



Park Creek

Community Development District

Vinoo Naidu, Chairman

Daniel Hilburn, Vice Chairman

Ryan Watkins, Assistant Secretary

Mark Savino, Assistant Secretary

Joseph Long, Assistant Secretary

March 14, 2024

AGENDA

Park Creek Community Development District

Agenda

Thursday
March 14, 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 January 11, 2024 Meeting Minutes
- IV. Consideration of Resolution 2024-03 Appointing Richard McGrath as Assistant Secretary
- V. Consideration of Resolution 2024-04 Announcement of Board Seats Up for the November General Election
- VI. Discussion Items
 - A. Amenity Center Parking
 - B. Installing Vending Machines at the Amenity Center
 - C. County Parking Next to Mailboxes
- VII. Consideration of Elgin Environmental Proposal for Mitigation Monitoring
- VIII. Staff Reports
 - A. Attorney
 - B. District Engineer
 - C. Sitex Aquatics
 1. February 2024 Report
 2. March 2024 Report
 - D. Field Manager
 1. Field Report

2. Consideration of Proposals for Amenity Center Painting
 - i. Harrison Contracting Company
 - ii. Two Generations Painting
 - iii. Presto Painting Services
3. Consideration of Proposal for Amenity Center Flooring
 - i. RK Marble Tile Inc.
 - ii. Floor Installation Service

E. Amenity Manager

1. Report
2. Incident Report (To Be Provided Under Separate Cover)
3. Consideration of Florida Patio Furniture Proposal to Replacing Aluminum Tables
4. Consideration of Tampa Bay Pest Management Proposal for Pest Control
5. Policy & Procedure Change Recommendations

F. District Manager

IX. Financial Reports

A. Approval of Check Registers

1. December 2023
2. January 2024

B. Balance Sheet & Income Statement

1. December 2023
2. January 2024

C. Special Assessment Receipt Schedule

X. Supervisors Requests and General Audience Comments

XI. Next Regularly Scheduled Meeting is May 9, 2024 at 6:00 p.m. at Fairfield Inn & Suites, Riverview

XII. 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, **January 11, 2024**, at 6:00 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:

Jason Greenwood
Richard McGrath
Brian Young
Mick Sheppard
Nicole Viverito
Dreama Long
Thomas Santos

District Manager, GMS
GMS
GMS
GMS
GMS
GMS
GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Greenwood called the meeting to order and called the roll. Five Supervisors were present at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

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

There being no requests or comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the October 26, 2023 Meeting Minutes

Mr. Greenwood presented the regular Board meeting minutes from October 26, 2023. There were no corrections to the minutes from the Board.

Audience comment was regarding the transcriptions not having the name of the audience member that made a comment. He stated they are asked for their name, but the minutes are reflecting an audience member not their name. He asked if the procedures have changed on identifying who is speaking. Mr. Greenwood noted the transcriber may not be able to hear the name.

He added comments on the amenity policy section in the minutes it was stated that a meeting had been held. It was noted the meeting had been cancelled. Discussion ensued on the public notices and the readvertisement for this month. He stated the minutes should be changed to reflect there was no meeting. Discussion was held to make the corrections.

On MOTION by Mr. Naidu, seconded by Mr. Long, with all in favor, the Minutes of the October 26, 2023 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2024-02 Amending the Revised Amenity Facility Rental Fee Policies

Mr. Greenwood presented Resolution 2024-02 amending the revised amenity facility rental fee policies. He asked if there were any further changes. He referred to page 5, the highlighted dollar amount change and added that this needed a public notice for the amount change.

Mr. Naidu had a question on the meaning of the non-resident statement. Discussion ensued on the difference in a non-resident and a patron and who paid. Mr. Greenwood clarified on page 5. Supervisor stated the refundable deposit, and the patron types are (1) residents, (2) patrons, (3) non-patrons. Mr. Greenwood asked if they needed to put the 3 types listed.

Mr. Naidu stated for clarification if you were not a resident of the community and did not live in the community you should not be able to rent the facilities. Discussion ensued on paying of non-resident fee.

Mr. Greenwood stated the patron types should be residents and patrons and that is it. He added they will change the patron types and take out non-resident. Supervisor Naidu expressed concerns about Airbnb usage. Discussion ensued on residents, rental fee, non-patrons and the wording of reservation fee is only for residents.

Mr. Greenwood stated they would send this draft back to counsel and it could be approved as amended. Supervisor Watkins made the motion to amend page 4 the last sentence, any patron or resident wishing to have exclusive use of the area within the amenity center must submit the security deposit.

On MOTION by Mr. Watkins, seconded by Mr. Hilburn, with all in favor, Resolution 2024-02, Amending the Revised Amenity Facility Rental Fee Policies, was approved as amended.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. District Engineer

There being no comments, the next item followed.

C. Sitex Aquatics

Mr. Greenwood noted this report is included in the agenda package for Board review.

D. Field Manager

1. Field Report

Mr. Sheppard presented the Field Manager's report to include life preserve installation, sign at pool, amenity lighting changed, gutters cleaned, amenity switch cover completed, enhancement at amenity center, and irrigation adjustments. He noted the trail

project has been completed by the vendor. GMS will grind off sidewalks and close off section. The engineer has completed the walk-through and noted vegetation was needed in certain areas to prevent erosion. Mr. Greenwood noted money was saved on the trail by the Board change in direction. It was discussed to wait on the clearing and to revisit at a different time. Other discussion included the signs for no trespassing will be removed, concerns with a wildlife in the area, and to erect signs for a warning, staying on path, problem with water, needing gravel and a retaining wall, bench moved by kids and will need to be anchored for safety. Other irrigation issues were discussed.

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)

Mr. Sheppard reviewed the two proposals for the amenity center painting. He noted one was from Two Generations Painting and the other was from Harrison Contracting Company. Meetings have been held with the vendors and the scope of services reviewed. Two Generations came in at \$10,380, and Harrison came in at \$16,000. Pricing and color were discussed. Mr. Sheppard will send additional color and specs to the companies and have them rebid on the project.

Further discussion was held on specific colors, using the program for simulation on colors to show to the Board for choosing and voting, contract, cabanas, and the entryway. Ms. Long will be the liaison for the colors.

3. Consideration of Proposal for Amenity Center Flooring

i. Majestic Flooring Services

ii. Floor Installation Service, Inc.

iii. RK Marble Tile Inc.

Mr. Sheppard presented the 3 proposals for the amenity center flooring to install tile. Majestic Flooring at \$2,255, Floor Installation Service at \$7,570, RK Marble Tile at \$5,450. Discussed ensued on the difference in prices, tile size, non-skid tile, epoxy grout, location between bathroom and closet using larger tile, timeline for installation, and signs. Updated proposals will be brought to the next meeting and added to the agenda. No action was taken.

E. Amenity Manager**1. Report**

The Amenity Manager report was reviewed. Mulch was replenished in the playground areas, plants, pool filter replaced, party success, and blood drive results. Ms. Long reviewed trespassing violations, signs closing for the holidays, and social meeting notices for being closed.

Discussion ensued on parking and towing policy and on-going issues, Board direction needed, possible policy change, green stickers, recommended procedures, license plate changes, one warning, procedures, when to tow, date and reason for towing, specific violations, drug activity from overnight parking, frustration from Board members with on-going violations. Supervisor asked a question on stickers placed on car and it not being towed.

After discussion the Board agreed to have cars towed after one green sticker warning.

On MOTION by Mr. Long, seconded by Mr. Savino, with all in favor, to Have a Car Towed After 24 Hours of Having Only 1 Green Sticker Warning, was approved.

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

Mr. Young reviewed the incident reports to include trespassing, jumping the gates, and the one individual that was identified with violations. Mr. Young noted he had conversations with the individual on the violations. The individual on the phone stated that no one gave him a warning. Ms. Long noted a verbal warning was given to him the day after Thanksgiving. The individual stated his name as Jermaine Tappin (10515 Park Meadow Brook Drive). He apologized to the Board, spoke about cancellation of his rights, his position of the staff being rude and aggressive, staff lack of professionalism, parking his car in lot and sleeping in car.

Mr. Young stated the incident reports were written up and added he did not want to talk about other issues. He added Mr. Tappin was very respectable and he would investigate the allegations of his staff.

Mr. Greenwood stated there was no overnight parking in the amenity policy and that no cars or people should be in the amenity center after hours. Mr. Naidu further discussed the specific actions that were taken.

It was asked that the mother be contacted concerning the individual's actions and the process for returning. Mr. Young recommended the Board reinstate access once the mother was contacted.

Mr. Tappin stated the staff was making him uncomfortable coming to the pool and racially profiling him and his friend. He added she comes out of the gate to watch us and comes down the street and circles his car and makes a face at them.

Mr. Young stated he disagreed on the profiling, and with the on-going incidents his staff are just doing their due diligence that everything is safe and orderly. Mr. Naidu spoke to this incident of jumping the fence and staff are told to ensure safety. Mr. Greenwood noted this was in the summer and wasn't our current staff member.

3. Consideration of Florida Patio Furniture Proposal for Patio Furniture

Ms. Long reviewed the proposal from Florida Patio for new tables, chairs and umbrellas. She noted the pricing for the 2 round tables, bar height tables, and 4 chairs for each table the proposal was at \$5,158. She noted there were currently 5 tables. Discussion ensued on the location of the tables and the colors to match.

On MOTION by Mr. Naidu, seconded by Mr. Hilburn, with all in favor, the Proposal with Florida Patio Furniture for Patio Furniture, was approved.

