



Park Creek

Community Development District

Dreama Long, Chairman

Vinoo Naidu, Vice Chairman

Ryan Watkins, Assistant Secretary

Mark Savino, Assistant Secretary

Daniel Hilburn, Assistant Secretary

January 12, 2023

AGENDA

Park Creek Community Development District

Agenda

Tuesday
January 12, 2023
6:00 p.m.

Fairfield Inn & Suites
10743 Big Bend Road
Riverview, FL 33579

Zoom Link: <https://us06web.zoom.us/j/9564962978>

Meeting ID: 956 496 2978

Passcode: 516708

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

Board of Supervisors Meeting

- I. Roll Call
- II. Supervisors Requests & Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- III. Approval of Minutes of the December 13, 2022 Meeting
- IV. Staff Reports
 - A. Attorney
 - B. District Engineer
 1. Discussion of Updates to the Trail
 - C. Field Manager
 1. Report
 2. Consideration of Proposals for Playground Mulch (to be provided under separate cover)
 - i. Cardinal Landscaping
 - ii. American Mulch
 - D. District Manager
- V. Financial Reports
 - A. Approval of Check Registers
 - B. Balance Sheet & Income Statement
 - C. Special Assessment Receipt Schedule
- VI. Supervisors Requests and General Audience Comments

VII. Next Regularly Scheduled Meeting is March 9, 2023 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, **December 13, 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
Vivek Babbar *by Zoom*
John Monahan
Mick Sheppard *by Zoom*
Tonja Stewart *by Zoom*

District Manager, GMS
District Counsel, Straley Robin Vericker
GMS
GMS
District Engineer

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**

Ms. Hendrix complimented the Christmas lights and complimented staff on a job well done.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2023-02 Declaring Vacancy on the Board

Mr. Greenwood reported that the vacant seat is Seat # 2 that did belong to Mr. Hilburn who was unable to get his paperwork in time to reup his Board seat. Because of this they need to pass a resolution to declare the seat vacant and asked for a motion of approval.

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, Resolution 2023-02 Declaring Vacancy on the Board, was approved.

Mr. Greenwood then explained that it was time to give the Board the opportunity to appoint a new Board member while explaining that Daniel Hilburn has expressed interest in being reappointed to fill the vacancy. Mr. Greenwood asked advice from District counsel, and Mr. Babbar said there was no concern from his end, so the Board agreed to reappoint Mr. Hilburn while Mr. Greenwood asked for a motion of approval.

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, Appointing Daniel Hilburn to Seat 2, was approved.

B. Oath of Office for Newly Elected Supervisors

Ms. Greenwood noted that the Oath of Office has already been administered to Ms. Long. Mr. Greenwood administered the oath to Mr. Hilburn.

C. Consideration of Resolution 2023-03, Election of Officers

Mr. Greenwood asked the Board to offer a slate of officers and the Board agreed to appoint Ms. Long as Chairwoman, Mr. Naidu as Vice Chairman, and Mr. Hilburn, Mr. Savino, and Mr. Watkins as Assistant Secretaries.

On MOTION by Mr. Savino, seconded by Mr. Hilburn, with all in favor, Resolution 2023-03 Election of Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of October 11, 2022 Meeting

Mr. Greenwood presented the meeting minutes from the October 11, 2022 meeting and asked for any comments or corrections from the Board members. There being none, he asked for a motion of approval.

On MOTION by Ms. Long, seconded by Mr. Hilburn, with all in favor, the Minutes of the October 11, 2022 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Pool Furniture

A. Admiral Furniture

B. Florida Patio

Mr. Greenwood presented two proposals for pool furniture. Ms. Long stated that she believes Admiral Furniture priced themselves out of the consideration and suggested scaling the Florida Patio purchase to 5 extra tables and 20 chairs so it's not such a big hit on the District. The Board looked over the proposals together and discussed the best options. Mr. Greenwood stated that the approximate cost should be \$5,010. Staff will reach out to Florida Patio to see the exact price of that amount of table and chairs.

