

**Palm Coast Park
Community Development District**

January 17, 2020

Agenda Package

Palm Coast Park Community Development District

Inframark, Infrastructure Management Services

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January 10, 2020

Board of Supervisors
Palm Coast Park
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Palm Coast Park Community Development District will be held Friday, January 17, 2020 at 10:00 a.m. or immediately following the Town Center at Palm Coast CDD meeting at the Hilton Garden Inn Palm Coast/Town Center, located at 55 Town Center Boulevard, Palm Coast, Florida 32164. Following is the advance agenda for the meeting:

1. Roll Call
2. Audience Comments
3. Approval of the November 15, 2019 Meeting Minutes
4. District Manager's Report
5. Attorney's Report
6. Engineering and Maintenance Report
 - A. Maintenance Activity Logs
7. Motion to Assign Fund Balance, September 30, 2019
8. Acceptance of December 2019 Financial Statements and Approval of the Check Register and Invoices for November through December 2019.
9. Supervisors' Requests
10. Adjournment

All other supporting documents for agenda items are enclosed or will be distributed separately. The balance of the agenda is routine in nature and staff will present their reports at the meeting. I look forward to seeing you at the meeting and in the meantime, if you have any questions, please contact me at (904) 626-0593.

Sincerely,

Bob Koncar

Bob Koncar
District Manager

cc: Kenneth Artin Michael D. Chiumento, III, Esq. Patrick Cutshall
Robert Gaylord Clint Smith Jake Miller Walker Douglas

Third Order of Business

**MINUTES OF MEETING
PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Palm Coast Park Community Development District was held on Friday, November 15, 2019 at 11:00 a.m. at the Hilton Garden Inn Palm Coast/Town Center, located at 55 Town Center Boulevard, Palm Coast, Florida 32164

Present and constituting a quorum were:

David Root	Chairman
Jeff Douglas	Vice-Chairman
Ken Belshe	Assistant Secretary
Henry Vassa Cate, III	Assistant Secretary
Garry Parks	Assistant Secretary

Also present were:

Bob Koncar	District Manager
Michael Chiumento, III	District Counsel
Clint Smith	Field Service Manager
Justin Rowan	MBS Capital

The following is a summary of the minutes and actions taken during the November 15, 2019 Palm Coast Park Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Root called the meeting to order and Mr. Koncar called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

- None.

THIRD ORDER OF BUSINESS

Approval of the Minutes

- A. Minutes of Meeting, September 20, 2019
- B. Minutes of Meeting, October 10, 2019

On MOTION by Mr. Cate seconded by Mr. Parks with all in favor the minutes of the September 20, 2019 and the October 10, 2019 meeting were approved.

November 15, 2019

Palm Coast Park Community Development District

FOURTH ORDER OF BUSINESS

District Manager's Report

A. Acceptance of the Resignation of Carol Benedict, Seat 3

- Mr. Koncar requested a motion from the Board to accept the resignation of Ms. Benedict.

On MOTION by Mr. Parks seconded by Mr. Cate with all in favor the resignation of Ms. Carol Benedict, Seat 3 was accepted.

B. Discussion of Filling Vacancy, Seat 3

- Mr. Koncar discussed filling the vacant seat #3 which the Board just accepted. This term would expire on November 2020.

On MOTION by Mr. Douglas seconded by Mr. Root with all in favor the appointment of Mr. Ken Belshe to fill the unexpired term of Ms. Benedict, Seat 3 was approved.

- Mr. Koncar, being a Notary Public of the State of Florida, administered the Oath of Office to Mr. Belshe.

FIFTH ORDER OF BUSINESS

Public Hearing Related to Public Improvements and Special Assessments

- Mr. Root requested a motion to open a Public Hearing related to the public improvements and Special Assessments.

On MOTION by Mr. Cate seconded by Mr. Douglas with all in favor the opening of the Public Hearing was approved.

- Mr. Root noted the Public Hearing portion of this action is now open for public comments.
- Hearing no comments, the next item followed.

On MOTION by Mr. Douglas seconded by Mr. Belshe with all in favor the closing of the Public Hearing was approved.