4. Consideration of ASAP Site Services Proposal for Portable Toilets

Mr. Young reviewed the ASAP proposal for the portable toilet for the community events. The one event was \$547.96. There was discussion on the CDD and or the HOA paying and the after hours of the event.

On MOTION by Mr. Hilburn, seconded by Mr. Savino, with all in favor, the Proposal with ASAP Site Services for Portable Toilets, was approved.

Mr. Young stated the church wanted to have an event and have an upcoming event. They had asked the Board for contributions to the event. The Board asked Mr. Young how other CDD's handled this type of request.

Mr. Young stated the purchased camera was put in the wrong place by the vendor. He added the options were to have the vendor move the camera or approve a discounted additional camera. He noted they would give a discount since they made the location mistake.

On MOTION by Mr. Naidu, seconded by Mr. Hilburn, with all in favor, the Additional Camera, was approved.

F. District Manager

There being no report, the next item followed.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

Mr. Greenwood presented the check register and asked for a motion to approve.

B. Balance Sheet & Income Statement

C. Special Assessment Receipt Schedule

Mr. Greenwood presented the balance sheet and income statement.

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

SEVENTH ORDER OF BUSINESS

Supervisors Requests and General Audience Comments

Supervisors Requests

Mr. Hilburn asked for an update concerning the broken mailboxes, covered structures, updated quotes, and the cost to replace the two clusters. Mr. Greenwood noted they had a legal opinion it would fall to the CDD for the costs. He added they are

pursing 2s vendors for the replacement. Mr. Sheppard noted they could investigate new mailboxes and covered shade structures. Pricing and specifics were discussed.

Audience Comments

Resident asked about parking polices and paying for additional parking for residents' children. Mr. Young clarified that no one under 18 is allowed to bring a guest. Mr. Young suggested to make changes to the polices and will bring recommended policy updates to the next meeting.

Further discussion topics included using the access pass, organizational following rules, adding a bench for mailbox area, or possibly moving another to the area, and signage.

Another topic was the pond, events and a control structure for the pond area.

EIGHTH ORDER OF BUSINESS

Next Regularly Scheduled Meeting is March 13, 2024, at 6:00 p.m. at Fairfield Inn & Suites, Riverview

Mr. Greenwood reported the next regularly scheduled meeting will be held on March 13, 2024, at 6:00 p.m. at the Fairfield Inn & Suites, Riverview.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Greenwood 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 7:30 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE PARK CREEK COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE ASSISTANT SECRETARY
OF THE DISTRICT, AND PROVIDING FOR AN
EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors of the District desires to designate an Assistant Secretary.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Park Creek Community Development District:

1. The following person was elected to the office shown, to wit:

Richard McGrath is appointed Assistant Secretary

PASSED AND ADOPTED THIS 14th DAY OF MARCH, 2024

ATTEST

**PARK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman / Vice Chairman

SECTION V

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK CREEK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND 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 entirely within unincorporated City of Riverview, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Hillsborough County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Mark Savino, Seat 4, currently held by Vinoo Naidu, and Seat 5, currently held by Ryan Watkins are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th day of March, 2024.

**PARK CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
PARK CREEK COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Park Creek Community Development District (“District”) will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at Hillsborough County Supervisor of Elections, 2514 N. Faulkenburg Rd., Tampa, FL 33619; Ph: (813) 744-5843. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Park Creek Community Development District has three (3) seats up for election, specifically seats 3, 4, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

Publish on or before May 27, 2024.

SECTION VII

Elgin Environmental, LLC

135 17th Ave SE
St. Petersburg, FL 33701

Phone: (813) 695-6578

E-mail: ElginEnvironmental@gmail.com

Date: July 17, 2023

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

Date	Type	Project	Fee		Balance
June 8, 2023	Mitigation monitoring	Park Creek	\$600.00		\$ 600.00
				Total	\$ 600.00

May 18, 2023

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

RE: Proposal for Environmental Services

PROJECT: Park Creek mitigation monitoring

Dear Mr. Greenwood:

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

BASIC SERVICES

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

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

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

SERVICES:

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

REIMBURSABLE EXPENSES

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

ADDITIONAL SERVICES

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

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

STANDARD GENERAL CONDITIONS

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

BASIS FOR PAYMENT

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

ACCEPTANCE

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

Sincerely,
Elgin Environmental, LLC

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

Leigh Ann Anderson, MS, PWS

Jason Greenwood
Governmental Management Services

Date

SECTION VIII

SECTION C

SECTION 1



MONTHLY REPORT

FEBRUARY, 2024



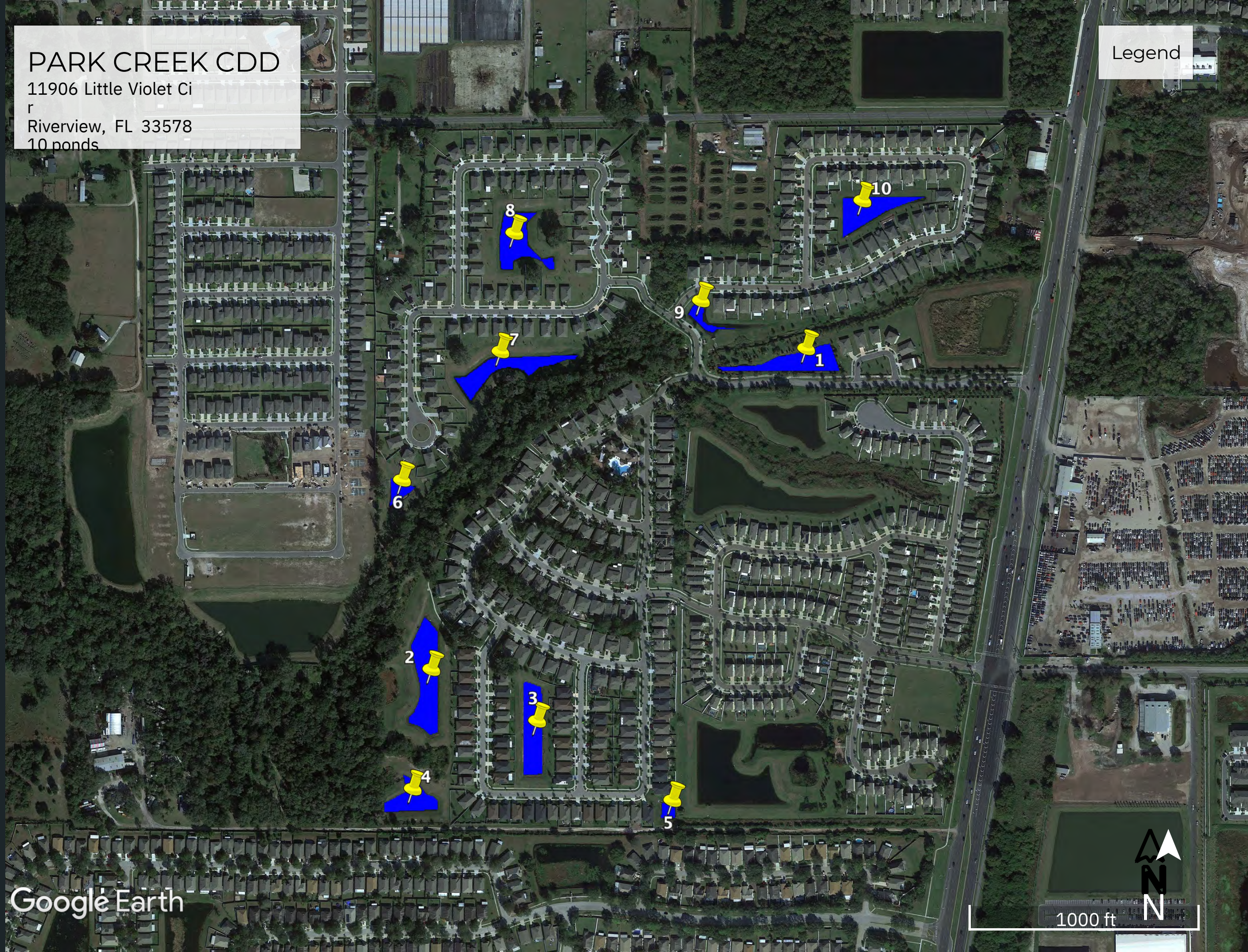
PARK CREEK CDD

11906 Little Violet Cir
Riverview, FL 33578
10 ponds

Legend

Google Earth

1000 ft



Prepared for: Mick Sheppard
Prepared By: Devon Craig

SUMMARY:

The cool air is definitely here and cooling the water temperature as well. This typically reduces algae blooms and submerged growth. During these cool weeks when a warm day or two happen we will see minor algae blooms as a result. Ponds are in great shape and ready to transition to spring.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Shoreline Vegetation



