

*Palm Coast Park
Community Development District*

Agenda

July 15, 2022

AGENDA

Palm Coast Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

July 8, 2022

**Board of Supervisors
Palm Coast Park
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Palm Coast Park Community Development District** will be held **Friday, July 15, 2022 at 10:30 AM** at the **Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the June 17, 2022 Meeting
4. Ratification of Series 2021 Requisition #6
5. Review and Ranking of Proposals for Landscape & Irrigation Maintenance Services and Selection of Contractor
6. Public Hearing
 - A. Consideration of Resolution 2022-19 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2022-20 Imposing Special Assessments and Certifying an Assessment Roll
7. Discussion of Landscaping and Irrigation on Matanzas Woods Parkway Between US 1 and Roundabout
8. Discussion of Reverie at Palm Coast Phases 1 and 2 Plat Dedications
9. Staff Reports
 - A. Attorney
 - B. Engineer and Maintenance Report
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2023 Meeting Schedule
10. Other Business
11. Supervisor's Requests
12. Adjournment

MINUTES

MINUTES OF MEETING
PALM COAST PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Palm Coast Park Community Development District was held Friday, June 17, 2022 at 10:30 a.m. at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida.

Present and constituting a quorum were:

David Root	Chairman
Garry Parks	Assistant Secretary
Ken Belshe	Assistant Secretary
Robert Porter	Assistant Secretary

Also present were:

George Flint	District Manager
Vincent Sullivan	District Counsel
Clint Smith	Field Operations Manager
Sara Zare	Underwriter by phone

FIRST ORDER OF BUSINESS

Roll Call

Mr. Root called the meeting to order. Mr. Flint called the roll, four Board members were present at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 13, 2022 Meeting

Mr. Root asked for any comments, corrections, or changes to the minutes of the May 13, 2022 meeting. The Board had no changes to the minutes.

On MOTION by Mr. Porter, seconded by Mr. Parks, with all in favor, the Minutes of the May 13, 2022 Meeting, were approved.
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FOURTH ORDER OF BUSINESS**Consideration of Resolution 2022-18
Finalizing the Series 2022 Bonds (Sawmill
Branch – Phase 2)**

Mr. Sullivan presented Resolution 2022-18 stating that MBS took the bonds that they issued for Sawmill Branch - Phase 2 and they took them to market. He stated that it was a total market price of \$12,225,000. He noted that this resolution was the Board's recognition of the finalization of the bond validation process. He stated that the closing was set for Tuesday June 21, 2022.

Mr. Flint added that attached to the agenda was the engineer's report that had not changed and was dated January 20, 2022. He also discussed the final Supplemental Assessment Methodology for the Sawmill Branch – Phase 2 Project, which reflected the final terms of the pricing. He noted that the tables and narrative had been updated for the actual interest rates and terms. Mr. Root asked if Mr. Flint knew what the interest rate was. Mr. Flint responded that it was an average coupon of 5.05%.

On MOTION by Mr. Porter, seconded by Mr. Parks, with all in favor, Resolution 2022-18 Finalizing the Series 2022 Bonds (Sawmill Branch – Phase 2), was approved.

FIFTH ORDER OF BUSINESS**Ratification of Series 2021 Requisition #5**

Mr. Flint stated that this was for the Spring Lake project and was Requisition #5. He noted that in this project the contracts were assigned to the District and the District was processing the requisitions as the pay applications were coming forward from the contractor. He stated that this had been signed by himself on behalf of the District and it had also been signed by the Consulting Engineer and the District Engineer. He noted that the amount was \$442,409.35. He discussed that the financials that they would review later had a schedule that showed how much had been spent and how much remained.

On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, the Series 2021 Requisition #5, was ratified.

SIXTH ORDER OF BUSINESS**Ratification of Data Sharing and Usage
Agreement with Flagler County Property
Appraiser**

Mr. Flint stated that this was an agreement with the Flagler County property appraiser and was typical with property appraisers throughout the state. He noted that they were requiring the

government entities that utilize the tax bills as a collection method to enter into these Data Sharing and Usage Agreements that say that any information that they provided that was confidential, that we would keep that information confidential. He stated that this was a result of some legislative changes a couple of years ago that put some penalties in place for the disclosure of confidential information. As a result, they had to start asking CDDs and other government agencies to enter into the agreements. He stated that they had entered into these in the past and it was just an annual thing. He stated that he did execute it because it was the same form as the prior year for timing purposes.