November 15, 2019

Palm Coast Park Community Development District

A. Assessment Resolution 2020-04**B. Supplemental Engineer's Report for Parcel 6 Assessment Area 1****C. First Supplemental Special Assessment Report for Capital Improvement Revenue Bonds, Series 2019**

- Mr. Root asked if Mr. Rowan could explain the purpose of the public hearing. He asked about any action the Board has to take as it relates to the assessment resolution.
- Mr. Rowan explained the purpose of the assessment resolution is to complete the assessment process which they approved at the end of the last Board meeting. The prior resolutions were adopted for the levy and the imposition of special assessment of area 1 or Parcel 6. Per statute, it is also required to notice a public hearing for the public to voice their opinion and the landowner being noticed of the levy of assessments. Further discussion ensued regarding this matter.
- The Board is accepting these reports as the final reports upon which they will move into the next series of documents authorizing the issuance of bonds.
- The Board would adopt the Resolution, confirming and authorizing the improvements identified in the Engineer's Report are desirable and the directive is to take further action to accomplish the goals in construction and development identified in the Engineer's Report.
- It was noted the Resolution is referencing the Master Assessment Methodology Report. For the Board's information and approval of what is to be included in the Limited Offering Memorandum, which will be used for marketing the bonds. The Supplemental Report in draft form has been included but to clarify it as it relates to this resolution, it is referencing the Master Assessment Methodology Report.
- Board members asked a number of questions and responses were provided.
- A lengthy discussion ensued regarding the resolution content.

On MOTION by Mr. Douglas seconded by Mr. Belshe with all in favor, Assessment Resolution 2020-04 was adopted.

November 15, 2019

Palm Coast Park Community Development District

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2020-05,
Delegation Award**

- A. Second Supplemental Trust Indenture**
- B. Bond Purchase Agreement**
- C. Preliminary Limited Offering Memorandum**
- D. Continuing Disclosure Agreement**
- E. Opinion of Developer's Counsel**
- F. Opinion of District's Counsel**

- Mr. Chiumento stated a Resolution of the Board of Supervisors authorizing the District for the issuance of bonds not to exceed \$4.5 million aggregate principle amount.
- Mr. Rowan explained this resolution is essentially doing two things. One is various documents involved with marketing the bonds, as well as doing continuing disclosure on the bonds, and completing the bond purchase between the underwriter and the District. Secondly, it is approving the pricing and the sale of the bonds within certain parameters, which essentially provides the underwriter the flexibility to go out in the market at the most advantageous time to achieve the best terms for the District and lowest interest rate.
- Discussion ensued on this matter.

On MOTION by Mr. Douglas seconded by Mr. Cate with all in favor, Resolution 2020-05, Delegation Award was adopted.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2020-06,
Authorizing the District to Enter into
Certain Agreements**

- A. True Up Agreement**

- Mr. Chiumento explained resolution 2020-06 which basically states that the Developer hereby relinquishes any rights they have to challenge the objections to these assessments, it agrees to pay for the improvements and, if there are not sufficient funds derived from the bonds, that they agree to complete the improvements as identified.

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B. Completion Agreement

- This agreement states that the Developer hereby agrees to complete or cause to be completed at the sole discretion of the District the 2019 improvements and any other remaining 2019 improvements which are those improvements that are constructed in excess of the approximately \$3 million that we will pay for. Nothing herein shall cause or construe the District to complete the construction. So it does not require us to complete the construction under the bond documents. If not, the bond holders give us the authority to foreclose and go through a whole series of issues.

C. Collateral Assignment Agreement

- In the event the developer was to go in a different direction, the District can step in at its discretion and obtain all the development rights the Developer has for the 2019 improvements.

D. Declaration of Consent

- This agreement is between the Developer and the CDD. All these assessments then get put on the tax record through Chapter 190 and this is the Uniform Method of Collection they consent to them. All these bonds as identified in the Methodology will be on their tax record.

E. Mortgage Acknowledgement Agreement

- The property owner has a mortgage on the entire 1,700 acres and we required the bank consent to the same, that they understand their lien is secondary to the taxes.

