



Park Creek

Community Development District

Dreama Long, Chairman

Vinoo Naidu, Vice Chairman

Ryan Watkins, Assistant Secretary

Mark Savino, Assistant Secretary

Daniel Hilburn, Assistant Secretary

August 10, 2022

AGENDA

Park Creek Community Development District

Agenda

Thursday
August 10, 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 July 13, 2023 Meeting Minutes
- IV. Consideration of Elgin Environmental Proposal for Environmental Services
- V. Discussion of Collaboration with the HOA to Build a Mailbox Pavilion & Replace Mailboxes
- VI. Staff Reports
 - A. Attorney
 - B. District Engineer
 - C. Sitex Aquatics
 - D. Field Manager
 1. Report
 2. Consideration of Proposal for Pool Services
 - i. Aqua Sentry
 - ii. West Coast Aquatics
 - E. Amenity Manager
 - F. District Manager
- VII. Financial Reports
 - A. Approval of Check Register

B. Balance Sheet & Income Statement

C. Special Assessment Receipt Schedule

VIII. Supervisors Requests and General Audience Comments

IX. Next Regularly Scheduled Meeting is September 14, 2023 at 6:00 p.m. at Fairfield Inn & Suites, Riverview

X. Adjournment

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

MINUTES

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

The regular meeting of the Board of Supervisors of the Park Creek Community Development District was held on Thursday, **July 13, 2023** at 6:02 p.m. at the Fairfield Inn & Suites Tampa Riverview, 10743 Big Bend Road, Riverview, Florida.

Present and constituting a quorum were:

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

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also Present were:

Jason Greenwood
Brian Young
Rachel Turner

District Manager, GMS
GMS
GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

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

Supervisors Requests

- Ms. Long stated there was a tree that needs to be addressed. Mr. Greenwood asked that this be discussed during the Field Report.
- Mr. Naidu asked if GMS could get proposals for a pavilion over the community mailboxes area. He noted this area needed to be reviewed and have the structure repaired and the boxes reviewed. He asked if the costs could be split with the HOA.

Mr. Greenwood noted they had looked at the area and the structures can be between \$10,000 and \$20,000. He noted they could look at other alternatives and could talk with HOA if they have assessed the issue. He added they would get proposals to the Board.

Audience Comments

- Mr. James Borths had already provided Mr. Greenwood with changes to the minutes.
- Mark Hendrix commented on the mailbox issues. Mr. Greenwood replied he would follow-up with the post office with some of the issues to include keys, access to the boxes, possible solar lights, and other mail area issues.
- Pool furniture looks good.
- Another resident asked about power at the amenity center. Mr. Greenwood explained the situation on the banking issues.
- Mr. Greenwood explained the timeline for repairs.
- Shrubs around the pool – Mr. Greenwood will follow up with Cardinal.
- Cardinal schedule was discussed.
- Rachel is on-site every day.

THIRD ORDER OF BUSINESS

Approval of the May 11, 2023 Meeting Minutes

Mr. Greenwood presented the regular Board meeting minutes from May 11, 2023. Resident James Borths had previously sent in needed corrections on a date error. The correction was made.

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, the Minutes of the May 11, 2023 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Public Hearings

Mr. Greenwood reviewed the public hearings for Resolution 2023-06 for adopting the Fiscal Year 2024 budget and Resolution 2023-07 for imposing special assessments

and certifying the assessment roll. He noted in the May meeting it was establishment there would be an assessment increase for the District. The reason for the increase is for continued funding of the reserve fund and an increase in utilities.

Mr. Greenwood asked for a motion to open the public hearings for public comment.

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

Mr. Greenwood asked for public comments. Mr. Borths asked how much would be added to the reserve. Mr. Greenwood noted in the budget the capital outlay is for \$40,000. He explained how money is moved to capital reserves and noted the capital reserves currently has \$192,000. He also asked about the total budget.

Mr. Greenwood asked for a motion to close the public hearings for public comment.

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

A. Consideration of Resolution 2023-06 Adopting the Fiscal Year 2024 Budget & Relating to the Annual Appropriations

Mr. Greenwood asked if the Board would like to make any changes to the proposed budget. Mr. Naidu stated he was fine with the proposed budget due to clubhouse needs of painting, roofing, the mailbox and pavilion, and other needed repairs.

On MOTION by Ms. Long, seconded by Mr. Hilburn, with all in favor, Resolution 2023-06 Adopting the Fiscal year 2024 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2023-07 Imposing Special Assessments & Certifying an Assessment Roll

Mr. Greenwood presented Resolution 2023-07 and offered to answer any questions. The Board had no questions on the resolution.

On MOTION by Ms. Long, seconded by Mr. Hilburn, with all in favor, Resolution 2023-07 Imposing Special Assessments & Certifying an Assessment Roll, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-08 Adopting the Annual Meeting Schedule for FY24

Mr. Greenwood stated the current schedule is set for meetings every other month and he proposed to keep that schedule. Ms. Long stated she was good with this schedule. Mr. Naidu asked for clarification. Discussion ensued on the months where there were meetings back-to-back. The FY 24 schedule will be for every other month, same time, and location.

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, Resolution 2023-08 Adopting the Annual Meeting Schedule for FY24, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of the Annual Audit Report for Fiscal Year 2022

Mr. Greenwood presented the annual audit report for FY 2022 completed by Grau & Associates. He noted that it was a clean audit.

On MOTION by Mr. Naidu, seconded by Mr. Savino, with all in favor, Accepting the Annual Audit Report for Fiscal Year 2022, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Elgin Environmental Proposal for Environmental Services

Mr. Greenwood stated this proposal for environmental services with some bodies of water that need to be in compliance. He added the Engineer needed to explain this further to ensure this was completed correctly and wanted their opinion.

This item was tabled until the next meeting.

EIGHTH ORDER OF BUSINESS

Discussion of Collaboration with the HOA to Build a Mailbox Pavilion & Replace Mailboxes

This was discussed earlier during Supervisor requests and audience comments.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Greenwood stated there was nothing further to report.

B. District Engineer

Mr. Greenwood noted there was nothing to report from the Engineer.

C. Sitex Aquatics

Mr. Greenwood asked for any questions from the Sitex Report.

D. Field Manager

1. Report

Mr. Greenwood reviewed the Field Manager's report and noted the two exit signs have been updated and replaced, a toilet repair, light timer in men's restroom, retaining wall and scheduled repair, playground mulch has been installed, and the trail projects will start tomorrow.

He reviewed field operations from Ms. Long. She noted the pergola has not been stained, the pool services are not appropriately completed, or the bathrooms are not completely cleaned. She also noted the power washer is still being used. Mr. Young noted that GMS will take this cleaning over the bathroom cleaning.

Ms. Long stated there was a tree on CDD property that is in major decline and needs to be taken out. She added the location (corner of Pleasant Spring Way and Riverdale Rise Drive) of the tree and noted it was losing bark. It was noted Ms. Long had sent pictures to Mr. Greenwood. Mr. Greenwood commented on the costs and recommended Board give direction to the Chair the have authority for tree removal.

On MOTION by Mr. Hilburn, seconded by Mr. Savino, with all in favor, Board Direction to Give Authority to the Chair to Have the Tree Removed, was approved.

Mr. Naidu commented to allow him to talk to the owner of the pool company and that he might not be aware of the issue. Ms. Long stated the owner of the pool company does know because Mr. Young has sent complaints to him. Ms. Long stated she wanted it out for bid.

