



Park Creek

Community Development District

Vinoo Naidu, Chairman

Daniel Hilburn, Vice Chairman

Ryan Watkins, Assistant Secretary

Mark Savino, Assistant Secretary

Joseph Long, Assistant Secretary

January 11, 2024

AGENDA

Park Creek Community Development District

Agenda

Thursday
January 11, 2024
6:00 p.m.

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

Fairfield Inn & Suites
10743 Big Bend Road
Riverview, FL 33579
Meeting ID: 956 496 2978
Passcode: 516708Gms

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

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 October 26, 2023 Meeting Minutes
- IV. Public Hearing
 - A. Consideration of Resolution 2024-02 Amending the Revised Amenity Facility Rental Fee Policies
- V. Staff Reports
 - A. Attorney
 - B. District Engineer
 - C. Sitex Aquatics
 - D. Field Manager
 1. Field Report
 2. Consideration of Proposals for Amenity Center Painting
 - i. Two Generations Painting Company
 - ii. Harrison Contracting Company
 - iii. Presto Painting (To Be Provided Under Separate Cover)
 3. Consideration of Proposal for Amenity Center Flooring
 - i. Majestic Flooring Services
 - ii. Floor Installation Service, Inc.
 - iii. RK Marble Tile Inc.

- E. Amenity Manager
 - 1. Report
 - 2. Incident Report (To Be Provided Under Separate Cover)
 - 3. Consideration of Florida Patio Furniture Proposal to Patio Furniture
 - 4. Consideration of ASAP Site Services Proposal for Portable Toilets
- F. District Manager
- VI. Financial Reports
 - A. Approval of Check Register
 - B. Balance Sheet & Income Statement
 - C. Special Assessment Receipt Schedule
- VII. Supervisors Requests and General Audience Comments
- VIII. Next Regularly Scheduled Meeting is February 3, 2024 at 6:00 p.m. at Fairfield Inn & Suites, Riverview
- IX. 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, **October 26, 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:

Vinoo Naidu
Daniel Hilburn
Ryan Watkins
Mark Savino
Joseph Long

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also Present were:

Amanda Ferguson
Brian Young
Dreema Long

District Manager, GMS
GMS
Amenity Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Ferguson 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**

A resident asked for an update on the trail status and erosion issue in the neighborhood. The resident commented on the pond's pollution as well as the bad odor coming from the ponds. She stated that she hoped these issues are addressed.

A resident asked about the budget. Ms. Ferguson responded that they already adopted the budget for Fiscal Year 2024.

THIRD ORDER OF BUSINESS

Approval of the September 14, 2023 Meeting Minutes

Ms. Ferguson presented the regular Board meeting minutes from September 14, 2023. There were no corrections to the minutes.

On MOTION by Mr. Naidu, seconded by Mr. Savino, with all in favor, the Minutes of the September 14, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation Letter from Supervisor Long

Ms. Ferguson presented the resignation letter from Supervisor Long.

On MOTION by Mr. Naidu, seconded by Mr. Savino, with all in favor, the Resignation Letter from Supervisor Long, was approved.

B. Review of Letters of Interest

Ms. Ferguson presented the letters of interests to the Board. The first candidate presentation was from Joseph Long. The next candidate was Wenyi Zhong who was not present for this meeting. The next candidate presentation was from Stephen Hanily. After Board discussion of the candidates, the majority vote was for Joseph Long.

On MOTION by Mr. Naidu, seconded by Mr. Savino, with Mr. Naidu, Mr. Hilburn and Mr. Savino in favor and Mr. Watkins opposed, Appointing Joseph Long as a Board of Supervisor to Seat #1, was approved 3-1.

C. Oath of Office for Newly Elected Supervisor

Ms. Ferguson administered the oath of office to Joseph Long. She briefly reviewed the Sunshine Law and the Form 1 with Mr. Long.

D. Consideration of Resolution 2024-01 Election of Officers

Ms. Ferguson presented Resolution 2024-01 to the Board. It was decided to have Mr. Vinoo Naidu serve as Chairman, Mr. Daniel Hilburn serve as Vice Chairman, and Mr. Mark Savino, Mr. Ryan Watkins, Mr. Joseph Long serve as Assistant Secretaries. Also, Sharyn Henning and Darrin Mossing will serve as Assistant Treasurers, Jordan Lansford will serve as Secretary, Amanda Ferguson will serve as Assistant Secretary and Jason Greenwood will serve as Assistant Secretary and Treasurer.

On MOTION by Mr. Naidu, seconded by Mr. Long, with all in favor, Resolution 2024-01 Election of Officers with Mr. Vinoo Naidu to serve as Chairman, Mr. Daniel Hilburn to serve as Vice Chairman, and Mr. Mark Savino, Mr. Ryan Watkins, Mr. Joseph Long to serve as Assistant Secretaries. Also, Sharyn Henning and Darrin Mossing will serve as Assistant Treasurers, Jordan Lansford will serve as Secretary, Amanda Ferguson will serve as Assistant Secretary and Jason Greenwood will serve as Assistant Secretary and Treasurer, was approved.

FIFTH ORDER OF BUSINESS**Acceptance of Engagement
Letter from Grau & Associates
for Fiscal Year 2023 Audit**

Ms. Ferguson presented the Engagement Letter from Grau & Associates for the Fiscal Year 2023 audit.

On MOTION by Mr. Naidu, seconded by Mr. Savino, with all in favor, the Engagement Letter from Grau & Associates for Fiscal Year 2023 audit, was approved.

SIXTH ORDER OF BUSINESS**Discussion of HOA Social
Committee Request**

Ms. Ferguson opened the discussion of the HOA social committee request. There was a question on the March 23rd event regarding security and if it would be a neighborhood volunteer or if GMS would provide that. The response was that it's whatever the Board prefers. Discussion ensued on the HOA event, and it was decided to approve

the HOA event schedule. The Board is going to find out from the health inspector whether or not they need the porta-potty and will bring that back to the next meeting.

On MOTION by Mr. Watkins, seconded by Mr. Hilburn, with all in favor, the HOA Event Schedule, was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being no report, the next item followed.

B. District Engineer

There being no report, the next item followed.

C. Sitex Aquatics

Ms. Ferguson noted that Sitex Aquatics report was included in the agenda package for review. The aggressive treatment was noted. It was requested that one of the Board members be present for the next treatment so they can see and walkthrough what the aggressive treatment is.

D. Field Manager

1. Action Item List

Mr. Young presented the action item list to the Board.

2. Consideration of Proposals for Pool Services

i. Aqua Sentry

ii. West Coast Aquatics

This item was tabled. The current pool maintenance company picked up their service and it will be visited if necessary.

3. Consideration of Cardinal Proposal for Tree Trimming

Mr. Young presented the proposal for tree trimming. Discussion ensued and this item was noted to have already been approved.

E. Amenity Manager**1. Report**

Ms. Long reviewed the Amenity Manager report. The report included the number of unique users from September 1 to September 30 and totaled 427 not including residents who brought guests. The report also included a note that H2O Pools worked on sump pump connecting sail to prevent pump area from flooding and damaging electrical. She continued reviewing the report which included the fire extinguishers being inspected, three pest control proposals for the Amenity Center, Incidents at the Amenity Center, Keeping Mick updated with the trail, recommendations provided of items that need addressed at the Amenity Center, and an upcoming event Fall Party on October 28 hosted by Crossing Church coordinating with amenity staff.

The list of recommendations by Ms. Long included the gate between the playground and pool is not always shutting and needs to be adjusted, pergola wood is rotting in two places on the top, an ant infestation in the cabana, a needed repair to the cabana where a trim piece fell down, the paint is peeling on the cabana and it needs to be repainted, the fence on the playground side needs to be power washed due to mold, the gutter at the pool needs to be cleaned out, the fan switch on the playground side needs to be replaced because it isn't working, the gutters at the main entrance need to be cleaned out, pest and insects at the Amenity Center, the irrigation lines need to be looked at and either repaired or replaced, the thirteen dead plants on the east side perimeter of the pool need to be replaced once the irrigation is fixed, the knock out roses around the shower need to be trimmed back or removed because of the thorns, cracks in three of the pool deck tables and the glass needs to be replaced and the other five tables have stress fractures around the edging and need to be looked at for replacement, and the pavers at the front entrance need to be power washed due to mold. Discussion ensued on the recommendation list.

Ms. Long noted that the concrete work on the trail has been completed, but they need to go back and fill in some spots on the sides. She noted that it was suggested in three sections where water was coming down from the homes a two-foot retaining wall. She noted that proposals would be presented at the next meeting for the two-foot retaining wall. It was recommended that signage needs to be removed and proper signage needs to be put up on the trail, so no one steps off and twists an ankle. Discussion ensued on

the trail safety. The pool pump was also discussed briefly, and the pool vendor will be asked if the pool pump needs to run all night.

The pest control proposals were presented to the Board. After discussion, the Board decided to approve Hometown Pest Defense for pest control services for the Amenity Center. The first service is \$395 and is \$120 a month thereafter.

On MOTION by Mr. Naidu, seconded by Mr. Watkins, with all in favor, the Hometown Pest Defense for Pest Control Services for the Amenity Center with the cost of \$395 for the First Service and \$120 a Month thereafter, was approved.

2. Incident Report (To Be Provided Under Separate Cover)

Ms. Long noted two incidents in her report. The first incident was on September 22, 2023 and involved teenagers at the playground with drug paraphernalia. They made a police report, and the police collected all the drug residue. She suggested that a camera go in on that side of the playground in the kitchenette area. The second incident was a woman who got agitated over the Amenity Center closing at 7.