On MOTION by Mr. Porter, seconded by Mr. Parks, with all in favor, Data Sharing and Usage Agreement with Flagler County Property Appraiser, was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Developer Funding Agreement with KB Home Jacksonville, LLC

**Item seven was discussed and approved with item eight.*

EIGHTH ORDER OF BUSINESS

Consideration of Project Engineer Agreement with Matthews Design Group, Inc.

Mr. Flint stated that these two items were related to the next bond issue. He stated that when a builder was using an engineer other than the District Engineer, which had been the case on all the projects, the Board required the developer to enter into a Funding Agreement and deposit a \$25,000 deposit that the expenses would be applied to. Then, when the bonds were issued, there would be a reimbursement for the eligible expenses that could be paid out of the cost of issuance account. He noted that there was also an agreement with the design engineer to prepare the Engineer's Report. He also noted that the agreements that they had in their agenda had some blanks in them, but they were the same form that they had approved previously. He suggested that to get the process moving forward, the Board could approve these in substantial form subject to management filling in some of the details. He stated that would allow them to receive the \$25,000 deposit and Matthews Design Group, Inc. could start preparing the Engineer's Report. Then, hopefully at the next meeting or the August meeting they would have an Engineer's Report and a Master Assessment Methodology so that they could start the process for the next bond issue.

On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, the Developer Funding Agreement with KB Home Jacksonville, LLC and the Project Engineer Agreement with Matthews Design Group, Inc., were approved in substantial form.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Sullivan had nothing further for the Board.

B. Engineer and Maintenance Report

The engineer had nothing further to report.

C. District Manager's Report**i. Approval of Check Register**

Mr. Flint presented the check register for May. He stated that the Wells Fargo operating account, the Sawmill operating account, and the Board compensation totaled \$194,144.92. He stated that the detailed registers were behind the summary if the Board had any questions.

On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, the Check Register totaling \$194,144.92, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint reviewed the financials, no action was necessary.

NINTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

TENTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. Porter stated that the City of Palm Coast wanted to extend the Parkway. He noted that the plan was to take out the roundabout and extend the road. There was discussion over Palm Coast City wanting some property in which he presented plans to the Board. He asked for the Board to agree to allow the City to take the property he had presented. Mr. Root asked what the City would do with it. Mr. Porter responded that the City was going to build a road. He noted that the concern was for the plat. He stated that when the plat was recorded, it would be subject to an easement for a storm drain. The other that he referred to was shown as conservation open space to be dedicated to the CDD. He stated that he was asking for an agreement that provided that the District Engineer

and District Counsel agreed on the methodology and that it wouldn't hurt anything, that they deed it to the City. Mr. Flint asked if the City would require the District to consent to the plat. Mr. Porter responded that the plat was already pending. He stated that it would get recorded and they would not do a deed to the District. He stated that they would get some kind of a release from the District so that they could deed it to the City. He noted that he did not want to stop the plat because it would cost them months. He suggested to go ahead and record the plat as is with the easements, etc.

On MOTION by Mr. Root, seconded by Mr. Belshe, with all in favor, Authorizing the Staff, the Attorney, and Mr. Clint Smith to Work with the Developer to Accommodate the Request from the City of Palm Coast, was approved.

ELEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Root, seconded by Mr. Parks, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**FORM OF REQUISITION
PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021**

The undersigned, a Responsible Officer of Palm Coast Park Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the of the Master Trust Indenture from the Issuer to US Bank, N.A., as trustee (the "Trustee"), dated as of May 1, 2006, as supplemented by that certain Third Supplemental Trust Indenture dated as of December 1, 2021 (the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 6 Date: 06/28/2022
- (B) Name of Payee: Spring Lake Asset, LLC
Address or Wire Instructions: Western Alliance Bank
Routing Number 122105980
Account Number 8714467906
- (C) Amount Payable: \$ 744,321.21
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): Spring Lake Payment Application #8 (Progress Payments – P & S Paving, Inc.)
- (E) Fund or Account from which disbursement to be made: Construction and Acquisition Account

The undersigned hereby certifies that:

1. ☒ obligation in the stated set forth above have been incurred by the Issuer,

or

this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the project;
4. Each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.


**PALM COAST PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Cost of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

Requisition #6 – Spring Lake Asset, LLC for \$744,321.21


Consulting Engineer – Alliant Engineering, Inc.

 7/5/2022
District Engineer – Singhofen & Associates, Inc.