F. Tri Party Agreement

- Similar to the Mortgage Acknowledgement Agreement, they agree that we can come in, but it also gives them some rights of notice to correct it.
- Mr. Chiumento also noted that these bond proceeds will be paid to the Developer and then immediately assigned to the Bank.
- Board members asked a number of questions and responses were provided.
- Discussion ensued on this matter.

<p>On MOTION by Mr. Parks seconded by Mr. Cate with all in favor, Resolution 2020-06, authorizing the District to enter into certain agreements was adopted.</p>
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EIGHTH ORDER OF BUSINESS**Discussion of Amending /Addendum to the Acquisition Agreement dated May 23, 2019**

- Mr. Chiumento stated they had the acquisition agreement in May which identified an agreement between the Developer and the CDD that they would purchase the completion. The conversation was regarding a possibility of buying partially completed assets, roads, and infrastructure. Mr. Chiumento and Mr. Artin discussed with Mr. Rowan concerns related to buying partially completed assets, but after all that has been heard today, the project will be completed soon.
- The question to the Board was if the District is covered with bonds, and liens and completions is it the Board's decision to buy a completed project or are they comfortable buying things as they come partially completed.
- Further discussion ensued on this matter.
- Mr. Rowan mentioned the Board does not meet monthly and if there is certain documentation that needs to go before the Board, is there is a need to schedule a December Board meeting and/or authorize the Chairman the flexibility to approve requisitions without a Board meeting and all the documentation can be ratified at a subsequent Board meeting.
- Mr. Koncar suggested to continue this meeting at a date in December. If they do not need it, then it can be cancelled.
- On further discussion, it was stated the City has to accept the infrastructure and approve it. Once all those boxes have been checked, then they go forward with the final plan. The question was asked whether the Board wanted the City to accept it and that is acceptable or the engineer for the CDD and their engineer to sign off on it as that is acceptable, or do they want to go all the way to the final plat. If the City is willing to accept the infrastructure whether the plats are recorded or not, that should suffice for the Board.
- Further discussion ensued regarding continuing the meeting to December or having a special meeting in December or moving the January meeting date up. After further discussion, Mr. Koncar stated they can have a continued meeting for December 17, 2019 and if this meeting is not needed then they can cancel.

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On MOTION by Mr. Douglas seconded by Mr. Belshe with all in favor, authorizing the Chairman to sign a requisition to the Trustee Bank to disburse the proceeds of the bond based upon District Counsel supplying all the plat material and backup to the Chairman was approved.

NINTH ORDER OF BUSINESS

Attorney's Report

- None.

TENTH ORDER OF BUSINESS

Engineering and Maintenance Report

A. Maintenance Activity Logs

- Mr. Smith noted he included his maintenance report for the past couple months in the agenda package.

ELEVENTH ORDER OF BUSINESS

Acceptance of September and October Financial Statements and Approval of the Check Register and Invoices for September through October 2019

On MOTION by Mr. Douglas seconded by Mr. Parks with all in favor, September and October 2019 financial statements were accepted and check register and invoices for September through October 2019 were approved.

A. Motion to Assign Fund Balance as of September 30, 2019

- Not discussed.

TWELTH ORDER OF BUSINESS

Supervisors' Requests

- None.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned at 12:05 p.m.

Bob Koncar, Secretary

David R. Root, Chairman

Sixth Order of Business

6A.

Palm Coast Park CDD Landscape Maintenance Log

Yellowstone Landscape

Nov. - Dec. 2019

11/7/2019	Site Inspection w/ Clint Smith
11/12/2019	Trash Can Liners
11/14/2019	Site Inspection w/ Clint Smith
11/19/2019	Sidewalk Edging
11/20/2019	Trash Can Liners
12/5/2019	Site Inspection w/ Clint Smith
12/10/2020	Trash Can Liners
12/12/2019	Site Inspection w/ Clint Smith
12/16/2019	Bed Maintenance
12/17/2019	Bed Maintenance

Seventh Order of Business

**PALM COAST PARK
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 9/30/19

The Board hereby assigns the FY 2019 Reserves as follows:

Operating Reserves	\$70,160
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Eighth Order of Business



MEMORANDUM

TO: Board of Supervisors, Palm Coast Park CDD

FROM: Diana Cortes, District Accountant II
Bob Koncar, District Manager / Stephen Bloom, Treasurer/Alan Baldwin, Assistant

CC: Treasurer

DATE: January 8, 2020

SUBJECT: December 2019 Financial Report

Please find attached the December financial report. During your review, please keep in mind that the goals for revenue are to meet or exceed the YTD budget and for expenditures to be at or below the YTD budget. To assist with your review, an overview was provided below. Should you have any questions or require additional information, please contact Diana.Cortes@Inframark.com.

General Fund

- The Non-Ad Valorem assessments collections from the Tax Collector are approximately 49% collected. Compared to last year in the same time period, collections were at 97%.
 - ▶ A payroll check was cashed twice by the bank. We will see a credit in January.
 - ▶ Due From Other Funds - Assessments collected will be sent to the trustee in January.
- Total Expenditures through December 2019 were approximately 75% of the YTD budget.
 - ▶ Legal Advertising - Legal advertising is higher than normal due to special meeting notifications for bonds.

Debt Service Series 2006

- The total revenues for the Debt Service Fund is approximatey 89% of the year to date budget.

Debt Service Series 2019

- The new Series 2019 Special Assessment Bonds for Assessment Area One, which closed on December 20, 2019, will be reflected on the next financial reports issued.

PALM COAST PARK
Community Development District

Financial Report

December 31, 2019

(unaudited)

Prepared by



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PALM COAST PARK
Community Development District

Financial Statements

(Unaudited)

December 31, 2019

Balance Sheet
December 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2006 DEBT SERVICE FUND	SERIES 2006 CAPITAL PROJECTS FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 1,258,108	\$ -	\$ -	\$ 1,258,108
Accounts Receivable	268	-	-	268
Due From Other Funds	-	1,110,472	-	1,110,472
Investments:				
Money Market Account	241,143	-	-	241,143
Construction Fund	-	-	626,160	626,160
Reserve Fund	-	1,734,186	-	1,734,186
Revenue Fund	-	115,259	-	115,259
TOTAL ASSETS	\$ 1,499,519	\$ 2,959,917	\$ 626,160	\$ 5,085,596
<u>LIABILITIES</u>				
Accounts Payable	\$ 3,543	\$ -	\$ -	\$ 3,543
Deposits	25,000	-	-	25,000
Due To Other Funds	1,110,472	-	-	1,110,472
TOTAL LIABILITIES	1,139,015	-	-	1,139,015
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	2,959,917	-	2,959,917
Capital Projects	-	-	626,160	626,160
Assigned to:				
Operating Reserves	72,699	-	-	72,699
Unassigned:	287,805	-	-	287,805
TOTAL FUND BALANCES	\$ 360,504	\$ 2,959,917	\$ 626,160	\$ 3,946,581
TOTAL LIABILITIES & FUND BALANCES	\$ 1,499,519	\$ 2,959,917	\$ 626,160	\$ 5,085,596

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 5,600	\$ 1,400	\$ 566	\$ (834)
Special Assmnts- Tax Collector	297,080	166,285	145,672	(20,613)
Special Assmnts- Discounts	(11,883)	(6,651)	(5,827)	824
TOTAL REVENUES	290,797	161,034	140,411	(20,623)

EXPENDITURES**Administration**

P/R-Board of Supervisors	6,000	2,000	1,400	600
FICA Taxes	460	153	107	46
ProfServ-Arbitrage Rebate	600	-	-	-
ProfServ-Dissemination Agent	5,000	-	-	-
ProfServ-Engineering	5,000	1,250	-	1,250
ProfServ-Legal Services	12,000	3,000	1,182	1,818
ProfServ-Mgmt Consulting Serv	51,911	12,978	6,461	6,517
ProfServ-Trustee Fees	7,600	7,600	4,830	2,770
Auditing Services	5,000	-	-	-
Postage and Freight	1,200	300	738	(438)
Rental - Meeting Room	400	133	190	(57)
Insurance - General Liability	13,600	13,600	12,348	1,252
Printing and Binding	1,300	325	675	(350)
Legal Advertising	1,600	800	2,588	(1,788)
Misc-Assessmnt Collection Cost	5,941	3,325	599	2,726
Misc-Contingency	5,000	1,250	1,704	(454)
Misc-Web Hosting	1,000	250	167	83
Office Supplies	450	112	105	7
Annual District Filing Fee	175	175	175	-
Total Administration	124,237	47,251	33,269	13,982