Mr. Naidu commented that Mr. Young has sent a complaint and the Board did not know. He stated this is the first time he's heard about the concerns with the pool. If he had known, he would have stepped in and talked to the company.

Mr. Young stated he was over vendor management, and he could report to Mr. Naidu every time he has a problem with the vendors. He explained he observes reports, speak with the vendor, and at the meeting he reports to the Board his findings, vendor response. He noted he has submitted two complaints to the pool company owner over the past two weeks about the services they have been providing. He added he had a response from the first one but had not received a response from the second one. He added he has talked with the owner on multiple occasions, but they have seen a decline in services, since they are on-sight now. He stated he would follow Board direction.

Mr. Naidu noted he understands they are saying there has been a decline in services. He added he would like to make a phone call to the owner first and find out what is going on with the services.

Mr. Greenwood asked the Board if they would like to give the current vendor 30 days to improve and seek proposals during this time.

The Board decided to seek proposals while the contact with the current vendor is made and allowed 30 days.

Mr. Young agreed vendor relations are important, but also agreed it was wise to seek other proposals to be prepared.

Mr. Naidu noted he thought Rachel, Mick were doing a great job. He left the meeting at this point.

Ms. Long noted the cabanas needed power washing.

Mr. Young noted he will have a report starting at the next meeting.

E. District Manager

Mr. Young added he would like to make the Board aware of an incident report from July 1st. He provided an overview of the incident. The residents made multiple policy violations to include moving pool furniture, not moving back, having an unauthorized party, no reservations or deposit was made, and disrespectful to staff. He recommended the Board suspend access for a minimum of 30 days, with a letter from the District Attorney.

After discussion of the process, options to take, and current policy the Board agreed for 30-day suspension. Mr. Greenwood stated he would speak to Counsel for direction on adding fines with the letter of notification. Discussion ensued on how staff handle these abusive situations, and report of police when necessary.

On MOTION by Mr. Hilburn, seconded by Ms. Long, with all in favor, To Provide a 30-Day Suspension to the Resident, was approved.

TENTH ORDER OF BUSINESS**Financial Reports****A. Approval of May 2023's Check Register**

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

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

B. Balance Sheet & Income Statement

There were no further questions.

C. Special Assessment Receipt Schedule

There were no further questions.

**ELEVENTH ORDER OF BUSINESS Supervisors Requests and
General Audience Comments**

Supervisors Requests

Supervisor commented on bathroom floors and discussion ensued on grinding the bathroom floor down and get the epoxy done and then tiling the bathroom.

Audience Comments

Audience suggestion was made on the possibility of installing a second bathroom for the men and women.

Other comments were made on trees, service dogs, policy on amenity center usage, and clarification of meeting schedules.

**TWELFTH ORDER OF BUSINESS Next Regularly Scheduled
Meeting is August 10, 2023 at
6:00 p.m. at Fairfield Inn &
Suites, Riverview**

Mr. Greenwood reported that the next regularly scheduled meeting will be held on August 10, 2023 at 6:00 p.m. at the Fairfield Inn & Suites, Riverview.

THIRTEENTH ORDER OF BUSINESS Adjournment

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

On MOTION by Ms. Long, seconded by Mr. Hilburn, with all in favor, the meeting was adjourned at 7:11 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



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, reading "Leigh Ann Elgin".

Leigh Ann Anderson, MS, PWS

Jason Greenwood
Governmental Management Services

Date

SECTION VI

SECTION C



MONTHLY REPORT

AUGUST 1, 2023



FOREST BROOKE

Inspection Date:

July 25, 2023

Prepared For:

Mick Sheppard

Prepared By:

Devon Craig

Field Operations Manager

P:941.201.7287

E: dcraig@sitexaquatics.com

SUMMARY:

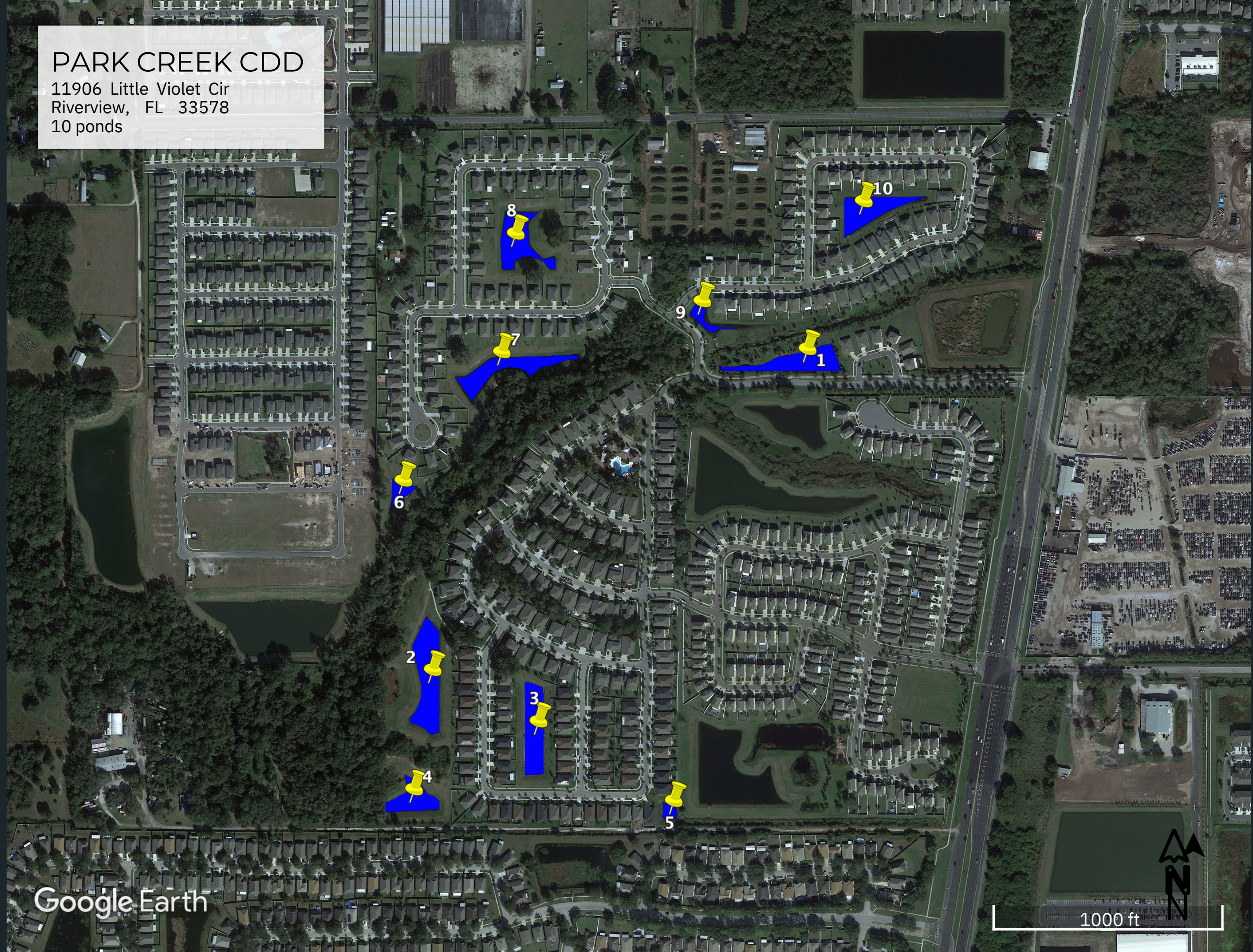
We are having inconsistent rain fall with extremely hot days which defiantly makeing for a difficult July in regards to algae blooms. These steamy days are ideal conditions for new blooms. Our technicians are doing a good job of staying in front of major issues and maintaining the ponds. Its possible you are seeing more of our trucks as we are conducting drive throughs to check for algae blooms more often this time of year.

