



# Park Creek

## Community Development District

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Dreama Long, Chairman

Vinoo Naidu, Vice Chairman

Ryan Watkins, Assistant Secretary

Mark Savino, Assistant Secretary

Daniel Hilburn, Assistant Secretary

July 13, 2022

# AGENDA

# Park Creek Community Development District

## Agenda

Thursday  
July 13, 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: 516708Gms

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 the May 11, 2023 Meeting Minutes
- IV. Public Hearings
  - A. Consideration of Resolution 2023-06 Adopting the Fiscal Year 2024 Budget & Relating to the Annual Appropriations
  - B. Consideration of Resolution 2023-07 Imposing Special Assessments & Certifying an Assessment Roll
- V. Consideration of Resolution 2023-08 Adopting the Annual Meeting Schedule for FY24
- VI. Acceptance of the Annual Audit Report for Fiscal Year 2022
- VII. Consideration of Elgin Environmental Proposal for Environmental Services
- VIII. Discussion of Collaboration with the HOA to Build a Mailbox Pavilion & Replace Mailboxes
- IX. Staff Reports
  - A. Attorney
  - B. District Engineer
  - C. Sitex Aquatics
  - D. Field Manager
    1. Report

- E. District Manager
- X. Financial Reports
  - A. Approval of May 2023's Check Register
  - B. Balance Sheet & Income Statement
  - C. Special Assessment Receipt Schedule
- XI. Supervisors Requests and General Audience Comments
- XII. Next Regularly Scheduled Meeting is August 10, 2023 at 6:00 p.m. at Fairfield Inn & Suites, Riverview
- XIII. 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](http://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 Thursday, **May 11, 2023** 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  
Mark Savino  
Ryan Watkins

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also Present were:

Jason Greenwood  
Vivek Babbar *by phone*  
Brian Young  
Mick Sheppard

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

**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.

**SECOND ORDER OF BUSINESS**

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

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

- **Audience Comments**

Mr. James Borths commented on Section 3 and the date of December 13. He asked who the current Treasurer for the District was. Mr. Greenwood replied that he was the Treasurer. He added he would like more information on the location of landscaping plants under staff reports.

## **THIRD ORDER OF BUSINESS                      Approval of Minutes for the:**

### **A. December 13, 2023 Audit Committee Meeting**

Mr. Greenwood stated the meeting was on Tuesday, December 13<sup>th</sup> and the agenda reflected December 12<sup>th</sup>. He noted that correction would be made.

On MOTION by Mr. Naidu, seconded by Mr. Savino, with all in favor, the Audit Committee Minutes of the December 13, 2023 Meeting, were approved as amended.

### **B. March 9, 2023 Audit Committee Meeting**

Mr. Greenwood presented the minutes of the March 9, 2023 Audit Committee meeting minutes. A change was made on the day.

On MOTION by Mr. Naidu, seconded by Mr. Savino, with all in favor, the Audit Committee Minutes of the March 9, 2023 Meeting, were approved as amended.

### **C. March 9, 2023 Board of Supervisors Meeting**

Mr. Greenwood presented the regular Board meeting minutes from March 9, 2023. Resident James Borths noted on page 1 in the top paragraph they needed to change the date and name.

On MOTION by Ms. Long, seconded by Mr. Naidu, with all in favor, the Minutes of the March 9, 2023 Board of Supervisors Meeting, were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Acceptance of the Audit  
Engagement Letter with Grau &  
Associates to Perform the Fiscal  
Year 2022 Audit**

Mr. Greenwood noted the Audit Committee meeting was held before the meeting and the committee elected Grau & Associates to perform the audit.

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, the Audit Engagement Letter with Grau & Associates to Perform the Fiscal Year 2022 Audit, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution  
2023-04 Approving the  
Proposed Budget for Fiscal Year  
2024 & Setting a Public Hearing  
for Adoption**

Mr. Greenwood asked the Board to discuss the amenity management staff. Mr. Young stated the amenity management was growing and he explained what he did for other Districts. He reviewed the focus of following rules and procedures, the staff needs to have Rachel as a permanent employee. Mr. Naidu commented on summer months for 7 days a week and the rest of the year for weekends. Ms. Long commented the need for Wednesday through Sunday. Further discussion ensued on the need for security coverage, options available for a year-long staff, and winter month security,

After discussion Mr. Young recommended to do a year contract with 40 hours a week for more coverage and immediate responses for the community. Discussion ensued on hours, times, schedules, scope of services, benefit to the community, and communication.

Mr. Greenwood reviewed the reserves, the current amounts, and the proposed budget. Mr. Young noted they were currently at 16 hours a week and clarified the Board was proposing to go to 40 hours a week. He added the 2023 budget had \$24,400 allocated for the amenity center attendant. The proposal is for fulltime, and GMS provides benefits.

Mr. Greenwood noted this would be a \$80,000 contract for the fulltime position with benefits. Mr. Naidu added comments about the costs.

Mr. Greenwood continued review of the overall budget and dropping landscape enhancements from \$23,000 to \$12,000 and amenity repairs and contingency could be reduced. Continued discussion on revising the budget, line items, possible reductions to other areas, Mr. Greenwood added reductions could be made in reserves, and \$40,000 could be lowered by \$10,000. He added with the proposal for amenity contract increase, removing landscape enhancements, this would be a 9.3% increase. This would result in the 50 units for \$135/year, 60's at \$162, and 70's at \$189. It was reiterated this would be a high-water mark and there would be time before August to make changes. Mr. Greenwood added this is \$11 extra a month for the 50' unit, \$13.50 for the 60' lots, and \$15.75 for the 70' lots. He added this would mean the District would still replenish \$40,000 into reserves. He added this would include an increase streetlighting, electricity, and utilities.

Mr. Naidu commented on budget increases and community thoughts and the trail work and it not being open. Ms. Long ask when the trail revamping would start and be back open. Mr. Young added the trail turnaround time for work completed at 2 weeks. Mr. Greenwood added the not to exceed amount approved by the Board went over and now there were proposals.

Mr. Greenwood noted the replenished reserve balance was at \$200,000. When GMS took over there was \$7,000 in the general fund.

Mr. Watkins repeated if they do not approve an increase tonight, they could not come back and change to an increase.

Mr. Greenwood suggested with the increase approval the residents would receive notices.

After discussion the Board agreed to approve an increase of 9.27% as the high-water mark and notify the community, and this will give us the option if needed.

Mr. Watkins requested the public hearing for July 13, 2023 at 6:00 p.m. at the same location.

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, Resolution 2023-04 Approving the Proposed Budget for Fiscal Year 2024 with a 9.7% Increase and Setting the Public Hearing for July 13, 2023 at 6:00 p.m. in the Same Location, was approved.

Mr. Greenwood added they would send notices for the potential increase to the community. He asked if the contract with amenity management should be retroactive to Memorial Day weekend to 40 hours per week.

Mr. Naidu asked if there was room in the amenity center to set up an office area. Mr. Young replied the closet area is small but could be used. Discussion ensued on options for an office.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Resolution 2023-05 Designating Darrin Mossing as an Assistant Treasurer of the District**

Mr. Greenwood presented the resolution that would designate Darrin Mossing as an Assistant Treasurer. He provided some background on Mr. Mossing and noted it would provide additional options.

On MOTION by Mr. Naidu, seconded by Ms. Long, with all in favor, Resolution 2023-05 Designating Darrin Mossing as an Assistant Treasurer of the District, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Discussion of Amenity Management Contract**

Mr. Greenwood stated this contract was discussed previously. He added this would start on Memorial Day.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Babbar provided an update on the legislative session and the two bills that will have an impact on CDD Supervisors. He added House Bill 119 requires all Special District

officers to undergo four hours of ethics training each year beginning January 1, 2024. He reviewed options with the Board for this training. He noted House Bill 774 will increase the civil penalty for violations of the Code of Ethics from \$10,000 to \$20,000. Mr. Naidu asked that Counsel keep the Board updated on options in a future memorandum.

**B. District Engineer**

**1. Consideration of Cornerstone Proposal to Repair & Modify the Nature Walk**

Mr. Sheppard provided an update to the proposal from Cornerstone to repair the nature walk. He explained the three areas and options for a total cost of \$21,443. He added a report was provided. Mr. Sheppard noted this proposal would get the trail open with concrete sidewalks. Discussion ensued on specifics and costs of the modifications. The Board ask about on-going upkeep maintenance annually. Mr. Sheppard replied this would have potential future maintenance, but no warranty. He added a quarterly report could be added for the Board. Mr. Sheppard added this is a good price for the work to be done. Mr. Greenwood reviewed the process of this proposal.

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, the Proposal From Cornerstone to Repair & Modify the Nature Walk, was approved.
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Mr. Naidu asked if he could be notified if the trail is a walking trail. Mr. Greenwood suggested to get the trail up and running and if this would be a potential amenity policy for no bikes and other options. Discussion ensued on options. Ms. Long asked about mulch for the playground.

**C. Sitex Aquatics**

Mr. Greenwood noted a visual was provided to all the ponds.

**D. Field Manager**

**1. Report**

Mr. Sheppard reviewed the Field Manager's Report to include the moving of the bike rack, delivery of patio chairs, tree trimming, palm pruning, Cardinal cleanup, pressure washing, signage at main gates for no alcohol, culvert repair, fencing project in progress, security gate, and mulching,

There was discussion on an approved proposal for mulch on the playground. The Board recalled approval for American. Mr. Greenwood verified the proposal was approved to move forward with American mulch.

Ms. Long commented on the canopy that needs cleaning on the playground. Mr. Sheppard outlined the options for cleaning to include outsourcing or using the GMS maintenance staff to pressure wash.

Ms. Long commented on Cardinal. Mr. Naidu commented on shrub issue, specifics and costs were discussed. Mr. Sheppard would get a new proposal.

**2. Consideration of Cardinal Landscaping for Plants**

Mr. Greenwood reviewed the Cardinal proposal for landscaping enhancements. Further discussion on specific plants, location, irrigation, and costs. After discussion the Board decided on approval of a not to exceed amount.

On MOTION by Mr. Naidu, seconded by Ms. Long, with all in favor, the Proposal from Cardinal with a Not to Exceed Amount of \$15,000, was approved.
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Mr. Greenwood open the topic for Board discussion and audience comments. Location of plants were further discussed. It was noted this project would be scheduled. Other topics discussed were the culvert to be fixed.

**E. District Manager**

**1. Number of Registered Voters in District – 679**

Mr. Greenwood stated there were 679 registered voters residing in the District currently.



## **NINTH ORDER OF BUSINESS**

## **Financial Reports**

### **A. Approval of Check Registers**

#### **1. March 2023**

#### **2. April 2023**

Mr. Greenwood presented the check registers for March and April of 2023 and asked for any questions from the Board. There being no comments, he asked for a motion of approval.

On MOTION by Mr. Naidu, seconded by Mr. Savino, 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.