Pond #3 Treated for Shoreline Vegetation



Pond #4 Treated for 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 2



MONTHLY REPORT

MARCH, 2024



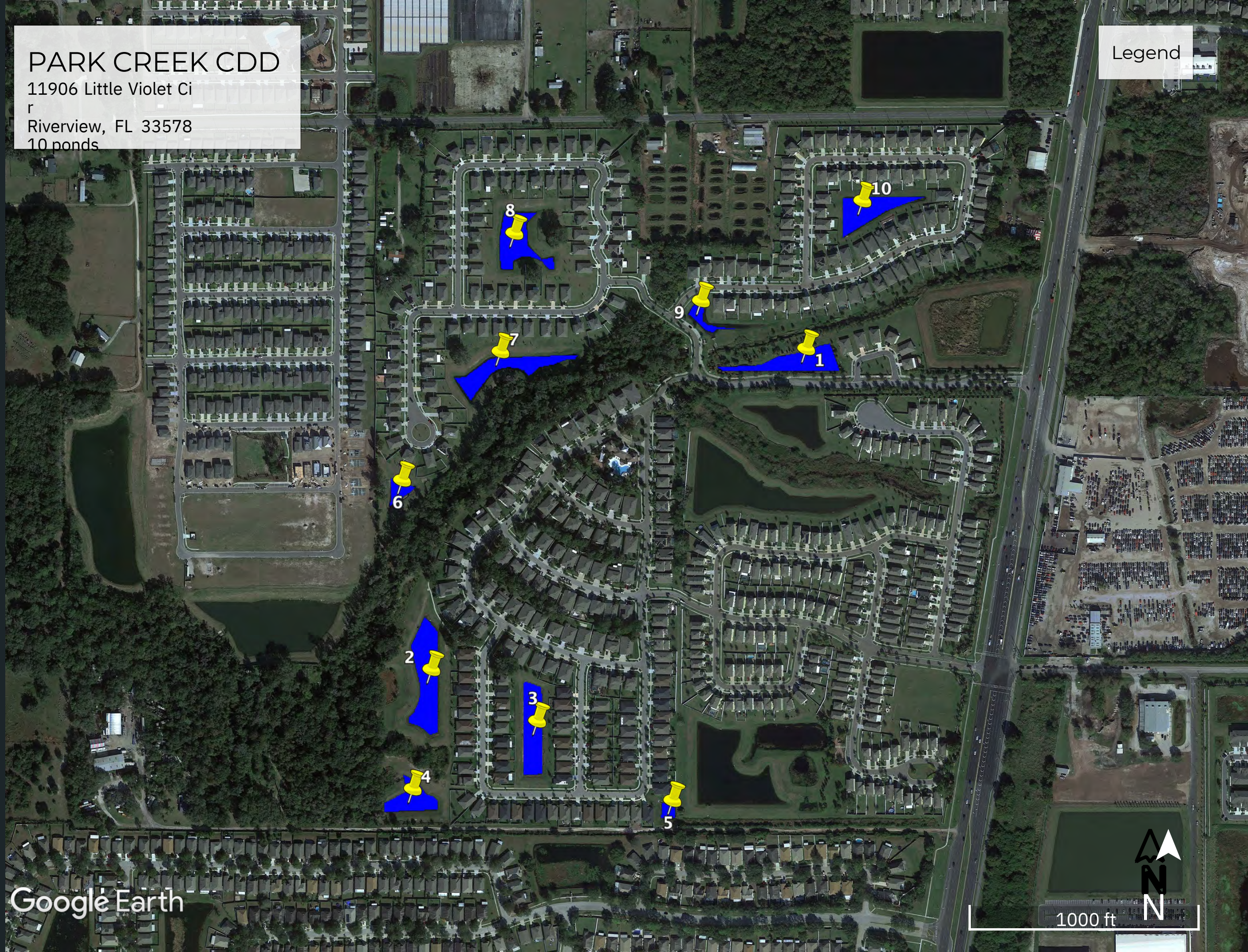
PARK CREEK CDD

11906 Little Violet Cir
Riverview, FL 33578
10 ponds

Legend

Google Earth

1000 ft



Prepared for: Mick Sheppard
Prepared By: Devon Craig

SUMMARY:

With a few warm days the last couple weeks there have been a few minor algae blooms in the ponds as a result of the air temperatures heating up. As we move into spring we anticipate an increase in algae blooms as well as submersed growth. Our team will be active doing prevent applications as well as call back services. We are in great shape going int spring.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Shoreline Vegetation



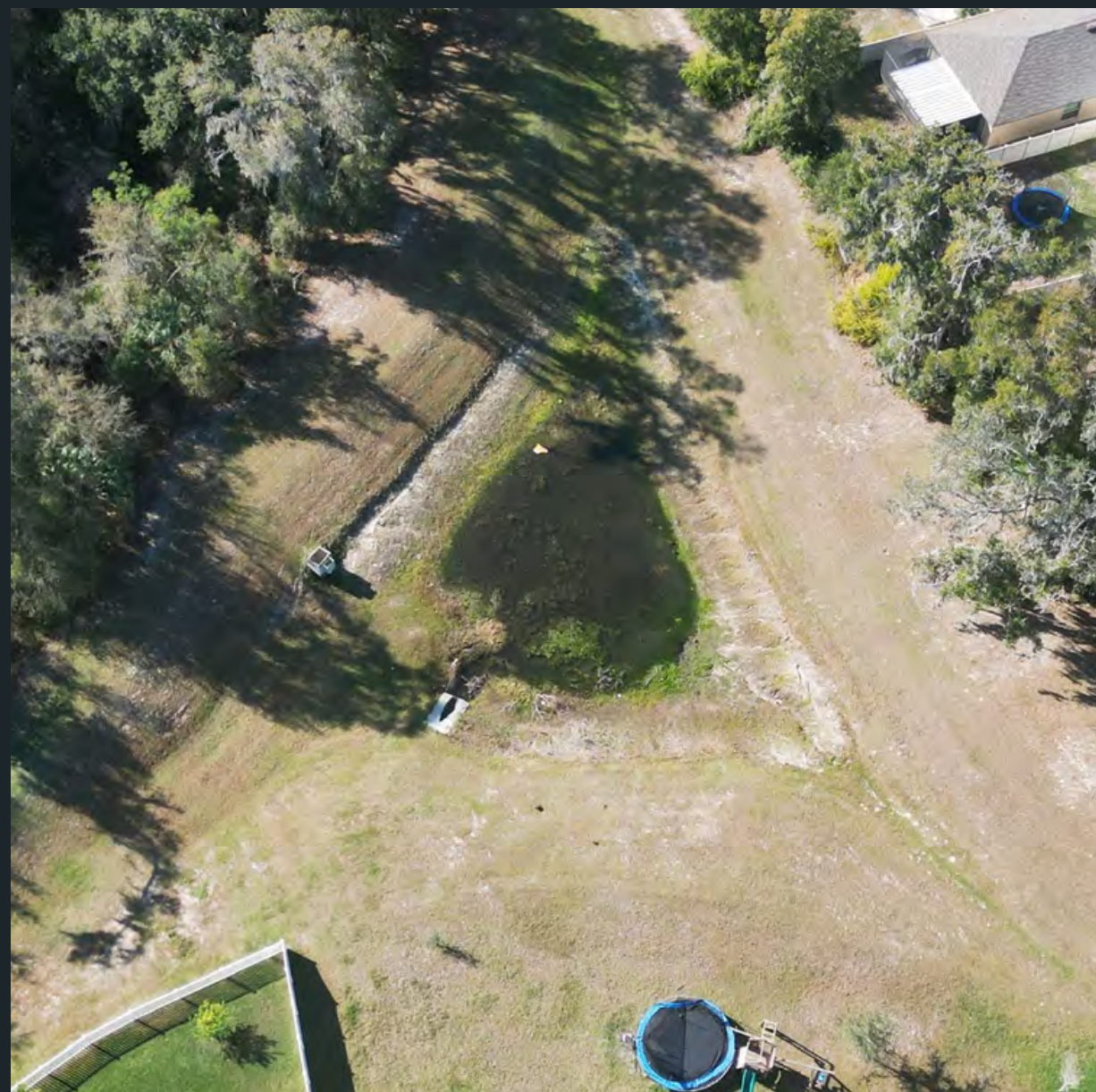
Pond #3 Treated for Algae and Shoreline Vegetation



Pond #4 Treated for 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



Mar 14th, 2024
Mick Sheppard
Field Manager
GMS

Completed

Tucker Jones Fencing



- + Fencing around the well at tucker jones has been completed.
- + Gate was installed for access.
- + We will monitor this area going forward.

Grass Trimming

- + Grass plants have been trimmed around the community.
- + We will have these scheduled for around this time next year.



Completed

Amenity Center Pressure Washing



- ✚ Amenity center rear fencing has been pressure washed and cleaned.
- ✚ We will set this up quarterly with maintenance.

County Owned Parking Spaces

- ✚ County owned parking spaces are not permitted on adding signage for “no Parking”.
- ✚ Open for discussion with the board.



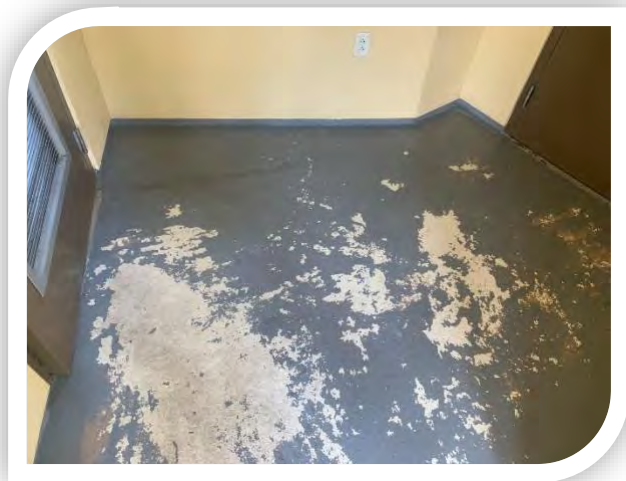
In Progress

Amenity Painting

- Updated proposals for painting have been included in the agenda per the specs noted.