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 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



Aug 10th, 2023
Mick Sheppard
Field Manager
GMS

Completed

A/C Installation



- ✚ Portable A/C has been installed in the amenity center staff room.
- ✚ We will monitor this now going forward.

Fountain Repair

- ✚ Fountain at the first pond coming into the community has been repaired.
- ✚ Breaker needed to be replaced.



Completed

Creek Structure Repair



+ County control structure has been repaired.

+ Erosion issues were also filled in with filler and overlapped with riprap.

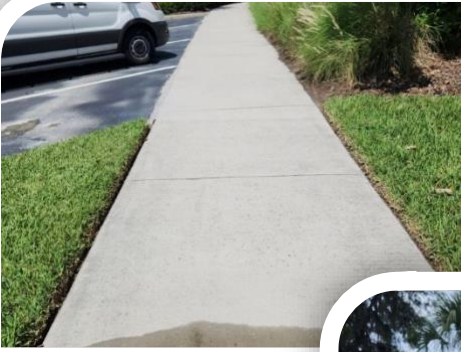
+ The county did both sides of the road as well since both needed repairs.

+ We will monitor this area going forward.



Completed

Amenity Pressure Washing



- ✚ The perimeter sidewalks along with the cabanas and shower have been pressure washed.
- ✚ Monitoring these areas.

Landscape Enhancements

- ✚ Landscape enhancements at the amenity center have been completed.
- ✚ We will work with cardinal on these going forward.



Completed

Playground Mulch



- ✚ Playground mulch has been completed by the vendor to bring it back into compliance.
- ✚ Working with the vendor to have this scheduled in the future.

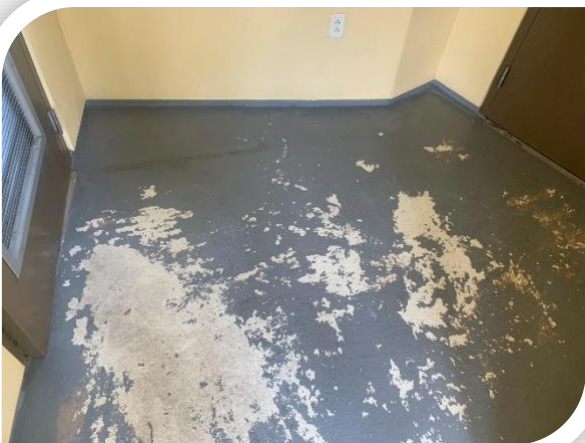
In Progress

Pergola Staining

- ✚ Maintenance staff will be onsite in a couple weeks to have this completed.
- ✚ Weather has been an issue given it has to be dry before we stain it.
- ✚ Still in progress.



Bathroom Floors



- ✚ Still obtaining proposals for the flooring to either be changed to tile or applying epoxy to the floors.
- ✚ Still in progress.

In Progress

Trail Project

- + Trail project was started and is still in progress.
- + Concrete sidewalks have been removed and hauled away.



- + We are monitoring this with the vendor through the duration of the project.
- + Once completed, we will update the board.

Conclusion

For any questions or comments regarding the above information, please contact me by phone at 813-408-0511, or by email at msheppard@gmscfl.com. Thank you.

Respectfully,
Mick Sheppard

SECTION 2

SECTION i



1info@AquaSentryTampa.com (813) 943-2755 AquaSentryTampa.com
13194 US Hwy 301 S Suite 154 - Riverview, FL 33578

PARK CREEK- SWIMMING POOL CLEANING, MAINTENANCE AND CHEMICAL SERVICES

Brian,

Aqua Sentry is pleased to submit a bid for the maintenance and cleaning of the 49,000 gallon swimming pool at Park Creek in Riverview. I visited the pool yesterday and as I stated the pool itself looked really good! I asked for the pool monitor to introduce myself but Rachel wasn't there at the moment. Went over to equipment area and was surprised by the amount of chemicals that were being stored there which we discussed. Brian as you are aware we currently service 60 other commercial properties in the Tampa, Brandon, Ruskin, and Apollo Beach areas as well as numerous properties in Riverview and could furnish references if necessary. Just some of the properties we service in the immediate area are

- Wilson Preserve-7 years
- Reserve at Pradera-6 years
- Southfork-5 years
- The Landing-6 years

Aqua Sentry services has been in business over 9 years and specializes in commercial and residential pools in the Tampa, Brandon, Ruskin and Sun City areas. In fact, in 2019, 2020, and 2021 we were voted "BEST COMMERCIAL POOL COMPANY" by Riverview Today magazine. My entire team of 6 pool techs and two CPC repair people are CPO certified and we also carry the correct commercial limits on Liability, Auto, and Workers comp insurance. One of the things that Aqua Sentry prides themselves on is that we are available by phone, text, or email for any questions or emergencies at all times. Per our conversation the pool would be serviced on a 4x a week schedule but can be negotiated if need be.

Description of Services

Aqua Sentry will provide maintenance, cleaning and chemical service for the above pool, and associated equipment (Pumps, DE Filtration system, Stenner pumps, auto fill, etc.). The services shall consist of all labor and chemical supplies (Chlorine, Sodium Bicarb, and Muriatic Acid). Algaecide and Phosphate Remover are used rarely but they are a separate charge. Your assigned technician will maintain the pool and ensure water quality continues to meet or exceed all the appropriate Federal and State standards and guidelines, and in accordance with Florida Administrative Code (F.A.C.) 64-E9.008 Operational Requirements

Your assigned technician will create a site binder containing standard operating procedures (SOPs), CPO certificates, chemical logs, checklists, contact information etc and they will be maintained in the equipment enclosure. Your technician shall maintain documentation of:

- a. Tile Maintenance - spot cleaning and scrubbing



- b. Vacuuming of Pool and pool filtration system cleaning
- c. Chemical usage
- d. Flow meter readings
- e. Preventive Maintenance Inspections of the pool
- f. Water chemical levels and actions taken if levels out of range

The technician shall conduct preventive maintenance/inspections (PMI) to sustain the water quality of the pool while limiting service interruptions. Areas of emphasis include all pool, filtration systems, pump room cleanliness and the immediate area surrounding the pools. During service visits, the technician will:

- a. Perform water chemical analysis and adjust chemicals as required.
- b. Vacuum and brush to remove any debris as required to eliminate dirt, scum, scale, calcium, algae, and any other harmful deposits from the water including seating area, steps, walls and surface of pool.
- c. Clean tile at water line as required.
- d. Empty pump and skimmer baskets and or clean gutter system.
- e. Monitor chemical feeding systems and test water to confirm proper disinfectant levels
- f. Inspect equipment for leaks, clogs, and other malfunctions.
- g. Provide on-going communication and documentation with site management regarding condition of pools.
- h. Records/logs: Your technician shall maintain daily service and testing log of appropriate sampling and analysis to ensure compliance with all regulatory requirements.