## **TENTH ORDER OF BUSINESS**

## **Supervisors Requests and General Audience Comments**

### **Supervisors Requests**

Ms. Long commented on some community event requested to include an adult trivia night for July 28<sup>th</sup> from 7:00p.m to 8:00p.m. Family Bingo for June 23<sup>rd</sup>, August 25<sup>th</sup>, from 7:00p.m. – 8:00p.m. It was noted the August 25<sup>th</sup> times would need to be moved to 6:00p.m. – 7:00p.m. A fall festival on September 16<sup>th</sup> from 4:00- 7:30p.m. There was discussion on other events to be sponsored by the CDD or the church. It was noted the times would need to be 3:00p.m – 6:00p.m. Also requested was a holiday celebration on December 17<sup>th</sup> from 2:00- 5:00p.m. It was noted the date should be December 16<sup>th</sup> and the times should be moved up to 1:00-4:00p.m. Another event was the Family Fun Day from June 10<sup>th</sup> to July 15<sup>th</sup> from 1:00- 5:00p.m.

The Board was good with all the events, dates, and times with changes as noted. Ms. Long will send the events to Mr. Young.

On MOTION by Ms. Long, seconded by Mr. Naidu, with all in favor, the Events subject to Mr. Young's approval, was approved.

Mr. Greenwood noted he had a case together on code enforcement due to the violations that have been received. Mr. Greenwood noted the semi-truck belonged to a resident who owned a business, and a letter was sent to them.

Ms. Long commented on follow up with the pool vendor for the chair's screws.

Mr. Naidu commented on the 4 high tops with umbrellas,

### **Audience Comments**

Mr. Borths commented on the 9.27% increase for the new budget and wanted clarification on this being the high mark.

Another question was asked on an estimated start date for trail. Mr. Greenwood noted they would circulate updated information.

Another comment was made on the landscaping plants.

### **ELEVENTH ORDER OF BUSINESS      Next      Regularly      Scheduled Meeting is July 13, 2023 at 6:00 p.m. at Fairfield Inn & Suites, Riverview**

Mr. Greenwood reported that the next regularly scheduled meeting will be held on July 13, 2023 at 6:00 p.m. at the Fairfield Inn & Suites, Riverview.

### **TWELFTH ORDER OF BUSINESS      Adjournment**

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

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, the meeting was adjourned at 7:40 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

# SECTION A

## RESOLUTION 2023-06

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Park Creek Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

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

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$ 943,372, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ <u>564,995</u>
Total Reserve Fund [if Applicable]	\$ <u>0</u>
Total Debt Service Funds	\$ <u>378,377</u>
<b>Total All Funds*</b>	<b>\$ <u>943,372</u></b>

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

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

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

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

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

**Passed and Adopted on July 13, 2023.**

Attested By:

**Park Creek Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Adopted Budget**

***Approved Budget***  
***Fiscal Year 2024***

***Park Creek***  
***Community Development District***

***July 11, 2023***





# **Park Creek**

## **Community Development District**

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# Park Creek

## Community Development District

## General Fund

Description	Adopted Budget FY 2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Proposed Budget FY 2024
<b>Revenues</b>					
Maintenance Assessments	\$517,083	\$518,951	\$0	\$518,951	\$564,995
Miscellaneous Income	\$0	\$500	\$0	\$500	\$0
<b>TOTAL REVENUES</b>	<b>\$517,083</b>	<b>\$519,451</b>	<b>\$0</b>	<b>\$519,451</b>	<b>\$564,995</b>
<b>Expenditures</b>					
<b>Legislative</b>					
Supervisor Fees	\$12,000	\$4,800	\$2,000	\$6,800	\$12,000
Payroll Taxes	\$918	\$367	\$153	\$520	\$918
<b>TOTAL LEGISLATIVE</b>	<b>\$12,918</b>	<b>\$5,167</b>	<b>\$2,153</b>	<b>\$7,320</b>	<b>\$12,918</b>
<b>Financial &amp; Administrative</b>					
District Manager	\$45,500	\$30,333	\$15,167	\$45,500	\$50,050
District Engineer	\$4,500	\$4,174	\$2,087	\$6,260	\$6,500
Attorney Fees	\$15,000	\$7,493	\$3,747	\$11,240	\$15,000
Trustee Fees	\$6,520	\$6,769	\$0	\$6,769	\$6,850
Dissemination	\$0	\$100	\$0	\$100	\$500
Auditing Services	\$4,500	\$0	\$3,400	\$3,400	\$3,500
Travel and Per Diem	\$50	\$0	\$0	\$0	\$50
Meeting Room Rental	\$2,400	\$443	\$0	\$443	\$2,400
Public Officials Insurance	\$31,433	\$21,637	\$0	\$21,637	\$30,360
Legal Advertising	\$3,000	\$1,662	\$1,588	\$3,249	\$3,300
Bank Fees	\$125	\$757	\$584	\$1,341	\$1,500
Payroll Services	\$835	\$350	\$196	\$546	\$700
Miscellaneous	\$500	\$0	\$0	\$0	\$250
Dues, Licenses & Fees	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$114,538</b>	<b>\$73,893</b>	<b>\$26,767</b>	<b>\$100,660</b>	<b>\$121,134</b>
<b>Other Physical Environment</b>					
Street Pole Lighting	\$58,000	\$46,104	\$23,941	\$70,045	\$73,547
Electricity (Irrigation & Pond Pumps)	\$17,000	\$10,455	\$5,197	\$15,652	\$17,000
Landscaping Maintenance	\$104,340	\$60,650	\$29,800	\$90,450	\$110,600
Landscape Replenishment	\$10,000	\$6,380	\$3,620	\$10,000	\$10,000
Irrigation Maintenance	\$10,000	\$2,090	\$1,045	\$3,134	\$7,500
Landscape Replacement and Enhancement	\$23,500	\$0	\$23,500	\$23,500	\$12,000
Pet Waste Removal	\$3,812	\$2,541	\$1,271	\$3,812	\$3,812
Pond Maintenance	\$5,700	\$3,800	\$1,900	\$5,700	\$5,700
Security Patrol (Amenity Personal)	\$24,408	\$19,416	\$4,992	\$24,408	\$82,000
Holiday Lights	\$4,000	\$5,350	\$0	\$5,350	\$5,500
Fountain Maintenance & Repairs	\$2,500	\$2,894	\$175	\$3,069	\$3,100
Field Contingency	\$20,000	\$16,558	\$5,000	\$21,558	\$12,500
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$283,260</b>	<b>\$176,238</b>	<b>\$100,440</b>	<b>\$276,678</b>	<b>\$343,259</b>

# Park Creek

General Fund

## Community Development District

Description	Adopted Budget FY 2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Proposed Budget FY 2024
<b><u>Parks &amp; Recreation</u></b>					
Security Cameras	\$1,692	\$1,128	\$564	\$1,692	\$1,692
Pool Maintenance - Contract	\$10,800	\$8,546	\$3,600	\$12,146	\$12,500
Pool Permit	\$275	\$0	\$275	\$275	\$275
Cleaning & Maintenance	\$7,800	\$8,009	\$2,600	\$10,609	\$10,000
Telephone/Internet	\$2,000	\$1,324	\$672	\$1,996	\$2,116
Electricity	\$8,000	\$6,088	\$3,044	\$9,131	\$9,300
Water	\$3,000	\$1,469	\$735	\$2,204	\$2,500
Pest Control	\$1,800	\$0	\$1,800	\$1,800	\$1,800
Refuse Service	\$1,000	\$0	\$1,000	\$1,000	\$1,000
Amenity Center Repairs and Maintenance	\$10,000	\$0	\$0	\$0	\$6,500
<b>TOTAL PARKS &amp; RECREATION</b>	<b>\$46,367</b>	<b>\$26,564</b>	<b>\$14,289</b>	<b>\$40,853</b>	<b>\$47,683</b>
<b><u>Capital Reserve</u></b>					
Capital Outlay/Reserves	\$60,000	\$8,660	\$30,000	\$38,660	\$40,000
Reserve Study	\$0	\$0	\$0	\$0	\$0
<b>TOTAL CAPITAL RESERVE</b>	<b>\$60,000</b>	<b>\$8,660</b>	<b>\$30,000</b>	<b>\$38,660</b>	<b>\$40,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$517,083</b>	<b>\$290,521</b>	<b>\$173,650</b>	<b>\$464,171</b>	<b>\$564,995</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$228,930</b>	<b>(\$173,650)</b>	<b>\$55,280</b>	<b>\$0</b>

Unit Type	Units	FY 23 Gross/Unit	FY 2023	FY 24 Gross/Unit	FY 2024
50'	176	\$1,457.57	\$256,532.94	\$1,592.63	\$280,302.64
60'	155	\$1,749.09	\$271,108.68	\$1,911.15	\$296,228.92
70'	11	\$2,040.60	\$22,446.63	\$2,229.68	\$24,526.48
	<b>342</b>		550,088.26		601,058.04
	Less: Discounts 4%/Collections 2%		(\$33,005.30)		(\$36,063.48)
	<b>Net Assessment</b>		<b>\$517,082.96</b>		<b>\$564,994.56</b>

% Change Per Unit  
9.27%

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

Description	Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2022)	\$278,648
Estimated Excess Revenues over Expenditures	\$55,280
Less:	
Funding for First Quarter Operating Expenses	(\$141,249)
Funding for Capital Reserves	<u>(\$192,680)</u>
Total Undesignated Cash as of 09/30/2023	\$0

# Park Creek

## Community Development District

### Debt Service Fund

Series 2013 Capital Improvement Bonds

Description	Adopted Budget FY 2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Proposed Budget FY 2024
<i>Revenues</i>					
Special Assessments - Levy	\$173,188	\$172,611	\$0	\$172,611	\$171,989
Interest Income	\$0	\$7,696	\$3,848	\$11,544	\$0
Carry Forward Surplus <sup>(1)</sup>	\$166,909	\$168,975	\$0	\$168,975	\$180,073
<b>TOTAL REVENUES</b>	<b>\$340,097</b>	<b>\$349,281</b>	<b>\$3,848</b>	<b>\$353,129</b>	<b>\$352,062</b>
<i>Expenditures</i>					
<u>Series 2013</u>					
Interest Expense - 11/1	\$67,731	\$67,178	\$0	\$67,178	\$65,878
Principal Expense - 11/1	\$35,000	\$35,000	\$0	\$35,000	\$35,000
Interest Expense - 5/1	\$66,616	\$65,878	\$0	\$65,878	\$64,763
Special Call - 11/1	\$0	\$5,000	\$0	\$5,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$169,347</b>	<b>\$173,056</b>	<b>\$0</b>	<b>\$173,056</b>	<b>\$165,641</b>
<b>EXCESS REVENUES</b>	<b>\$170,750</b>	<b>\$176,225</b>	<b>\$3,848</b>	<b>\$180,073</b>	<b>\$186,422</b>

11/24 Principal Expense	\$	40,000.00
11/24 Interest Expense	\$	64,762.50
		\$104,762.50

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement.