Bathroom Floors



- Updated proposals for the bathroom floors have been included in the agenda for consideration.

- Nonslip tile will be used.

In Progress

Amenity Pressure Washing

✚ Amenity pressure washing for the pillars and sidewalks will be scheduled with the maintenance team.

✚ Still in progress.



Bench Re-Placement



✚ Bench that is at the amenity center will be placed by the mailboxes.

✚ We will more than likely bolt it to the cement.

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

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:**\$17,500.00**

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 Loxon Clear Sealer will be used as a prime coat
- Sherwin Williams Emerald Satin will be used on the building
- Sherwin Williams WB Alkyd Urethane will be used on the doors.
- Project will be completed by according to the Sherwin Williams submittal provided.
- 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 clubhouse, & 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





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

www.HARRISONCONTRACTING.com

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 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 ii

ESTIMATE

Two Generations Painting
Company, LLC
101 Wild Oak Dr
Brandon, FL 33511

twogenpainting@yahoo.com
+1 (813) 541-1877
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.: 1109
Estimate date: 01/23/2024

#	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 Sherwin Williams Emerald 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 iii



"Our Work is Like Magic"

Ron Silverman, Owner (813) 727- 9909 Ron@prestopaintingservices.com LIC# PA2911 / C-11097

We are a fully licensed, bonded and insured painting contractor serving the Tampa Bay area.

Commercial Exterior Painting Customer Agreement

01/27/2024

Customer Information:

Company/Organization Name:

GMS Management Services

Customer Requesting Quote:

Drema Long Thomas Santos

Park Creek Boulevard Amenities Center, Riverview, FL 33578

(732) 539-0220

Exterior Painting Specifications

Work Order as Follows:

Exterior includes Amenities Building and 2 Pergolas at pool side
Bleach all mildew and pressure wash
Caulk cracks in stucco, around windows and frames, and around wood trim
Seal all non metal painted surfaces with Loxon Conditioner Clear
Wipe rusty areas on metal with OSPHO Prior to paint
Spot prime all metal surfaces with Kem Kromik
Paint all Hardy siding, Eifs, Stucco, Wood shutters and Accent trim, Pergolas, Ceilings, with Emerald Satin Finish
Paint all metal doors and frames with Pro Industrial Alkyd Urethane Semi Gloss
Paint inside restrooms with Pre Cat Epoxy Water based

Presto Painting Services

Painting Agreement Pg 1

Color & Paint Information:

All colors included

Specific Job Notes:

A lift will be included in proposal

Exclusions:

Excludes painting the ceiling in the Bell tower Foyer
Excludes all floor finishes
Excludes painting cabanas

Itemization (if needed) for Project:

20% Deposit and a draw schedule to be determined

Total for Exterior Painting Project*:

\$28,300.00

**Quote provided includes all Labor & Materials*

Payment Terms**Commercial Terms:**

Some projects may require a deposit and/or draw schedule due to the size of the project. Unless otherwise stated, the following will be the terms:

- All forms of payment are accepted; Credit cards will have a 3.8% processing fee added
- 20% Deposit required
- Balance due upon completion
- No payment after 30 days after job completion will result in interest accrual at 1.5% per month or 18% per annum
- Large projects may have a separate Schedule of Values which will identify each phase of the job and draw schedule. A Notice to owner will be sent prior to job commencement.
- Note: All work will be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra costs will become an extra charge over and above the estimate.
- *Special pricing notes: If the color selected is much lighter or deeper than the existing color then the customer is responsible for the cost difference if more coats of paint are required due to color change.*

Exterior Painting Specifications & General Notes if Applicable

- Unless otherwise specified, our exterior painting quotes include: the body of the structure, soffit, fascia, electric, cable boxes and trim bands.
- Paint used on exterior is Sherwin Williams products with a satin finish.
- Windows and doors will be masked off with plastic.
- All areas to be painted will be pressure washed. A solution of bleach and water will be used if mold and mildew are present.
- Loxon sealer or equivalent will be applied to all areas to be painted.
- Stucco cracks are patched with an elastomeric patching compound to prevent future water penetration. Ceiling corners, trim corners, around water faucets, door frames and window frames are caulked.

- The finish coat to the walls and trim are applied in any combination of spraying, back rolling or brushing as deemed necessary by Presto Painting Services. **Back rolling is the only way to evenly apply paint by getting inside the nooks and crannies that a sprayer cannot reach.** Metal soffits under the eaves are sprayed, not brushed or rolled, to prevent clogging.
- All rusted areas will be cleaned and treated with a rust inhibitor, primed and painted. The rust treatment is a preventative treatment and not permanent. Areas treated for rust are not covered under the warranty.

Color Selections:

If ordering sample selections, please be sure to select a Sherwin Williams color, as this is the product we use on the exterior.

See Last Page for Legal Descriptions

Proposal valid for 30 days from date received.

More about the Presto Difference...

❖ Personal Touch Home Painting Services

- Professional painting and attention to detail as if it were our own home!
- Specialty contractors available for stucco, drywall and screen repairs done correctly.
- Service manager oversees each project to ensure 100% customer satisfaction.
- Crew leaders on site at all times to answer any questions or concerns.
- Painting technician on staff to complete small tasks if needed.
- Great relationships with Sherwin Williams, Ben Moore and other paint companies providing top quality materials to beautify your home
- Easy scheduling and quick turnaround service when needed
- *Specialty Services are available, such as color consultant, stucco, drywall, screen etc. for an added cost unless noted within the scope of work above.*

To view our recent work, find us on Facebook:

www.facebook.com/prestopaintingservices

To learn more about our company, visit our website:

www.PrestoPaintingServices.com

Legal Descriptions

ACCEPTANCE:

Presto Painting Services is authorized to do the work as specified and shall be paid upon completion of the job. Upon the occurrence of completion delays that are of no fault of Presto Painting Services, such as delays caused by weather or by scheduling of other contracting trades. Failure to pay the total due within 30 days after the completion date will result in Presto Painting Services seeking legal action which may include the filing and seeking judgement of a construction lien against the property and seeking foreclosure of the lien to satisfy payment owed to Presto Painting Services. Customer will be responsible for court costs and reasonable attorney's fees and interest. The above prices, specifications and payment arrangements are satisfactory and hereby accepted. SEE LIEN RIGHTS BELOW.

SCOPE OF WORK AGREEMENT:

Please read the scope of work above to be sure it includes all previously discussed items as well verbal agreements will become null and void once this agreement is signed. All future agreements must be put in writing and signed by both parties.

PRE-EXISTING CONDITIONS:

Presto Painting will test all surfaces to confirm proper paint adhesion prior to repainting, this includes interior & exterior. Examples: Latex over oil-based paint and improper washing & sealing of exterior surfaces. If an underlying coat of paint is improperly prepped or latex was applied over oil-based paint, there is a chance of future peeling and Presto Painting will not be responsible if this occurs. The labor rate for removing loose latex-based paint and priming will be \$45 per hour.

Pertaining to remodeling/construction: All areas to be painted will be paint ready and free of contaminants that may cause paint failure (adhesion etc.) dust, dirt, or other contaminants. Additional charges will be applied if Presto Painting must clean these areas prior to painting or a trip charge may be applied until the areas are made paint ready.

LIEN RIGHTS:

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES,) THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB SUBCONTRACTORS OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY, THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER" FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Thank you for your business!

Ron Silverman, Owner – (813) 727-9909
Rick Descisco, Estimator – (813) 841-6929
Moe Giraldo, Estimator – (813) 516-5838

Mail Correspondence to:

Presto Painting Services
PO BOX 320903
Tampa, FL 33679

SECTION 3

SECTION i

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 slip resistance 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 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 / Revised 02/19/24

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

Add: Epoxy grout and labor for both restrooms / Total \$ 1,870.00

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 contingent upon strikes, accidents or delays beyond our control. Owner 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
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 E

SECTION 1

Park Creek

Community Development District

03/07/2024

Amenity Management Report



Dreama Long

PARK CREEK AMENITY MANAGER
GMS, LLC

Park Creek
Community Development District

Amenity Management Report
March 7, 2024

To: The Board of Supervisors

From: Dreama Long
Amenity Manager

RE: Park Creek CDD Amenity Management Report – March 7, 2024

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

Amenity Updates

Jan 1 – Feb 29 423 unique users. This does not include if residents brought guests.

H2O replaced Suction Outlet Drain
Covers required by Health Dept.

New pools signs installed with max depth required by Health Dept.

Additional camera installed in kitchenette of playground

Water Heater non-operational
Plumber proposal

Fencing in playground and pool area power washed.

Awaiting delivery of additional tables and chairs

Proposal for fixing side tables or Replacing with all aluminum side Tables

Propose changes to policies & procedures

2 trespassing incidents during Operational hours

1 trespassing after hours incident report made

1 trespassing at the end of the day. Incident report made.



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. Cabanas:
 - a. rotting wood on pergola of cabana – pending proposal
 - b. panels of pergola need fixing/replacing – look at replacing with vinyl less upkeep.
 - c. Paint peeling needs painting
2. 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 5 more need to be replaced.
3. 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. Proposal for metal tables
4. Lightening rod on the center staple needs repair or replacement.
5. Lights in entrance area need replacing.
6. Lights shining on two trees next to steps one not working at all the other is flickering.
7. Signs for No Lifeguard swim at your own risk. New pools signs do not have it.
8. Pavers around pool and cabanas need power washed to remove mold. Also sidewalk and landing with columns in playground need power washed to remove mold.