3. Consideration of Complete IT Proposal to Install Camera at the Amenity Center

The proposal to install a camera at the Amenity Center was presented to the Board. Discussion ensued on the camera installation.

On MOTION by Mr. Hilburn, seconded by Mr. Savino, with all in favor, a Complete IT Proposal to Install Camera at the Amenity Center, was approved.

F. District Manager

There being no report, the next item followed.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

Ms. Ferguson presented the check register and asked for a motion to approve.

On MOTION by Mr. Naidu, seconded by Mr. Long, with all in favor, the Check Register, was approved.

B. Balance Sheet & Income Statement**C. Special Assessment Receipt Schedule**

Ms. Ferguson presented the balance sheet and income statement.

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

Supervisor Naidu requested a soft wash on the roof because it's getting moss on it. He commented on the pergola repair. He requested a pool life ring on the north side of the pool. He requested looking into two more table and eight chairs like they currently have to go on the other side of the Amenity Center. He also requested adding two bar height tables and four chairs each with umbrellas for both. He noted that three trees need to be removed because they are dying. He requested mail kiosk for Phases Three and Four. He commented that there was a door on the outside of the Amenity Center with no working keys. He also commented on the cracks in the sidewalks and requested to review contract with Cornerstone to see if they fix them. He requested a timeline start and end date. He also commented on the dead plants on Legacy Trail and requested that they be replaced. He commented on the thorns behind the shower at the pool.

Audience Comments

A resident asked if a non-resident could get a membership to the Amenity Center and the cost of a non-membership fee. The response was yes, and the cost would be \$2,500. This resident was referred to the policies and procedures regarding non-resident membership.

A resident pointed out two areas along the trail that could be a serious safety concern if someone goes off the trail. The resident also asked for a timeframe on the ponds and if they were still working on them. The response was yes. They are going to get with Sitex Aquatics about the high-water level in the ponds. The resident commented on the dead trees on Park Creek Boulevard. The Board commented that this was being addressed. The resident commented on the tables with broken glass tops. She asked if

it would be more cost effective in the long run to get tables with a solid surface rather than replacing just the glass tabletop. The resident suggested metal tables. The response was that they could look into getting quotes for new metal tables. She also asked to paint the lips on the zero-entry pool gate because they are a trip hazard. The response was that this would be addressed.

Resident James thanked Mr. Naidu for bringing up the issue on getting a new pool ring on the north side. He commented that he was not impressed with Cardinal and how they were doing their ponds and landscaping. He requested that they look at other companies. He asked about the pool lights. The response was that they put solar lights, but it wasn't enough. He asked if they ever got the bathrooms fixed. The response was that Mr. Sheppard said that there was a proposal coming for the tile. He requested installation of a flag and flagpole. He asked for a breakdown of the CDD taxes. The response was that they would provide him with tax breakdown. Ms. Ferguson responded that the adopted budget was on the Park Creek CDD website. Resident James asked about some way to advertise for the CDD meetings. Signs will be ordered to be put out for advertising CDD meetings. He also commented on the trail.

A resident asked why they were paying so much for the light poles. The response was that some of the costs for the light poles includes the electricity and some of the costs includes the maintenance of the light poles, which TECO takes care of. It was explained that they were not in a position to maintain their own light poles. The question was asked what it would cost to change the streetlights over to LED. After discussion, it was decided to request for an energy audit from TECO. Security costs were discussed. The resident asked the best way to present ideas to the Board. The response was that residents could present ideas through the emails listed on the Park Creek CDD website or through Board meetings.

A resident noted that her son owned a pond and landscaping business. The Board requested getting a quote from this company for pond maintenance services.

A resident asked about solar panels for electricity. The response was that this was being looked into.

TENTH ORDER OF BUSINESS

**Next Regularly Scheduled
Meeting is November 9, 2023 at
6:00 p.m. at Fairfield Inn &
Suites, Riverview**

Ms. Ferguson reported the next regularly scheduled meeting will be held on November 9, 2023 at 6:00 p.m. at the Fairfield Inn & Suites, Riverview.

ELEVENTH ORDER OF BUSINESS Adjournment

Ms. Ferguson asked for a motion to adjourn the meeting.

On MOTION by Mr. Naidu, seconded by Mr. Hilburn, with all in favor, the meeting was adjourned at 7:49 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK CREEK COMMUNITY DEVELOPMENT DISTRICT AMENDING THE AMENITIES RATES, DEPOSITS, AND FEES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Park Creek Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Riverview, Florida; and

WHEREAS, the District previously adopted its Amenity Facilities Policies, as amended, from time to time ("**Rules**") and desires to adopt amended Rules and Rates for the efficient operation of the District and its amenities; and

WHEREAS, after providing notice pursuant to Florida law, and after a public hearing, the Board of Supervisors desires to amend its Rules and Rates to address certain revisions to the policies and rates of the Amenity Facilities; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the Rates, as amended ("**Amended Rates**"), which are attached hereto and incorporated herein by this reference, for immediate use and application.

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

SECTION 1. The attached Amended Rules are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. These Amended Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these Amended Rules. The Board of Supervisors reserves the right to approve such amendments by motion.

SECTION 2. The attached Amended Rates are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. These Amended Rates shall stay in full force and effect until such time as the Board of Supervisors may amend these Amended Rates. The Board of Supervisors reserves the right to approve such amendments by motion.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of January, 2024.

ATTEST:

**PARK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

**PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Amenities Policies & Procedures

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Part I. Rule for Amenities Rates

In accordance with Chapters 190 and 120 of the Florida Statutes, and on November 9, 2023 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Park Creek Community Development District adopted the following rules to govern rates for the District's Amenities.

INTRODUCTION.

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

DEFINITIONS.

All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in Part II, Amenities Policies of Park Creek Community Development District, as amended from time to time.

ANNUAL USER FEE.

For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

RESERVATION RATES FOR AMENITY CENTER.

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

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

Table 1 – Reservation Rates for Amenity Center Areas

Payment	Patron Type	Area	Amount Due
Refundable Deposit	Residents, Patrons, & Non-Residents	Covered Patio at Pool Covered Area at Playground Cabanas at Pool	\$300.00
Reservation Fee	Non-Patrons	Covered Patio at Pool Covered Area at Playground Cabanas at Pool	\$25/Hour Maximum of 4 Hours

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

ACTIVITY AND PROGRAM RATES.

Activity program prices charged on an activity-by-activity basis. Program coordinator to present program calendar to the board at a public meeting.

MISCELLANEOUS FEES.

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

Table 2 – Miscellaneous Fees

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

SPECIAL PROVISIONS.

After-Hours Events.

There are no after hour reservations for private use. When pool closes, the reserved use ends. CDD sponsored events may be held after hours at approved CDD functions.

Homeowner's Association and Master Developer Meetings.

Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability.

Additional Costs.

The District at a public meeting may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

ADJUSTMENT OF RATES.

Not more than once per year, the Board may adjust by resolution adopted at a duly noticed public hearing any of the fees set forth in the District's Rule for Amenities Rates to reflect actual costs of operation of the Amenities, to promote use of the Amenities, or for any other purpose as determined by the Board to be in the best interest of the District. The board may also in its discretion authorize discounts for certain services.

PRIOR RULES & POLICIES.

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

SEVERABILITY.

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

Law Implemented: ss. 190.11, 190.035, Florida Statutes

Part II. Amenities Policies

In accordance with Chapters 190, Florida Statutes, and on November 9, 2023 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Park Creek Community Development District adopted the following policies to govern the operation of the District’s Amenities. All prior amenities policies of the District are hereby rescinded.

DEFINITIONS

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

“Access Card” – shall mean the identification or gate card, issued to Patrons.

“Amenities” – shall mean the properties and areas owned by the District and intended for recreational use and may include, but not specifically be limited to, the District’s amenity center, swimming pool, multi- purpose field (event lawn), playground (tot-lot), picnic areas, and walking trails, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

“Amenities Policies” or “Policies” – shall mean all policies of the District relative to the Amenities, as amended from time to time.

“Amenity Manager” – shall mean the management company, including its employees, staff, and agents, contracted by the District to manage the Amenities.

“Annual User Fee” – shall mean the base fee established by the District for the non- exclusive right to use the Amenities. The amount of the Annual User Fee is set forth in the District’s Rule for Amenities Rates.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the District.

“District” – shall mean the Park Creek of Hillsborough County Community Development District.

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

“Guest” – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities or invited and accompanied for the day by a Patron to use the Amenities.

“Household” – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen, together with their parents or legal guardians. This does not include visiting relatives, or extended household not residing in the home.

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

“Non-Resident Patron” – shall mean any person or Household not owning property in the District who is paying the Annual User Fee and is current in the payment of all other dues and fees to the District.

“Resident Patron” – shall mean Residents, and Renters.

“Patron” – shall mean any person or Household who is paying the Annual User Fee whether resident, renter, or non-resident and is current in the payment of all other dues and fees to the District.

“Person” – shall mean an individual, or legal entity recognized under Florida Law.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

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

AUTHORIZED USERS

Generally.

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

Residents.

A Resident must pay the Annual User Fee and be current in payment of all dues applicable to Residents in order to have the right to use the Amenities. Such payment must be made in accordance with the District's annual assessment collection resolution and typically will be included on the Resident's property tax bill. In order to be considered current in payment, residents must remit payment by July 31. Amenity rights will be suspended for residents that are not current in payment. Payment of the Annual User Fee entitles the Resident to use the Amenities for one full fiscal year of the District.

Non-Residents.

A Non-Resident Patron must pay in advance the total twelve (12) month Annual User Fee and be current in payment of all dues applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of registration. Amenity rights will be cancelled if subsequent Annual User Fee payments are not paid within 90-days of the anniversary date.