Lot Size	Unit Count	Per Unit	Total
50'	87	\$1,062.53	\$92,440.11
60'	71	\$1,275.03	\$90,527.13
<b>Total</b>	<b>158</b>		<b>\$182,967.24</b>
Less: Discounts 4%/Collections 2%			\$10,978.03
<b>Net Assessment</b>			<b>\$171,989.21</b>

**Park Creek**  
**Community Development District**  
Series 2013 Special Assessment Revenue Refunding Bonds

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/23	\$ 1,815,000.00	\$ -	\$ 65,878.13	\$ -
11/01/23	\$ 1,815,000.00	\$ 35,000.00	\$ 65,878.13	\$ 166,756.25
05/01/24	\$ 1,780,000.00	\$ -	\$ 64,762.50	\$ -
11/01/24	\$ 1,780,000.00	\$ 40,000.00	\$ 64,762.50	\$ 169,525.00
05/01/25	\$ 1,740,000.00	\$ -	\$ 63,487.50	\$ -
11/01/25	\$ 1,740,000.00	\$ 40,000.00	\$ 63,487.50	\$ 166,975.00
05/01/26	\$ 1,700,000.00	\$ -	\$ 62,212.50	\$ -
11/01/26	\$ 1,700,000.00	\$ 45,000.00	\$ 62,212.50	\$ 169,425.00
05/01/27	\$ 1,655,000.00	\$ -	\$ 60,778.13	\$ -
11/01/27	\$ 1,655,000.00	\$ 50,000.00	\$ 60,778.13	\$ 171,556.25
05/01/28	\$ 1,605,000.00	\$ -	\$ 59,184.38	\$ -
11/01/28	\$ 1,605,000.00	\$ 50,000.00	\$ 59,184.38	\$ 168,368.75
05/01/29	\$ 1,555,000.00	\$ -	\$ 57,340.63	\$ -
11/01/29	\$ 1,555,000.00	\$ 55,000.00	\$ 57,340.63	\$ 169,681.25
05/01/30	\$ 1,500,000.00	\$ -	\$ 55,312.50	\$ -
11/01/30	\$ 1,500,000.00	\$ 60,000.00	\$ 55,312.50	\$ 170,625.00
05/01/31	\$ 1,440,000.00	\$ -	\$ 53,100.00	\$ -
11/01/31	\$ 1,440,000.00	\$ 65,000.00	\$ 53,100.00	\$ 171,200.00
05/01/32	\$ 1,375,000.00	\$ -	\$ 50,703.13	\$ -
11/01/32	\$ 1,375,000.00	\$ 65,000.00	\$ 50,703.13	\$ 166,406.25
05/01/33	\$ 1,310,000.00	\$ -	\$ 48,306.25	\$ -
11/01/33	\$ 1,310,000.00	\$ 70,000.00	\$ 48,306.25	\$ 166,612.50
05/01/34	\$ 1,240,000.00	\$ -	\$ 45,725.00	\$ -
11/01/34	\$ 1,240,000.00	\$ 75,000.00	\$ 45,725.00	\$ 166,450.00
05/01/35	\$ 1,165,000.00	\$ -	\$ 42,959.38	\$ -
11/01/35	\$ 1,165,000.00	\$ 85,000.00	\$ 42,959.38	\$ 170,918.75
05/01/36	\$ 1,080,000.00	\$ -	\$ 39,825.00	\$ -
11/01/36	\$ 1,080,000.00	\$ 90,000.00	\$ 39,825.00	\$ 169,650.00
05/01/37	\$ 990,000.00	\$ -	\$ 36,506.25	\$ -
11/01/37	\$ 990,000.00	\$ 95,000.00	\$ 36,506.25	\$ 168,012.50
05/01/38	\$ 895,000.00	\$ -	\$ 33,003.13	\$ -
11/01/38	\$ 895,000.00	\$ 105,000.00	\$ 33,003.13	\$ 171,006.25
05/01/39	\$ 790,000.00	\$ -	\$ 29,131.25	\$ -
11/01/39	\$ 790,000.00	\$ 110,000.00	\$ 29,131.25	\$ 168,262.50
05/01/40	\$ 680,000.00	\$ -	\$ 25,075.00	\$ -
11/01/40	\$ 680,000.00	\$ 120,000.00	\$ 25,075.00	\$ 170,150.00
05/01/41	\$ 560,000.00	\$ -	\$ 20,650.00	\$ -
11/01/41	\$ 560,000.00	\$ 125,000.00	\$ 20,650.00	\$ 166,300.00
05/01/42	\$ 435,000.00	\$ -	\$ 16,040.63	\$ -
11/01/42	\$ 435,000.00	\$ 135,000.00	\$ 16,040.63	\$ 167,081.25
05/01/43	\$ 300,000.00	\$ -	\$ 11,062.50	\$ -
11/01/43	\$ 300,000.00	\$ 145,000.00	\$ 11,062.50	\$ 167,125.00
05/01/44	\$ 155,000.00	\$ -	\$ 5,715.63	\$ -
11/01/44	\$ 155,000.00	\$ 155,000.00	\$ 5,715.63	\$ 166,431.25
	\$ 1,815,000.00	\$ 1,893,518.75	\$ 3,708,518.75	

Park Creek  
Community Development District

Debt Service Fund

Series 2014 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Proposed Budget FY 2024
<b>Revenues</b>					
Special Assessments - Levy	\$206,388	\$207,134	\$0	\$207,134	\$206,388
Interest Income	\$0	\$8,493	\$4,247	\$12,740	\$0
Carry Forward Surplus <sup>(1)</sup>	\$169,005	\$172,422	\$0	\$172,422	\$188,158
<b>TOTAL REVENUES</b>	<b>\$375,393</b>	<b>\$388,049</b>	<b>\$4,247</b>	<b>\$392,296</b>	<b>\$394,546</b>
<b>Expenditures</b>					
<u>Series 2014</u>					
Interest Expense - 11/1	\$72,819	\$72,819	\$0	\$72,819	\$71,319
Principal Expense - 11/1	\$60,000	\$60,000	\$0	\$60,000	\$60,000
Interest Expense - 5/1	\$71,319	\$71,319	\$0	\$71,319	\$69,819
<b>TOTAL EXPENDITURES</b>	<b>\$204,138</b>	<b>\$204,138</b>	<b>\$0</b>	<b>\$204,138</b>	<b>\$201,138</b>
<b>EXCESS REVENUES</b>	<b>\$171,255</b>	<b>\$183,912</b>	<b>\$4,247</b>	<b>\$188,158</b>	<b>\$193,409</b>

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement.

11/24 Principal Expense	\$	65,000.00
11/24 Interest Expense	\$	69,818.75
		<u>\$134,818.75</u>

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

**Park Creek**  
**Community Development District**  
Series 2014 Special Assessment Revenue Refunding Bonds

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/23	\$ 2,525,000.00	\$ -	\$ 71,318.75	\$ -
11/01/23	\$ 2,525,000.00	\$ 60,000.00	\$ 71,318.75	\$ 202,637.50
05/01/24	\$ 2,465,000.00	\$ -	\$ 69,818.75	\$ -
11/01/24	\$ 2,465,000.00	\$ 65,000.00	\$ 69,818.75	\$ 204,637.50
05/01/25	\$ 2,400,000.00	\$ -	\$ 68,193.75	\$ -
11/01/25	\$ 2,400,000.00	\$ 70,000.00	\$ 68,193.75	\$ 206,387.50
05/01/26	\$ 2,330,000.00	\$ -	\$ 66,443.75	\$ -
11/01/26	\$ 2,330,000.00	\$ 70,000.00	\$ 66,443.75	\$ 202,887.50
05/01/27	\$ 2,260,000.00	\$ -	\$ 64,693.75	\$ -
11/01/27	\$ 2,260,000.00	\$ 75,000.00	\$ 64,693.75	\$ 204,387.50
05/01/28	\$ 2,185,000.00	\$ -	\$ 62,818.75	\$ -
11/01/28	\$ 2,185,000.00	\$ 80,000.00	\$ 62,818.75	\$ 205,637.50
05/01/29	\$ 2,105,000.00	\$ -	\$ 60,518.75	\$ -
11/01/29	\$ 2,105,000.00	\$ 85,000.00	\$ 60,518.75	\$ 206,037.50
05/01/30	\$ 2,020,000.00	\$ -	\$ 58,075.00	\$ -
11/01/30	\$ 2,020,000.00	\$ 90,000.00	\$ 58,075.00	\$ 206,150.00
05/01/31	\$ 1,930,000.00	\$ -	\$ 55,487.50	\$ -
11/01/31	\$ 1,930,000.00	\$ 95,000.00	\$ 55,487.50	\$ 205,975.00
05/01/32	\$ 1,835,000.00	\$ -	\$ 52,756.25	\$ -
11/01/32	\$ 1,835,000.00	\$ 100,000.00	\$ 52,756.25	\$ 205,512.50
05/01/33	\$ 1,735,000.00	\$ -	\$ 49,881.25	\$ -
11/01/33	\$ 1,735,000.00	\$ 105,000.00	\$ 49,881.25	\$ 204,762.50
05/01/34	\$ 1,630,000.00	\$ -	\$ 46,862.50	\$ -
11/01/34	\$ 1,630,000.00	\$ 110,000.00	\$ 46,862.50	\$ 203,725.00
05/01/35	\$ 1,520,000.00	\$ -	\$ 43,700.00	\$ -
11/01/35	\$ 1,520,000.00	\$ 115,000.00	\$ 43,700.00	\$ 202,400.00
05/01/36	\$ 1,405,000.00	\$ -	\$ 40,393.75	\$ -
11/01/36	\$ 1,405,000.00	\$ 125,000.00	\$ 40,393.75	\$ 205,787.50
05/01/37	\$ 1,280,000.00	\$ -	\$ 36,800.00	\$ -
11/01/37	\$ 1,280,000.00	\$ 130,000.00	\$ 36,800.00	\$ 203,600.00
05/01/38	\$ 1,150,000.00	\$ -	\$ 33,062.50	\$ -
11/01/38	\$ 1,150,000.00	\$ 140,000.00	\$ 33,062.50	\$ 206,125.00
05/01/39	\$ 1,010,000.00	\$ -	\$ 29,037.50	\$ -
11/01/39	\$ 1,010,000.00	\$ 145,000.00	\$ 29,037.50	\$ 203,075.00
05/01/40	\$ 865,000.00	\$ -	\$ 24,868.75	\$ -
11/01/40	\$ 865,000.00	\$ 155,000.00	\$ 24,868.75	\$ 204,737.50
05/01/41	\$ 710,000.00	\$ -	\$ 20,412.50	\$ -
11/01/41	\$ 710,000.00	\$ 165,000.00	\$ 20,412.50	\$ 205,825.00
05/01/42	\$ 545,000.00	\$ -	\$ 15,668.75	\$ -
11/01/42	\$ 545,000.00	\$ 170,000.00	\$ 15,668.75	\$ 201,337.50
05/01/43	\$ 375,000.00	\$ -	\$ 10,781.25	\$ -
11/01/43	\$ 375,000.00	\$ 180,000.00	\$ 10,781.25	\$ 201,562.50
05/01/44	\$ 195,000.00	\$ -	\$ 5,606.25	\$ -
11/01/44	\$ 195,000.00	\$ 195,000.00	\$ 5,606.25	\$ 206,212.50
	\$ 2,525,000.00	\$ 1,974,400.00	\$ 4,499,400.00	