9. All the fans and covers need to be cleaned in bathrooms, utility room and office.
10. 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.
11. 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.
12. Soft wash on Amenity Roof to help extend its life.
13. The cover over the playground gym needs cleaning to remove mold.
14. 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 #
2/5/2024	27570

Name / Address
GMS 18842 North Dale Mabry Highway Lutz, Florida 33548 Dreema Long dlong@gms-tampa.com

Ship To
Park Creek Amenity 4530 Eagle Falls Place Tampa, Florida 33619 Dreema Long dlong@gms-tampa.com

P.O. No.	Terms	Due Date	Rep	FOB
	50%DN Bal C.O.D.	2/5/2024	Anna	Palmetto

Item	Quantity	Description	Cost	Total
Acrylic Tops	10	New 18" Acrylic Tops To Fit Existing Tables	27.00	270.00T
Freight		Shipping Charge WHEN IN AREA	50.00	50.00

			Subtotal	\$320.00
			Sales Tax (7.5%)	\$20.25
			Total	\$340.25

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



506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
2/5/2024	27571

Name / Address
GMS 18842 North Dale Mabry Highway Lutz, Florida 33548 Dreema Long dlong@gms-tampa.com

Ship To
Park Creek Amenity 4530 Eagle Falls Place Tampa, Florida 33619 Dreema Long dlong@gms-tampa.com

P.O. No.	Terms	Due Date	Rep	FOB
	50%DN Bal C.O.D.	2/5/2024	Anna	Palmetto

Item	Quantity	Description	Cost	Total
R-18PUNCH	10	Regal 18" Table With Punched Aluminum Top, .75" X 1.5" Extrusion Frame: Table Top: Sunfire	154.00	1,540.00T
Freight		Shipping Charge WHEN IN AREA	75.00	75.00

			Subtotal	\$1,615.00
			Sales Tax (7.5%)	\$115.50
			Total	\$1,730.50

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

SECTION 4



22837 Killington Blvd
Land O Lakes, FL 34639
813-416-3692

March 5, 2024

Park Creek
Amenities Center
10316 Riverdale Rise Dr
Riverview, FL 33578

Dear Dreama,

Tampa Bay Pest Management is family owned and operated with over 24 years of experience. We appreciate the opportunity to take care of all your pest control needs.

We pride ourselves in having multiple treatment programs to fit all your needs and we use only the most proven products available today. We are state certified, licensed, and insured.

Please find below the pest control treatment program we have included for your review:

- **\$ 875 (plus tax) Initial service** – This treatment program will include: a full interior perimeter application of all rooms/areas of the amenities center, baiting in cracks & crevices of all plumbing areas and treatment of all void/space areas. The exterior will be a full perimeter comprehensive liquid treatment to include all doorways, entry points, and reachable soffits/eaves as well as a full perimeter of granular insecticide bait in all applicable landscaping areas. We will also brush down all the reachable soffits/eaves for spiders, spider webs, and wasp nests to the best of our ability. We will provide 12 new Protecta Evo rodent baits boxes to be installed around the perimeter in inconspicuous areas. They will be monitored and refilled at the time of the regular services.
- **\$375 (plus tax) Initial Fire Ant service** – This treatment will be fire ant coverage for all the perimeter landscaping around the pool area and throughout the playground area. This treatment will initially be a three-step process. Step one will be applying a sand-based granular insecticide to achieve a quick kill of any fire ant mounds that are currently active. Step two consists of power spraying all the sand-based granular to activate it and to achieve a quick kill of any existing mounds. Step three will consist of applying Top Choice, which is a highly restricted use slow-release insecticide granular that is labeled to only be applied annually, to all the above-mentioned areas. Each subsequent application of Top Choice will be **\$375** when that service is due for the annual application.
- **\$ 250 (plus tax) Regular Quarterly services** – These treatments will consist of everything that is mentioned above for the interior and exterior. We will monitor the perimeter landscaping areas around the pool & playground where all the fire ant treatments were initially applied and spot treat anywhere that is needed. We will also be monitoring and refilling the rodent bait boxes with each service.

All the products we use are completely safe, odorless, and stainless. Any service requests or problem calls in between scheduled services are free of charge. ****The service can be canceled at any time with a 30-day notice without cause!!****

Please contact me if you should have any questions or need any clarification. Thank you for considering Tampa Bay Pest Management for all your pest control needs!

Sincerely,

Kurt Dimeler
TBPM
813-416-3692
Ext# 101

X - signature of TBPM representative

X - signature of GMS representative

SECTION 5

Park Creek Policy and Procedures change recommendations.

Page 5 & Page 13: Remove Cabana from rental list and table. Cabana should be first come first serve.

Page 10 : Does the board want to included verbiage that ABNB are not included, as short time rentals are not allowed in the community.

Page 11 & Page 17 : Guests: age 15-17 are allowed one guest only and a Patron's household are allowed 4 guest per household. Both sections need to mirror one another.

Page 14: Capacity: add " private" party or event.

Page 20: Operating hours 30 after sunrise and 30 before sunset.

Page 22: Reservation of Tables or Chairs: Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them. * Attorney for better verbiage.

Page 23: Weather: add "with every sighting of lightening or hearing of thunder the 30 minutes resets."

Page 16: Food Truck Vendors discussion with board of implementing vendor for scheduling food truck vendors.

SECTION IX

SECTION A

SECTION 1

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices

January 11, 2024

Fund	Date	Check No.'s	Amount
REGIONS BANK			
<i>General</i>	12/04/23	404-407	\$11,037.63
<i>General</i>	12/19/23	408-416	\$389,665.37
Total Invoices for Approval			\$400,703.00

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/04/23	00037	11/20/23 24798	202311 320-53900-46200	LANDSCAPE MAINT NOV23	*	7,897.00	
				CARDINAL LANDSCAPING SERVICES TAMPA			7,897.00 000404
12/04/23	00012	12/01/23 12150	202312 320-57200-34500	EAGLE EYE VMS	*	102.00	
		12/01/23 12159	202312 320-57200-34500	BRIVO ONAIR TIER	*	46.00	
				COMPLETE IT. SERVICE & SOLUTIONS			148.00 000405
12/04/23	00047	12/04/23 631223	202312 320-53900-52005	HOLIDAY LIGHTS DEPOSIT	*	2,675.00	
				ILLUMINATIONS HOLIDAY LIGHTING			2,675.00 000406
12/04/23	00018	11/28/23 7749452	202311 320-53900-46001	PET WASTE REMOVAL	*	317.63	
				POOP 911			317.63 000407
12/19/23	00037	10/31/23 24755	202310 320-53900-46205	PLAYGROUND MULCH	*	4,000.00	
		11/01/23 24761	202311 320-53900-46205	SEASON ANNUALS INSTALLED	*	882.00	
				CARDINAL LANDSCAPING SERVICES TAMPA			4,882.00 000408
12/19/23	00002	11/30/23 38	202312 310-51300-34000	MANAGEMENT FEES DEC23	*	3,545.83	
		11/30/23 38	202312 320-53900-34000	FIELD MANAGEMENT DEC23	*	625.00	
		11/30/23 38	202312 320-57200-34000	AMENITY MANAGEMENT DEC23	*	6,833.33	
		11/30/23 38	202312 310-51300-34000	MEETING ROOM	*	258.61	
		11/30/23 38	202312 310-51300-42000	POSTAGE	*	5.46	
		11/30/23 38	202312 320-57200-52000	CHAIR	*	149.24	
		11/30/23 38	202312 320-57200-52000	DESK	*	167.31	
				GOVERNMENTAL MANAGEMENT SERVICES-			11,584.78 000409
12/19/23	00014	12/01/23 2433	202312 320-57200-45300	POOL SVC DEC23	*	900.00	
		12/01/23 2433	202312 320-57200-46000	JANITORIAL & POWERWASH	*	750.00	
				H2 POOL SERVICE			1,650.00 000410

PKCK PARK CREEK SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/19/23	00034	12/19/23 12192023	202312 300-20700-10000	ASSESSMENTS FY23	*	1,400.50	
		12/19/23 121923	202312 300-20700-10000	ASSESSMENTS FY24	*	164,446.22	
				PARK CREEK CDD			165,846.72 000411
12/19/23	00035	12/19/23 12192023	202312 300-20700-10000	ASSESSMENTS FY23	*	1,680.60	
		12/19/23 121923	202312 300-20700-10000	ASSESSMENTS FY24	*	197,336.14	
				PARK CREEK CDD			199,016.74 000412
12/19/23	00003	12/01/23 7778-B	202312 320-53900-46800	LAKE MAINT DEC23	*	475.00	
				SITEXAQUATICS			475.00 000413
12/19/23	00005	12/18/23 23906	202310 310-51300-31500	ATTORNEY FEES	*	247.00	
				STRALEY ROBIN VERICKER			247.00 000414
12/19/23	00054	11/28/23 10-15857	202311 320-57200-60000	INSTALL DIRT NATURE WALK	*	3,000.00	
				TREE FARM 2, INC.			3,000.00 000415
12/19/23	00025	11/25/23 7132066	202311 310-51300-32300	TRUSTEE FEES	*	2,963.13	
				U.S. BANK			2,963.13 000416
				TOTAL FOR BANK B		400,703.00	
				TOTAL FOR REGISTER		400,703.00	