Renter's Privileges.

Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities and the Residents' privileges will be suspended during the Renters usage.

- a) A Renter who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.

b) Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for their respective Renter.

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

Guests.

Except as otherwise provided for herein, each Patron household property owner or renter over the age of 15 that is on the lease agreement, may bring up to one guest at a time; provided, however, that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, a Patron Household can only bring a total of up to four Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules and policies as the Board may adopt from time to time.

Registration / Disclaimer.

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

All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their

Guests.

ACCESS CARDS/KEY FOBS/PIN CODES

Use of Access Cards/Key Fobs/Pin Codes

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

Issuance of Access Cards/Key Fobs/Pin Codes.

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

Non-Transferrable.

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

Lost or Stolen Access Cards or Key Fobs.

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

FACILITY RESERVATION POLICIES.

The following policies apply to the reservation of the Amenities:

Patrons Only.

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

Amenities Available for Reservation.

The following Amenity is available for use:

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

Payment & Registration.

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

Deposits.

The deposits for use of the Amenities are as set forth in the District's rules. To receive the full refund of the deposit within 10 days after the event, the Patron must:

- a) Remove all garbage, place in dumpster, and replace garbage liners.
- b) Take down all decorations or event displays; and
- c) Otherwise clean the Amenities and restore them to their pre-use condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the Patron's use.

Computation of Reservation Time.

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

Duration of Events.

Unless otherwise authorized by the District, each reservation for use shall be for a minimum of two hours but no more than four hours, unless previously authorized by the District and no after-hours events shall extend past pool closing hours. If the event lasts longer than four hours the deposit is forfeited, unless previously authorized by the District.

Available Hours.

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

Capacity.

The amenity center capacity limit shall not be exceeded at any time for a party or event and in no case will exceed 48 persons. The amenity center capacity limit for a private event is 25 persons.

Noise.

The volume of live or recorded music must not violate applicable Hillsborough County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.

Insurance.

Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District and its supervisors, staff, and contractors is to be named on these policies as an additional insured party.

Cancellation.

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

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

COMMUNITY PROGRAMMING

Resources.

The District may offer from time to time a variety of programs and activities designed to meet the needs and enjoyment of community members of all ages, interests, and skill levels. If a program or activity is offered, its format will be structured to provide participants most effectively with a positive recreational experience of the highest caliber. Information for any upcoming program or activity will be provided to the Patrons via the community bulletin board, District website or homeowner's association community website.

Patrons and Guests Only.

Unless otherwise directed by the District, programs will be open to Patrons and their Guests only, subject to payment of any applicable fees. Patrons may register Guests for programs; however, Patrons will be entitled to priority registration, Guests will only be able to register for programs if space permits.

Registration.

Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, register by the posted deadline. Late registrations may be accepted on a case-by-case basis. Due to the nature of some programs and the availability of space, late registration may not always be feasible. Some programs will have maximum registration limitations. In the event a program is full, a waiting list will be created.

Programs and Activities.

All programs and services including personal training, group exercise, instructional programs, competitive events, and other programs must be conducted as directed by the Board. A schedule of activities for the Amenities will be posted in each area and updated by the District. No outside (i.e., third party) instructors are allowed unless previously approved by the Board.

Food Trucks.

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

The District will notify Patrons if there is a need to change or cancel a program. If a program is cancelled by the District, Patrons will be issued a refund or credit on their account.

Refunds.

Program refunds and credit may be granted on a case by case basis. Refunds and credits after the program registration deadline, “no shows”, or after a program begins may not be approved.

GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous, and safe manner, in compliance with all rules and policies of the District.

Emergencies.

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

Hours of Operation.

All hours of operation of the Amenities will be established and published by the District. The amenity center will be open year-round. The closing hour of the amenity center is at dusk. The District may restrict access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

Additional Guidelines.

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

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

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

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

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

- d) Attire.** Except for the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors except for the restroom areas.
- e) Food and Drink.** Food and drink will be limited to designated areas only.
- f) Alcohol.** Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the premises of the Amenities, except at pre-approved special events. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the Amenity Manager prior to the event. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities.
- g) No Smoking.** Smoking or Vaping is not permitted in any building, or enclosed or fenced area, including but not limited to the amenity center, fitness stations, swimming pool or swimming pool deck area, or playground. All waste must be disposed of in the appropriate receptables.
- h) Pets.** Except for service and other legally authorized emotional support animals, pets are not permitted, and they are not permitted indoors. Where such animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.
- i) Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on the grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within the District unless they are owned by the District.

- j) Skateboards, Etc.** Bicycles, skateboards, rollerblades, and other similar use is limited to designated outdoor areas only.
- k) Fireworks.** Fireworks of any kind are not permitted anywhere on the Amenities or District owned area.
- l) Service Areas.** Only District employees and staff area allowed in the service areas of the Amenities.
- m) Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
- n) Profanity.** Loud, profane, or abusive language is prohibited.
- o) Horseplay.** Disorderly conduct and horseplay are prohibited.
- p) Equipment.** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
- q) Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- r) Solicitation and Advertising.** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters, or promotional material shall not be originated, solicited, circulated, or posted on Amenities property unless approved in writing by the District.
- s) Firearms.** Firearms or any other weapons are not permitted in any of the Amenities, unless otherwise allowed by applicable law.
- t) Trespassing/Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.

u) Compliance with Laws. All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.

v) Surveillance. Various areas of all Amenities may be under twenty-four (24) hour video surveillance.

w) Grills. Grills are not permitted on public areas, except during approved events.

x) Bounce Houses. Bounce houses and similar apparatus are permitted only outdoors and at the discretion of the Amenity Manager and in areas designated by the District. Proof of liability insurance acceptable to the District shall also be required.

y) Cellular Phones. To prevent disturbance to others, use of cellular telephones is limited while utilizing the amenities. Patrons and Guests are asked to keep their ringers turned off or on vibrate while using the Amenities.

z) Lost Property. The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

Pool Area

The following policies apply to the District's pool:

a) Swim at Your Own Risk. The pool areas are not supervised during operating hours.

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

- c) **Supervision of Children.** Children under 15 years must be accompanied by a parent or legal guardian.
- d) **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades, or skateboards are permitted on the pool deck.
- e) **Food and Drink.** Alcoholic beverages are not permitted. Food is not permitted, except for special events and reservation events. Glass containers or breakable objects of any kind are not permitted in the pool area or locker rooms. Notwithstanding any of the foregoing, no food or beverages are ever permitted in the pool or on the pool wet deck area, and instead when permitted, food and beverages must be kept only in the designated areas.
- f) **Horseplay.** No jumping, pushing, running, or other horseplay is allowed in the pool or on the pool deck area.
- g) **Diving.** Diving is strictly prohibited at the pool.
- h) **Noise.** Except at approved events, radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
- i) **Aquatic Toys and Recreational Equipment.** Aquatic toys and equipment are not permitted in the pool and pool slide. Prohibited items include, but are not limited to, any kind of ball, rafts, kickboards, inner tubes, scuba gear, snorkels, dive sticks, swim fins, balls, frisbee, inflatable objects, or other similar water play items. Exceptions are Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or schedule activity at the pool, or if the equipment provides a safety concern.

- j) Entrances.** Pool entrances must be kept clean at all times.
- k) Railing.** No swinging on ladders, fences, or railings is allowed.
- l) Pool Furniture.** Pool furniture is not to be removed from the pool area and returned after use.
- m) Chemicals.** Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
- n) Pets.** Pets (with the exception of service and legally authorized emotional support animals), are not permitted on the pool deck area inside the pool gates at any time.
- o) Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
- p) Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores, or blisters may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- q) Swim Diapers.** Parents should take their children to the restroom before entering the pool. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty-four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the District.
- r) Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and re-opening the pool.
- s) Reservation of Tables or Chairs.** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.

t) Pool Closure. The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.

u) Weather. The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.

v) Swim Instruction. Swim instruction for fees, or solicitation of swim instruction for fees, is prohibited. The District may choose to contract with a swim instructor provider to offer Patrons with swim instruction at a cost to the Patron.

Event Lawn, Patio, Picnic Areas, and Outdoor Areas

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

- a) **First Come Basis.** The pool side cabanas area available for use by Patrons and Guests only on a first come first serve basis unless reserved in accordance with this policy. The Event Lawn and patio areas may only be reserved for a program or event approved by the District.
- b) **Vehicles.** No bicycles, scooters, skateboards, and equipment with wheels are prohibited.
- c) **Skateboards, Etc.** Bikes, rollerblades, skateboards, and equipment with wheels are prohibited.
- d) **Chalking.** Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be used.
- e) **Pets.** Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
- f) **Equipment.** Patrons and Guests are responsible for bringing their own equipment. The staff may have some equipment available for sign out on a first come first serve basis.
- g) **Noise.** Amplified sound systems and DJs are prohibited unless it is an approved program, event, or reservation.
- h) **Clean-Up.** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

Lake or Pond Areas

The lakes and ponds throughout the community are not designed for swimming or boating but may be used by Patrons and Guests for fishing as set forth herein. We ask that you respect your fellow landowners and access the ponds

through the proper access points and not trespass upon a resident's property. The District has a catch and release policy for all fish caught in the ponds. The ponds are not intended for anything but catch and release, as they are mostly retention ponds and manmade lakes. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow. The ponds are not to State code for keeping your catch, so please protect yourself and the fish population and return them to the water.