On MOTION by Ms. Long, seconded by Mr. Naidu, with all in favor, the Proposal from Florida Patio for 5 Tables and 20 Chairs with Limelight and Snappy Colors, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of the Audit Committee's Recommendation

Mr. Greenwood noted that the Audit Committee met prior to the regularly scheduled meeting and the Board agreed on the audit requirements and authorized staff

can send out an RFP. He asked for a motion to accept the criteria for the audit selection so staff can advertise and send it out to seven different audit firms.

On MOTION by Mr. Hilburn, seconded by Mr. Savino, with all in favor, Acceptance of the Audit Committee's Recommendation, was approved.

SEVENTH ORDER OF BUSINESS Discussion of Fence Replacement

Mr. Greenwood stated that there have been several fence panels that have been damaged throughout the District. There needs to be an identification of what the CDD is responsible for and what the homeowners should be responsible for. Mr. Naidu added that the fence along Legacy Bright St. is not CDD fence because it is set two feet back into Sanctuary property and was placed there by Sanctuary. Mr. Sheppard will collaborate with the maintenance crew, but he believes that it is not very much fence they will have to be responsible for. Ms. Long noted that there are some extra slats in the closet at the amenity center.

EIGHTH ORDER OF BUSINESS Discussion of Resident Requested Use of Green Area Near Entrance for New Years Eve

Mr. Greenwood presented a letter that residents are requesting to use a green area for New Year's Eve. Ms. Long was concerned about the 1:00 a.m. completion time due to the Hillsborough County noise ordinance. Mr. Naidu also commented that he's not against the use of the space as long as there is no music outdoors and no fireworks being shot off and they are done by 11:00 p.m. Mr. Babbar noted that if the Board did allow the use of this space that there should be a waiver written up. He also warned about this setting a precedent for future usage. Inevitably, it was decided to deny the request. Mr. Greenwood will reach out to the resident to inform them of the Board's decision.

A second request was a request for a reservation of the amenity center on December 28, 2022 from 1:00-3:00 p.m. for a "family fun day" for residents and families to paint rocks. The Board agreed to allow the activity.

On MOTION by Mr. Hilburn, seconded by Ms. Long, with all in favor, Allowing the use of the Amenity Center on December 28, 2022 from 1:00-3:00 p.m., was approved.

NINTH ORDER OF BUSINESS

Consideration of Facility Use Agreement with the Park Creek HOA

Mr. Greenwood noted that this is the facility use agreement for renting the amenity facility to have signed before usage. There were no changes to the document that has been previously presented and there being no questions, Mr. Greenwood asked for a motion of approval.

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, the Facility Use Agreement with Park Creek HOA, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Babbar introduced himself to the Board and informed them that the previous counsel has left their firm taking a job with the city of Tampa. Prior counsel will be available to the District for anything they may need in the transition and he looks forward to working with the Board.

B. District Engineer

1. Discussion of Updates to the Trail

Ms. Stewart provided information from last year's mass stormwater event in regards to doing the 20-year analysis as bringing all stormwater ponds up to best management practices including trying to educate, acknowledge, and understand elicit discharges. She gave a summary of what is going on with the washout for the pedestrian path that is being affected by steep slopes and downspouts that are directed straight across the areas. She added that her and Mr. Smith have met with a contractor and have looked at some options for repair. She believes that the erosion problem started in a predevelopment situation and does not believe it happened necessarily as a result of the actual development. She would like to get the residents on board with trying to reduce the

velocity of the water coming out of the downspouts because long-term, that will continue to be problematic. The next few months will bring more conversations about what the Board might want to do in repair and improvements. Ms. Stewart spent time answering questions as the Board discussed the issue. Mr. Stewart concluded that the goal the contractor will have options and pricing by January for the Board's review.

C. Field Manager

1. Report

Mr. Sheppard presented the field manager's report to the Board. Completed items included:

- Culvert hole has been repaired by the county and they are waiting on an update of the completion date of the overall project.
- Parking lot paving is complete, and lines were painted.
- The trail has been cleaned up by Cardinal.
- Park Meadowbrook tree trimming is complete.
- The roof repair at the amenity in the women's restroom replaced part of the shingle that was missing.