SECTION 2

PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices

January 11, 2024

Fund	Date	Check No.'s	Amount
REGIONS BANK			
<i>General</i>	01/03/24	417-422	\$12,451.00
<i>General</i>	01/22/24	423-429	\$23,377.52
Total Invoices for Approval			\$35,828.52

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/03/24	00037	12/27/23 24860	202312 320-53900-46200	LANDSCAPE MAINT DEC23	*	7,897.00	
				CARDINAL LANDSCAPING SERVICES TAMPA			7,897.00 000417
1/03/24	00012	1/01/24 12360	202401 320-57200-34500	EAGLE EYE VMS	*	102.00	
		1/01/24 12369	202401 320-57200-34500	BRIVO ONAIR	*	46.00	
				COMPLETE IT. SERVICE & SOLUTIONS			148.00 000418
1/03/24	00021	11/30/23 29	202311 320-53900-46000	GENERAL MAINT NOV23	*	380.00	
				GMS-CENTRAL FLORIDA, LLC			380.00 000419
1/03/24	00047	12/18/23 1631223	202312 320-53900-52005	HOLIDAY LIGHTING	*	2,675.00	
				ILLUMINATIONS HOLIDAY LIGHTING			2,675.00 000420
1/03/24	00003	1/01/24 7900-B	202401 320-53900-46800	LAKE MAINT JAN24	*	475.00	
				SITEXAQUATICS			475.00 000421
1/03/24	00004	12/15/23 2177238	202312 310-51300-31100	ENGINEERING FEES	*	876.00	
				STANTEC CONSULTING SERVICES, INC.			876.00 000422
1/22/24	00039	12/29/23 23-03834	202312 310-51300-48000	NOTICE OF BOS MEETING	*	74.38	
				BUSINESS OBSERVER			74.38 000423
1/22/24	00037	1/17/24 24911	202401 320-53900-46200	LANDSCAPE MAINT JAN24	*	7,897.00	
		1/17/24 24916	202401 320-53900-35000	IRRIGATION REPAIRS	*	1,170.91	
				CARDINAL LANDSCAPING SERVICES TAMPA			9,067.91 000424
1/22/24	00012	1/08/24 12446	202401 320-57200-46000	ADDITIONAL CAMERAS	*	945.00	
		1/20/24 12478	202401 320-57200-46000	ADDITIONAL CAMERAS	*	565.00	
				COMPLETE IT. SERVICE & SOLUTIONS			1,510.00 000425
1/22/24	00016	1/11/24 CL-621	202401 320-53900-46804	CLEANING AND MAINTENANCE	*	175.00	
				FLORIDA FOUNTAINS & EQUIPMENT, LLC			175.00 000426
				PKCK PARK CREEK SHENNING			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/22/24	00002	1/08/24	39 202401 310-51300-34000	MANAGEMENT FEES JAN24	*	3,545.83	
		1/08/24	39 202401 320-53900-34000	FIELD MANAGEMENT JAN24	*	625.00	
		1/08/24	39 202401 320-57200-34000	AMENITY MANAGEMENT JAN24	*	6,833.33	
		1/08/24	39 202401 310-51300-44000	REFUND MEETING ROOM	*	517.00-	
		1/08/24	39 202401 320-57200-52000	AMAZON POOL SUPPLIES	*	95.44	
GOVERNMENTAL MANAGEMENT SERVICES-							10,582.60 000427
1/22/24	00014	1/01/24	2447 202401 320-57200-45300	POOL SERVICES JAN24	*	1,650.00	
H2 POOL SERVICE							1,650.00 000428
1/22/24	00018	12/31/23	8052839 202312 320-53900-46001	PET WASTE REMOVAL	*	317.63	
POOP 911							317.63 000429
TOTAL FOR BANK B						35,828.52	
TOTAL FOR REGISTER						35,828.52	

SECTION B

SECTION 1

Park Creek
Community Development District

Unaudited Financial Reporting
December 31, 2023



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Park Creek
Community Development District
Combined Balance Sheet
December 31, 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	\$ 723,473	\$ -	\$ -	\$ 723,473
Deposits	\$ 6,010	\$ -	\$ -	\$ 6,010
<u>Investments:</u>				
<u>Series 2013</u>				
Reserve	\$ -	\$ 171,556	\$ -	\$ 171,556
Revenue	\$ -	\$ 250,397	\$ -	\$ 250,397
Prepayment	\$ -	\$ 383	\$ -	\$ 383
Construction	\$ -	\$ -	\$ 9	\$ 9
<u>Series 2014</u>				
Reserve	\$ -	\$ 206,388	\$ -	\$ 206,388
Revenue	\$ -	\$ 262,294	\$ -	\$ 262,294
Total Assets	\$ 729,483	\$ 891,018	\$ 9	\$ 1,620,510
Liabilities:				
Accounts Payable	\$ 13,914	\$ -	\$ -	\$ 13,914
Total Liabilities	\$ 13,914	\$ -	\$ -	\$ 13,914
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 6,010	\$ -	\$ -	\$ 6,010
Restricted for:				
Debt Service - Series 2013	\$ -	\$ 422,336	\$ -	\$ 422,336
Debt Service - Series 2014	\$ -	\$ 468,682	\$ -	\$ 468,682
Capital Projects - Series 2013	\$ -	\$ -	\$ 9	\$ 9
Assigned for:				
Capital Reserves	\$ 185,030	\$ -	\$ -	\$ 185,030
Unassigned	\$ 524,529	\$ -	\$ -	\$ 524,529
Total Fund Balances	\$ 715,569	\$ 891,018	\$ 9	\$ 1,606,596
Total Liabilities & Fund Balance	\$ 729,483	\$ 891,018	\$ 9	\$ 1,620,510

Park Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 564,995	\$ 540,215	\$ 540,215	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 564,995	\$ 540,215	\$ 540,215	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 800	\$ 2,200
Payroll Taxes	\$ 918	\$ 230	\$ 61	\$ 168
District Manager	\$ 50,050	\$ 12,513	\$ 12,512	\$ 0
District Engineer	\$ 6,500	\$ 1,625	\$ 876	\$ 749
Attorney Fees	\$ 15,000	\$ 3,750	\$ 300	\$ 3,451
Trustee Fees	\$ 6,850	\$ 6,850	\$ 6,519	\$ 331
Dissemination	\$ 500	\$ 125	\$ -	\$ 125
Auditing Services	\$ 3,500	\$ 875	\$ -	\$ 875
Travel and Per Diem	\$ 50	\$ 12	\$ -	\$ 12
Meeting Room Rental	\$ 2,400	\$ 600	\$ 702	\$ (102)
Public Officials Insurance	\$ 30,360	\$ 30,360	\$ 28,576	\$ 1,784
Legal Advertising	\$ 3,300	\$ 825	\$ 221	\$ 604
Bank Fees	\$ 1,500	\$ 375	\$ 408	\$ (33)
Payroll Services	\$ 700	\$ 175	\$ 63	\$ 112
Miscellaneous	\$ 250	\$ 63	\$ 17	\$ 46
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 134,052	\$ 61,552	\$ 51,230	\$ 10,322

Park Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<u>Operations & Maintenance</u>				
Other Physical Environment				
Street Pole Lighting	\$ 73,547	\$ 18,387	\$ 19,311	\$ (924)
Electricity (Irrigation & Pond Pumps)	\$ 17,000	\$ 4,250	\$ 5,472	\$ (1,222)
Landscaping Maintenance	\$ 110,600	\$ 27,650	\$ 23,691	\$ 3,959
Landscape Replenishment	\$ 10,000	\$ 2,500	\$ 4,882	\$ (2,382)
Irrigation Maintenance	\$ 7,500	\$ 1,875	\$ 1,549	\$ 326
Landscape Replacement and Enhancement	\$ 12,000	\$ 3,000	\$ -	\$ 3,000
Pet Waste Removal	\$ 3,812	\$ 953	\$ 953	\$ -
Pond Maintenance	\$ 5,700	\$ 1,425	\$ 1,425	\$ -
Security Patrol (Amenity Personal)	\$ 82,000	\$ 20,500	\$ 20,500	\$ 0
Holiday Lights	\$ 5,500	\$ 5,500	\$ 5,350	\$ 150
Fountain Maintenance & Repairs	\$ 3,100	\$ 775	\$ -	\$ 775
Field Contingency	\$ 12,500	\$ 3,125	\$ 2,074	\$ 1,051
Subtotal Field Expenditures	\$ 343,259	\$ 89,940	\$ 85,207	\$ 4,733
Parks And Recreation				
Security Cameras	\$ 1,692	\$ 423	\$ 430	\$ (7)
Pool Maintenance - Contract	\$ 12,500	\$ 3,125	\$ 2,700	\$ 425
Pool Permit	\$ 275	\$ 69	\$ -	\$ 69
Cleaning & Maintenance	\$ 10,000	\$ 2,500	\$ 2,674	\$ (174)
Telephone/Internet	\$ 2,116	\$ 529	\$ 504	\$ 25
Electricity	\$ 9,300	\$ 2,325	\$ 2,923	\$ (598)
Water	\$ 2,500	\$ 625	\$ 571	\$ 54
Pest Control	\$ 1,800	\$ 450	\$ -	\$ 450
Refuse Service	\$ 1,000	\$ 250	\$ -	\$ 250
Amenity Center Repairs and Maintenance	\$ 6,500	\$ 1,625	\$ -	\$ 1,625
Subtotal Amenity Expenditures	\$ 47,683	\$ 11,921	\$ 9,801	\$ 2,119
Capital Reserve				
Capital Outlay/Reserves	\$ 40,000	\$ 10,000	\$ 3,000	\$ 7,000
Subtotal Capital Reserve	\$ 40,000	\$ 10,000	\$ 3,000	\$ 7,000
Total Operations & Maintenance	\$ 430,942	\$ 111,861	\$ 98,008	\$ 13,853
Total Expenditures	\$ 564,995	\$ 173,412	\$ 149,238	\$ 24,174
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 390,977	
Net Change in Fund Balance	\$ -		\$ 390,977	
Fund Balance - Beginning	\$ -		\$ 324,592	
Fund Balance - Ending	\$ -		\$ 715,569	