Chemicals: Aqua Sentry will be responsible for, supply and proper storage of all chemicals required for maintaining the pool's water quality. The technician shall comply with all Federal, State, local, industry safety, health standards, regulations and facility guidelines regarding handling and transportation of chemicals

Assumptions and Limitations:

- All work will be completed by professional individuals duly licensed to perform the work.
- All Aqua Sentry technicians who service public pools are CPO certified per Florida Administrative Code 64E-9.018. <https://www.flrules.org/gateway/ruleno.asp?id=64E-9.018>
- Aqua Sentry is duly licensed in Hillsborough County Florida to perform all quoted work Folio #266768
- Aqua Sentry shall not be liable for any delay in completing services due to circumstances beyond its control.
- Either party may cancel this agreement with a 30-day notice (email, or letter).

Pricing and Billing:

- All pool cleaning and maintenance service prices include chemicals and labor. The only exceptions being the cost of phosphate remover or algaecide which are rarely used but are an additional expense.
- For 4x a week service the monthly rate would be \$1695. For months with more than 16 visits each additional visit would be billed at 1695/12=\$105.95
- We bill on the 1st of each month and all payments are due by the end of the month. Payments more than 15 days late after bill due date will be assessed a late fee of 10% of total bill. If account becomes 3 months past due the past due amount will be turned over to collection company and the account will be responsible for all collection cost up to and including legal expenses.
- Fecal Incident Response (FIR), Equipment replacement and other repairs will be done as time and material projects at our current service rate of \$125.00 per hour. Any such projects would be submitted with estimates for approval before commencing with any work.



Approval and Acceptance:

If the terms and conditions of this proposal are acceptable, please sign, date and return a copy to us.

Agreed and Accepted

By: _____ Title: _____

Date: _____

Aqua Sentry, Inc. Authorized Representative

_____ Date: _____

Bob Mock;/.

SECTION ii

WEST COAST AQUATICS

Pool Service Proposal

Park Creek CDD
westcoastaquatics@outlook.com

Matt Rainwater
Service Includes

West Coast Aquatics

805-358-2716

Test/Adjust water chemistry daily.

- Maintain proper water balance (alkalinity, chlorine, PH, calcium hardness and cya)
- Net or vacuum, brush walls and floor.

Clean filters to maintain proper flow.

Clean tiles and scum gutter

Maintain health department records.

Degrease filters.

Maintain water levels to allow scum gutters to operate at maximum efficiency.

Report any pool defaults to Facilities Manager directly Service
will be provided 3 days per week

Filters will be broken down cleaned and degreased twice a year (Spring and
Fall)

Maintain pool equipment area free of debris. Emergency
calls 7 days a week

Any repairs will be quoted for approval

On service days digital reports provided and be sent out Via email and/or
customer portal

West Coast Aquatics is providing Park Creek with a full-service cleaning and maintenance program.

We will spend adequate time doing the daily cleaning and maintenance of pools, there is
no set time to get the job done (if a storm comes through and it takes several hours above
normal to finish, no extra charges are incurred)

In the event of an emergency, one of our staff members will be on site within 3 hours of
notification. WCA will ensure the pools are always safe, clean, and sanitary for the community of
Waterleaf.

Under the terms of this agreement WCA will not be held responsible for any
staining of plaster. Since plaster is composed of natural materials, a certain amount of
shading, staining, and color variation is to be expected. Different forms of staining do
occur in all pools and with proper chemistry can be held to a minimum.

Monthly service includes.

Chemicals (Bleach, Acid, Sodium Bicarbonate, CYA, Filter Powder)

Chemical Tanks

Pool and Spa controller (CES or Prominent)

Replacement stenner Tubes and lines

3 day week service

Monthly service quote: \$1,450.00



SECTION E

8/8/2023

Park Creek

Community Development District Amenity Management Report



Rachel Turner

PARK CREEK AMENITY MANAGER
GMS, LLC

Park Creek
Community Development District

Amenity Management Report
August 8, 2023

To: The Board of Supervisors

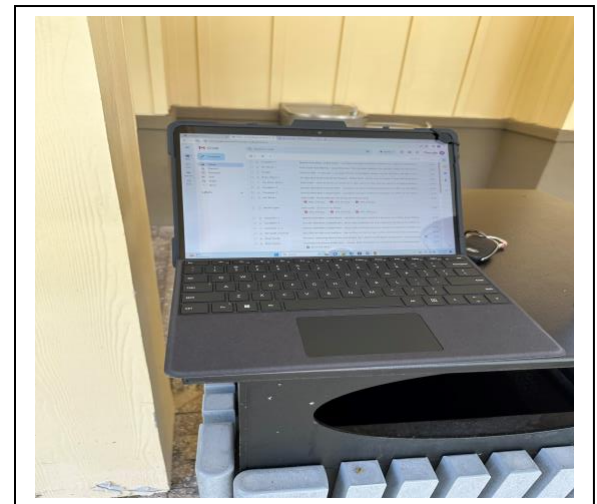
From: Brian Young
Director of Amenity Services

RE: Park Creek CDD Amenity Management Report –August 8, 2023

The following is a summary of events and items related to the amenity management and maintenance management of Villages of Bloomingdale CDD.

Amenity Updates

- July 1st- July 31st there were 763 unique users. This does not include if residents brought guests.
- Worked closely with pool/Cleaning vendor to bring area back up to district standards.
- Worked with Field to get 2 new exit signs installed.
- Keeping Mick updated with the trail. Staff walk trail every morning.
- General cleaning supplies were purchased. Staff keeping up with cleaning in between contract days.
- Working with field on solutions for the bathrooms.



Conclusion

For any questions or comments regarding the above information or for any future maintenance requests and concerns please contact Byoung@gms-tampa.com.

Respectfully,

Brian Young

SECTION VII

SECTION A

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices

August 8, 2023

Fund	Date	Check No.'s	Amount
REGIONS BANK			
<i>General</i>	6/1/23	326-328	\$1,766.00
<i>General</i>	6/9/23	329-335	\$5,175.13
<i>General</i>	6/27/23	336-342	\$3,970.50
<i>General</i>	7/7/23	343-348	\$3,878.83
<i>General</i>	7/11/23	349-352	\$21,392.01
<i>General</i>	7/31/23	353-360	\$22,108.56
Total Invoices for Approval			\$58,291.03