In progress items include:

- Bench replacement: the benches have arrived, and maintenance staff is working to install them.
- The message center has been removed and painted and staff is scheduling an install date.
- Vinal fencing installation will occur after the holiday.

Mr. Sheppard answered some questions from the Board about mulch installation at the playground and how much it will take. Rubber mulch is almost impossible to get at the time per Mr. Sheppard's research so they will go with the mulch that is currently there for the time being and continue to look into the possibility of rubber mulch.

D. District Manager

Mr. Greenwood updated the Board on the previous security vendor that was with the District stating that there is an outstanding invoice. The CDD is claiming that they do

not owe them any money and both legal teams have been in correspondence. If there are any further updates, Mr. Greenwood will make them aware to the Board.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Registers

- 1. October**
- 2. November**

Mr. Greenwood presented the check register for the months of October and November and asked for any questions from the Board. There being none, he asked for a motion of approval.

On MOTION by Mr. Hilburn, seconded by Ms. Long, with all in favor, the Check Registers, were approved.

B. Balance Sheet & Income Statement

There were no further questions.

C. Special Assessment Receipt Schedule

There were no further questions.

TWELFTH ORDER OF BUSINESS Supervisors Requests and General Audience Comments

Supervisors Requests

- The Board thanked staff for all the hard work that happened throughout the year.
- Mr. Naidu asked for an update on the policy of pool usage at night. Ms. Long updated that there is no permit for pool usage at nighttime due to low light levels. If there are any events after hours, the pool must be barricaded off long with the playground. It was asked who to contact in Hillsborough County to find out how to acceptably barricade off the pool and what type of signage is required. Ms. Long will look into this for the District while Mr. Greenwood will contact the insurance company to find out what is needed on the CDD side.

Audience Comments

- Melanie Hendrix asked about the fencing on Park Creek Boulevard and asked if that is CDD property. And they answered that it is the Florida Department of Transportation property.
- Lucy Gustavo (10512 Park Middlebrook Drive) brought up two points. One was about the mulch because her son has a landscaping company, and they can provide rubber mulch, but they need to know how much and if the current mulch there would need to be removed. As they were there measuring, someone seemed upset and was video taping them. Secondly, the HOA social committee are putting together the first six-months proposals for next year and will provide them to the Board before the January meeting.
- James Borths (10611 Park Middlebrook Drive) complimented the Board on a hard year's work. He asked if the pool furniture will be able to be stored in the current storage space in preparation for Hurricanes. She reminded him that the chairs are stackable, not foldable, and they will fit depending on what is in there. He then mentioned that there are grass clippings being thrown into the ponds and saw someone spraying a liquid into the pond. The grass clippings in the pond are an eye sore and would like to know what they can do, if anything, to eliminate that in the future.

**THIRTEENTH ORDER OF BUSINESS Next Regularly Scheduled
Meeting is January 12, 2023 at
6:00 p.m. at Fairfield Inn &
Suites, Riverview**

Mr. Greenwood reported that the next regularly scheduled meeting will be held on January 12, 2023.

FOURTEENTH ORDER OF BUSINESS Adjournment

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

On MOTION by Ms. Long, seconded by Mr. Hilburn, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION C

SECTION 1



Park Creek CDD

Field Management Report



Jan 12th, 2022
Mick Sheppard
Field Manager
GMS

Completed

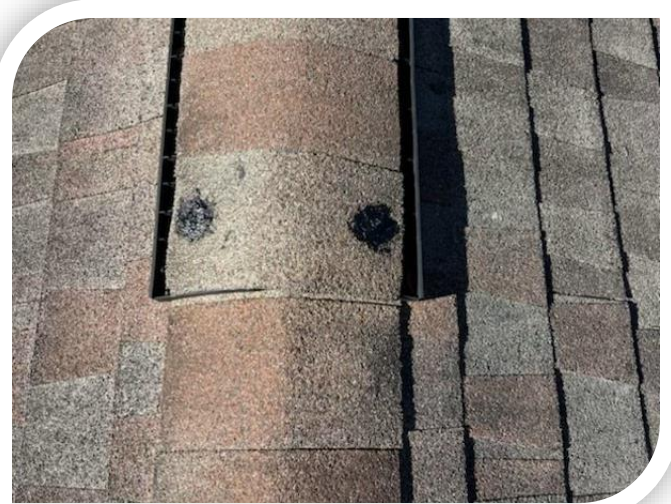
Women's Restroom Ceiling Repair



- ✚ Women's restroom ceiling repair has been completed.
- ✚ We will monitor this area going forward.
- ✚ Entire ceiling was painted also.