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Field				
ProfServ-Administrative	18,000	4,500	4,500	-
Contracts-Landscape	120,000	30,000	25,470	4,530
Contracts-Preserve Management	16,900	-	-	-
R&M-General	10,000	2,500	-	2,500
Misc-Contingency	1,660	415	-	415
Total Field	166,560	37,415	29,970	7,445
TOTAL EXPENDITURES	290,797	84,666	63,239	21,427
Excess (deficiency) of revenues				
Over (under) expenditures	-	76,368	77,172	804
Net change in fund balance	\$ -	\$ 76,368	\$ 77,172	\$ 804
FUND BALANCE, BEGINNING (OCT 1, 2019)	283,332	283,332	283,332	
FUND BALANCE, ENDING	\$ 283,332	\$ 359,700	\$ 360,504	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 4,000	\$ 1,000	\$ 7,685	\$ 6,685
Special Assmnts- Tax Collector	2,355,009	1,318,170	1,160,714	(157,456)
Special Assmnts- Discounts	(94,200)	(52,727)	(46,429)	6,298
TOTAL REVENUES	2,264,809	1,266,443	1,121,970	(144,473)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	47,100	26,363	4,775	21,588
Total Administration	47,100	26,363	4,775	21,588
<u>Debt Service</u>				
Principal Debt Retirement	815,000	-	-	-
Interest Expense	1,419,015	709,508	709,508	-
Total Debt Service	2,234,015	709,508	709,508	-
TOTAL EXPENDITURES	2,281,115	735,871	714,283	21,588
Excess (deficiency) of revenues Over (under) expenditures	(16,306)	530,572	407,687	(122,885)
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	-	(5,682)	(5,682)
Contribution to (Use of) Fund Balance	(16,306)	-	-	-
TOTAL FINANCING SOURCES (USES)	(16,306)	-	(5,682)	(5,682)
Net change in fund balance	\$ (16,306)	\$ 530,572	\$ 402,005	\$ (128,567)
FUND BALANCE, BEGINNING (OCT 1, 2019)	2,557,912	2,557,912	2,557,912	
FUND BALANCE, ENDING	\$ 2,541,606	\$ 3,088,484	\$ 2,959,917	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 1,986	\$ 1,986
TOTAL REVENUES	-	-	1,986	1,986
TOTAL EXPENDITURES	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	1,986	1,986
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	-	5,682	5,682
TOTAL FINANCING SOURCES (USES)	-	-	5,682	5,682
Net change in fund balance	\$ -	\$ -	\$ 7,668	\$ 7,668
FUND BALANCE, BEGINNING (OCT 1, 2019)	-	-	618,492	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 626,160	

PALM COAST PARK
Community Development District

Supporting Schedules

December 31, 2019

**Non-Ad Valorem Special Assessments - Flagler County Tax Collector
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2020**

					Allocation by Fund	
Date Received	Net Amount Received	Discount / (Penalty) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2006 Debt Service Fund
ASSESSMENTS LEVIED FOR FY 2020				\$ 2,650,568	\$ 295,558	\$ 2,355,009
Allocation %				100%	11%	89%
12/6/2019	\$ 268,726	\$ 11,197	\$ 5,375	\$ 279,923	\$ 31,214	\$ 248,710
12/31/2019	\$ 985,404	\$ 41,058	\$ 19,708	\$ 1,026,462	\$ 114,458	\$ 912,004
TOTAL	\$ 1,254,130	\$ 52,255	\$ 25,083	\$ 1,306,386	\$ 145,672	\$ 1,160,714
% COLLECTED				49%	49%	49%
TOTAL OUTSTANDING				\$ 1,344,182	\$ 149,886	\$ 1,194,295