# SECTION B

## RESOLUTION 2023-07

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

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

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A** (“**FY 2023-2024 Budget**”) and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

**WHEREAS**, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

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

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

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

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

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

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

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

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

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

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

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

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

**Passed and Adopted on July 13, 2023.**

Attested By:

**Park Creek Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Budget**

<b>Park Creek CDD</b> <b>FY 24 Assessment Roll</b>
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Folio	Type	Units	FY 24 O&M	2013 Debt	2014 Debt	Total
0772852612		0	\$0.00	\$0.00	\$0.00	\$0.00
0772852616		0	\$0.00	\$0.00	\$0.00	\$0.00
0772852614		0	\$0.00	\$0.00	\$0.00	\$0.00
0772852542	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852544	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852546	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852548	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852550	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852552	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852554	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852556	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852558	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852560	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852562	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852564	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772852566	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772852568	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772852570	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772852572	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772852574	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772852576	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772852578	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772852580	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772852582	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772852584	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772852586	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772852588	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852590	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852592	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852594	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852596	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852598	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852600	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852602	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852604	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852606	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852608	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772852610	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385326		0	\$0.00	\$0.00	\$0.00	\$0.00
0772385272	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385274	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385276	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385278	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385280	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385282	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385284	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385286	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385288	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18

Folio	Type	Units	FY 24 O&M	2013 Debt	2014 Debt	Total
0772385290	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385292	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385294	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385296	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385298	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385300	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385302	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385304	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385306	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385308	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385310	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385312	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385314	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385316	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385318	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385320	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385322	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385324	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385332	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772385334	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772385336	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385338	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385340	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385342	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385344	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385346	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385348	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385350	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385352	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385354	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385356	60' (2013)	1	\$1,911.15	\$0.00	\$0.00	\$1,911.15
0772385358	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385360	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385362	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385364	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385366	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385368	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385370	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385378	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385380	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772385382	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772385384	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772385386	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772385388	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774793972	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0772385578		0	\$0.00	\$0.00	\$0.00	\$0.00
0772385402	60' (2014)	1	\$1,911.15	\$0.00	\$1,291.54	\$3,202.69
0772385404	60' (2014)	1	\$1,911.15	\$0.00	\$1,291.54	\$3,202.69
0772385406	60' (2014)	1	\$1,911.15	\$0.00	\$1,291.54	\$3,202.69
0772385408	60' (2014)	1	\$1,911.15	\$0.00	\$1,291.54	\$3,202.69
0772385410	60' (2014)	1	\$1,911.15	\$0.00	\$1,291.54	\$3,202.69

[illegible]

[illegible]



[illegible]

Folio	Type	Units	FY 24 O&M	2013 Debt	2014 Debt	Total
0772852770	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852772	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852774	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852776	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852778	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852780	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852782	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852784	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852786	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852788	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852790	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852792	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852794	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852796	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852798	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852800	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852802	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852804	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852806	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852808	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772852810	50' (2014)	1	\$1,592.63	\$0.00	\$1,076.28	\$2,668.91
0772853294		0	\$0.00	\$0.00	\$0.00	\$0.00
0772853282	60' (2014)	1	\$1,911.15	\$0.00	\$1,291.54	\$3,202.69
0772853284	60' (2014)	1	\$1,911.15	\$0.00	\$1,291.54	\$3,202.69
0772853286	60' (2014)	1	\$1,911.15	\$0.00	\$1,291.54	\$3,202.69
0772853288	60' (2014)	1	\$1,911.15	\$0.00	\$1,291.54	\$3,202.69
0772853290	60' (2014)	1	\$1,911.15	\$0.00	\$1,291.54	\$3,202.69
0772853292	70' (2014)	1	\$2,229.68	\$0.00	\$1,506.79	\$3,736.47
0772385390		0	\$0.00	\$0.00	\$0.00	\$0.00
0772385372	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385374	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0772385376	60' (2013)	1	\$1,911.15	\$1,275.03	\$0.00	\$3,186.18
0774794018		0	\$0.00	\$0.00	\$0.00	\$0.00
0774793974	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774793976	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774793978	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774793980	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774793982	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774793984	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774793986	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774793988	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774793990	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774793992	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774793994	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774793996	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774793998	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794000	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794002	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794004	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794006	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794008	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16

Folio	Type	Units	FY 24 O&M	2013 Debt	2014 Debt	Total
0774794010	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794012	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794014	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794016	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794112		0	\$0.00	\$0.00	\$0.00	\$0.00
0774794022	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794024	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794026	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794028	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794030	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794032	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794034	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794036	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794038	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794040	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794042	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794044	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794046	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794048	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794050	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794052	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794054	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794056	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794058	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794060	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794062	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794064	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794066	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794068	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794070	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794072	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794074	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794076	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794078	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794080	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794082	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794084	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794086	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794088	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794090	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794092	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794094	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794096	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794098	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794100	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794102	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794104	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794106	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794108	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
0774794110	50' (2013)	1	\$1,592.63	\$1,062.53	\$0.00	\$2,655.16
Total Gross Assessments			\$601,057.61	\$182,967.24	\$219,561.43	\$1,003,586.28

Folio	Type	Units	FY 24 O&M	2013 Debt	2014 Debt	Total
Total Net Assessments			\$564,994.15	\$171,989.21	\$206,387.74	\$943,371.10

# SECTION V

**RESOLUTION 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2023-2024; 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, 2023, and ending September 30, 2024 (“Fiscal Year 2023-2024”), 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 2023-2024 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 13<sup>th</sup> day of July 2023.

ATTEST:

**PARK CREEK COMMUNITY DEVELOPMENT DISTRICT**

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Jason Greenwood  
Secretary/Assistant Secretary

---

Dreama Long  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2023-2024 Annual Meeting Schedule

## Exhibit A

### BOARD OF SUPERVISORS MEETING DATES PARK CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023-2024

The Board of Supervisors of the Park Creek Community Development District will hold their regular meetings for **Fiscal Year 2023-2024 at the at Fairfield Inn & Suites Riverview, 10743 Big Bend Road, Riverview, Florida 33579**, at 6:00 p.m. on the 2<sup>nd</sup> Thursday of each month unless otherwise indicated as follows:

October 12, 2023  
November 9, 2023  
January 11, 2024  
March 14, 2024  
May 9, 2024  
July 11, 2024  
August 8, 2024  
September 12, 2024

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, 4530 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 VI



**PARK CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2022**

**PARK CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA**

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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## INDEPENDENT AUDITOR'S REPORT

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

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities, and each major fund of Park Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2022, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***Required Supplementary Information***

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

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with Government Auditing Standards, we have also issued our report dated June 14, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion the effectiveness of the District's on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

June 14, 2023

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Park Creek Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$2,586,134.
- The change in the District's total net position in comparison with the prior fiscal year was (\$262,536), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$998,001, an increase of \$68,350 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items and deposits, restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

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

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

#### Fund Financial Statements

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

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, debt service and capital projects funds, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

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

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities of resources at the close of the most recent fiscal year.

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

NET POSITION SEPTEMBER 30,		
	2022	2021
Current and other assets	\$ 1,009,926	\$ 936,349
Capital assets, net of depreciation	6,096,647	6,538,460
Total assets	7,106,573	7,474,809
Current liabilities	123,589	215,639
Long-term liabilities	4,396,850	4,410,500
Total liabilities	4,520,439	4,626,139
Net position		
Net investment in capital assets	1,699,797	2,037,960
Restricted	607,679	589,324
Unrestricted	278,658	221,386
Total net position	\$ 2,586,134	\$ 2,848,670

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 843,629	\$ 844,000
Operating grants and contributions	16,365	6,363
General revenues		
Miscellaneous	100	-
Total revenues	860,094	850,363
Expenses:		
General government	101,967	108,265
Physical environment	669,726	276,922
Parks and recreation	72,996	-
Interest	277,941	287,823
Total expenses	1,122,630	673,010
Change in net position	(262,536)	177,353
Net position - beginning	2,848,670	2,671,317
Net position - ending	\$ 2,586,134	\$ 2,848,670

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,122,630. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2022, the District had \$8,723,076 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$2,626,429 has been taken, which resulted in a net book value of \$6,096,647. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2022, the District had \$4,440,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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



**PARK CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash	\$ 265,110
Assessments receivable	6,694
Accrued interest receivable	1,227
Prepaid items and deposits	27,647
Restricted assets:	
Investments	709,248
Capital assets:	
Depreciable, net	<u>6,096,647</u>
Total assets	<u>7,106,573</u>
 <b>LIABILITIES</b>	
Accounts payable	11,925
Accrued interest payable	111,664
Non-current liabilities:	
Due within one year	95,000
Due in more than one year	<u>4,301,850</u>
Total liabilities	<u>4,520,439</u>
 <b>NET POSITION</b>	
Net investment in capital assets	1,699,797
Restricted for debt service	607,679
Unrestricted	<u>278,658</u>
Total net position	<u>\$ 2,586,134</u>

See notes to the financial statements

**PARK CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 101,967	\$ -	\$ -	\$ (101,967)
Physical environment	669,726	460,038	-	(209,688)
Culture and recreation	72,996	-	-	(72,996)
Interest on long-term debt	277,941	383,591	16,365	122,015
Total governmental activities	1,122,630	843,629	16,365	(262,636)
General revenues:				
		Miscellaneous		100
		Total general revenues		100
		Change in net position		(262,536)
		Net position - beginning		2,848,670
		Net position - ending		<u>\$ 2,586,134</u>

See notes to the financial statements

**PARK CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 265,110	\$ -	\$ -	\$ 265,110
Investments	-	709,238	10	709,248
Assessments receivable	3,650	3,044	-	6,694
Accrued interest receivable	-	1,227	-	1,227
Due from other funds	-	5,834	-	5,834
Prepaid items and deposits	27,647	-	-	27,647
<b>Total assets</b>	<b>\$ 296,407</b>	<b>\$ 719,343</b>	<b>\$ 10</b>	<b>\$ 1,015,760</b>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 11,925	-	-	\$ 11,925
Due to other funds	5,834	-	-	5,834
<b>Total liabilities</b>	<b>17,759</b>	<b>-</b>	<b>-</b>	<b>17,759</b>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	27,647	-	-	27,647
Restricted for:				
Debt service	-	719,343	-	719,343
Capital projects	-	-	10	10
Unassigned	251,001	-	-	251,001
<b>Total fund balances</b>	<b>278,648</b>	<b>719,343</b>	<b>10</b>	<b>998,001</b>
<b>Total liabilities and fund balances</b>	<b>\$ 296,407</b>	<b>\$ 719,343</b>	<b>\$ 10</b>	<b>\$ 1,015,760</b>