Roof Repair

- ✚ Rood repair has been completed at the amenity center.
- ✚ We will monitor this area going forward.



In Progress

Playground Mulch Install



- + Proposals will be provided under separate cover.
- + Options for rubber mulch will be included as well.

Address Sign Install

- + Address sign will be installed the week of 1/9/2023.
- + Same sign will be installed in the exact location.



In Progress

Culvert Pipe Repair

- ✚ Culvert pipe replacement workorder has been made and county will be updating us on a completion date.
- ✚ County is labeling it as an emergency situation at this point.



Bench Replacement



- ✚ Benches have been received.
- ✚ Maintenance staff has scheduled for these to be installed the week of 1/9/2023.

In Progress

Message Center

- + Message center has been removed and painted.
- + Framing has been received from vendor.
- + Scheduling to have this installed.



Vinyl Fencing Installation



- + Project is being scheduled for after the holidays.
- + Vendor has the supplies for this to be completed.

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 V

SECTION A

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices

January 10, 2023

Fund	Date	Check No.'s	Amount
REGIONS BANK			
<i>General</i>	12/6/22	247-254	\$23,817.89
<i>General</i>	12/20/22	255-263	\$22,695.56
<i>General</i>	12/22/22	264	\$2,555.00
Total Invoices for Approval			\$49,068.45