The following additional guidelines apply:

- a) Please be respectful of the privacy of the residents living near the ponds.
- b) Children under the age of 15 must be accompanied by adults when fishing.
- c) Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that residents wishing to fish walk or ride bicycles to the ponds.
- d) Do not leave fishing poles lines, equipment, or bait unattended. Do not leave any litter. Fishing line is hazardous to wildlife.
- e) Do not feed the wildlife anything, ever.
- f) Fish caught from the lakes are not intended to be edible since the lakes are designed to detain pollutants. Catch and release is required.
- g) Swimming is prohibited in all ponds on District property.
- h) No watercraft of any kind are allowed in any of the ponds on District property.
- i) Licensing requirements from other governmental agencies may apply. Check the regulations.

Playground and Tot Lots

The community provides playground areas for Patrons and Guests to enjoy with their children. The following guidelines apply:

- a) Patrons and Guests may use the playgrounds at their own risk.
- b) For the safety of all users, supervision (15 years and older) is required for children under the age of twelve. Children must remain in the sight of parents/guardians. All children are expected to play cooperatively with other children.
- c) Proper footwear is required and no loose clothing especially with strings should be worn.
- d) The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- e) No food, drinks or gum are permitted at the playground.
- f) No pets of any kind are permitted at the playground.
- g) No glass containers are permitted at the playground.
- h) No jumping off from any climbing bar or platform.
- i) Profanity, rough-housing, and disruptive behavior are prohibited.
- j) If anything is wrong with the equipment or someone gets hurt, notify the District immediately.
- k) The playground and tot lot is open from 8:00 a.m. to 8 p.m. April to September and from 8:00 a.m. to 6:00 p.m. October to March. No one is permitted in the playground or tot lot at any other time unless a specific event is scheduled.

PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Household. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, “Indemnitees”), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney’s fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Household.

Should any Patron, Guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorney’s fees,

costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful, or wanton misconduct by the Indemnitees. For purposes of this section, the term “Activities,” shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged, or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts’ limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

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

AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these policies from time to time.

The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these policies.

SUSPENSION AND TERMINATION OF PRIVILEGES

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

{00112268.DOCX/}

Park Creek CDD Amenity Policies & Procedures

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

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

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

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

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

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

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

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

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

AMENDMENT OF POLICIES.

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

AMENITY FACILITIES HOURS OF OPERATION

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

SECTION V

SECTION C



MONTHLY REPORT

JANUARY, 2024



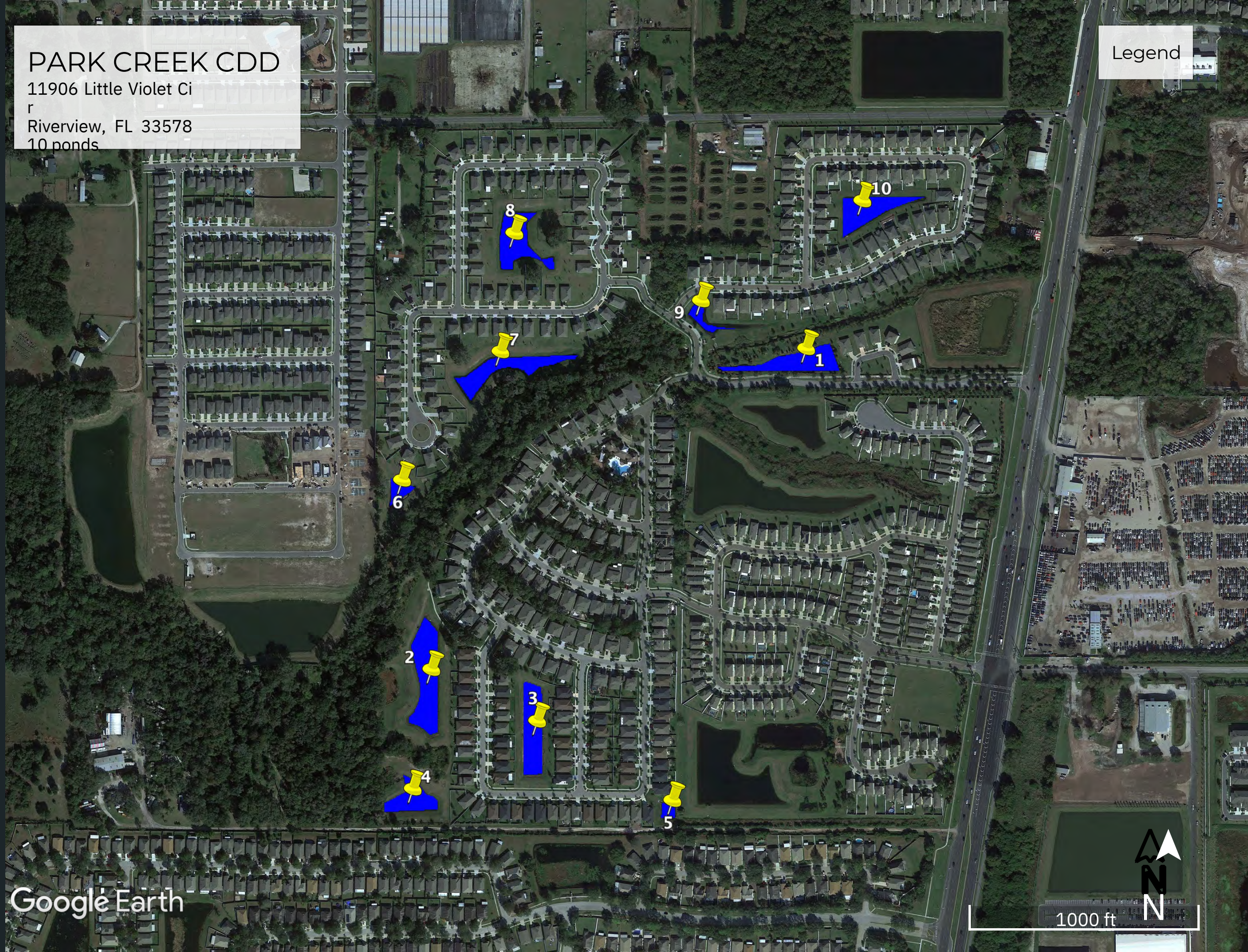
PARK CREEK CDD

11906 Little Violet Cir
Riverview, FL 33578
10 ponds

Legend

Google Earth

1000 ft



Prepared for: Mick Sheppard
Prepared By: Devon Craig

SUMMARY:

We have gotten a little bit of rain this past month. A little extra sure wouldn't hurt. Ponds are in are responding well to the cooler air temperatures. Algae blooms are noticeably reducing. Like last month preventative maintenance has and will continue as always as needed. Happy New Year.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Shoreline Vegetation



Pond #3 Treated for Shoreline Vegetation



Pond #4 Treated for Algae and Shoreline Vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Shoreline Vegetation.



Pond #7 Treated for Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.

SECTION D

SECTION 1

Park Creek CDD

Field Management Report



Jan 11th, 2024
Mick Sheppard
Field Manager
GMS

Completed

Life Preserver Installation



- Life ring was installed on a 4x4 post on the entrance side of the pool deck.
- Rope was also added to it as well.
- We will monitor this going forward.

Amenity Lighting

- Lighting in front of the amenity has been completed.
- We also did around the inside of the bathrooms and pool deck area as well.



Completed

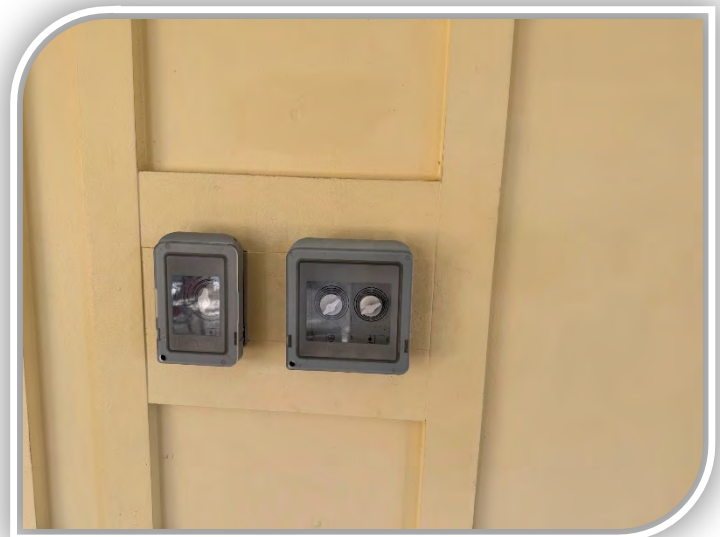
Gutter Cleanout



- All the gutters around the amenity building were cleaned and blown out.
- We will work on scheduling this quarterly.

Amenity Outlet & Switch Covers

- Amenity outlet and switch covers have been replaced with weatherproof covers to prevent further electrical issues.



Completed

Amenity Enhancements



- ✚ Amenity landscape enhancements have been completed by cardinal.
- ✚ We will monitor the irrigation going forward.

In Progress

Amenity Painting

- ✚ Obtained proposals for the repainting of the entire amenity center building.
- ✚ Color can be chosen by the board.



Bathroom Floors



- ✚ Obtained proposals for flooring for the bathrooms.
- ✚ Open for discussion with the board on the choice of color and flooring type.

In Progress

Trail Project

- ✚ Trail project has been completed by the vendor.
- ✚ Minor sidewalk grinds and adjustments is needed.
- ✚ Trail is operational and open.