See notes to the financial statements

**PARK CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

Fund balance - governmental funds	\$	998,001
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	8,723,076	
Accumulated depreciation	<u>(2,626,429)</u>	6,096,647

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(111,664)	
Bonds payable	<u>(4,396,850)</u>	<u>(4,508,514)</u>

Net position of governmental activities	\$	<u><u>2,586,134</u></u>
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See notes to the financial statements

**PARK CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 460,038	\$ 383,591	\$ -	\$ 843,629
Miscellaneous	100	-	-	100
Interest earnings	-	16,365	-	16,365
Total revenues	460,138	399,956	-	860,094
EXPENDITURES				
Current:				
General government	101,967	-	-	101,967
Physical environment	235,458	-	-	235,458
Culture and recreation	65,451	-	-	65,451
Debt service:				
Principal	-	105,000	-	105,000
Interest	-	283,868	-	283,868
Total expenditures	402,876	388,868	-	791,744
Excess (deficiency) of revenues over (under) expenditures	57,262	11,088	-	68,350
Fund balances - beginning	221,386	708,255	10	929,651
Fund balances - ending	\$ 278,648	\$ 719,343	\$ 10	\$ 998,001

See notes to the financial statements

**PARK CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ 68,350
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	105,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, however, these amounts are recognized as expenses in the government-wide statement of activities.	(441,813)
Amortization of the deferred charge on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(1,350)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	<u>7,277</u>
Change in net position of governmental activities	<u>\$ (262,536)</u>

See notes to the financial statements

**PARK CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY**

Park Creek Community Development District (the "District") was established by Hillsborough County Ordinance 13-7 effective on March 6, 2013 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by registered voters residing within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, all of the Board members are elected by general electors of the District.

The Board has the responsibility for:

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

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

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

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

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

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and certified for collection on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

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

### **Debt Service Fund**

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

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure and for renewal and replacement within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

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



## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Note covenants or other contractual restrictions.

#### **Deposits and Investments**

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

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

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

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### **Prepaid Items**

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

#### **Capital Assets**

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Capital Assets (Continued)

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

	<u>Assets</u>	<u>Years</u>
Infrastructure		20
Equipment		5

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

#### Unearned Revenue

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

#### Long-Term Obligations

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

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

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Fund Equity/Net Position

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

The District can establish limitations on the use of fund balance as follows:

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

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

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

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

### **Other Disclosures**

#### Use of Estimates

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

## **NOTE 3 - BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. The District follows these procedures in establishing the budgetary data reflected in the financial statements.

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

## NOTE 4 - DEPOSITS AND INVESTMENTS

### Deposits

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

### Investments

The District's investments were held as follows at September 30, 2022:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligation Fund Class Y	\$ 709,248 <u>\$ 709,248</u>	S&P AAAM	Weighted average of the fund portfolio: 18 days

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

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

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

However, the Bond Indenture limits the type of investments held using unspent proceeds.

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

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

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

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

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Capital assets, being depreciated				
Infrastructure	\$ 8,685,352	\$ -	\$ -	\$ 8,685,352
Equipment	37,724	-	-	37,724
Total capital assets, being depreciated	8,723,076	-	-	8,723,076
Less accumulated depreciation for:				
Infrastructure	2,165,536	434,268	-	2,599,804
Equipment	19,080	7,545	-	26,625
Total accumulated depreciation	2,184,616	441,813	-	2,626,429
Total capital assets being depreciated	6,538,460	(441,813)	-	6,096,647
Governmental activities capital assets, net	\$ 6,538,460	\$ (441,813)	\$ -	\$ 6,096,647

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 434,268
Culture and recreation	7,545
Total depreciation expense	<u>\$ 441,813</u>

## NOTE 6 - LONG TERM LIABILITIES

### Series 2013

On October 1, 2013, the District issued \$2,065,000 of Capital Improvement Revenue Bonds, Series 2013 with an interest rate of 7.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2015 through November 1, 2044.

The Series 2013 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2013 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

## NOTE 6 - LONG TERM LIABILITIES (Continued)

### Series 2014

On August 1, 2014, the District issued \$2,895,000 of Capital Improvement Revenue Bonds, Series 2014 with an interest rate of 5.750%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2015, through November 1, 2044.

The Series 2014 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2014 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013	\$ 1,905,000	\$ -	\$ 50,000	\$ 1,855,000	\$ 35,000
Series 2014	2,640,000	-	55,000	2,585,000	60,000
Less: Original issue discount	(44,500)	-	(1,350)	(43,150)	
Total	<u>\$ 4,500,500</u>	<u>-</u>	<u>\$ 103,650</u>	<u>\$ 4,396,850</u>	<u>\$ 95,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Governmental Activities			
Year ending September 30:	Principal	Interest	Total
2023	\$ 95,000	\$ 277,747	\$ 372,747
2024	95,000	271,779	366,779
2025	105,000	266,263	371,263
2026	110,000	260,338	370,338
2027	115,000	254,129	369,129
2028-2032	705,000	1,152,606	1,857,606
2033-2037	940,000	892,072	1,832,072
2038-2042	1,290,000	535,497	1,825,497
2043-2045	985,000	98,041	1,083,041
	<u>\$ 4,440,000</u>	<u>\$ 4,008,472</u>	<u>\$ 8,448,472</u>

## NOTE 7 - MANAGEMENT COMPANY

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

## NOTE 8 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**PARK CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts <u>Original &amp; Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 455,222	\$ 460,038	\$ 4,816
Miscellaneous	-	100	100
Total revenues	<u>455,222</u>	<u>460,138</u>	<u>4,916</u>
EXPENDITURES			
Current:			
General government	104,653	101,967	2,686
Physical environment	285,044	235,458	49,586
Culture and recreation	65,525	65,451	74
Total expenditures	<u>455,222</u>	<u>402,876</u>	<u>52,346</u>
Net change in fund balances	<u>\$ -</u>	57,262	<u>\$ 57,262</u>
Fund balance - beginning		<u>221,386</u>	
Fund balance - ending		<u>\$ 278,648</u>	

See notes to required supplementary information

**PARK CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.



**PARK CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	5
Number of independent contractors compensated in September 2022	8
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$9,600.00
Independent contractor compensation for FYE 9/30/2022	\$392,541.04
Construction projects to begin on or after October 1; (>\$65K)	n/a
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes;	
Millage rate FYE 9/30/2022	n/a
Ad valorem taxes collected FYE 9/30/2022	n/a
Outstanding Bonds:	n/a
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	\$1,283.88-\$3,303.27 per Unit
Special assessments collected FYE 9/30/2022	\$843,629.10
Outstanding Bonds:	\$4,440,000



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Park Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 14, 2023.

**Report on Internal Control Over Financial Reporting**

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

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

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

**Report on Compliance and Other Matters**

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

**Purpose of this Report**

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

June 14, 2023



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

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

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

We have examined Park Creek Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements. We are required to be independent and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Park Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 14, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

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

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Park Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 14, 2023.

**Auditor's Responsibility**

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

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 14, 2023, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Park Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties

We wish to thank Park Creek Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 14, 2023

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

# SECTION VII



FWC Certified Gopher Tortoise Authorized Agent  
Registered Environmental Property Assessor  
Certified Arborist

(813) 695-6578

ElginEnvironmental@gmail.com

May 18, 2023

Jason Greenwood  
Governmental Management Services  
4530 Eagle Falls Pl  
Tampa, FL 33619  
Office : (813) 344-4844 Ext.103  
Cell : (561) 789-8729

**RE: Proposal for Environmental Services**

**PROJECT: Park Creek mitigation monitoring**

Dear Mr. Greenwood:

Elgin Environmental, LLC is pleased to propose environmental services for Governmental Management Services (Client) for the above referenced project. The scope of services shown below is based on the approved mitigation plan and recent modification of mitigation areas.

#### **BASIC SERVICES**

- ❖ **Mitigation Monitoring** – A wetland scientist will monitor the Park Creek mitigation area for three additional years in order to bring Mitigation Area A into compliance. The project has been released by Hillsborough County EPC from monitoring requirements; however, it remains under SWFWMD monitoring and maintenance requirements. A semi-annual report will be provided to SWFWMD following each monitoring event. The report will include, but not be limited to, date the mitigation area was planted, vegetation species and quantities, percent coverage of desirable vegetation, percent coverage of nuisance vegetation, water quality, wildlife utilization, permanent transects and photo stations, problems encountered, and recommendations. All agency coordination and site visits as typically required for mitigation monitoring are included with this task.

**Lump Sum Fee: \$600/per event (\$3,600 for three years or 6 events)**

**Note: If the SWFWMD releases the mitigation area in less than six monitoring events, Elgin Environmental will terminate the remainder of the contract.**

#### **SERVICES:**

Wetland Delineation • Mitigation Plans • Environmental Permitting • Wildlife Surveys and Permitting  
Gopher Tortoise Surveying and Relocation • Phase I Environmental Site Assessments



## **REIMBURSABLE EXPENSES**

- ❖ No reimbursable expenses shall be charged unless out of scope work is requested specifically by the client

## **ADDITIONAL SERVICES**

The following is a short list of some of the additional services provided by Elgin Environmental, LLC. These services and/or fees are not included in the price quoted herein under **BASIC SERVICES**.

- ❖ Wetland delineation
- ❖ Environmental permitting
- ❖ Mitigation plan
- ❖ Gopher tortoise survey, permitting, and relocation
- ❖ Wildlife surveys and permitting
- ❖ Phase I Environmental Assessment

## **STANDARD GENERAL CONDITIONS**

- 1) Payment of Invoices: Invoices are due and payable upon receipt. Delinquent accounts more than 60 days from date of invoice will constitute a breach of this Agreement permitting all remaining services to be terminated solely at the option of Elgin Environmental, LLC.
- 2) Client Furnished Information: Elgin Environmental, LLC. will consider all up front information supplied by the Client as accurate and correct. Additional work or work done over because of inaccurate or inadequate information supplied by the Client will be paid for as Additional Services.
- 3) Authorization: The signature below authorizes the work herein described and does so on behalf of the Owner of the property in question and warrants that the Client has authority to sign this Agreement.

## **BASIS FOR PAYMENT**

- ❖ Invoices for professional environmental services will be submitted monthly based on work completed to date, upon completion of the project, or as directed by the Client's schedule for payments.
- ❖ All rates and fees are subject to renegotiation after a three month period from the date of this proposal, if it has not been accepted by the Client.
- ❖ In the event this agreement is terminated prior to completion of services, Elgin Environmental, LLC will be compensated by the Client for all work accomplished to the point of termination in accordance with the fee structure stipulated herein.