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/06/22	00037	11/17/22 15349	202211 320-53900-46200		*	7,450.00	
		LANDSCAPE MAINT NOV22					
		11/17/22 15358	202211 320-53900-49100		*	8,500.00	
		STORM CLEAN UP					
				CARDINAL LANDSCAPING SERVICES TAMPA			15,950.00 000247
12/06/22	00012	12/01/22 9853	202212 320-57200-34500		*	102.00	
		EAGLE EYE VMS					
		12/01/22 9862	202212 320-57200-34500		*	39.00	
		BRIVO ONAIR TIER					
				COMPLETE IT. SERVICE & SOLUTIONS			141.00 000248
12/06/22	00046	8/19/22 69310A	202208 320-57200-52000		*	1,805.00	
		LAST 50% PAYMENT					
				FLORIDA PATIO FURNITURE INC.			1,805.00 000249
12/06/22	00049	11/09/22 28477A	202211 320-53900-46804		*	1,819.00	
		INSTALLATION NEW MOTOR					
				FOUNTAIN DESIGN GROUP, INC.			1,819.00 000250
12/06/22	00014	12/01/22 2263	202212 320-57200-45300		*	900.00	
		POOL SVC DEC22					
		12/01/22 2263	202212 320-57200-46000		*	650.00	
		JANITORIAL/POWERWASH					
				H2 POOL SERVICE			1,550.00 000251
12/06/22	00003	12/01/22 6988B	202212 320-53900-46800		*	475.00	
		LAKE MAINTENANCE DEC22					
				SITEXAQUATICS			475.00 000252
12/06/22	00005	12/01/22 22351	202211 310-51300-31500		*	1,693.39	
		ATTORNEY FEES					
				STRALEY ROBIN VERICKER			1,693.39 000253
12/06/22	00017	11/23/22 00002579	202211 310-51300-48000		*	384.50	
		RFP AUDIT SVCS					
				TIMES PUBLISHING COMPANY			384.50 000254
12/20/22	00037	12/15/22 15411	202212 320-53900-46200		*	7,450.00	
		LANDSCAPE MAINT DEC22					
				CARDINAL LANDSCAPING SERVICES TAMPA			7,450.00 000255
12/20/22	00041	7/19/21 90075792	202209 310-51300-32200		*	2,600.00	
		AUDIT SERVICES					
				DIBARTOLOMEO,MCBEE,HARTLEY & BARNES			2,600.00 000256
				PKCK PARK CREEK			
				SHENNING			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/20/22	00049	12/07/22 28745A	202212 320-53900-46804		*	174.58	
			25AMP 2 POLE BREAKER				
				FOUNTAIN DESIGN GROUP, INC.			174.58 000257
12/20/22	00002	12/07/22 26	202212 310-51300-34000		*	3,166.67	
			MANAGEMENT FEES DEC22				
		12/07/22 26	202212 320-53900-34000		*	625.00	
			FIELD MANAGEMENT DEC22				
		12/07/22 26	202212 320-57200-34000		*	2,427.00	
			FACILITY MGMT DEC22				
		12/07/22 26	202212 310-51300-44000		*	221.66	
			MEETING ROOM				
				GOVERNMENTAL MANAGEMENT SERVICES-			6,440.33 000258
12/20/22	00018	11/22/22 6311191	202211 320-53900-46001		*	317.63	
			PET WASTE REMOVAL				
				POOP 911			317.63 000259
12/20/22	00004	12/09/22 2014957	202211 310-51300-31100		*	208.00	
			ENGINEERING FEES				
				STANTEC CONSULTING SERVICES, INC.			208.00 000260
12/20/22	00006	12/07/22 0300 DEC	202212 320-53900-43000		*	24.95	
			10601 TUCKER JONES				
		12/07/22 2415 DEC	202212 320-53900-43000		*	1,309.19	
			10650 PAUL CREEK				
		12/07/22 2829 DEC	202212 320-57200-43000		*	699.75	
			10316 RIVERDALE RISE				
				TECO			2,033.89 000261
12/20/22	00017	12/04/22 00002599	202212 310-51300-48000		*	508.00	
			NOTICE OF AUDIT				
				TIMES PUBLISHING COMPANY			508.00 000262
12/20/22	00025	11/25/22 6742584	202211 310-51300-32300		*	2,963.13	
			TRUSTEE FEES SERIES 2013				
				U.S. BANK			2,963.13 000263
12/22/22	00046	12/19/22 70340	202212 320-57200-60000		*	2,555.00	
			50% DEPOSIT-CHAIRS/TABLE				
				FLORIDA PATIO FURNITURE INC.			2,555.00 000264
TOTAL FOR BANK B						49,068.45	
TOTAL FOR REGISTER						49,068.45	
PKCK PARK CREEK				SHENNING			

SECTION B

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Unaudited Financial Statements
as of
December 31, 2022

Board of Supervisors Meeting
January 10, 2023

TABLE OF CONTENTS

I.	<u>Financial Statements - December 31, 2022</u>
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II.	<u>Check Register</u>
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III.	<u>Special Assessment Receipts Schedule - December 31, 2022</u>
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PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
December 31, 2022

	Major Funds		Total
	General	Debt Service	Governmental
	Fund	Fund	Funds
<u>ASSETS:</u>			
Cash - Regions Bank	\$986,287	---	\$986,287
Due from Other Funds	---	\$353,170	\$353,170
Series 2013 Investments:			
Reserve	---	\$171,925	\$171,925
Revenue	---	\$62,835	\$62,835
Series 2016 Investments:			
Reserve	---	\$206,388	\$206,388
Revenue	---	\$41,131	\$41,131
Deposits	\$6,010	---	\$6,010
Total Assets	\$992,297	\$835,449	\$1,827,746
<u>LIABILITIES:</u>			
Accounts Payable	\$7,759	---	\$7,759
Due to Other Funds	\$353,170	---	\$353,170
Total Liabilities	\$360,929	\$0	\$360,929
<u>FUND BALANCES:</u>			
Nonspendable:			
Deposits and prepaid items	\$6,010	---	\$6,010
Assigned to:			
Debt Service	---	\$835,449	\$835,449
Unassigned	\$625,358	---	\$625,358
Total Fund Balances	\$631,367	\$835,449	\$1,466,817
TOTAL LIABILITIES & FUND BALANCES	\$992,297	\$835,449	\$1,827,746