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	8/01/23	PAGE	1
*** CHECK DATES 06/01/2023 - 07/31/2023 ***														
PARK CREEK CDD - GENERAL FUND														
BANK B CASH - REGIONS BANK														
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS		VENDOR NAME		STATUS		AMOUNT		.....CHECK..... AMOUNT #	
6/01/23	00037	6/01/23	15651	202306	320-53900-46205			*		1,350.00				
TREE REMOVAL														
CARDINAL LANDSCAPING SERVICES TAMPA												1,350.00 000326		
6/01/23	00012	6/01/23	11014	202306	320-57200-34500			*		102.00				
EAGLE EYE VMS														
		6/01/23	11023	202306	320-57200-34500			*		39.00				
BRIVO ONAIR														
COMPLETE IT. SERVICE & SOLUTIONS												141.00 000327		
6/01/23	00020	6/01/23	29-BID-6	202306	320-57200-54000			*		275.00				
29-60-02649														
FLORIDA DEPARTMENT OF HEALTH												275.00 000328		
6/09/23	00012	6/01/23	11070	202306	320-57200-34501			*		315.00				
CIT ACS PROX CARDS														
COMPLETE IT. SERVICE & SOLUTIONS												315.00 000329		
6/09/23	00016	5/26/23	CL-479	202305	320-53900-46804			*		175.00				
MAINTENANCE														
FLORIDA FOUNTAINS & EQUIPMENT, LLC												175.00 000330		
6/09/23	00021	4/30/23	24	202304	320-53900-46000			*		342.50				
GENERAL MAINT APR23														
GMS-CENTRAL FLORIDA, LLC												342.50 000331		
6/09/23	00050	6/02/23	24264	202306	310-51300-32200			*		2,000.00				
AUDIT FYE22														
GRAU AND ASSOCIATES												2,000.00 000332		
6/09/23	00014	6/01/23	2351	202306	320-57200-45300			*		900.00				
POOL MAINT JUN23														
		6/01/23	2351	202306	320-57200-46000			*		650.00				
JANITORIAL JUN23														
H2 POOL SERVICE												1,550.00 000333		
6/09/23	00018	5/23/23	7010112	202305	320-53900-46001			*		317.63				
PET WASTE REMOVAL														
POOP 911												317.63 000334		
6/09/23	00003	6/01/23	7468	202306	320-53900-46800			*		475.00				
LAKE MAINT JUN23														
SITEXAQUATICS												475.00 000335		
6/27/23	00009	3/02/23	2049	202303	320-53900-46205			*		2,550.00				
EWF PLAYGROUND MULCH														
AMERICAN MULCH & GROUND COVER, LLC												2,550.00 000336		
				PKCK PARK CREEK		SHENNING								

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
6/27/23	00045	6/09/23	WR230152 WR2301528	202306	320	53900	43100			*	100.00		
BOARD OF COUNTY COMMISSIONERS												100.00 000337	
6/27/23	00037	6/20/23	15755 LANDSCAPE MAINT JUN23	202306	320	53900	46200			*	7,450.00		
		6/21/23	15678 IRRIGATION REPAIRS	202306	320	53900	35000			*	817.66		
		6/21/23	15679 IRRIGATION REPAIRS	202306	320	53900	35000			*	904.81		
		6/26/23	15693 SOLENIOD REPLACEMENT	202306	320	53900	35000			*	241.87		
		6/20/23	15755 LANDSCAPE MAINT JUN23	202306	320	53900	46200			V	7,450.00-		
		6/21/23	15678 IRRIGATION REPAIRS	202306	320	53900	35000			V	817.66-		
		6/21/23	15679 IRRIGATION REPAIRS	202306	320	53900	35000			V	904.81-		
		6/26/23	15693 SOLENIOD REPLACEMENT	202306	320	53900	35000			V	241.87-		
CARDINAL LANDSCAPING SERVICES TAMPA												.00 000338	
6/27/23	00002	6/05/23	32 MANAGEMENT FEES JUN23	202306	310	51300	34000			*	3,166.67		
		6/05/23	32 FIELD MANAGEMENT JUN23	202306	320	53900	34000			*	625.00		
		6/05/23	32 FACILITY MGMT JUN23	202306	320	57200	34000			*	6,917.00		
		6/05/23	32 FACILITY MGMT PRORATE	202306	320	57200	34000			*	691.70		
		6/05/23	32 POOL SIGNAGE	202306	320	57200	52000			*	102.30		
		6/05/23	32 MANAGEMENT FEES JUN23	202306	310	51300	34000			V	3,166.67-		
		6/05/23	32 FIELD MANAGEMENT JUN23	202306	320	53900	34000			V	625.00-		
		6/05/23	32 FACILITY MGMT JUN23	202306	320	57200	34000			V	6,917.00-		
		6/05/23	32 FACILITY MGMT PRORATE	202306	320	57200	34000			V	691.70-		
		6/05/23	32 POOL SIGNAGE	202306	320	57200	52000			V	102.30-		
GOVERNMENTAL MANAGEMENT SERVICES-												.00 000339	
6/27/23	00004	6/09/23	2090982 ENGINEERING FEES	202305	310	51300	31100			*	328.50		
STANTEC CONSULTING SERVICES, INC.												328.50 000340	
PKCK PARK CREEK SHENNING													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/27/23	00005	6/13/23 23257	202305 310-51300-31500	ATTORNEY FEES	*	992.00	
				STRALEY ROBIN VERICKER			992.00 000341
6/27/23	00006	6/07/23 0300 JUN 202306	320-53900-43001	10601 TUCKER JONES RD	*	26.55	
		6/07/23 2415 JUN 202306	320-53900-43000	0650 PUAL CREEK WAY	*	1,538.81	
		6/07/23 2829 JUN 202306	320-57200-43000	10316 RIVERDALE RISE DR	*	877.53	
		6/07/23 0300 JUN 202306	320-53900-43001	10601 TUCKER JONES RD	V	26.55-	
		6/07/23 2415 JUN 202306	320-53900-43000	0650 PUAL CREEK WAY	V	1,538.81-	
		6/07/23 2829 JUN 202306	320-57200-43000	10316 RIVERDALE RISE DR	V	877.53-	
				TECO			.00 000342
7/07/23	00039	6/23/23 23-01917	202306 310-51300-48000	NOTICE OF PUBLIC HEARING	*	70.00	
				BUSINESS OBSERVER			70.00 000343
7/07/23	00012	7/01/23 11209	202307 320-57200-34500	EAGLE EYE VMS	*	102.00	
		7/01/23 11218	202307 320-57200-34500	BRIVO ONAIR TIER	*	39.00	
				COMPLETE IT. SERVICE & SOLUTIONS			141.00 000344
7/07/23	00050	7/03/23 24455	202306 310-51300-32200	AUDIT FYE22	*	1,400.00	
				GRAU AND ASSOCIATES			1,400.00 000345
7/07/23	00014	7/03/23 2364	202307 320-57200-45300	POOL SVC JUL23	*	900.00	
		7/03/23 2364	202307 320-57200-46000	JANITORIAL SVC	*	650.00	
				H2 POOL SERVICE			1,550.00 000346
7/07/23	00051	7/07/23 07072023	202307 300-36900-10000	REIMBURSE	*	400.00	
				LAUREN LAMBERT			400.00 000347
7/07/23	00018	6/27/23 7142393	202306 320-53900-46001	PET WASTE REMOVAL	*	317.83	
				POOP 911			317.83 000348
				PKCK PARK CREEK SHENNING			