## ACCEPTANCE

I appreciate the opportunity to provide environmental services for you. If the defined scope of work and basis for payment is acceptable, this letter will serve as an agreement between Elgin Environmental LLC and Governmental Management Services, represented by Jason Greenwood, for the services contained herein. Please execute in the space provided and return to Elgin Environmental, LLC. I will not begin any work until a signed agreement is received. Thank you.

Sincerely,  
**Elgin Environmental, LLC**

A handwritten signature in cursive script that reads "Leigh Ann Elgin".

**Leigh Ann Anderson, MS, PWS**

---

Jason Greenwood  
Governmental Management Services

---

Date

# SECTION IX

# SECTION C



# MONTHLY REPORT

JULY 1, 2023



# FOREST BROOKE

**Inspection Date:**

June 29, 2023

**Prepared For:**

Mick Sheppard

**Prepared By:**

Devon Craig

Field Operations Manager

P:941.201.7287

E: dcraig@sitexaquatics.com

## SUMMARY:

All ponds have been serviced this month. We are getting some inconsistent rain fall now. It is better than nothing. As water levels rise in the heat of the summer algae blooms will be popping up as result of nutrient runoff. Everything that has been accumulating in street drains, perimeter grass, and in the dirt will get its chance to enter the ponds. We will continue to aggressively treat each pond throughout the summer.

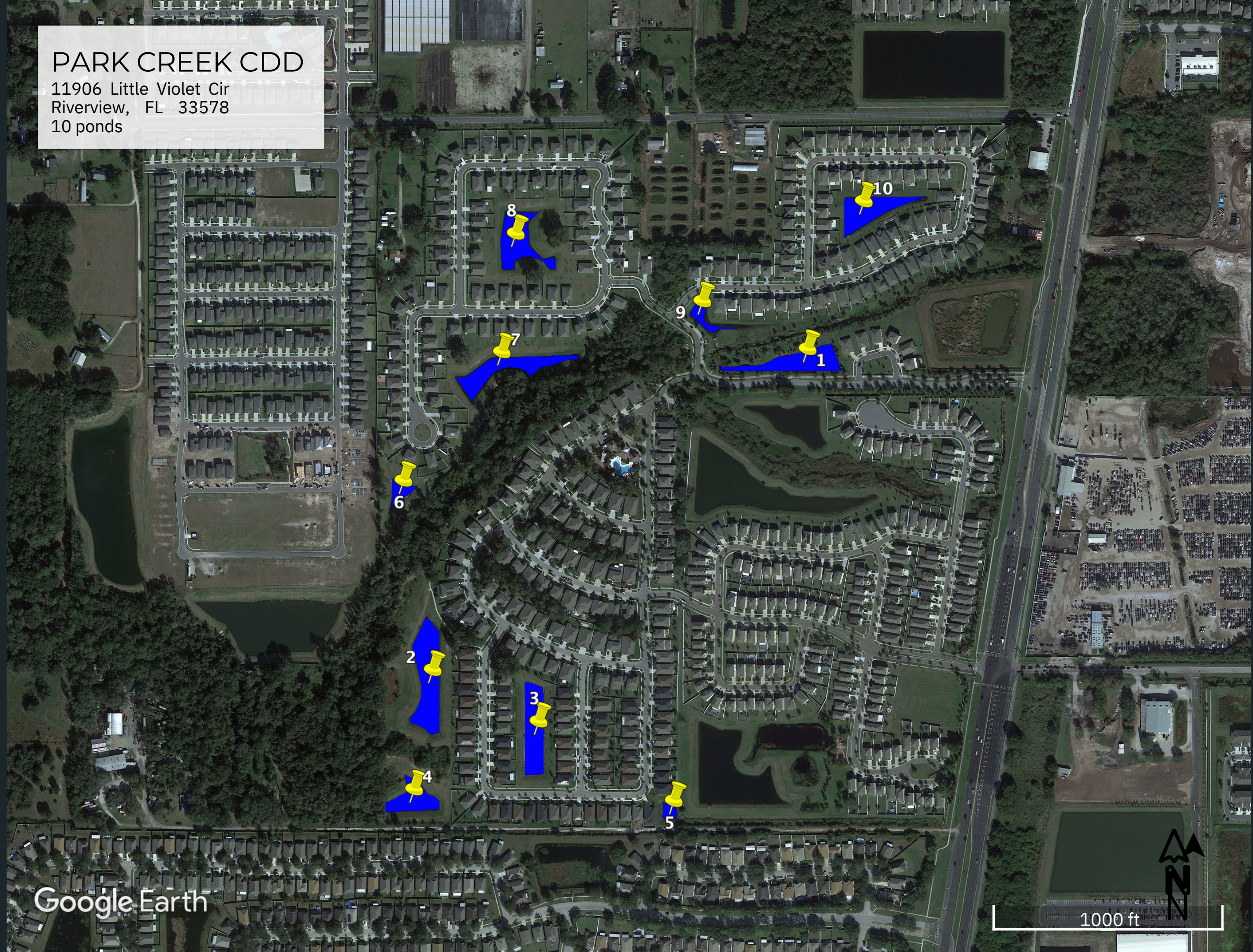


# PARK CREEK CDD

11906 Little Violet Cir  
Riverview, FL 33578  
10 ponds

Google Earth

1000 ft





1.



2.



3.



4.



5.



6.



7.



8.





9.



10.





# POND TREATMENTS

- 1: Shoreline vegetation, Algae and Spike rush has been treated.
- 2: Shoreline vegetation has been treated.
- 3: Shoreline vegetation and Algae has been treated.
- 4: Shoreline vegetation and Spike rush has been treated.
- 5: Shoreline vegetation and Algae has been treated.
- 6: Shoreline vegetation has been treated.
- 7: Shoreline vegetation has been treated.
- 8: Shoreline vegetation has been treated.
- 9: Shoreline vegetation and Algae has been treated.
- 10: Shoreline vegetation and Algae has been treated.

# SECTION D

# SECTION 1



# Park Creek CDD

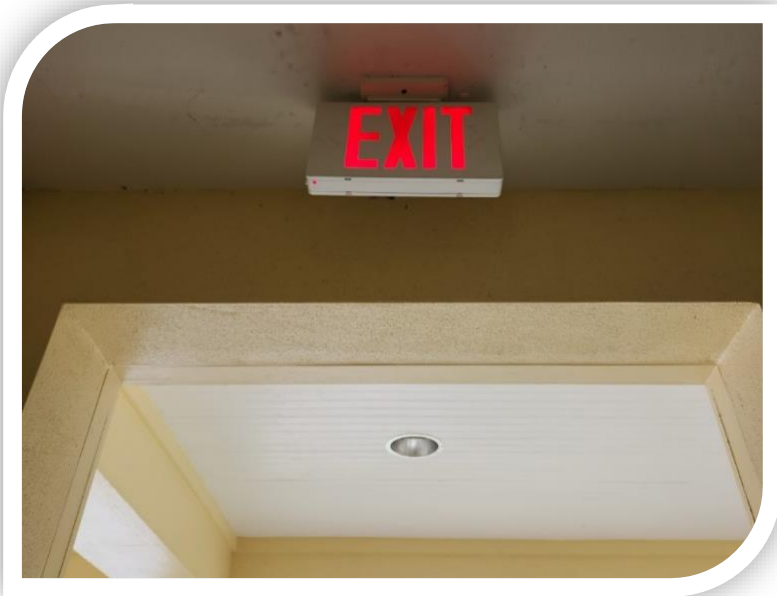
## Field Management Report



July 13<sup>th</sup>, 2023  
Mick Sheppard  
Field Manager  
GMS

# Completed

## Exit Signage



- ✚ Both exit signs at the amenity center have been replaced.
- ✚ We will monitor these going forward.

## Toilet Repair

- ✚ Toilet repairs have been completed.
- ✚ Fill valve was replaced and stopped the water from continuously running.



# Completed

## Bathroom Light Timer



- + Bathroom light timer was replaced in the men's restroom.
- + Timer would get stuck on until it was manually turned off.
- + We will monitor these in both restrooms going forward.

## Retaining Wall Repairs

- + The county owned retaining wall is being scheduled for repair.
- + Met with county onsite and went over the areas of concern.
- + We will update the board on a completion date.





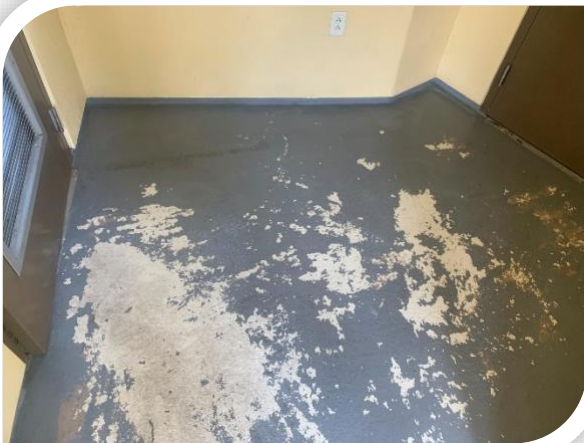
# In Progress

## Playground Shaded Structure

- ✚ Having the maintenance crew work on pressure washing the shaded structure over the playground.
- ✚ Still in progress.



## Bathroom Floors



- ✚ Possible ideas of tiling the floors in the bathrooms at the amenity center or epoxy.
- ✚ Open for discussion with the board.



# In Progress

## Mulching Project

- + Mulching project will begin on July 18<sup>th</sup>, early afternoon.
- + Should be completed in the same day.
- + It'll be back up to code standards once its completed.



## Trail Project



- + Trail project will begin on 7/14/2023.
- + We will be monitoring this project as it goes on.
- + We will update the board upon completion.