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	ACTUAL VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$517,083	\$482,636	\$482,636	\$0
Interest Income	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$517,083</u>	<u>\$482,636</u>	<u>\$482,636</u>	<u>\$0</u>
<u>LEGISLATIVE</u>				
Supervisors Fees	\$12,000	\$3,000	\$2,000	\$1,000
Payroll Taxes	\$918	\$230	\$153	\$77
TOTAL LEGISLATIVE	<u>\$12,918</u>	<u>\$3,230</u>	<u>\$2,153</u>	<u>\$1,077</u>
<u>FINANCIAL & ADMINISTRATIVE</u>				
District Manager	\$45,500	\$11,375	\$11,375	(\$0)
District Engineer	\$4,500	\$1,125	\$208	\$917
Attorney Fees	\$15,000	\$3,750	\$4,401	(\$651)
Trustee Fees	\$6,520	\$6,520	\$6,769	(\$249)
Auditing Services	\$4,500	\$1,125	\$0	\$1,125
Travel and Per Diem	\$50	\$13	\$0	\$13
Meeting Room Rental	\$2,400	\$600	\$222	\$378
Public Officials Insurance	\$31,433	\$31,433	\$21,637	\$9,796
Legal Advertising	\$3,000	\$750	\$1,277	(\$527)
Bank Fees	\$125	\$31	\$86	(\$55)
Payroll Services	\$835	\$209	\$126	\$83
Miscellaneous	\$500	\$125	\$0	\$125
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
TOTAL FINANCIAL & ADMINISTRATIVE	<u>\$114,538</u>	<u>\$57,231</u>	<u>\$46,275</u>	<u>\$10,955</u>
<u>OTHER PHYSICAL ENVIRONMENT</u>				
Streetpole Lighting	\$58,000	\$14,500	\$16,450	(\$1,950)
Electricity (Irrigation & Pond Pumps)	\$17,000	\$4,250	\$3,277	\$973
Landscaping Maintenance	\$104,340	\$26,085	\$23,400	\$2,685
Landscape Replenishment	\$10,000	\$2,500	\$850	\$1,650
Irrigation Maintenance	\$10,000	\$2,500	\$818	\$1,682
Landscape Replacement and Enhancement	\$23,500	\$5,875	\$0	\$5,875
Pet Waste Removal	\$3,812	\$953	\$635	\$318
Pond Maintenance	\$5,700	\$1,425	\$1,425	\$0
Security Patrol	\$24,408	\$6,102	\$7,281	(\$1,179)
Holiday Lights	\$4,000	\$4,000	\$5,350	(\$1,350)
Fountain Maintenance & Repairs	\$2,500	\$625	\$2,169	(\$1,544)
Field Contingency	\$20,000	\$5,000	\$10,800	(\$5,800)
TOTAL OTHER PHYSICAL ENVIRONMENT	<u>\$283,260</u>	<u>\$73,815</u>	<u>\$72,455</u>	<u>\$1,360</u>

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	ACTUAL VARIANCE
<u>PARKS & RECREATION</u>				
Security Cameras	\$1,692	\$423	\$423	\$0
Pool Maintenance - Contract	\$10,800	\$2,700	\$1,800	\$900
Pool Permit	\$275	\$69	\$0	\$69
Cleaning & Maintenance	\$7,800	\$1,950	\$1,300	\$650
Telephone/Internet	\$2,000	\$500	\$484	\$16
Electricity	\$8,000	\$2,000	\$2,002	(\$2)
Water	\$3,000	\$750	\$470	\$280
Pest Control	\$1,800	\$450	\$0	\$450
Refuse Service	\$1,000	\$250	\$0	\$250
Amenity Center Repairs and Maintenance	\$10,000	\$2,500	\$0	\$2,500
TOTAL PARKS & RECREATION	\$46,367	\$11,592	\$6,479	\$5,113
<u>CAPITAL RESERVE</u>				
Capital Outlay	\$60,000	\$15,000	\$2,555	\$12,445
TOTAL CAPITAL RESERVE	\$60,000	\$15,000	\$2,555	\$12,445
TOTAL EXPENDITURES	\$517,083	\$160,867	\$129,917	\$30,950
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$321,769	\$352,719	\$30,950
FUND BALANCE - Beginning	\$0		\$278,648	
FUND BALANCE - Ending	\$0		\$631,367	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2013