Construction Report**Series 2006 Bonds****1. Recap of Capital Project Fund Activity Through December 31, 2019****Source of Funds:**

	Amount
Opening Balance in Construction Account 5/23/2006	\$ 26,300,000
Interest Earned	
Construction Account	1,653,811
Cost of Issuance Account (transferred)	1,937
Capitalized Interest Account (transferred)	94,801
Reserve Account (transferred)	116,184
	<u>\$ 1,866,732</u>
Transfer from Other Accounts/Funds	
Reserve Account- reduction in Reserve Balance	140,105
Cost of Issuance Account- balance of initial deposit	19,555
General Fund- Reimbursement received for overbilled requisition	2,643
	<u>\$ 28,329,035</u>

Use of Funds:**Disbursements:**

Potable Water, Sanitary Pressure Main and Reclaimed Water Systems	\$ 6,701,199
Linear Park System	6,019,069
On-site Environmental Mitigation	169,305
Roadway and Drainage Improvements	1,627,309
Utility Conduit Installation	1,511,118
<i>Development Order Requirements:</i>	
Off-site Traffic Mitigation	7,271,000
Interchange Justification report	4,920
Sidewalk Extensions	191,629
Gopher Tortoise Habitat	433,214
US-1 Park Site Improvements	577,294
Hewitt Sawmill Park Improvements	336,105
Palm Coast Park Bench Installation	41,780
Matanzas Woods Parkway	401,835
Wood Bridges Reconstruction	382,812
Contingency	28,574
Retainage	-
	<u>\$ 25,697,163</u>

Transfer to Other Accounts/Funds (2011)

Interest Account	1,512,687
Reserve Account	3,025
Sinking Account	490,000
	<u>\$ 27,702,875</u>

Available Balance in Construction Account at December 31, 2019

	<u>\$ 626,160</u>
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**Palm Coast Park Community Development District
Capital Improvement Requisition Listing
Series 2006**

Payee	Req #	Amount	Wood Bridges Reconst.	Palm Coast Park Bench Installation	Matanzas Woods Parkway	On-site Env. Mitigation	Gopher Tortoise Habitat	Linear Park System	Cont.	Ret.	Interchange Justification Report	Tract A US-1 Park Site Impr.	Sidewalk Ext.	Off-site Traffic Mitigation	Roadway and Drainage Impr to FDOT	Utility Conduit Installation to FPL	Hewitt Sawmill Park Improv.	Potable Water/Sanitary Sewer/Reclaim Water
Total FY 2006		\$ 8,274,593	\$ -	\$ -	\$ -	\$ 94,591	\$ 433,214	\$ 90,052	\$ 1,125	\$ -	\$ -	\$ -	\$ -	\$ 7,271,000	\$ 283,772	\$ -	\$ -	\$ 100,839
Total FY 2007		\$ 9,607,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,646,910	\$ 13,519	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 591,473	\$ 1,490,809	\$ -	\$ 5,865,263
Total FY 2008		\$ 4,963,531	\$ -	\$ -	\$ -	\$ 74,715	\$ -	\$ 3,890,988	\$ 12,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,410	\$ 9,726	\$ 336,105	\$ 413,787
Total FY 2009		\$ 482,571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159,661	\$ 1,130	\$ (10,113)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,583	\$ -	\$ 321,310
Total FY 2010		\$ 691,419	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,325	\$ -	\$ -	\$ 4,440	\$ -	\$ -	\$ -	\$ 526,654	\$ -	\$ -	\$ -
Total FY 2011		\$ 81,727	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,134	\$ -	\$ 10,113	\$ 480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total FY 2012		\$ 437,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,211	\$ -	\$ 245,425	\$ 191,629	\$ -	\$ -	\$ -	\$ -	\$ -
Total FY 2013		\$ 331,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (25,211)	\$ -	\$ 331,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total FY 2014		\$ 443,615	\$ -	\$ 41,780	\$ 401,835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total FY 2015		\$ 2,202	\$ 2,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total FY 2016		\$ 380,497	\$ 380,497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total FY 2017		\$ 113	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total FY 2018		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total FY 2019		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total FY 2020		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total requisitions		\$ 25,697,163	\$ 382,812	\$ 41,780	\$ 401,835	\$ 169,305	\$ 433,214	\$ 6,019,069	\$ 28,574	\$ (0)	\$ 4,920	\$ 577,294	\$ 191,629	\$ 7,271,000	\$ 1,627,309	\$ 1,511,118	\$ 336,105	\$ 6,701,199