# 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](mailto:msheppard@gmscfl.com). Thank you.

Respectfully,  
Mick Sheppard

# SECTION X

# SECTION A

**PARK CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Summary of Invoices**

July 11, 2023

Fund	Date	Check No.'s	Amount
REGIONS BANK			
<i>General</i>	5/19/23	316-325	\$20,675.13
Total Invoices for Approval			\$20,675.13

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/19/23	00037	5/18/23 15729	202305 320-53900-46200	LANDSCAPE MAINT MAY23	*	7,450.00	
				CARDINAL LANDSCAPING SERVICES TAMPA			7,450.00 000316
5/19/23	00012	5/01/23 10809	202305 320-57200-34500	EAGLE EYE VMS	*	102.00	
		5/01/23 10819	202305 320-57200-34500	BRIVO ONAIR	*	39.00	
				COMPLETE IT. SERVICE & SOLUTIONS			141.00 000317
5/19/23	00021	3/31/23 23	202303 320-53900-46000	GENERAL MAINT MAR23	*	875.27	
				GMS-CENTRAL FLORIDA, LLC			875.27 000318
5/19/23	00002	5/02/23 31	202305 310-51300-34000	MANAGEMENT FEES MAY23	*	3,166.67	
		5/02/23 31	202305 320-53900-34000	FIELD MANAGEMENT MAY23	*	625.00	
		5/02/23 31	202305 320-57200-34000	FACILITY MANAGEMENT MAY23	*	2,427.00	
				GOVERNMENTAL MANAGEMENT SERVICES-			6,218.67 000319
5/19/23	00014	5/01/23 2337	202305 320-57200-45300	POOL MAINT MAY23	*	900.00	
		5/01/23 2337	202305 320-57200-46000	JANITORIAL MAY23	*	650.00	
				H2 POOL SERVICE			1,550.00 000320
5/19/23	00018	4/25/23 6878853	202304 320-53900-46001	PET WASTE REMOVAL	*	317.63	
				POOP 911			317.63 000321
5/19/23	00003	5/01/23 7348	202305 320-53900-46800	LAKE MAINT MAY23	*	475.00	
				SITEXAQUATICS			475.00 000322
5/19/23	00004	5/04/23 2077341	202304 310-51300-31100	ENGINEERING FEES	*	657.00	
				STANTEC CONSULTING SERVICES, INC.			657.00 000323
5/19/23	00005	5/11/23 23104	202304 310-51300-31500	ATTORNEY FEES	*	663.26	
				STRALEY ROBIN VERICKER			663.26 000324
5/19/23	00006	5/08/23 0300 MAY	202305 320-53900-43001	10601 TUCKER JONES RD	*	26.02	

PKCK PARK CREEK SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/08/23		2415 MAY 202305	320-53900-43000	10650 PAUL CREEK	*	1,430.89	
5/08/23		2829 MAY 202305	320-57200-43000	10316 RIVERDALE RISE DR	*	870.39	
TECO							2,327.30 000325
-----							
TOTAL FOR BANK B						20,675.13	
TOTAL FOR REGISTER						20,675.13	

# SECTION B



**PARK CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**

Unaudited Financial Statements  
as of  
May 31, 2023

Board of Supervisors Meeting  
July 11, 2023

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<b>I.</b>	<b><u>Financial Statements - May 31, 2023</u></b>
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<b>II.</b>	<b><u>Check Register</u></b>
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<b>III.</b>	<b><u>Special Assessment Receipts Schedule - May 31, 2023</u></b>
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**PARK CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
May 31, 2023

	<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>
<b><u>ASSETS:</u></b>			
Cash - Regions Bank	\$498,447	---	\$498,447
Assessments Receivable	\$5,626	\$4,117	\$9,743
Due from Other Funds	\$3,751	---	\$3,751
Series 2013 Investments:			
Reserve	---	\$171,556	\$171,556
Revenue	---	\$175,686	\$175,686
Prepayment	---	\$373	\$373
Series 2016 Investments:			
Reserve	---	\$206,388	\$206,388
Revenue	---	\$183,712	\$183,712
Deposits	\$6,010	---	\$6,010
<b>Total Assets</b>	<u>\$513,834</u>	<u>\$741,832</u>	<u>\$1,255,665</u>
<b><u>LIABILITIES:</u></b>			
Accounts Payable	\$6,256	---	\$6,256
Due to Other Funds	---	\$3,751	\$3,751
<b>Total Liabilities</b>	<u>\$6,256</u>	<u>\$3,751</u>	<u>\$10,007</u>
<b><u>FUND BALANCES:</u></b>			
Nonspendable:			
Deposits and prepaid items	\$6,010	---	\$6,010
Assigned to:			
Debt Service	---	\$738,081	\$738,081
Unassigned	\$501,568	---	\$501,568
<b>Total Fund Balances</b>	<u>\$507,578</u>	<u>\$738,081</u>	<u>\$1,245,659</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$513,834</u>	<u>\$741,832</u>	<u>\$1,255,665</u>

**PARK CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For the Period Ended May 31, 2023**

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/23	ACTUAL THRU 05/31/23	ACTUAL VARIANCE
<b><u>REVENUES:</u></b>				
Maintenance Assessments - Levy	\$517,083	\$517,083	\$518,951	\$1,868
Interest Income	\$0	\$0	\$500	\$500
Miscellaneous Income	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b><u>\$517,083</u></b>	<b><u>\$517,083</u></b>	<b><u>\$519,451</u></b>	<b><u>\$2,368</u></b>
<b><u>LEGISLATIVE</u></b>				
Supervisors Fees	\$12,000	\$8,000	\$4,800	\$3,200
Payroll Taxes	\$918	\$612	\$367	\$245
<b>TOTAL LEGISLATIVE</b>	<b><u>\$12,918</u></b>	<b><u>\$8,612</u></b>	<b><u>\$5,167</u></b>	<b><u>\$3,445</u></b>
<b><u>FINANCIAL &amp; ADMINISTRATIVE</u></b>				
District Manager	\$45,500	\$30,333	\$30,333	(\$0)
District Engineer	\$4,500	\$3,000	\$4,174	(\$1,174)
Attorney Fees	\$15,000	\$10,000	\$7,493	\$2,507
Trustee Fees	\$6,520	\$6,520	\$6,769	(\$249)
Dissemination	\$0	\$0	\$100	(\$100)
Auditing Services	\$4,500	\$3,000	\$0	\$3,000
Travel and Per Diem	\$50	\$33	\$0	\$33
Meeting Room Rental	\$2,400	\$1,600	\$443	\$1,157
Public Officials Insurance	\$31,433	\$31,433	\$21,637	\$9,796
Legal Advertising	\$3,000	\$2,000	\$1,662	\$339
Bank Fees	\$125	\$83	\$757	(\$674)
Payroll Services	\$835	\$557	\$350	\$207
Miscellaneous	\$500	\$333	\$0	\$333
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b><u>\$114,538</u></b>	<b><u>\$89,068</u></b>	<b><u>\$73,893</u></b>	<b><u>\$15,175</u></b>
<b><u>OTHER PHYSICAL ENVIRONMENT</u></b>				
Streetpole Lighting	\$58,000	\$38,667	\$46,104	(\$7,437)
Electricity (Irrigation & Pond Pumps)	\$17,000	\$11,333	\$10,455	\$878
Landscaping Maintenance	\$104,340	\$69,560	\$60,650	\$8,910
Landscape Replenishment	\$10,000	\$6,667	\$6,380	\$287
Irrigation Maintenance	\$10,000	\$6,667	\$2,090	\$4,577
Landscape Replacement and Enhancement	\$23,500	\$15,667	\$0	\$15,667
Pet Waste Removal	\$3,812	\$2,541	\$2,541	\$0
Pond Maintenance	\$5,700	\$3,800	\$3,800	\$0
Security Patrol	\$24,408	\$16,272	\$19,416	(\$3,144)
Holiday Lights	\$4,000	\$4,000	\$5,350	(\$1,350)
Fountain Maintenance & Repairs	\$2,500	\$1,667	\$2,894	(\$1,228)
Field Contingency	\$20,000	\$13,333	\$16,558	(\$3,224)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b><u>\$283,260</u></b>	<b><u>\$190,173</u></b>	<b><u>\$176,238</u></b>	<b><u>\$13,936</u></b>

**PARK CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For the Period Ended May 31, 2023**

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/23	ACTUAL THRU 05/31/23	ACTUAL VARIANCE
<b><u>PARKS &amp; RECREATION</u></b>				
Security Cameras	\$1,692	\$1,128	\$1,128	\$0
Pool Maintenance - Contract	\$10,800	\$7,200	\$8,546	(\$1,346)
Pool Permit	\$275	\$183	\$0	\$183
Cleaning & Maintenance	\$7,800	\$5,200	\$8,009	(\$2,809)
Telephone/Internet	\$2,000	\$1,333	\$1,324	\$10
Electricity	\$8,000	\$5,333	\$6,088	(\$754)
Water	\$3,000	\$2,000	\$1,469	\$531
Pest Control	\$1,800	\$1,200	\$0	\$1,200
Refuse Service	\$1,000	\$667	\$0	\$667
Amenity Center Repairs and Maintenance	\$10,000	\$6,667	\$0	\$6,667
<b>TOTAL PARKS &amp; RECREATION</b>	<b>\$46,367</b>	<b>\$30,911</b>	<b>\$26,564</b>	<b>\$4,347</b>
<b><u>CAPITAL RESERVE</u></b>				
Capital Outlay	\$60,000	\$40,000	\$8,660	\$31,340
<b>TOTAL CAPITAL RESERVE</b>	<b>\$60,000</b>	<b>\$40,000</b>	<b>\$8,660</b>	<b>\$31,340</b>
<b>TOTAL EXPENDITURES</b>	<b>\$517,083</b>	<b>\$358,765</b>	<b>\$290,521</b>	<b>\$68,243</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$0</b>	<b>\$158,318</b>	<b>\$228,930</b>	<b>\$65,875</b>
FUND BALANCE - Beginning	\$0		\$278,648	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$507,578</b>	

**PARK CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**SERIES 2013**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended May 31, 2023

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET</b>	<b>PRORATED THRU 05/31/23</b>	<b>ACTUAL THRU 05/31/23</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Maintenance Assessments - Levy	\$173,188	\$173,188	\$172,611	(\$577)
Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$7,696	\$7,696
<b>TOTAL REVENUES</b>	<b><u>\$173,188</u></b>	<b><u>\$173,188</u></b>	<b><u>\$180,306</u></b>	<b><u>\$7,119</u></b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense - 11/1	\$67,731	\$67,731	\$67,178	\$553
Principal Expense - 11/1	\$35,000	\$35,000	\$35,000	\$0
Interest Expense - 5/1	\$66,616	\$66,616	\$65,878	\$738
Special Call - 11/1	\$0	\$0	\$5,000	(\$5,000)
<b>TOTAL EXPENDITURES</b>	<b><u>\$169,347</u></b>	<b><u>\$169,347</u></b>	<b><u>\$173,056</u></b>	<b><u>(\$3,709)</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>\$3,841</u></b>	<b><u>\$3,841</u></b>	<b><u>\$7,250</u></b>	<b><u>\$3,409</u></b>
FUND BALANCE - Beginning	\$166,909		\$340,531	
<b>FUND BALANCE - Ending</b>	<b><u><u>\$170,750</u></u></b>		<b><u><u>\$347,781</u></u></b>	

**PARK CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**SERIES 2014**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended May 31, 2023

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET</b>	<b>PRORATED THRU 05/31/23</b>	<b>ACTUAL THRU 05/31/23</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Maintenance Assessments - Levy	\$206,388	\$206,388	\$207,134	\$746
Interest Income	\$0	\$0	\$8,493	\$8,493
<b>TOTAL REVENUES</b>	<b><u>\$206,388</u></b>	<b><u>\$206,388</u></b>	<b><u>\$215,627</u></b>	<b><u>\$9,239</u></b>
<b><u>EXPENDITURES:</u></b>				
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	\$71,319	\$71,319	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$204,138</u></b>	<b><u>\$204,138</u></b>	<b><u>\$204,138</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>\$2,250</u></b>	<b><u>\$2,250</u></b>	<b><u>\$11,489</u></b>	<b><u>\$9,239</u></b>
FUND BALANCE - Beginning	\$169,005		\$378,810	
<b>FUND BALANCE - Ending</b>	<b><u><u>\$171,255</u></u></b>		<b><u><u>\$390,299</u></u></b>	