Park Creek
Community Development District
Debt Service Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budge Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 171,989	\$ 164,446	\$ 164,446	\$ -
Interest	\$ -	\$ -	\$ 2,535	\$ 2,535
Total Revenues	\$ 171,989	\$ 164,446	\$ 166,982	\$ 2,535
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		\$ 66,103	
Net Change in Fund Balance	\$ 6,349		\$ 66,103	
Fund Balance - Beginning	\$ 181,038		\$ 356,233	
Fund Balance - Ending	\$ 187,386		\$ 422,336	

Park Creek
Community Development District
Debt Service Fund Series 2014
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budge Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 206,388	\$ 197,336	\$ 197,336	\$ -
Interest	\$ -	\$ -	\$ 2,771	\$ 2,771
Total Revenues	\$ 206,388	\$ 197,336	\$ 200,108	\$ 2,771
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		\$ 68,789	
Net Change in Fund Balance	\$ 5,250		\$ 68,789	
Fund Balance - Beginning	\$ 189,284		\$ 399,893	
Fund Balance - Ending	\$ 194,534		\$ 468,682	

Park Creek
Community Development District
Capital Projects Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 0	
Other Financing Sources/(Uses)				
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	\$ 514,139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540,215
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 26,076	\$ 514,139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540,215
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Payroll Taxes	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
District Manager	\$ 4,171	\$ 4,171	\$ 4,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,512
District Engineer	\$ -	\$ -	\$ 876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 876
Attorney Fees	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Trustee Fees	\$ 3,556	\$ 2,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,519
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Auditing Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Meeting Room Rental	\$ 222	\$ 222	\$ 259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 702
Public Officials Insurance	\$ 28,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,576
Legal Advertising	\$ 147	\$ -	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 221
Bank Fees	\$ 128	\$ 149	\$ 132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 408
Payroll Services	\$ -	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63
Miscellaneous	\$ 11	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 37,284	\$ 8,429	\$ 5,517	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,230

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	\$ 6,437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,311
Electricity (Irrigation & Pond Pumps)	\$ 1,869	\$ 1,660	\$ 1,943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,472
Landscaping Maintenance	\$ 7,897	\$ 7,897	\$ 7,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	23,691
Landscape Replenishment	\$ 4,000	\$ 882	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,882
Irrigation Maintenance	\$ 963	\$ 586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,549
Landscape Replacement and Enhancement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pet Waste Removal	\$ 318	\$ 318	\$ 318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	953
Pond Maintenance	\$ 475	\$ 475	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,425
Security Patrol (Amenity Personal)	\$ 6,833	\$ 6,833	\$ 6,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,500
Holiday Lights	\$ -	\$ -	\$ 5,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,350
Fountain Maintenance & Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Contingency	\$ 600	\$ 380	\$ 1,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,074
Subtotal Field Expenditures	\$ 29,392	\$ 25,468	\$ 30,347	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	85,207
Parks And Recreation													
Security Cameras	\$ 141	\$ 141	\$ 148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	430
Pool Maintenance - Contract	\$ 900	\$ 900	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,700
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cleaning & Maintenance	\$ 760	\$ 847	\$ 1,067	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,674
Telephone/Internet	\$ 168	\$ 168	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	504
Electricity	\$ 1,014	\$ 915	\$ 994	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,923
Water	\$ 194	\$ 238	\$ 139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	571
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Refuse Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Center Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 3,177	\$ 3,209	\$ 3,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,801
Capital Reserve													
Capital Outlay/Reserves	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,000
Subtotal Capital Reserve	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,000
Total Operations & Maintenance	\$ 32,569	\$ 31,676	\$ 33,763	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	98,008
Total Expenditures	\$ 69,853	\$ 40,105	\$ 39,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	149,238
Excess (Deficiency) of Revenues over Expenditures	\$ (69,853)	\$ (14,029)	\$ 474,859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	390,977
Net Change in Fund Balance	\$ (69,853)	\$ (14,029)	\$ 474,859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	390,977

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	
Optional Redemption Date:	11/1/2027	
Excess Revenues:	Remain in Revenue Fund	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$171,556.25	
Reserve Fund Balance	\$171,556.27	
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	
Optional Redemption Date:	11/1/2024	
Excess Revenues:	Remain in Revenue Fund	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$206,387.50	
Reserve Fund Balance	\$206,387.51	
Bonds Outstanding - 9/30/2023		\$2,525,000
Less: Principal Payment - 11/1/23		(\$60,000)

Series 2014 Bonds Outstanding	\$2,465,000
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Current Bonds Outstanding	\$4,245,000
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SECTION 2

Park Creek
Community Development District

Unaudited Financial Reporting
January 31, 2024



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Park Creek
Community Development District
Combined Balance Sheet
January 31, 2024

	<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	\$ 685,870	\$ -	\$ -	\$ 685,870
Due from General Fund	\$ -	\$ 3,354	\$ -	\$ 3,354
Deposits	\$ 6,010	\$ -	\$ -	\$ 6,010
<u>Investments:</u>				
<u>Series 2013</u>				
Reserve	\$ -	\$ 171,556	\$ -	\$ 171,556
Revenue	\$ -	\$ 251,702	\$ -	\$ 251,702
Prepayment	\$ -	\$ 385	\$ -	\$ 385
Construction	\$ -	\$ -	\$ 9	\$ 9
<u>Series 2014</u>				
Reserve	\$ -	\$ 206,388	\$ -	\$ 206,388
Revenue	\$ -	\$ 263,702	\$ -	\$ 263,702
Total Assets	\$ 691,879	\$ 897,087	\$ 9	\$ 1,588,976
Liabilities:				
Accounts Payable	\$ 11,862	\$ -	\$ -	\$ 11,862
Due to Debt Service	\$ 3,354	\$ -	\$ -	\$ 3,354
Total Liabilities	\$ 15,216	\$ -	\$ -	\$ 15,216
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 6,010	\$ -	\$ -	\$ 6,010
Restricted for:				
Debt Service - Series 2013	\$ -	\$ 425,168	\$ -	\$ 425,168
Debt Service - Series 2014	\$ -	\$ 471,919	\$ -	\$ 471,919
Capital Projects - Series 2013	\$ -	\$ -	\$ 9	\$ 9
Assigned for:				
Capital Reserves	\$ 185,030	\$ -	\$ -	\$ 185,030
Unassigned	\$ 485,623	\$ -	\$ -	\$ 485,623
Total Fund Balances	\$ 676,663	\$ 897,087	\$ 9	\$ 1,573,759
Total Liabilities & Fund Balance	\$ 691,879	\$ 897,087	\$ 9	\$ 1,588,976

Park Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 564,995	\$ 545,224	\$ 545,224	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 564,995	\$ 545,224	\$ 545,224	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,600	\$ 2,400
Payroll Taxes	\$ 918	\$ 306	\$ 122	\$ 184
District Manager	\$ 50,050	\$ 16,683	\$ 16,683	\$ 0
District Engineer	\$ 6,500	\$ 2,167	\$ 876	\$ 1,291
Attorney Fees	\$ 15,000	\$ 5,000	\$ 901	\$ 4,100
Trustee Fees	\$ 6,850	\$ 6,850	\$ 6,519	\$ 331
Dissemination	\$ 500	\$ 167	\$ -	\$ 167
Auditing Services	\$ 3,500	\$ 1,167	\$ -	\$ 1,167
Travel and Per Diem	\$ 50	\$ 17	\$ -	\$ 17
Meeting Room Rental	\$ 2,400	\$ 800	\$ 185	\$ 615
Public Officials Insurance	\$ 30,360	\$ 30,360	\$ 28,576	\$ 1,784
Legal Advertising	\$ 3,300	\$ 1,100	\$ 221	\$ 879
Bank Fees	\$ 1,500	\$ 500	\$ 525	\$ (25)
Payroll Services	\$ 700	\$ 233	\$ 126	\$ 107
Miscellaneous	\$ 250	\$ 83	\$ 17	\$ 67
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 134,052	\$ 69,607	\$ 56,525	\$ 13,082