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 8/01/23		PAGE 4		
*** CHECK DATES 06/01/2023 - 07/31/2023 ***		PARK CREEK CDD - GENERAL FUND									
		BANK B CASH - REGIONS BANK									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS		VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #	
7/11/23	00037	6/20/23	15755A	202306	320-53900-46200	LANDSCAPE MAINT JUN23	*	7,450.00			
		6/21/23	15678 A	202306	320-53900-35000	IRRIGATION REPAIRS	*	817.66			
		6/21/23	15679A	202306	320-53900-35000	IRRIGATION REPAIRS	*	904.81			
		6/26/23	15693A	202306	320-53900-35000	IRRIGATION REPAIR	*	241.87			
CARDINAL LANDSCAPING SERVICES TAMPA								9,414.34	000349		
7/11/23	00002	6/05/23	32A	202306	310-51300-34000	MANAGEMENT FEES JUN23	*	3,166.67			
		6/05/23	32A	202306	320-53900-34000	FIELD MANAGEMENT JUN23	*	625.00			
		6/05/23	32A	202306	320-57200-34000	FACILITY MGMT JUN23	*	6,917.00			
		6/05/23	32A	202306	320-57200-34000	FACILITY PRORATED MAY	*	691.70			
		6/05/23	32A	202306	320-57200-52000	BRIMAR INDUSTRIES	*	102.30			
GOVERNMENTAL MANAGEMENT SERVICES-								11,502.67	000350		
7/11/23	00003	7/01/23	7598B	202307	320-53900-46800	LAKE MAINT JUL23	*	475.00			
SITEXAQUATICS								475.00	000351		
7/11/23	00006	6/07/23	0300 JUN	202306	320-53900-43001	10601 TUCKER JONES RD	*	26.55			
		6/07/23	2415 JUN	202306	320-53900-43000	10650 PAUL CREEK WAY	*	1,538.81			
		6/07/23	2829 JUN	202306	320-57200-43000	10316 RIVERDALE RISE	*	877.53			
		6/07/23	0300 JUN	202306	320-53900-43001	10601 TUCKER JONES RD	V	26.55-			
		6/07/23	2415 JUN	202306	320-53900-43000	10650 PAUL CREEK WAY	V	1,538.81-			
		6/07/23	2829 JUN	202306	320-57200-43000	10316 RIVERDALE RISE	V	877.53-			
TECO								.00	000352		
7/31/23	00037	6/26/23	15693 B	202306	320-53900-35000	IRRIGATION REPAIR	*	241.87			
		7/24/23	24554	202307	320-53900-46205	ANNUALS	*	882.00			
		7/24/23	24567	202307	320-53900-46200	LANDSCAPE MAINT JUL23	*	7,450.00			
CARDINAL LANDSCAPING SERVICES TAMPA								8,573.87	000353		

PKCK PARK CREEK					SHENNING						

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/31/23	00016	7/31/23 CL-524	202307 320-53900-46804	CLEANING JUL23	*	175.00	
				FLORIDA FOUNTAINS & EQUIPMENT, LLC			175.00 000354
7/31/23	00049	7/31/23 30753A	202307 320-53900-46804	MAINTENANCE	*	135.00	
				FOUNTAIN DESIGN GROUP, INC.			135.00 000355
7/31/23	00002	7/10/23 33	202307 310-51300-34000	MANAGEMENT FEES JUL23	*	3,166.67	
		7/10/23 33	202307 320-53900-34000	FIELD MANAGEMENT JUL23	*	625.00	
		7/10/23 33	202307 310-51300-44000	MEETING ROOM RENTAL	*	221.66	
		7/10/23 33	202307 320-57200-52000	OFFICE SUPPLIES	*	22.99	
		7/10/23 33	202307 320-57200-34000	FACILITY MGMT JUL23	*	6,917.00	
				GOVERNMENTAL MANAGEMENT SERVICES-			10,953.32 000356
7/31/23	00034	7/31/23 07312023	202307 300-20700-10000	ASSESSMENTS	*	166.33	
				PARK CREEK CDD			166.33 000357
7/31/23	00035	7/31/23 07312023	202307 300-20700-10000	ASSESSMENTS	*	199.59	
				PARK CREEK CDD			199.59 000358
7/31/23	00003	8/01/23 7727B	202308 320-53900-46800	LAKE MAINTENANCE AUG23	*	475.00	
				SITEXAQUATICS			475.00 000359
7/31/23	00005	7/25/23 23404	202306 310-51300-31500	ATTORNEY FEES	*	1,430.45	
				STRALEY ROBIN VERICKER			1,430.45 000360
TOTAL FOR BANK B						58,291.03	
TOTAL FOR REGISTER						58,291.03	

SECTION B

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Unaudited Financial Statements
as of
July 31, 2023

Board of Supervisors Meeting
August 8, 2023

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I.	<u>Financial Statements - July 31, 2023</u>
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II.	<u>Check Register</u>
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III.	<u>Special Assessment Receipts Schedule - July 31, 2023</u>
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PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
July 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>
<u>ASSETS:</u>			
Cash - Regions Bank	\$431,022	---	\$431,022
Due from Other Funds	---	\$10	\$10
Series 2013 Investments:			
Reserve	---	\$171,556	\$171,556
Revenue	---	\$178,573	\$178,573
Prepayment	---	\$376	\$376
Series 2016 Investments:			
Reserve	---	\$206,388	\$206,388
Revenue	---	\$186,968	\$186,968
Deposits	\$6,010	---	\$6,010
Prepaid Expenses	\$475	---	\$475
Total Assets	<u>\$437,506</u>	<u>\$743,871</u>	<u>\$1,181,378</u>
<u>LIABILITIES:</u>			
Accounts Payable	---	---	\$0
Due to Other Funds	\$10	---	\$10
Total Liabilities	<u>\$10</u>	<u>\$0</u>	<u>\$10</u>
<u>FUND BALANCES:</u>			
Nonspendable:			
Deposits and prepaid items	\$6,485	---	\$6,485
Assigned to:			
Debt Service	---	\$743,871	\$743,871
Unassigned	\$431,011	---	\$431,011
Total Fund Balances	<u>\$437,496</u>	<u>\$743,871</u>	<u>\$1,181,367</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$437,506</u>	<u>\$743,871</u>	<u>\$1,181,378</u>

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/23	ACTUAL THRU 07/31/23	ACTUAL VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$517,083	\$517,083	\$518,966	\$1,883
Interest Income	\$0	\$0	\$125	\$125
Miscellaneous Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$517,083</u>	<u>\$517,083</u>	<u>\$519,091</u>	<u>\$2,008</u>
<u>LEGISLATIVE</u>				
Supervisors Fees	\$12,000	\$10,000	\$5,600	\$4,400
Payroll Taxes	\$918	\$765	\$428	\$337
TOTAL LEGISLATIVE	<u>\$12,918</u>	<u>\$10,765</u>	<u>\$6,028</u>	<u>\$4,737</u>
<u>FINANCIAL & ADMINISTRATIVE</u>				
District Manager	\$45,500	\$37,917	\$37,917	(\$0)
District Engineer	\$4,500	\$3,750	\$4,174	(\$424)
Attorney Fees	\$15,000	\$12,500	\$8,924	\$3,576
Trustee Fees	\$6,520	\$6,520	\$6,769	(\$249)
Dissemination	\$0	\$0	\$100	(\$100)
Auditing Services	\$4,500	\$4,500	\$3,400	\$1,100
Travel and Per Diem	\$50	\$42	\$0	\$42
Meeting Room Rental	\$2,400	\$2,000	\$665	\$1,335
Public Officials Insurance	\$31,433	\$31,433	\$21,637	\$9,796
Legal Advertising	\$3,000	\$2,500	\$1,732	\$769
Bank Fees	\$125	\$104	\$1,056	(\$951)
Payroll Services	\$835	\$696	\$350	\$346
Miscellaneous	\$500	\$417	\$0	\$417
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
TOTAL FINANCIAL & ADMINISTRATIVE	<u>\$114,538</u>	<u>\$102,553</u>	<u>\$86,896</u>	<u>\$15,657</u>
<u>OTHER PHYSICAL ENVIRONMENT</u>				
Streetpole Lighting	\$58,000	\$48,333	\$59,055	(\$10,721)
Electricity (Irrigation & Pond Pumps)	\$17,000	\$14,167	\$12,956	\$1,211
Landscaping Maintenance	\$104,340	\$86,950	\$75,550	\$11,400
Landscape Replenishment	\$10,000	\$8,333	\$8,612	(\$279)
Irrigation Maintenance	\$10,000	\$8,333	\$4,296	\$4,038
Landscape Replacement and Enhancement	\$23,500	\$19,583	\$0	\$19,583
Pet Waste Removal	\$3,812	\$3,176	\$2,859	\$317
Pond Maintenance	\$5,700	\$4,750	\$4,750	\$0
Security Patrol	\$24,408	\$20,340	\$33,942	(\$13,602)
Holiday Lights	\$4,000	\$4,000	\$5,350	(\$1,350)
Fountain Maintenance & Repairs	\$2,500	\$2,083	\$3,204	(\$1,121)
Field Contingency	\$20,000	\$16,667	\$16,558	\$109
TOTAL OTHER PHYSICAL ENVIRONMENT	<u>\$283,260</u>	<u>\$236,716</u>	<u>\$227,131</u>	<u>\$9,585</u>