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

ESTIMATE

Two Generations Painting Company, LLC twogenpainting@yahoo.com
101 Wild Oak Dr +1 (813) 541-1877
Brandon, FL 33511 twogenerationspainting.com



Thomas Santos

Bill to
Thomas Santos
10316 Riverdale Rise Dr
Riverview, fl 33619

Ship to
Thomas Santos
10316 Riverdale Rise Dr
Riverview, fl 33619

Estimate details
Estimate no.: 1104
Estimate date: 12/17/2023

#	Date	Product or service	SKU	Amount
1.		Exterior Painting Painting of exterior building on 10316 Riverdale dr Pressure wash all surfaces to be painted One coat of sealer on painted surfaces One coat of Benjamin Moore Ultra Spec Satin Exterior on existing surfaces Two bathrooms including ceilings, walls, and doors Total \$ 10380 If there is a major change of color on exterior paint surfaces requiring 2 coats Benjamin Moore exterior satin finish Total \$15880		\$10,380.00
Total				\$10,380.00

SECTION ii

Amenity Center At Park Creek CDD

Exterior Repaint

10316 Riverdale Rise

Riverview, FL 33578

Painting Proposal From



Andrew Fuller

Business Development Manager

470-374-3626

AFuller@HarrisonContracting.com



4560 Eagle Falls Place
Tampa, FL 33619
813.321.3809 OFFICE
813.374.7226 FAX

www.HARRISONCONTRACTING.com

Painting Proposal

December 22, 2023

Attention: Thomas Santos

GMS Property Management

Park Creek CDD

Ref: Exterior Pressure Washing & Painting

HCC proposes to provide all materials, taxes, insurance, labor, and equipment to perform the work on this project.

EXTERIOR PAINTING OF AMENITY CENTER PRICE:\$16,000.00

Includes:

- Pressure wash building
- All hairline cracks will be patched prior to painting
- Caulk where voids and deteriorated caulk are evident
- All rust will be treated & spot primed prior to painting
- Painting includes all previously painted walls, trim, parapet walls, walkways, ceilings, & doors
- Customer choice of colors (includes current scheme)
- Includes rental of high reach, labor & materials
- Sherwin Williams A-100 Satin will be used.
- A 5-year warranty will be issued by Sherwin Williams at completion of the project

Excludes: All non-painted substrates, light fixtures, railings, gates, coping cap, unpainted coins, line striping, rocks, wood pergolas, pool cabanas, all other buildings outside of elementary, & all substrates not specifically mentioned above.

NOTE: All trees and vegetation must be cut away from the walls prior to our mobilization to avoid project delays.

NOTE: All objects must be moved away from the building prior to our mobilization to avoid project delays.

NOTE: It is the owner's responsibility to provide water & electric on the property.

NOTE: This price includes current color scheme. An additional cost could be associated with a color scheme change.

NOTE: Colors must be chosen and signed off on prior to our mobilization to avoid labor delays.

Payment to be as follows: To be negotiated before start of project.

All material is to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the enclosed specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. Owners will be responsibility for any equipment cost associated with work delays due to approval of





4560 Eagle Falls Place
Tampa, FL 33619
813.321.3809 OFFICE
813.374.7226 FAX

www.HARRISONCONTRACTING.com

colors, samples, mockups, etc. After payment terms have been negotiated, payment schedule will follow and become part of this contract. We shall not be liable for delays resulting from strikes or other labor troubles, direct or indirect acts of government, fires, floods, hurricanes, accidents or any other cause beyond our control. We are not responsible for overspray on vehicles that were not moved after our notice was posted advising vehicle owners to do so. Owner to carry fire, tornado and other necessary insurance. We carry General Liability and our employees are fully covered by Workman's Compensation. This proposal is valid for 60 days.

Andrew Fuller

Andrew Fuller

Business Development Manager

If proposal is accepted, a formal contract will be sent to you to be signed.



SECTION 3

SECTION i



INVOICE

INVOICE #374

DATE: 12/09/2023

1808 James L Redman Pkwy, suite 328
Plant City, FL, 33563

813-704-1641

To: Thomas Santos (Park Creek Cdd)

Address: 10316 Riverdale Rise Dr. Riverview FL 33578

Phone: 7325390220

Email: tsantos@gmscfl.com

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
Tile installation	330	\$6.00	\$1,980
Cove base installation	110	\$2.50	\$275
Total			\$2,255

COMMENTS OR SPECIAL INSTRUCTIONS:

* Initial deposit must be paid to reserve spot on schedule. Initial deposit will either be half of job total, or the total cost of materials. All quotes are valid for 30 days. All installation jobs are warrantied for 90 days, and materials are subject to manufacturer's warranty. We do not warrant any products that are not purchased from or through Majestic Flooring Services. All remaining balances are due upon job completion. Most forms of payment are accepted (check, card, cash, wire transfer, Zelle, etc.).

Majestic Flooring Services _____ Client's Signature _____

If you have any questions concerning this invoice, contact us at 813-704-1466 or majesticflooring813@gmail.com

THANK YOU FOR YOUR BUSINESS!

SECTION ii

PROPOSAL/CONTRACT FLOOR INSTALLATION SERVICE, INC.

31926 Tally Ho Lane
Wesley Chapel, FLORIDA 33543
(813) 664-8600

Family Owned And Operated In The Tampa Bay Area Since 1967

PROPOSAL SUBMITTED
GMS / Tampa

DATE
12/29/23

STREET
4530 Eagle Fall's Place

JOB NAME
Park Creek

CITY, STATE and ZIP CODE
Tampa, FL 33619

JOB LOCATION
**10316 Riverdale Rise Drive
Riverview, FL 33578**

We hereby submit specifications and estimates for:

Furnish a prime and bond to the existing concrete subfloor.

Furnish and install Commercial Porcelain Tile (Color to be selected) 2" x 2"

Women's Restroom / Total materials and labor \$ 3,785.00

Men's Restroom / Total materials and labor \$ 3,785.00

Note : Customer to have toilets removed prior to installation.

Should the need arise to employ professional collection agents and/or attorneys to effect payment of monies due under this contract, all such costs incident to collection, including court costs, reasonable attorney fees, etc., will be borne by the buyer.

50 % Deposit / Balance Upon Completion

material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. I agree to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance..

Authorized
Signature _____

Frank Newsome

Note: This proposal may be withdrawn by us if
not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____

SECTION iii

ESTIMATE



Prepared For

Tom Santos
Park Creek CDD
10316 Riverdale Rise Dr. Riverview FL 33578
(732) 539-0220

RK Marble Tile Inc.

3429 Yale Cir.
Riverview, Florida 33578
Phone: (813) 401-5648
Email: Rkmarbletileinc@yahoo.com
Web: rkmarbletileinc.com

Estimate # 1533
Date 01/06/2024

Description	Total
-------------	-------

Men and Women Pool Bathroom	\$5,450.00
-----------------------------	------------

This quote includes the following:
Both bathrooms included

- Grinding paint off of concrete prior to installation of tile
- Toilet removal and installation
- Installation of tile 12x12 up to 16x16 tile in straight layout
- Drain grid will stay in place and we will place another drain grid with extension over existing drain
- Tile provided
- Ardex Thinset provided
- Ardex mold and mildew resistant grout provided
- Drain grid provided
- Reducer schluter provided for door way
- Tile provided
- Toilet wax Provided

Subtotal	\$5,450.00
Total	\$5,450.00

Balance to be due of each itemized project upon the completion. We accept check, Zelle, debit/credit card (visa, MasterCard, discover, diner club international, jcb, American Express)

Any card transactions will have a 3% charge.

By signing this document, the customer agrees to the services and conditions outlined in this document and any change of order can will need quote adjustment.

By signing this document, the customer agrees to the services and conditions outlined in this document.

Rodrigo Araujo

Tom Santos

SECTION E

SECTION 1

Park Creek

Community Development District

01/11/24

Amenity Management Report



Dreama Long

PARK CREEK AMENITY MANAGER
GMS, LLC

Park Creek
Community Development District

Amenity Management Report
January 11, 2024

To: The Board of Supervisors

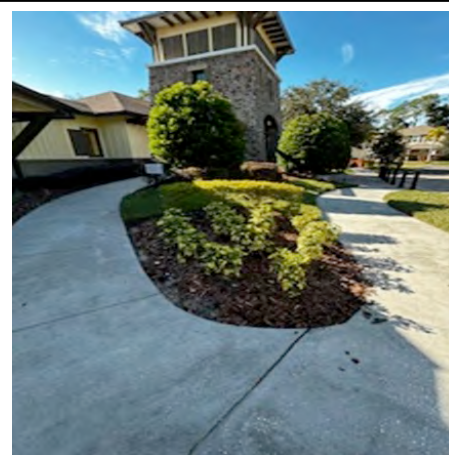
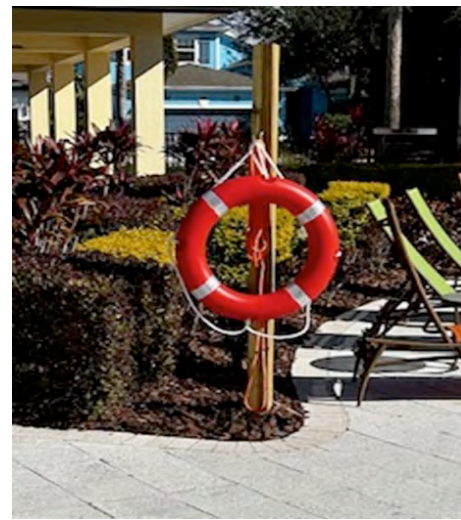
From: Dreama Long
Amenity Manager

RE: Park Creek CDD Amenity Management Report – January 11, 2024

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

Amenity Updates

- Oct 1st to Dec 31st there were 589 unique users. This does not include if residents brought guests.
- Mulch was replenished in the Playground area and around the Amenity Facility.
- Plants replaced and plants added to fill vacancies.
- Pool Filter was replaced.
- Installed life ring.
- Fall Party was a success.
- Blood Drives went well. Their goal was ten and they had seven.
- 3 Trespassing Incidents after hours. Incident reports made.
- 3 Trespassing Incidents Thanksgiving by homeowners.
- 3 Trespassing Incidents during operating hours.
- 2 Overnight parking warnings issued.



