3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refuse Service	\$1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Center Repairs and Maintenance	\$10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$46,367	\$ 934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 934
CAPITAL OUTLAY														
Capital Outlay	\$60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Study	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$517,083	\$ 49,826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,903
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$ (49,826)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,903)