**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
<b>REVENUES:</b>														
Maintenance Assessments - Levy	\$517,083	\$ -	\$ 62,681	\$ 419,955	\$ 11,090	\$ 3,363	\$ 3,114	\$ 8,447	\$ 4,675	\$ -	\$ -	\$ -	\$ -	\$ 513,325
Interest Income	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ 500
Miscellaneous Income	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>\$517,083</b>	<b>\$ -</b>	<b>\$ 62,681</b>	<b>\$ 419,955</b>	<b>\$ 11,090</b>	<b>\$ 3,363</b>	<b>\$ 3,114</b>	<b>\$ 8,447</b>	<b>\$ 5,175</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 513,825</b>
<b>LEGISLATIVE</b>														
Supervisors Fees	\$12,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Payroll Taxes	\$918	\$ 77	\$ -	\$ 77	\$ 77	\$ -	\$ 77	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ 367
	<b>\$12,918</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,167</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>														
District Manager	\$45,500	\$ 3,792	\$ 3,792	\$ 3,792	\$ 3,792	\$ 3,792	\$ 3,792	\$ 3,792	\$ 3,792	\$ -	\$ -	\$ -	\$ -	\$ 30,333
District Engineer	\$4,500	\$ -	\$ 208	\$ 416	\$ 548	\$ 993	\$ 1,024	\$ 657	\$ 329	\$ -	\$ -	\$ -	\$ -	\$ 4,174
Attorney Fees	\$15,000	\$ 1,730	\$ 1,693	\$ 978	\$ 495	\$ 943	\$ -	\$ 663	\$ 992	\$ -	\$ -	\$ -	\$ -	\$ 7,493
Trustee Fees	\$6,520	\$ 3,806	\$ 2,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,769
Dissemination	\$0	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100
Auditing Services	\$4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Travel and Per Diem	\$50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Meeting Room Rental	\$2,400	\$ -	\$ -	\$ 222	\$ -	\$ -	\$ 222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 443
Public Officials Insurance	\$31,433	\$ 21,637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,637
Legal Advertising	\$3,000	\$ -	\$ 769	\$ 508	\$ -	\$ 385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,662
Bank Fees	\$125	\$ 27	\$ 29	\$ 31	\$ 134	\$ 122	\$ 147	\$ 146	\$ 123	\$ -	\$ -	\$ -	\$ -	\$ 757
Payroll Services	\$835	\$ 63	\$ -	\$ 63	\$ 63	\$ -	\$ 98	\$ -	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ 350
Miscellaneous	\$500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Fees	\$175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
	<b>\$114,538</b>	<b>\$ 31,228</b>	<b>\$ 9,554</b>	<b>\$ 6,009</b>	<b>\$ 5,030</b>	<b>\$ 6,234</b>	<b>\$ 5,282</b>	<b>\$ 5,258</b>	<b>\$ 5,298</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 73,893</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>														
Streetpole Lighting	\$58,000	\$ 5,481	\$ 5,472	\$ 5,497	\$ 5,755	\$ 5,964	\$ 5,964	\$ 5,985	\$ 5,985	\$ -	\$ -	\$ -	\$ -	\$ 46,104
Electricity (Irrigation & Pond Pumps)	\$17,000	\$ 618	\$ 1,206	\$ 1,453	\$ 1,666	\$ 1,351	\$ 1,222	\$ 1,299	\$ 1,641	\$ -	\$ -	\$ -	\$ -	\$ 10,455
Landscaping Maintenance	\$104,340	\$ 8,500	\$ 7,450	\$ 7,450	\$ 7,450	\$ 7,450	\$ 7,450	\$ 7,450	\$ 7,450	\$ -	\$ -	\$ -	\$ -	\$ 60,650
Landscape Replenishment	\$10,000	\$ 850	\$ -	\$ -	\$ 1,050	\$ 880	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,380
Irrigation Maintenance	\$10,000	\$ 818	\$ -	\$ -	\$ -	\$ 1,272	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,090
Landscape Replacement and Enhancement	\$23,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pet Waste Removal	\$3,812	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ -	\$ -	\$ -	\$ -	\$ 2,541
Pond Maintenance	\$5,700	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ 3,800
Security Patrol	\$24,408	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ -	\$ -	\$ -	\$ -	\$ 19,416
Holiday Lights	\$4,000	\$ 2,300	\$ -	\$ 3,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,350
Fountain Maintenance & Repairs	\$2,500	\$ -	\$ 2,195	\$ 350	\$ -	\$ -	\$ 175	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ 2,894
Field Contingency	\$20,000	\$ -	\$ 2,300	\$ 8,500	\$ -	\$ 4,540	\$ 875	\$ 343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,558
	<b>\$283,260</b>	<b>\$ 21,787</b>	<b>\$ 21,842</b>	<b>\$ 29,519</b>	<b>\$ 19,140</b>	<b>\$ 24,676</b>	<b>\$ 22,506</b>	<b>\$ 18,297</b>	<b>\$ 18,471</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 176,238</b>
<b>PARKS &amp; RECREATION</b>														
Security Cameras	\$1,692	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ -	\$ -	\$ -	\$ -	\$ 1,128
Pool Maintenance - Contract	\$10,800	\$ 900	\$ 900	\$ 900	\$ 900	\$ 2,246	\$ 900	\$ 900	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ 8,546
Pool Permit	\$275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cleaning & Maintenance	\$7,800	\$ 650	\$ 650	\$ 1,519	\$ 1,648	\$ 1,591	\$ 650	\$ 650	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ 8,009
Telephone/Internet	\$2,000	\$ 158	\$ 158	\$ 168	\$ 168	\$ 168	\$ 168	\$ 168	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ 1,324
Electricity	\$8,000	\$ 635	\$ 667	\$ 700	\$ 876	\$ 779	\$ 739	\$ 820	\$ 870	\$ -	\$ -	\$ -	\$ -	\$ 6,088
Water	\$3,000	\$ -	\$ 338	\$ 132	\$ -	\$ 190	\$ 285	\$ 255	\$ 269	\$ -	\$ -	\$ -	\$ -	\$ 1,469
Pest Control	\$1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refuse Service	\$1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Center Repairs and Maintenance	\$10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>\$46,367</b>	<b>\$ 2,484</b>	<b>\$ 2,854</b>	<b>\$ 3,560</b>	<b>\$ 3,734</b>	<b>\$ 5,116</b>	<b>\$ 2,883</b>	<b>\$ 2,934</b>	<b>\$ 2,999</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,564</b>
<b>CAPITAL OUTLAY</b>														
Capital Outlay	\$60,000	\$ -	\$ -	\$ 2,555	\$ 3,550	\$ -	\$ 2,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,660
Reserve Study	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>\$60,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,555</b>	<b>\$ 3,550</b>	<b>\$ -</b>	<b>\$ 2,555</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,660</b>
<b>TOTAL EXPENDITURES</b>	<b>\$517,083</b>	<b>\$ 55,500</b>	<b>\$ 34,250</b>	<b>\$ 41,643</b>	<b>\$ 31,454</b>	<b>\$ 36,026</b>	<b>\$ 33,226</b>	<b>\$ 26,489</b>	<b>\$ 26,768</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 290,521</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$0</b>	<b>\$ (55,500)</b>	<b>\$ 28,431</b>	<b>\$ 378,312</b>	<b>\$ (20,364)</b>	<b>\$ (32,662)</b>	<b>\$ (30,112)</b>	<b>\$ (18,041)</b>	<b>\$ (21,593)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 223,304</b>



# SECTION C

**PARK CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts  
Fiscal Year 2023

**ASSESSMENTS - TAX COLLECTOR**

<b>\$550,087.87</b>	<b>\$182,967.24</b>	<b>\$219,561.43</b>	<b>\$952,616.54</b>
<b>FY 2023</b>	<b>FY 2023</b>	<b>FY 2023</b>	<b>TOTAL</b>
<b>.36300.10000</b>	<b>.36300.10000</b>	<b>.36300.10000</b>	
<b>57.745%</b>	<b>19.207%</b>	<b>23.048%</b>	<b>100.00%</b>

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
01/04/23	12/08/22-12/31/22	\$19,933.16	\$714.39	\$384.38	\$0.00	\$18,834.39	\$10,875.91	\$3,617.49	\$4,341.00	\$18,834.39
01/23/23	INTEREST	\$0.00	\$0.00	\$0.00	\$370.54	\$370.54	\$213.97	\$71.17	\$85.40	\$370.54
02/06/23	01/01/23-01/31/23	\$6,064.75	\$121.29	\$118.86	\$0.00	\$5,824.60	\$3,363.41	\$1,118.72	\$1,342.47	\$5,824.60
03/03/23	02/01/23-02/28/23	\$5,557.97	\$55.58	\$110.05	\$0.00	\$5,392.34	\$3,113.80	\$1,035.70	\$1,242.84	\$5,392.34
04/06/23	03/01/23-03/31/23	\$14,904.13	\$0.00	\$298.08	\$0.00	\$14,606.05	\$8,434.26	\$2,805.36	\$3,366.44	\$14,606.05
04/11/23	INTEREST	\$0.00	\$0.00	\$0.00	\$22.43	\$22.43	\$12.95	\$4.31	\$5.17	\$22.43
05/08/23	04/01/23-04/30/23	\$8,094.58	(\$166.83)	\$165.23	\$0.00	\$8,096.18	\$4,675.13	\$1,555.02	\$1,866.03	\$8,096.18
06/04/23	05/01/23-05/31/23	\$1,574.09	(\$47.22)	\$32.43	\$0.00	\$1,588.88	\$917.50	\$305.17	\$366.21	\$1,588.88
06/16/23	TAX CERTIFICATES	\$8,078.07	(\$242.34)	\$166.41	\$0.00	\$8,154.00	\$4,708.52	\$1,566.12	\$1,879.35	\$8,154.00
<b>TOTAL</b>		<b>\$952,616.54</b>	<b>\$35,981.18</b>	<b>\$18,332.71</b>	<b>\$392.97</b>	<b>\$898,695.62</b>	<b>\$518,951.27</b>	<b>\$172,610.75</b>	<b>\$207,133.60</b>	<b>\$898,695.62</b>

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$550,087.87	57.7449%	\$518,951.27	(\$518,951.27)	\$0.00
SERIES 2013 DSF	\$182,967.24	19.2068%	\$172,610.75	(\$172,444.42)	\$166.33
SERIES 2016 DSF	\$219,561.43	23.0482%	\$207,133.60	(\$206,934.01)	\$199.59
<b>TOTAL</b>	<b>\$952,616.54</b>	<b>100.00%</b>	<b>\$898,695.62</b>	<b>(\$898,329.70)</b>	<b>\$365.92</b>

**100% Gross Collected**