Conclusion

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

Respectfully,

Dreama Long

List of Recommendations to be addressed from last meeting:

1. Gate between the playground and pool area not always shutting needs adjusting. **Done**
2. Cabanas:
 - a. needs power washing- mold. **Done**
 - b. rotting wood on pergola of cabana – pending proposal
 - c. ant infestation on one of the columns of cabana
 - d. repair to backside of cabana trim piece down **Done**
 - e. Paint peeling needs painting
3. Brick sticking up near the pool on the pool deck east side needs to address potential fall risk by covered metal box. **Done**
4. The fence on the playground side needs power washing to remove mold.
5. The gutter along the kitchenette side of the pool needs debris removed. During a rainstorm it is a waterfall. **All the gutters were cleaned.**
6. Fan switch on playground side needs replacing not working. **Done**
7. Pest control at Amenity Center. Ants and other insects. **Proposal Accepted by board Home Defense last meeting.**
8. Irrigation lines need to be replaced/ repaired. **Done**

10. Replace dead plants on the corners of Amenity Center after irrigation issues are resolved. **Done**
11. Replace dead plants along the perimeter of Amenity Center along Legacy Bright after the irrigation issues are resolved. **Some of the dead plants were replaced and a few more need to be replaced.**
12. Look at removing knockout roses around the shower so that no young children run into them. **The rose bushes were removed and replaced with hibiscus plants.**
13. Pool deck tables five need new tops, three cracked into, two with large cracks and other five have stress fractures and mild cracking along the trim line. **Pending - Proposal for metal tables**
14. Lightening rod on the center staple needs repair or replacement.
15. The pavers at the front entrance are covered with mold and need to be power washed.

New Recommendations

1. Amenity Center needs to be painted. The columns in the Amenity Center need to be banded at the base where the hardboard is breaking on the corners.
2. Fill in is need with hole that is approximately twenty-four inches diameter and a foot deep in the bullnose median in the parking area located on westside of Amenity Center. **Sand was added to the hole but needs topsoil on top of sand.**

3. Two gutters, one outside of the men's bathroom in the flowerbed and the second one is along the fence line by the kitchenette, need shortening as the mulch is covering them. I dug them out as much as possible.
4. Patio furniture loungers around pool need to be power washed to remove the mold.
5. The cover over the playground gym needs cleaning to remove mold.
6. Gate entering the playground does not shut on its own. It must be closed by the person or persons entering.

SECTION 3



506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
11/8/2023	27101

Name / Address
Park Creek CDD C/O Govrmt Mgmt Services 4530 Eagle Falls Pl Tampa, FL 33619 Jason Greenwood-813-344-4844office x103 jgreenwood@gmstnn.com

Ship To
Park Creek CDD C/O Govrmt Mgmt Services 4530 Eagle Falls Pl Tampa, FL 33619 Dreema dlong@gms-tampa.com

P.O. No.	Terms	Due Date	Rep	FOB
	50%DN Bal due up...	11/8/2023	House	Palmetto

Item	Quantity	Description	Cost	Total
R-42PUNCHU	2	Regal 42" Round, Punch Aluminum Top Table With Hole, 1.50" x .75" Flat Extrusion	450.00	900.00T
I-50	4	Island Breeze Sling Dining Chair, 1.5"x.75" Flat Extrusion	138.00	552.00T
RB-42PUNCH	1	Regal 42" Bar Height Table With Punched Aluminum Top, NO HOLE .75" X 1.5" Extrusion	518.00	518.00T
I-75	4	Island Breeze Sling Bar Stool, 1.5"x.75" Flat Extrusion	205.00	820.00T
U75-MC	1	7.5ft Market Style, 8 Fiberglass Rib, Champagne Aluminum Frame, Crank, No Tilt Umbrella with Wind Vents Frame: #232 Adobe Fabric: Snappy Table Top: Sunfire Umbrella : #5429-0000 Canvas Macaw	403.00	403.00T
I-50	4	Island Breeze Sling Dining Chair, 1.5"x.75" Flat Extrusion	138.00	552.00T
RB-42PUNCH	1	Regal 42" Bar Height Table With Punched Aluminum Top, NO HOLE .75" X 1.5" Extrusion	518.00	518.00T
I-75	4	Island Breeze Sling Bar Stool, 1.5"x.75" Flat Extrusion Frame: #232 Adobe Fabric: Limelight Umbrella: #5417-0000 Canvas Tuscan	205.00	820.00T
Freight		Shipping Charge	75.00	75.00

Subtotal		\$5,158.00
Sales Tax (0.0%)		\$0.00
Total		\$5,158.00

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

SECTION 4



Product	Qty	Unit Price	Price
Event Portable Toilet <ul style="list-style-type: none">Base Rate: \$237 per unitNumber of Additional Waste Removal Services: No Additional ServiceDelivery and Removal: \$29 per unit included	2	\$266.00	\$532.00
Administration Fee	1	\$15.96	\$15.96
		Subtotal	\$547.96
		Tax	\$0.00
		Total	\$547.96

SECTION VI

SECTION A

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices

January 11, 2024

Fund	Date	Check No.'s	Amount
REGIONS BANK			
<i>General</i>	09/01/23	368-373	\$12,573.24
<i>General</i>	09/21/23	374-379	\$26,906.61
<i>General</i>	10/03/23	380-383	\$29,509.63
<i>General</i>	10/18/23	384-390	\$20,039.66
<i>General</i>	10/31/23	391-395	\$9,361.63
<i>General</i>	11/14/23	396-402	\$14,722.77
<i>General</i>	11/28/23	403	\$21,143.60
Total Invoices for Approval			\$134,257.14