Park Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<u>Operations & Maintenance</u>				
Other Physical Environment				
Street Pole Lighting	\$ 73,547	\$ 24,516	\$ 25,673	\$ (1,157)
Electricity (Irrigation & Pond Pumps)	\$ 17,000	\$ 5,667	\$ 7,101	\$ (1,434)
Landscaping Maintenance	\$ 110,600	\$ 36,867	\$ 31,588	\$ 5,279
Landscape Replenishment	\$ 10,000	\$ 3,333	\$ 11,870	\$ (8,537)
Irrigation Maintenance	\$ 7,500	\$ 2,500	\$ 2,720	\$ (220)
Landscape Replacement and Enhancement	\$ 12,000	\$ 4,000	\$ -	\$ 4,000
Pet Waste Removal	\$ 3,812	\$ 1,271	\$ 953	\$ 318
Pond Maintenance	\$ 5,700	\$ 1,900	\$ 1,900	\$ -
Security Patrol (Amenity Personal)	\$ 82,000	\$ 27,333	\$ 27,333	\$ 0
Holiday Lights	\$ 5,500	\$ 5,500	\$ 5,350	\$ 150
Fountain Maintenance & Repairs	\$ 3,100	\$ 1,033	\$ 175	\$ 858
Field Contingency	\$ 12,500	\$ 4,167	\$ 2,074	\$ 2,093
Subtotal Field Expenditures	\$ 343,259	\$ 118,086	\$ 116,736	\$ 1,351
Parks And Recreation				
Security Cameras	\$ 1,692	\$ 564	\$ 578	\$ (14)
Pool Maintenance - Contract	\$ 12,500	\$ 4,167	\$ 4,350	\$ (183)
Pool Permit	\$ 275	\$ 92	\$ -	\$ 92
Cleaning & Maintenance	\$ 10,000	\$ 3,333	\$ 4,279	\$ (946)
Telephone/Internet	\$ 2,116	\$ 705	\$ 672	\$ 34
Electricity	\$ 9,300	\$ 3,100	\$ 3,862	\$ (762)
Water	\$ 2,500	\$ 833	\$ 571	\$ 263
Pest Control	\$ 1,800	\$ 600	\$ -	\$ 600
Refuse Service	\$ 1,000	\$ 333	\$ -	\$ 333
Amenity Center Repairs and Maintenance	\$ 6,500	\$ 2,167	\$ -	\$ 2,167
Subtotal Amenity Expenditures	\$ 47,683	\$ 15,894	\$ 14,312	\$ 1,582
Capital Reserve				
Capital Outlay/Reserves	\$ 40,000	\$ 13,333	\$ 5,579	\$ 7,754
Subtotal Capital Reserve	\$ 40,000	\$ 13,333	\$ 5,579	\$ 7,754
Total Operations & Maintenance	\$ 430,942	\$ 147,314	\$ 136,627	\$ 10,687
Total Expenditures	\$ 564,995	\$ 216,921	\$ 193,152	\$ 23,769
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 352,071	
Net Change in Fund Balance	\$ -		\$ 352,071	
Fund Balance - Beginning	\$ -		\$ 324,592	
Fund Balance - Ending	\$ -		\$ 676,663	

Park Creek
Community Development District
Debt Service Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budge Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 171,989	\$ 165,971	\$ 165,971	\$ -
Interest	\$ -	\$ -	\$ 3,842	\$ 3,842
Total Revenues	\$ 171,989	\$ 165,971	\$ 169,813	\$ 3,842
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		\$ 68,935	
Net Change in Fund Balance	\$ 6,349		\$ 68,935	
Fund Balance - Beginning	\$ 181,038		\$ 356,233	
Fund Balance - Ending	\$ 187,386		\$ 425,168	

Park Creek
Community Development District
Debt Service Fund Series 2014
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budge Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 206,388	\$ 199,166	\$ 199,166	\$ -
Interest	\$ -	\$ -	\$ 4,179	\$ 4,179
Total Revenues	\$ 206,388	\$ 199,166	\$ 203,345	\$ 4,179
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		\$ 72,026	
Net Change in Fund Balance	\$ 5,250		\$ 72,026	
Fund Balance - Beginning	\$ 189,284		\$ 399,893	
Fund Balance - Ending	\$ 194,534		\$ 471,919	

Park Creek
Community Development District
Capital Projects Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 0	
Other Financing Sources/(Uses)				
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	\$ 514,139	\$ 5,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545,224
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 26,076	\$ 514,139	\$ 5,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545,224
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Payroll Taxes	\$ -	\$ 61	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
District Manager	\$ 4,171	\$ 4,171	\$ 4,171	\$ 4,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,683
District Engineer	\$ -	\$ -	\$ 876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 876
Attorney Fees	\$ 300	\$ -	\$ -	\$ 601	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 901
Trustee Fees	\$ 3,556	\$ 2,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,519
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Auditing Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Meeting Room Rental	\$ 222	\$ 222	\$ 259	\$ (517)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185
Public Officials Insurance	\$ 28,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,576
Legal Advertising	\$ 147	\$ -	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 221
Bank Fees	\$ 128	\$ 149	\$ 132	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525
Payroll Services	\$ -	\$ 63	\$ -	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126
Miscellaneous	\$ 11	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 37,284	\$ 8,429	\$ 5,517	\$ 5,295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,525

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	\$ 6,437	\$ 6,361	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,673
Electricity (Irrigation & Pond Pumps)	\$ 1,869	\$ 1,660	\$ 1,943	\$ 1,629	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,101
Landscaping Maintenance	\$ 7,897	\$ 7,897	\$ 7,897	\$ 7,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	31,588
Landscape Replenishment	\$ 4,000	\$ 882	\$ 6,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,870
Irrigation Maintenance	\$ 963	\$ 586	\$ -	\$ 1,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,720
Landscape Replacement and Enhancement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pet Waste Removal	\$ 318	\$ 318	\$ 318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	953
Pond Maintenance	\$ 475	\$ 475	\$ 475	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,900
Security Patrol (Amenity Personal)	\$ 6,833	\$ 6,833	\$ 6,833	\$ 6,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,333
Holiday Lights	\$ -	\$ -	\$ 5,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,350
Fountain Maintenance & Repairs	\$ -	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Field Contingency	\$ 600	\$ 380	\$ 1,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,074
Subtotal Field Expenditures	\$ 29,392	\$ 25,468	\$ 37,335	\$ 24,541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	116,736
Parks And Recreation													
Security Cameras	\$ 141	\$ 141	\$ 148	\$ 148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	578
Pool Maintenance - Contract	\$ 900	\$ 900	\$ 900	\$ 1,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,350
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cleaning & Maintenance	\$ 760	\$ 847	\$ 1,067	\$ 1,605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,279
Telephone/Internet	\$ 168	\$ 168	\$ 168	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	672
Electricity	\$ 1,014	\$ 915	\$ 994	\$ 939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,862
Water	\$ 194	\$ 238	\$ 139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	571
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Refuse Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Center Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 3,177	\$ 3,209	\$ 3,416	\$ 4,511	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,312
Capital Reserve													
Capital Outlay/Reserves	\$ -	\$ 3,000	\$ -	\$ 2,579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,579
Subtotal Capital Reserve	\$ -	\$ 3,000	\$ -	\$ 2,579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,579
Total Operations & Maintenance	\$ 32,569	\$ 31,676	\$ 40,751	\$ 31,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	136,627
Total Expenditures	\$ 69,853	\$ 40,105	\$ 46,268	\$ 36,926	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	193,152
Excess (Deficiency) of Revenues over Expenditures	\$ (69,853)	\$ (14,029)	\$ 467,871	\$ (31,918)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	352,071
Net Change in Fund Balance	\$ (69,853)	\$ (14,029)	\$ 467,871	\$ (31,918)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	352,071

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	
Optional Redemption Date:	11/1/2027	
Excess Revenues:	Remain in Revenue Fund	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$171,556.25	
Reserve Fund Balance	\$171,556.27	
Bonds Outstanding - 9/30/2023		\$1,815,000
Less: Principal Payment - 11/1/23		(\$35,000)

Series 2013 Bonds Outstanding	\$1,780,000
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Series 2014, Special Assessment Revenue Bonds

Interest Rate:	5.000% and 5.750%	
Maturity Date:	11/1/2044	
Optional Redemption Date:	11/1/2024	
Excess Revenues:	Remain in Revenue Fund	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$206,387.50	
Reserve Fund Balance	\$206,387.51	
Bonds Outstanding - 9/30/2023		\$2,525,000
Less: Principal Payment - 11/1/23		(\$60,000)

Series 2014 Bonds Outstanding	\$2,465,000
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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	10/01/23-10/31/23	\$5,816.77	\$259.58	\$111.14	\$5,446.05	\$3,261.69	\$992.89	\$1,191.47	\$4,254.58
11/16/23	11/01/23-11/10/23	\$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	11/11/23-11/18/23	\$9,575.05	\$383.01	\$183.84	\$9,008.20	\$5,395.10	\$1,642.32	\$1,970.79	\$7,037.42
12/04/23	11/19/23-11/26/23	\$85,713.30	\$3,428.61	\$1,645.69	\$80,639.00	\$48,295.48	\$14,701.57	\$17,641.95	\$62,997.05
12/06/23	11/27/23-11/30/23	\$815,064.91	\$32,603.31	\$15,649.24	\$766,812.36	\$459,251.40	\$139,800.18	\$167,760.78	\$599,051.58
12/14/23	12/01/23-12/10/23	\$11,699.19	\$467.98	\$224.62	\$11,006.59	\$6,591.95	\$2,006.65	\$2,407.99	\$8,598.60
01/04/24	12/11/23-12/31/23	\$8,797.45	\$263.92	\$170.67	\$8,362.86	\$5,008.60	\$1,524.66	\$1,829.60	\$6,533.26
TOTAL		\$ 967,582.01	\$ 38,643.02	\$ 18,578.78	\$ 910,360.21	\$ 545,223.60	\$ 165,970.88	\$ 199,165.74	\$ 711,194.48

96%	Gross Percent Collected
\$ 36,004.27	Balance Remaining to Collect