Cash and Investment Report
December 31, 2019

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND				
Checking Account - Operating	Intracoastal Bank	Checking Account	0.21%	\$ 1,258,108
Money Market Account - Operating	Bank United	Money Market Account	1.50%	\$ 241,143
Subtotal				<u>\$ 1,499,251</u>
DEBT SERVICE AND CAPITAL PROJECTS FUNDS				
Series 2006 Construction Fund	US Bank	Open-Ended Commercial Paper	1.30%	\$ 626,160
Series 2006 Reserve Fund	US Bank	Open-Ended Commercial Paper	1.30%	\$ 1,734,186
Series 2006 Revenue Fund	US Bank	Open-Ended Commercial Paper	1.30%	\$ 115,259
Subtotal				<u>\$ 2,475,605</u>
Total				<u><u>\$ 3,974,857</u></u>

Palm Coast Park CDD

Bank Reconciliation

Bank Account No. 8778 IntraCoastal Bank - GF Checking
Statement No. 12/19
Statement Date 12/31/2019

G/L Balance (LCY)	1,258,108.17	Statement Balance	1,259,627.95
G/L Balance	1,258,108.17	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	1,259,627.95
Subtotal	1,258,108.17	Outstanding Checks	1,519.78
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	1,258,108.17	Ending Balance	1,258,108.17
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
12/27/2019	Payment	2227	CLINT SMITH CONSULTING, LLC	1,500.00	0.00	1,500.00
12/27/2019	Payment	2228	FEDEX	19.78	0.00	19.78
Total Outstanding Checks.....				1,519.78		1,519.78