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/01/23	00037	8/21/23 24619	202308 320-53900-46200	LANDSCAPE MAINT AUG23	*	7,450.00	
				CARDINAL LANDSCAPING SERVICES TAMPA			7,450.00 000368
9/01/23	00012	9/01/23 11607	202309 320-57200-34500	EAGLE EYE VMS	*	102.00	
		9/01/23 11616	202309 320-57200-34500	BRIVO ONAIR	*	39.00	
				COMPLETE IT. SERVICE & SOLUTIONS			141.00 000369
9/01/23	00021	7/31/23 26	202307 320-53900-46000	GENERAL MAINT JUL23	*	1,862.49	
				GMS-CENTRAL FLORIDA, LLC			1,862.49 000370
9/01/23	00014	8/01/23 2379	202308 320-57200-45300	POOL SERVICE AUG23	*	900.00	
		8/01/23 2379	202308 320-57200-46000	JANITORIAL SERVICE AUG23	*	650.00	
				H2 POOL SERVICE			1,550.00 000371
9/01/23	00005	8/29/23 23539	202308 310-51300-31500	ATTORNEY FEES	*	1,249.50	
				STRALEY ROBIN VERICKER			1,249.50 000372
9/01/23	00052	8/18/23 12876329	202308 320-57200-46000	ADA WATER COOLER	*	320.25	
				THE PINK PLUMBER			320.25 000373
9/21/23	00037	9/18/23 24653	202309 320-53900-35000	IRRIGATION MAINTENANCE	*	1,928.00	
		9/18/23 24674	202309 320-53900-46200	LANDSCAPE MAINT SEPT23	*	7,450.00	
				CARDINAL LANDSCAPING SERVICES TAMPA			9,378.00 000374
9/21/23	00002	9/01/23 35	202309 310-51300-34000	MANAGEMENT FEES SEPT23	*	3,166.67	
		9/01/23 35	202309 320-53900-34000	FIELD MANAGEMENT SEPT23	*	625.00	
		9/01/23 35	202309 320-57200-34000	FACILITY MGMT SEPT23	*	6,917.00	
		9/01/23 35	202309 320-57200-46000	AMAZON	*	541.72	
		9/01/23 35	202309 320-57200-52000	AMAZON	*	91.02	
		9/01/23 35	202309 310-51300-44000	MEETING SPACE	*	221.66	
				GOVERNMENTAL MANAGEMENT SERVICES-			11,563.07 000375
				PKCK PARK CREEK SHENNING			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/21/23	00014	9/01/23 2393	202309 320-57200-45300	POOL SERVICE SEPT23	*	900.00	
		9/01/23 2393	202309 320-57200-46000	JANITORIAL SVC SEPT23	*	650.00	
				H2 POOL SERVICE			1,550.00 000376
9/21/23	00018	8/22/23 7390804	202308 320-53900-46001	PET WASTE REMOVAL	*	317.63	
				POOP 911			317.63 000377
9/21/23	00003	9/01/23 7660B-87	202309 320-53900-46800	LAKE MAINT SEPT23	*	475.00	
				SITEXAQUATICS			475.00 000378
9/21/23	00052	8/25/23 12887196	202308 320-57200-46000	INSTALL ADA WATER COOLER	*	3,622.91	
				THE PINK PLUMBER			3,622.91 000379
10/03/23	00012	10/01/23 11802	202310 320-57200-34500	EAGLE EYE VMS	*	102.00	
		10/01/23 11811	202310 320-57200-34500	BRIVO ONAIR	*	39.00	
				COMPLETE IT. SERVICE & SOLUTIONS			141.00 000380
10/03/23	00022	9/25/23 20155	202310 310-51300-45000	INSURANCE RENEWAL	*	6,197.00	
		9/25/23 20155	202310 320-57200-45000	INSURANCE RENEWAL	*	22,379.00	
				EGIS INSURANCE ADVISORS, LLC			28,576.00 000381
10/03/23	00018	9/26/23 7511620	202309 320-53900-46001	7 PET WASTE STATION	*	317.63	
				POOP 911			317.63 000382
10/03/23	00003	10/10/23 7871B	202310 320-53900-46800	LAKE MAINT OCT23	*	475.00	
				SITEXAQUATICS			475.00 000383
10/18/23	00039	10/13/23 23-03131	202310 310-51300-48000	NOTICE OF BOS MEETING	*	72.19	
				BUSINESS OBSERVER			72.19 000384
10/18/23	00037	10/13/23 24708	202310 320-53900-35000	IRRIGATION REPAIR	*	470.74	
		10/18/23 24712	202310 320-53900-35000	IRRIGATION REPAIRS	*	491.98	
				CARDINAL LANDSCAPING SERVICES TAMPA			962.72 000385
				PKCK PARK CREEK			
				SHENNING			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/18/23	00021	8/31/23 27	202308 320-53900-46000		*	1,348.46	
			GENERAL MAINT AUG23				
				GMS-CENTRAL FLORIDA, LLC			1,348.46 000386
10/18/23	00002	10/04/23 36	202310 310-51300-34000		*	3,545.83	
			MANAGEMENT FEES OCT23				
		10/04/23 36	202310 320-53900-34000		*	625.00	
			FIELD MANAGEMENT OCT23				
		10/04/23 36	202310 320-57200-34000		*	6,833.33	
			AMENITY MGMT OCT23				
		10/04/23 36	202310 310-51300-42000		*	11.22	
			POSTAGE				
		10/04/23 36	202310 310-51300-44000		*	221.66	
			MEETING SPACE				
				GOVERNMENTAL MANAGEMENT SERVICES-			11,237.04 000387
10/18/23	00014	10/01/23 2407	202310 320-57200-45300		*	900.00	
			POOL SERVICE OCT23				
		10/01/23 2407	202310 320-57200-46000		*	650.00	
			JANITORIAL SVC OCT23				
				H2 POOL SERVICE			1,550.00 000388
10/18/23	00005	10/13/23 23693	202309 310-51300-31500		*	1,313.50	
			ATTORNEY FEES				
				STRALEY ROBIN VERICKER			1,313.50 000389
10/18/23	00025	9/25/23 7065289	202310 310-51300-32300		*	3,555.75	
			TRUSTEE FEES				
				U.S. BANK			3,555.75 000390
10/31/23	00032	10/11/23 151624	202310 320-57200-46000		*	110.00	
			INSPECTION				
				ALL FLORIDA FIRE EQUIPMENT			110.00 000391
10/31/23	00039	6/16/23 23-01783	202306 310-51300-48000		*	225.31	
			NOTICE OF PUBLIC HEARING				
		10/27/23 23-03274	202310 310-51300-48000		*	74.38	
			NOTICE OF PUBLIC HEARING				
				BUSINESS OBSERVER			299.69 000392
10/31/23	00037	10/18/23 24728	202310 320-53900-46200		*	7,897.00	
			LANDSCAPE OCT23				
				CARDINAL LANDSCAPING SERVICES TAMPA			7,897.00 000393
10/31/23	00053	10/02/23 89123	202310 310-51300-54000		*	175.00	
			SPECIAL DISTRICT				
				FLORIDA DEPARTMENT OF ECONOMIC OPPO			175.00 000394
				PKCK PARK CREEK SHENNING			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/31/23	00021	9/30/23 28	202309 320-53900-46000	GENERAL MAINT SEPT23	*	879.94	
				GMS-CENTRAL FLORIDA, LLC			879.94 000395
11/14/23	00037	11/13/23 24771	202311 320-53900-35000	IRRIGATION REPAIRS	*	585.92	
				CARDINAL LANDSCAPING SERVICES TAMPA			585.92 000396
11/14/23	00012	11/01/23 11968	202311 320-57200-34500	EAGLE EYE VMS	*	102.00	
		11/01/23 11977	202311 320-57200-34500	BRIVO ONAIR	*	39.00	
				COMPLETE IT. SERVICE & SOLUTIONS			141.00 000397
11/14/23	00002	11/01/23 37	202311 310-51300-34000	MANAGEMENT FEES NOV23	*	3,545.83	
		11/01/23 37	202311 320-53900-34000	FIELD MGMT NOV23	*	625.00	
		11/01/23 37	202311 320-57200-34000	AMENITY MGMT NOV23	*	6,833.33	
		11/01/23 37	202311 310-51300-44000	MEETING ROOM RENTAL	*	221.66	
		11/01/23 37	202311 320-57200-52000	LEAF RAKE	*	40.27	
		11/01/23 37	202311 320-57200-52000	POOL NET	*	13.79	
		11/01/23 37	202311 320-57200-52000	BROOM AND DUST PAN	*	43.34	
				GOVERNMENTAL MANAGEMENT SERVICES-			11,323.22 000398
11/14/23	00014	11/01/23 2420	202311 320-57200-45300	POOL SERVICES NOV23	*	900.00	
		11/01/23 2420	202311 320-57200-46000	JANITORIAL CLEANING NOV23	*	750.00	
				H2 POOL SERVICE			1,650.00 000399
11/14/23	00018	10/24/23 7628884	202310 320-53900-46001	PET WASTE REMOVAL	*	317.63	
				POOP 911			317.63 000400
11/14/23	00003	11/01/23 7645B	202311 320-53900-46800	LAKE MAINT NOV23	*	475.00	
				SITEXAQUATICS			475.00 000401
11/14/23	00005	11/07/23 23839	202309 310-51300-31500	ATTORNEY FEES	*	177.50	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/07/23	23839 A 202310 310-51300-31500		*	52.50	
			ATTORNEY FEES				
				STRALEY ROBIN VERICKER			230.00 000402
11/28/23	00054	9/30/23	10-15700 202309 320-57200-60000		*	21,143.60	
			CONCRETE SIDEWALK REPLACE				
				TREE FARM 2, INC.			21,143.60 000403
TOTAL FOR BANK B						134,257.14	
TOTAL FOR REGISTER						134,257.14	

SECTION B

Park Creek
Community Development District

Unaudited Financial Reporting
November 30, 2023



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1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
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5	<u>Debt Service Fund Series 2014</u>
6	<u>Capital Projects Fund Series 2013</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10-15	<u>Check Run Summary</u>
16	<u>Assessment Receipt Schedule</u>

Park Creek
Community Development District
Combined Balance Sheet
November 30, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 275,531	\$ -	\$ -	\$ 275,531
Due from General Fund	\$ -	\$ 20,544	\$ -	\$ 20,544
Deposits	\$ 6,010	\$ -	\$ -	\$ 6,010
<u>Investments:</u>				
<u>Series 2013</u>				
Reserve	\$ -	\$ 171,556	\$ -	\$ 171,556
Revenue	\$ -	\$ 83,509	\$ -	\$ 83,509
Prepayment	\$ -	\$ 382	\$ -	\$ 382
Construction	\$ -	\$ -	\$ 9	\$ 9
<u>Series 2014</u>				
Reserve	\$ -	\$ 206,388	\$ -	\$ 206,388
Revenue	\$ -	\$ 62,181	\$ -	\$ 62,181
Total Assets	\$ 281,541	\$ 544,560	\$ 9	\$ 826,110
Liabilities:				
Accounts Payable	\$ 19,307	\$ -	\$ -	\$ 19,307
Due to Debt Service	\$ 20,544	\$ -	\$ -	\$ 20,544
Total Liabilities	\$ 39,851	\$ -	\$ -	\$ 39,851
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 6,010	\$ -	\$ -	\$ 6,010
Restricted for:				
Debt Service - Series 2013	\$ -	\$ 264,785	\$ -	\$ 264,785
Debt Service - Series 2014	\$ -	\$ 279,775	\$ -	\$ 279,775
Capital Projects - Series 2013	\$ -	\$ -	\$ 9	\$ 9
Assigned for:				
Capital Reserves	\$ 185,030	\$ -	\$ -	\$ 185,030
Unassigned	\$ 50,650	\$ -	\$ -	\$ 50,650
Total Fund Balances	\$ 241,690	\$ 544,560	\$ 9	\$ 786,259
Total Liabilities & Fund Balance	\$ 281,541	\$ 544,560	\$ 9	\$ 826,110

Park Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 564,995	\$ 26,076	\$ 26,076	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 564,995	\$ 26,076	\$ 26,076	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 800	\$ 1,200
Payroll Taxes	\$ 918	\$ 153	\$ 61	\$ 92
District Manager	\$ 50,050	\$ 8,342	\$ 8,342	\$ 0
District Engineer	\$ 6,500	\$ 1,083	\$ -	\$ 1,083
Attorney Fees	\$ 15,000	\$ 2,500	\$ 300	\$ 2,201
Trustee Fees	\$ 6,850	\$ 6,850	\$ 6,519	\$ 331
Dissemination	\$ 500	\$ 83	\$ -	\$ 83
Auditing Services	\$ 3,500	\$ 583	\$ -	\$ 583
Travel and Per Diem	\$ 50	\$ 8	\$ -	\$ 8
Meeting Room Rental	\$ 2,400	\$ 400	\$ 443	\$ (43)
Public Officials Insurance	\$ 30,360	\$ 30,360	\$ 28,576	\$ 1,784
Legal Advertising	\$ 3,300	\$ 550	\$ 147	\$ 403
Bank Fees	\$ 1,500	\$ 250	\$ 277	\$ (27)
Payroll Services	\$ 700	\$ 117	\$ 63	\$ 54
Miscellaneous	\$ 250	\$ 42	\$ 11	\$ 30
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 134,052	\$ 53,496	\$ 45,713	\$ 7,783