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$173,188	\$160,532	\$160,532	\$0
Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$1,407	\$1,407
TOTAL REVENUES	<u>\$173,188</u>	<u>\$160,532</u>	<u>\$161,939</u>	<u>\$1,407</u>
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$67,731	\$67,178	\$67,178	\$0
Principal Expense - 11/1	\$35,000	\$35,000	\$35,000	\$0
Interest Expense - 5/1	\$66,616	\$0	\$0	\$0
Special Call - 11/1	\$0	\$0	\$5,000	(\$5,000)
TOTAL EXPENDITURES	<u>\$169,347</u>	<u>\$102,178</u>	<u>\$107,178</u>	<u>(\$5,000)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$3,841</u>	<u>\$58,354</u>	<u>\$54,761</u>	<u>(\$3,593)</u>
FUND BALANCE - Beginning	\$166,909		\$340,531	
FUND BALANCE - Ending	<u><u>\$170,750</u></u>		<u><u>\$395,292</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 December 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$206,388	\$192,639	\$192,639	\$0
Interest Income	\$0	\$0	\$1,527	\$1,527
TOTAL REVENUES	<u>\$206,388</u>	<u>\$192,639</u>	<u>\$194,166</u>	<u>\$1,527</u>
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$72,819	\$72,819	\$72,819	\$0
Principal Expense - 11/1	\$60,000	\$60,000	\$60,000	\$0
Interest Expense - 5/1	\$71,319	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$204,138</u>	<u>\$132,819</u>	<u>\$132,819</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$2,250</u>	<u>\$59,820</u>	<u>\$61,347</u>	<u>\$1,527</u>
FUND BALANCE - Beginning	\$169,005		\$378,810	
FUND BALANCE - Ending	<u><u>\$171,255</u></u>		<u><u>\$440,157</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	\$ -	\$ 62,681	\$ 419,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 482,636
Interest Income	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$517,083	\$ -	\$ 62,681	\$ 419,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 482,636
LEGISLATIVE														
Supervisors Fees	\$12,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Payroll Taxes	\$918	\$ 77	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
	\$12,918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,153
FINANCIAL & ADMINISTRATIVE														
District Manager	\$45,500	\$ 3,792	\$ 3,792	\$ 3,792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,375
District Engineer	\$4,500	\$ -	\$ 208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208
Attorney Fees	\$15,000	\$ 1,730	\$ 1,693	\$ 978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,401
Trustee Fees	\$6,520	\$ 3,806	\$ 2,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,769
Auditing Services	\$4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Travel and Per Diem	\$50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Meeting Room Rental	\$2,400	\$ -	\$ -	\$ 222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222
Public Officials Insurance	\$31,433	\$ 21,637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,637
Legal Advertising	\$3,000	\$ -	\$ 769	\$ 508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,277
Bank Fees	\$125	\$ 27	\$ 29	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86
Payroll Services	\$835	\$ 63	\$ -	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126
Miscellaneous	\$500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Fees	\$175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
	\$114,538	\$ 31,228	\$ 9,454	\$ 5,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,275
OTHER PHYSICAL ENVIRONMENT														
Streetpole Lighting	\$58,000	\$ 5,481	\$ 5,472	\$ 5,497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,450
Electricity (Irrigation & Pond Pumps)	\$17,000	\$ 618	\$ 1,206	\$ 1,453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,277
Landscaping Maintenance	\$104,340	\$ 8,500	\$ 7,450	\$ 7,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,400
Landscape Replenishment	\$10,000	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850
Irrigation Maintenance	\$10,000	\$ 818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 818
Landscape Replacement and Enhancement	\$23,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pet Waste Removal	\$3,812	\$ 318	\$ 318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 635
Pond Maintenance	\$5,700	\$ 475	\$ 475	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,425
Security Patrol	\$24,408	\$ 2,427	\$ 2,427	\$ 2,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,281
Holiday Lights	\$4,000	\$ 2,300	\$ -	\$ 3,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,350
Fountain Maintenance & Repairs	\$2,500	\$ -	\$ 1,819	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,169
Field Contingency	\$20,000	\$ -	\$ 2,300	\$ 8,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,800
	\$283,260	\$ 21,787	\$ 21,467	\$ 29,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,455
PARKS & RECREATION														
Security Cameras	\$1,692	\$ 141	\$ 141	\$ 141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 423
Pool Maintenance - Contract	\$10,800	\$ 900	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Pool Permit	\$275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cleaning & Maintenance	\$7,800	\$ 650	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300
Telephone/Internet	\$2,000	\$ 158	\$ 158	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 484
Electricity	\$8,000	\$ 635	\$ 667	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,002
Water	\$3,000	\$ -	\$ 338	\$ 132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 470
Pest Control	\$1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refuse Service	\$1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Center Repairs and Maintenance	\$10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$46,367	\$ 2,484	\$ 2,854	\$ 1,141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,479
CAPITAL OUTLAY														
Capital Outlay	\$60,000	\$ -	\$ -	\$ 2,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,555
Reserve Study	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$60,000	\$ -	\$ -	\$ 2,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,555
TOTAL EXPENDITURES	\$517,083	\$ 55,500	\$ 33,774	\$ 38,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 129,917
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$ (\$5,500)	\$ 28,907	\$ 381,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,719