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/23	ACTUAL THRU 07/31/23	ACTUAL VARIANCE
<u>PARKS & RECREATION</u>				
Security Cameras	\$1,692	\$1,410	\$1,725	(\$315)
Pool Maintenance - Contract	\$10,800	\$9,000	\$9,446	(\$446)
Pool Permit	\$275	\$275	\$275	\$0
Cleaning & Maintenance	\$7,800	\$6,500	\$8,784	(\$2,284)
Telephone/Internet	\$2,000	\$1,667	\$1,660	\$7
Electricity	\$8,000	\$6,667	\$7,845	(\$1,178)
Water	\$3,000	\$2,500	\$1,792	\$708
Pest Control	\$1,800	\$1,500	\$0	\$1,500
Refuse Service	\$1,000	\$833	\$0	\$833
Amenity Center Repairs and Maintenance	\$10,000	\$8,333	\$0	\$8,333
TOTAL PARKS & RECREATION	\$46,367	\$38,685	\$31,527	\$7,158
<u>CAPITAL RESERVE</u>				
Capital Outlay	\$60,000	\$50,000	\$8,660	\$41,340
TOTAL CAPITAL RESERVE	\$60,000	\$50,000	\$8,660	\$41,340
TOTAL EXPENDITURES	\$517,083	\$438,720	\$360,243	\$78,477
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$78,363	\$158,848	\$76,469
FUND BALANCE - Beginning	\$0		\$278,648	
FUND BALANCE - Ending	\$0		\$437,496	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2013

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 07/31/23	ACTUAL THRU 07/31/23	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$173,188	\$173,188	\$172,616	(\$572)
Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$10,419	\$10,419
TOTAL REVENUES	<u>\$173,188</u>	<u>\$173,188</u>	<u>\$183,035</u>	<u>\$9,847</u>
<u>EXPENDITURES:</u>				
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)
TOTAL EXPENDITURES	<u>\$169,347</u>	<u>\$169,347</u>	<u>\$173,056</u>	<u>(\$3,709)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$3,841</u>	<u>\$3,841</u>	<u>\$9,979</u>	<u>\$6,138</u>
FUND BALANCE - Beginning	\$166,909		\$340,531	
FUND BALANCE - Ending	<u><u>\$170,750</u></u>		<u><u>\$350,510</u></u>	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2014

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 07/31/23	ACTUAL THRU 07/31/23	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments - Levy	\$206,388	\$206,388	\$207,139	\$752
Interest Income	\$0	\$0	\$11,550	\$11,550
TOTAL REVENUES	<u>\$206,388</u>	<u>\$206,388</u>	<u>\$218,689</u>	<u>\$12,301</u>
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$72,819	\$72,819	\$72,819	\$0
Principal Expense - 11/1	\$60,000	\$60,000	\$60,000	\$0
Interest Expense - 5/1	\$71,319	\$71,319	\$71,319	\$0
TOTAL EXPENDITURES	<u>\$204,138</u>	<u>\$204,138</u>	<u>\$204,138</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$2,250</u>	<u>\$2,250</u>	<u>\$14,552</u>	<u>\$12,301</u>
FUND BALANCE - Beginning	\$169,005		\$378,810	
FUND BALANCE - Ending	<u><u>\$171,255</u></u>		<u><u>\$393,362</u></u>	