Park Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Operations & Maintenance</u>				
Other Physical Environment				
Street Pole Lighting	\$ 73,547	\$ 12,258	\$ 12,874	\$ (616)
Electricity (Irrigation & Pond Pumps)	\$ 17,000	\$ 2,833	\$ 3,529	\$ (695)
Landscaping Maintenance	\$ 110,600	\$ 18,433	\$ 15,794	\$ 2,639
Landscape Replenishment	\$ 10,000	\$ 1,667	\$ 4,882	\$ (3,215)
Irrigation Maintenance	\$ 7,500	\$ 1,250	\$ 1,549	\$ (299)
Landscape Replacement and Enhancement	\$ 12,000	\$ 2,000	\$ -	\$ 2,000
Pet Waste Removal	\$ 3,812	\$ 635	\$ 635	\$ -
Pond Maintenance	\$ 5,700	\$ 950	\$ 950	\$ -
Security Patrol (Amenity Personal)	\$ 82,000	\$ 13,667	\$ 13,667	\$ 0
Holiday Lights	\$ 5,500	\$ 917	\$ -	\$ 917
Fountain Maintenance & Repairs	\$ 3,100	\$ 517	\$ -	\$ 517
Field Contingency	\$ 12,500	\$ 2,083	\$ -	\$ 2,083
Subtotal Field Expenditures	\$ 343,259	\$ 57,210	\$ 53,880	\$ 3,330
Parks And Recreation				
Security Cameras	\$ 1,692	\$ 282	\$ 282	\$ -
Pool Maintenance - Contract	\$ 12,500	\$ 2,083	\$ 1,800	\$ 283
Pool Permit	\$ 275	\$ 46	\$ -	\$ 46
Cleaning & Maintenance	\$ 10,000	\$ 1,667	\$ 1,607	\$ 59
Telephone/Internet	\$ 2,116	\$ 353	\$ 336	\$ 17
Electricity	\$ 9,300	\$ 1,550	\$ 1,929	\$ (379)
Water	\$ 2,500	\$ 417	\$ 431	\$ (15)
Pest Control	\$ 1,800	\$ 300	\$ -	\$ 300
Refuse Service	\$ 1,000	\$ 167	\$ -	\$ 167
Amenity Center Repairs and Maintenance	\$ 6,500	\$ 1,083	\$ -	\$ 1,083
Subtotal Amenity Expenditures	\$ 47,683	\$ 7,947	\$ 6,386	\$ 1,562
Capital Reserve				
Capital Outlay/Reserves	\$ 40,000	\$ 6,667	\$ 3,000	\$ 3,667
Subtotal Capital Reserve	\$ 40,000	\$ 6,667	\$ 3,000	\$ 3,667
Total Operations & Maintenance	\$ 430,942	\$ 71,824	\$ 63,265	\$ 8,559
Total Expenditures	\$ 564,995	\$ 125,320	\$ 108,978	\$ 16,341
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (82,902)	
Net Change in Fund Balance	\$ -		\$ (82,902)	
Fund Balance - Beginning	\$ -		\$ 324,592	
Fund Balance - Ending	\$ -		\$ 241,690	

Park Creek
Community Development District
Debt Service Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 171,989	\$ 7,938	\$ 7,938	\$ -
Interest	\$ -	\$ -	\$ 1,493	\$ 1,493
Total Revenues	\$ 171,989	\$ 7,938	\$ 9,430	\$ 1,493
Expenditures:				
Interest - 11/1	\$ 65,878	\$ 65,878	\$ 65,878	\$ (0)
Principal - 11/1	\$ 35,000	\$ 35,000	\$ 35,000	\$ -
Interest - 5/1	\$ 64,763	\$ -	\$ -	\$ -
Total Expenditures	\$ 165,641	\$ 100,878	\$ 100,878	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$ 6,349		\$ (91,448)	
Net Change in Fund Balance	\$ 6,349		\$ (91,448)	
Fund Balance - Beginning	\$ 181,038		\$ 356,233	
Fund Balance - Ending	\$ 187,386		\$ 264,785	

Park Creek
Community Development District
Debt Service Fund Series 2014
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 206,388	\$ 9,525	\$ 9,525	\$ -
Interest	\$ -	\$ -	\$ 1,675	\$ 1,675
Total Revenues	\$ 206,388	\$ 9,525	\$ 11,201	\$ 1,675
Expenditures:				
Interest - 11/1	\$ 71,319	\$ 71,319	\$ 71,319	\$ -
Principal - 11/1	\$ 60,000	\$ 60,000	\$ 60,000	\$ -
Interest - 5/1	\$ 69,819	\$ -	\$ -	\$ -
Total Expenditures	\$ 201,138	\$ 131,319	\$ 131,319	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,250		\$ (120,118)	
Net Change in Fund Balance	\$ 5,250		\$ (120,118)	
Fund Balance - Beginning	\$ 189,284		\$ 399,893	
Fund Balance - Ending	\$ 194,534		\$ 279,775	

Park Creek
Community Development District
Capital Projects Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 0	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 9	
Fund Balance - Ending	\$ -		\$ 9	

Park Creek
Community Development District
Month to Month
FY 2024

	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 26,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26,076
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Revenues	\$ -	\$ 26,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26,076
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
Payroll Taxes	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	61
District Manager	\$ 4,171	\$ 4,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,342
District Engineer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney Fees	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Trustee Fees	\$ 3,556	\$ 2,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,519
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Auditing Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Meeting Room Rental	\$ 222	\$ 222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	443
Public Officials Insurance	\$ 28,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,576
Legal Advertising	\$ 147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	147
Bank Fees	\$ 128	\$ 149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	277
Payroll Services	\$ -	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	63
Miscellaneous	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 37,284	\$ 8,429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	45,713

Park Creek
Community Development District
Month to Month
FY 2024

	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Total
<u>Operations & Maintenance</u>													
Other Physical Environment													
Street Pole Lighting	\$ 6,437	\$ 6,437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,874
Electricity (Irrigation & Pond Pumps)	\$ 1,869	\$ 1,660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,529
Landscaping Maintenance	\$ 7,897	\$ 7,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,794
Landscape Replenishment	\$ 4,000	\$ 882	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,882
Irrigation Maintenance	\$ 963	\$ 586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,549
Landscape Replacement and Enhancement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pet Waste Removal	\$ 318	\$ 318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	635
Pond Maintenance	\$ 475	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	950
Security Patrol (Amenity Personal)	\$ 6,833	\$ 6,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,667
Holiday Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fountain Maintenance & Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 28,792	\$ 25,088	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	53,880
Parks And Recreation													
Security Cameras	\$ 141	\$ 141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	282
Pool Maintenance - Contract	\$ 900	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,800
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cleaning & Maintenance	\$ 760	\$ 847	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,607
Telephone/Internet	\$ 168	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	336
Electricity	\$ 1,014	\$ 915	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,929
Water	\$ 194	\$ 238	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	431
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Refuse Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Center Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 3,177	\$ 3,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,386
Capital Reserve													
Capital Outlay/Reserves	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,000
Subtotal Capital Reserve	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,000
Total Operations & Maintenance	\$ 31,969	\$ 31,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	63,265
Total Expenditures	\$ 69,253	\$ 39,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	108,978
Excess (Deficiency) of Revenues over Expenditures	\$ (69,253)	\$ (13,649)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(82,902)
Net Change in Fund Balance	\$ (69,253)	\$ (13,649)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(82,902)

Park Creek

Community Development District

Long Term Debt Report

Series 2013, Special Assessment Revenue Bonds		
Interest Rate:	6.375% and 7.375%	
Maturity Date:	11/1/2044	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$171,556.25	
Reserve Fund Balance	\$171,556.26	
Bonds Outstanding - 9/30/2023		\$1,815,000
Less: Principal Payment - 11/1/23		(\$35,000)
Series 2013 Bonds Outstanding		\$1,780,000

Series 2014, Special Assessment Revenue Bonds		
Interest Rate:	5.000% and 5.750%	
Maturity Date:	11/1/2044	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$206,387.50	
Reserve Fund Balance	\$206,387.50	
Bonds Outstanding - 9/30/2023		\$2,525,000
Less: Principal Payment - 11/1/23		(\$60,000)
Series 2014 Bonds Outstanding		\$2,465,000

Current Bonds Outstanding		\$4,245,000
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SECTION C

Park Creek
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

Gross Assessments	\$	601,057.61	\$	182,967.24	\$	219,561.43	\$	1,003,586.28
Net Assessments	\$	564,994.15	\$	171,989.21	\$	206,387.74	\$	943,371.10

ON ROLL ASSESSMENTS

						59.89%	18.23%	21.88%	100.00%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2013 Debt Service</i>	<i>2014 Debt Service</i>	<i>Total</i>
11/07/23	01/23-10/31,	\$5,816.77	\$259.58	\$111.14	\$5,446.05	\$3,261.69	\$992.89	\$1,191.47	\$4,254.58
11/16/23	01/23-11/10,	\$30,915.34	\$1,236.61	\$593.58	\$29,085.15	\$17,419.38	\$5,302.61	\$6,363.16	\$22,721.99
11/21/23	11/23-11/18,	\$9,575.05	\$383.01	\$183.84	\$9,008.20	\$5,395.10	\$1,642.32	\$1,970.79	\$7,037.42
TOTAL						\$ 26,076.17	\$ 7,937.82	\$ 9,525.42	\$ 34,013.99

5%	Net Percent Collected
\$899,831.70	Balance Remaining to Collect