SECTION C

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2023

ASSESSMENTS - TAX COLLECTOR

							\$550,087.87	\$182,967.24	\$219,561.43	\$952,616.54
							FY 2023	FY 2023	FY 2023	TOTAL
							.36300.10000	.36300.10000	.36300.10000	
							57.745%	19.207%	23.048%	100.00%
DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/PENALTY	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	2013 DSF	2014 DSF	Total
11/02/22	10/01/22-10/31/22	\$6,836.02	\$314.91	\$130.42	\$0.00	\$6,390.69	\$3,690.30	\$1,227.45	\$1,472.94	\$6,390.69
11/16/22	11/01/22-11/10/22	\$30,345.73	\$1,213.83	\$582.64	\$0.00	\$28,549.26	\$16,485.75	\$5,483.40	\$6,580.10	\$28,549.26
11/22/22	11/11/22-11/17/22	\$17,153.19	\$686.12	\$329.35	\$0.00	\$16,137.72	\$9,318.72	\$3,099.54	\$3,719.46	\$16,137.72
11/29/22	11/18/22-11/22/22	\$67,711.99	\$2,708.45	\$1,300.06	\$0.00	\$63,703.48	\$36,785.54	\$12,235.41	\$14,682.54	\$63,703.48
12/07/22	11/23/22-11/30/22	\$757,778.01	\$30,279.61	\$14,549.97	\$0.00	\$712,948.43	\$411,691.66	\$136,934.64	\$164,322.13	\$712,948.43
12/14/22	12/01/22-12/07/22	\$8,584.85	\$343.39	\$164.83	\$0.00	\$8,076.63	\$4,663.85	\$1,551.26	\$1,861.52	\$8,076.63
TOTAL		\$888,409.79	\$35,546.31	\$17,057.27	\$0.00	\$835,806.21	\$482,635.81	\$160,531.70	\$192,638.69	\$835,806.21

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$550,087.87	57.7449%	\$482,635.81	(\$482,635.81)	\$0.00
SERIES 2013 DSF	\$182,967.24	19.2068%	\$160,531.70	\$0.00	\$160,531.70
SERIES 2016 DSF	\$219,561.43	23.0482%	\$192,638.69	\$0.00	\$192,638.69
TOTAL	\$952,616.54	100.00%	\$835,806.21	(\$482,635.81)	\$353,170.40

93% Gross Collected