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

		Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Total
REVENUES:														
Maintenance Assessments - Levy	\$517,083	\$ -	\$ 62,681	\$ 419,955	\$ 11,090	\$ 3,363	\$ 3,114	\$ 8,447	\$ 4,675	\$ 5,626	\$ 14	\$ -	\$ -	\$ 518,966
Interest Income	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ (375)	\$ -	\$ -	\$ 125
Miscellaneous Income	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$517,083	\$ -	\$ 62,681	\$ 419,955	\$ 11,090	\$ 3,363	\$ 3,114	\$ 8,447	\$ 5,175	\$ 5,626	\$ (361)	\$ -	\$ -	\$ 519,091
LEGISLATIVE														
Supervisors Fees	\$12,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ 5,600
Payroll Taxes	\$918	\$ 77	\$ -	\$ 77	\$ 77	\$ -	\$ 77	\$ -	\$ 61	\$ -	\$ 61	\$ -	\$ -	\$ 428
	\$12,918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,028
FINANCIAL & ADMINISTRATIVE														
District Manager	\$45,500	\$ 3,792	\$ 3,792	\$ 3,792	\$ 3,792	\$ 3,792	\$ 3,792	\$ 3,792	\$ 3,792	\$ 3,792	\$ 3,792	\$ -	\$ -	\$ 37,917
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	\$ 1,430	\$ -	\$ -	\$ -	\$ 8,924
Trustee Fees	\$6,520	\$ 3,806	\$ 2,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,769
Dissemination	\$0	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100
Auditing Services	\$4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400	\$ -	\$ -	\$ -	\$ 3,400
Travel and Per Diem	\$50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Meeting Room Rental	\$2,400	\$ -	\$ -	\$ 222	\$ -	\$ -	\$ 222	\$ -	\$ -	\$ 222	\$ -	\$ -	\$ -	\$ 665
Public Officials Insurance	\$31,433	\$ 21,637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,637
Legal Advertising	\$3,000	\$ -	\$ 769	\$ 508	\$ -	\$ 385	\$ -	\$ -	\$ -	\$ 70	\$ -	\$ -	\$ -	\$ 1,732
Bank Fees	\$125	\$ 27	\$ 29	\$ 31	\$ 134	\$ 122	\$ 147	\$ 146	\$ 123	\$ 104	\$ 194	\$ -	\$ -	\$ 1,056
Payroll Services	\$835	\$ 63	\$ -	\$ 63	\$ 63	\$ -	\$ 98	\$ -	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ 350
Miscellaneous	\$500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Fees	\$175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
	\$114,538	\$ 31,228	\$ 9,554	\$ 6,009	\$ 5,030	\$ 6,234	\$ 5,282	\$ 5,258	\$ 5,298	\$ 9,018	\$ 3,986	\$ -	\$ -	\$ 86,896
OTHER PHYSICAL ENVIRONMENT														
Streetpole Lighting	\$58,000	\$ 5,481	\$ 5,472	\$ 5,497	\$ 5,755	\$ 5,964	\$ 5,964	\$ 5,985	\$ 5,985	\$ 4,898	\$ 8,053	\$ -	\$ -	\$ 59,055
Electricity (Irrigation & Pond Pumps)	\$17,000	\$ 618	\$ 1,206	\$ 1,453	\$ 1,666	\$ 1,351	\$ 1,222	\$ 1,299	\$ 1,641	\$ 1,275	\$ 1,226	\$ -	\$ -	\$ 12,956
Landscaping Maintenance	\$104,340	\$ 8,500	\$ 7,450	\$ 7,450	\$ 7,450	\$ 7,450	\$ 7,450	\$ 7,450	\$ 7,450	\$ 7,450	\$ 7,450	\$ -	\$ -	\$ 75,550
Landscape Replenishment	\$10,000	\$ 850	\$ -	\$ -	\$ 1,050	\$ 880	\$ 3,600	\$ -	\$ -	\$ 1,350	\$ 882	\$ -	\$ -	\$ 8,612
Irrigation Maintenance	\$10,000	\$ 818	\$ -	\$ -	\$ -	\$ 1,272	\$ -	\$ -	\$ -	\$ 2,206	\$ -	\$ -	\$ -	\$ 4,296
Landscape Replacement and Enhancement	\$23,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pet Waste Removal	\$3,812	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ -	\$ -	\$ -	\$ 2,859
Pond Maintenance	\$5,700	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ -	\$ -	\$ 4,750
Security Patrol	\$24,408	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 7,609	\$ 6,917	\$ -	\$ -	\$ 33,942
Holiday Lights	\$4,000	\$ 2,300	\$ -	\$ 3,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,350
Fountain Maintenance & Repairs	\$2,500	\$ -	\$ 2,195	\$ 350	\$ -	\$ -	\$ 175	\$ -	\$ 175	\$ -	\$ 310	\$ -	\$ -	\$ 3,204
Field Contingency	\$20,000	\$ -	\$ 2,300	\$ 8,500	\$ -	\$ 4,540	\$ 875	\$ 343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,558
	\$283,260	\$ 21,787	\$ 21,842	\$ 29,519	\$ 19,140	\$ 24,676	\$ 22,506	\$ 18,297	\$ 18,471	\$ 25,581	\$ 25,313	\$ -	\$ -	\$ 227,131
PARKS & RECREATION														
Security Cameras	\$1,692	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ 456	\$ 141	\$ -	\$ -	\$ 1,725
Pool Maintenance - Contract	\$10,800	\$ 900	\$ 900	\$ 900	\$ 900	\$ 2,246	\$ 900	\$ 900	\$ 900	\$ 900	\$ -	\$ -	\$ -	\$ 9,446
Pool Permit	\$275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275	\$ -	\$ -	\$ -	\$ 275
Cleaning & Maintenance	\$7,800	\$ 650	\$ 650	\$ 1,519	\$ 1,648	\$ 1,591	\$ 650	\$ 650	\$ 650	\$ 752	\$ 23	\$ -	\$ -	\$ 8,784
Telephone/Internet	\$2,000	\$ 158	\$ 158	\$ 168	\$ 168	\$ 168	\$ 168	\$ 168	\$ 168	\$ 168	\$ 168	\$ -	\$ -	\$ 1,660
Electricity	\$8,000	\$ 635	\$ 667	\$ 700	\$ 876	\$ 779	\$ 739	\$ 820	\$ 870	\$ -	\$ 1,757	\$ -	\$ -	\$ 7,845
Water	\$3,000	\$ -	\$ 338	\$ 132	\$ -	\$ 190	\$ 285	\$ 255	\$ 269	\$ 100	\$ 222	\$ -	\$ -	\$ 1,792
Pest Control	\$1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refuse Service	\$1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Center Repairs and Maintenance	\$10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$46,367	\$ 2,484	\$ 2,854	\$ 3,560	\$ 3,734	\$ 5,116	\$ 2,883	\$ 2,934	\$ 2,999	\$ 2,651	\$ 2,312	\$ -	\$ -	\$ 31,527
CAPITAL OUTLAY														
Capital Outlay	\$60,000	\$ -	\$ -	\$ 2,555	\$ 3,550	\$ -	\$ 2,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,660
Reserve Study	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$60,000	\$ -	\$ -	\$ 2,555	\$ 3,550	\$ -	\$ 2,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,660
TOTAL EXPENDITURES	\$517,083	\$ 55,500	\$ 34,250	\$ 41,643	\$ 31,454	\$ 36,026	\$ 33,226	\$ 26,489	\$ 26,768	\$ 37,250	\$ 31,611	\$ -	\$ -	\$ 360,243
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$0	\$ (55,500)	\$ 28,431	\$ 378,312	\$ (20,364)	\$ (32,662)	\$ (30,112)	\$ (18,041)	\$ (21,593)	\$ (31,624)	\$ (31,971)	\$ -	\$ -	\$ 158,848

SECTION C

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2023

ASSESSMENTS - TAX COLLECTOR

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

DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/PENALTY	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	2013 DSF	2014 DSF	Total
11/02/22	10/01/22-10/31/22	\$6,836.02	\$314.91	\$130.42	\$0.00	\$6,390.69	\$3,690.30	\$1,227.45	\$1,472.94	\$6,390.69
11/16/22	11/01/22-11/10/22	\$30,345.73	\$1,213.83	\$582.64	\$0.00	\$28,549.26	\$16,485.75	\$5,483.40	\$6,580.10	\$28,549.26
11/22/22	11/11/22-11/17/22	\$17,153.19	\$686.12	\$329.35	\$0.00	\$16,137.72	\$9,318.72	\$3,099.54	\$3,719.46	\$16,137.72
11/29/22	11/18/22-11/22/22	\$67,711.99	\$2,708.45	\$1,300.06	\$0.00	\$63,703.48	\$36,785.54	\$12,235.41	\$14,682.54	\$63,703.48
12/07/22	11/23/22-11/30/22	\$757,778.01	\$30,279.61	\$14,549.97	\$0.00	\$712,948.43	\$411,691.66	\$136,934.64	\$164,322.13	\$712,948.43
12/14/22	12/01/22-12/07/22	\$8,584.85	\$343.39	\$164.83	\$0.00	\$8,076.63	\$4,663.85	\$1,551.26	\$1,861.52	\$8,076.63
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
07/25/23	INTEREST	\$0.00	\$0.00	\$0.00	\$24.71	\$24.71	\$14.27	\$4.75	\$5.70	\$24.71
TOTAL		\$952,616.54	\$35,981.18	\$18,332.71	\$417.68	\$898,720.33	\$518,965.53	\$172,615.50	\$207,139.30	\$898,720.33

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$550,087.87	57.7449%	\$518,965.53	(\$518,965.53)	\$0.00
SERIES 2013 DSF	\$182,967.24	19.2068%	\$172,615.50	(\$172,610.75)	\$4.75
SERIES 2016 DSF	\$219,561.43	23.0482%	\$207,139.30	(\$207,133.60)	\$5.70
TOTAL	\$952,616.54	100.00%	\$898,720.33	(\$898,709.88)	\$10.45

100% Gross Collected