PALM COAST PARK
Community Development District

Payment Register by Fund
For the Period from 11/1/2019 to 12/31/2019
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	2211	11/06/19	YELLOWSTONE LANDSCAPE	PC 61557	NOV LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$8,490.00
001	2212	11/07/19	DAYTONA NEWS-JOURNAL	102342771-101619	Notice of Public Hearing 2019 Bonds Parcel 6.	Legal Advertising	548002-51301	\$1,101.38
001	2213	11/14/19	INFRAMARK, LLC	45725	MANAGEMENT FEES OCTOBER 2019	ProfServ-Mgmt Consulting Serv	531027-51201	\$2,153.75
001	2213	11/14/19	INFRAMARK, LLC	45725	MANAGEMENT FEES OCTOBER 2019	Printing and Binding	547001-51301	\$198.26
001	2213	11/14/19	INFRAMARK, LLC	45725	MANAGEMENT FEES OCTOBER 2019	Postage and Freight	541006-51301	\$5.00
001	2213	11/14/19	INFRAMARK, LLC	45725	MANAGEMENT FEES OCTOBER 2019	Office Supplies	551002-51301	\$38.50
001	2213	11/14/19	INFRAMARK, LLC	45725	MANAGEMENT FEES OCTOBER 2019	Misc-Web Hosting	549915-51301	\$83.33
001	2213	11/14/19	INFRAMARK, LLC	45725	MANAGEMENT FEES OCTOBER 2019	GODADDY.COM RENEWALS	549900-51301	\$151.86
001	2214	11/14/19	SUZANNE JOHNSTON	093019	Postage Fee from Tax Collector	Misc-Assessmnt Collection Cost	549070-51301	\$0.16
001	2215	11/22/19	FEDEX	6-835-39053	NOV POSTAGE	Postage and Freight	541006-51301	\$33.94
001	2216	11/27/19	CHIUMENTO, SELIS, DWYER	5290	2019 Parcel 6 Bonds Sept 2019- BB to Developer	Due From Developer	130000-51401	\$4,550.00
001	2216	11/27/19	CHIUMENTO, SELIS, DWYER	5289	2020 Parcel 2 & 3 Bonds Sept 2019-BB to Developer	Due From Developer	130000-51401	\$560.00
001	2216	11/27/19	CHIUMENTO, SELIS, DWYER	5650	Gen Representation Oct 2019	ProfServ-Legal Services	531023-51401	\$450.00
001	2217	11/27/19	CLINT SMITH CONSULTING, LLC	112019	NOV 2019 SERVICES AGREEMENT	ProfServ-Administrative	531001-53901	\$1,500.00
001	2218	11/27/19	FEDEX	6-843-08088	NOV POSTAGE	Postage and Freight	541006-51301	\$185.00
001	2222	12/05/19	DAYTONA NEWS-JOURNAL	0002341574	10/10/19 MEETING NOTICE	102341574-10032019	548002-51301	\$192.49
001	2222	12/05/19	DAYTONA NEWS-JOURNAL	1005620	SPECIAL MEETING & NOTICE OF PUBLIC HEARING	Legal Advertising	548002-51301	\$1,293.87
001	2223	12/09/19	FEDEX	6-849-02843	NOV POSTAGE	Postage and Freight	541006-51301	\$34.44
001	2224	12/12/19	INFRAMARK, LLC	46502	MANAGEMENT FEES NOVEMBER 2019	ProfServ-Mgmt Consulting Serv	531027-51201	\$2,153.75
001	2224	12/12/19	INFRAMARK, LLC	46502	MANAGEMENT FEES NOVEMBER 2019	Printing and Binding	547001-51301	\$168.76
001	2224	12/12/19	INFRAMARK, LLC	46502	MANAGEMENT FEES NOVEMBER 2019	Postage and Freight	541006-51301	\$7.00
001	2224	12/12/19	INFRAMARK, LLC	46502	MANAGEMENT FEES NOVEMBER 2019	Office Supplies	551002-51301	\$33.00
001	2224	12/12/19	INFRAMARK, LLC	46502	MANAGEMENT FEES NOVEMBER 2019	Misc-Web Hosting	549915-51301	\$83.33
001	2224	12/12/19	INFRAMARK, LLC	46502	MANAGEMENT FEES NOVEMBER 2019	Misc-Contingency	549900-51301	\$189.75
001	2225	12/12/19	YELLOWSTONE LANDSCAPE	PC 67496	DEC LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$8,490.00
001	2226	12/12/19	SUZANNE JOHNSTON	112119	TAX COLLECTION	Misc-Assessmnt Collection Cost	549070-51301	\$599.30
001	2227	12/27/19	CLINT SMITH CONSULTING, LLC	122019	DEC 2019 SERVICES AGREEMENT	ProfServ-Administrative	531001-53901	\$1,500.00
001	2228	12/27/19	FEDEX	6-863-58959	DEC POSTAGE	Postage and Freight	541006-51301	\$19.78
001	2219	12/03/19	DAVID R. ROOT	PAYROLL	December 03, 2019 Payroll Posting			\$184.70
001	2220	12/03/19	GARRY W. PARKS	PAYROLL	December 03, 2019 Payroll Posting			\$184.70
001	2221	12/03/19	JEFFREY R. DOUGLAS	PAYROLL	December 03, 2019 Payroll Posting			\$184.70
Fund Total								\$34,820.75

PALM COAST PARK
Community Development District

Payment Register by Fund
 For the Period from 11/1/2019 to 12/31/2019
 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SERIES 2006 DEBT SERVICE FUND - 201

201	2214	11/14/19	SUZANNE JOHNSTON	093019	Postage Fee from Tax Collector	Misc-Assessmnt Collection Cost	549070-51301	\$1.26
201	2226	12/12/19	SUZANNE JOHNSTON	112119	TAX COLLECTION	Misc-Assessmnt Collection Cost	549070-51301	\$4,775.23
Fund Total								\$4,776.49

Total Checks Paid	\$39,597.24
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