Palm Coast Park CDD Reimbursement Reconciliation

Original Budget

Improvement Category\	Total Costs	Share of Costs	Spring Lake Draw Request #8	10 % Retainage	Funding Amount	Remaining Balance	Total Draw Request	Total Retainage	Total Funding Amount
Engineering & Environmental Permitting	\$300,000.00	1.63%	\$6,474.43	\$647.44	\$5,826.99	\$234,906.65	\$67,998.65	\$6,799.87	\$61,198.79
Offsite Improvements	\$635,000.00	3.45%	\$0.00	\$0.00	\$0.00	\$623,254.60	\$12,960.44	\$1,296.04	\$11,664.40
Stormwater Management	\$5,961,000.00	32.38%	\$301,296.22	\$30,129.62	\$271,166.60	\$3,921,158.74	\$2,063,146.16	\$206,314.62	\$1,856,831.54
Utilities	\$3,462,000.00	18.81%	\$512,694.35	\$51,269.44	\$461,424.92	\$281,308.24	\$3,229,107.66	\$322,910.77	\$2,906,196.89
Roadway Improvements	\$3,375,000.00	18.33%	\$2,331.00	\$233.10	\$2,097.90	\$3,224,021.18	\$166,829.97	\$16,683.00	\$150,146.97
Landscape and Hardscapes	\$640,000.00	3.48%	\$0.00	\$0.00	\$0.00	\$629,233.37	\$10,766.63	\$1,076.66	\$9,689.97
Electrical Distribution	\$253,000.00	1.37%	\$0.00	\$0.00	\$0.00	\$253,000.00	\$0.00	\$0.00	\$0.00
Parks and Open Space	\$100,000.00	0.54%	\$0.00	\$0.00	\$0.00	\$100,000.00	\$0.00	\$0.00	\$0.00
Subtotal	\$14,726,000.00	80.00%	\$822,796.00	\$82,279.60	\$740,516.40	\$9,266,882.77	\$5,550,809.51	\$555,080.95	\$4,995,728.56
Mobilization/ Misc. (10%)	\$1,472,600.00	8.00%	\$3,508.19	\$350.82	\$3,157.37	\$1,443,501.77	\$30,286.25	\$3,028.63	\$27,257.63
Contingency at 15%	\$2,208,900.00	12.00%	\$0.00	\$0.00	\$0.00	\$2,208,900.00	\$0.00	\$0.00	\$0.00
Total Cost (Approx.)	\$18,407,500.00	100.00%	\$826,304.19	\$82,630.42	\$743,673.77	\$12,919,284.55	\$5,581,095.76	\$558,109.58	\$5,022,986.18

Spring Lake Draw #8 CDD Funding
Soft Costs Retainage Refund
Requisition #6 Total Refund

\$743,673.77
\$647.44
\$744,321.21

STATUTORY WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the progress payment in the amount of \$ 860250.97, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through the 30th day of May, 2022, to: Dream Finders Homes, LLC on the job of Spring Lake Subdivision, owner, to the following property located in Flagler County, Florida, and being described as:

Job Name: Spring Lake Subdivision

Job Address: Flagler County, FL

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on: June 28th, 2022.

P & S Paving, Inc.

Company Name

By: Diana L. West

Signature

Diana L. West, Secretary

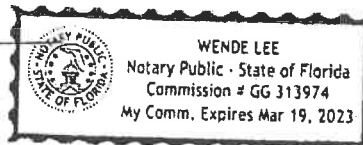
Printed Name and Title

State of Florida
County of Volusia

Subscribed and Sworn to Before Me this 28th day of June, 2022

Notary Public: Wende Lee

My Commission Expires: March 19, 2023



PAYMENT APPLICATION FORM

CHECK ROUTING
 Approved By: 12/21
 Date: 6/3/2022
 Project Code: 1022
 Major Code: 99SPBL1K

TO: Dream Finders Homes, LLC
14701 Phillips Highway Suite 300
Jacksonville FL 32256

APPLICATION No.: 08
 JOB NAME: Spring Lake
 Subdivision
 PH 1 & 2
 FDOT Number: N/A
 Contract No.:
 P & S Paving No.: 21.065

CONTRACTOR: P & S PAVING, INC.
 (Address:) 3701 OLSON DRIVE
DAYTONA BEACH, FL 32124

Payment in the amount shown is due for work performed during the period of May 01, 2022 through May 30, 2022, as detailed on the attached Schedule of Payments. The present status of the Account for this Contract is:

AMENDMENTS TO CONTRACT			PAYMENT DUE THIS APPLICATION	
CHANGE ORDER			ORIGINAL CONTRACT SUM	\$ 13,666,258.60
APPROVAL DATE	ADDITION	DEDUCTION	NET REVISIONS	\$ -
			CONTRACT SUM TO DATE	\$ 13,666,258.60
			TOTAL COMPLETE TO DATE	\$ 6,541,183.40
			Less: Retainage @ 10 %	\$ 654,118.34
			EARNED LESS RETAINAGE	\$ 5,887,065.06
			PAYMENT FOR STORED MATERIALS	\$ 2,274,731.94
			TOTAL LESS RETAINAGE	\$ -
TOTAL REVISIONS	\$ -	\$ -	LESS PREVIOUS PAYMENTS MADE	\$ 5,026,814.08

NET REVISIONS: \$ \$ - AMOUNT DUE THIS APPLICATION \$ 860,250.98 ✓

The undersigned certifies that the Work covered by this Application for Payment has been completed in accordance with the Contract Documents and/or any Amendments thereto, that all amounts due Subcontractors and Suppliers for Work, for which previous Applications for Payment were issued and payment has been received from Dream Finders Homes, LLC, has been paid by him; and the current payment shown here is now due.

CONTRACTOR: P & S PAVING, INC.
 BY: Glen C Donahoe
 SIGNED: Glen C Donahoe
 DATE: 6/3/2022

RECOMMENDED FOR ACCEPTANCE AND PAYMENT:

DATE: _____ ENGINEER: _____

APPLICATION FOR PAYMENT CONTINUATION FORM 21.007

CONTRACTOR'S APPLICATION FOR PAYMENT - SHEET 1 OF 2

Project Name:
Spring LakeFOOT Number:
Contract No.:
P & S Paving No.:

21.065

SUBCONTRACTOR: P & S PAVING, INC.

COVERING PERIOD 05.01.22

THRU 05.30.22

APPLICATION NO.: 08

DATE: 05.30.22

NO.	ITEM DESCRIPTION	CONTRACT QUANTITY	UNIT	UNIT PRICE	EXTENSION	STORED MATERIAL VALUE	STORED MATERIAL	QUANTITY INSTALLED & COMPLETE			DOLLAR AMOUNT		
								PREVIOUS	THIS PERIOD	TOTAL TO DATE	PREVIOUS	THIS PERIOD	TOTAL TO DATE
	Earth Work PH 1 & PH 2												
1	Mobilization	1.00	LS	\$ 32,493.60	\$ 32,493.60			0.80	0.10	0.90	\$ 25,994.88	\$ 3,249.30	\$ 29,244.24
2	Payment & Performance Bond	1.00	LS	\$ 83,714.00	\$ 83,714.00			1.00		1.00	\$ 83,714.00	\$ -	\$ 83,714.00
3	Staking and Layout	1.00	LS	\$ 166,677.50	\$ 166,677.50			0.75	0.05	0.80	\$ 125,008.13	\$ 8,333.88	\$ 133,342.01
4	As-Builts	1.00	LS	\$ 27,545.00	\$ 27,545.00			0.35	0.10	0.45	\$ 9,640.75	\$ 2,754.50	\$ 12,395.25
5	Silt Fence	44,415.00	LF	\$ 1.01	\$ 44,860.16			13,890.00	1,000.00	14,890.00	\$ 14,028.90	\$ 1,010.00	\$ 15,038.90
6	Turbidity Barrier	924.00	LF	\$ 8.25	\$ 7,623.00			-		-	\$ -	\$ -	\$ -
7	Tree Barrier	797.00	LF	\$ 6.05	\$ 4,821.85			400.00		400.00	\$ 2,420.00	\$ -	\$ 2,420.00
8	Temporary Construction Entrance	1.00	EA	\$ 4,261.80	\$ 4,261.80			1.00		1.00	\$ 4,261.80	\$ -	\$ 4,261.80
9	Clear & Grub	159.00	AC	\$ 3,707.00	\$ 589,413.00			159.00		159.00	\$ 589,413.00	\$ -	\$ 589,413.00
10	Excavation & Grading	1.00	LS	\$ 1,985,969.63	\$ 1,985,969.63			0.65	0.10	0.75	\$ 1,290,860.26	\$ 198,596.99	\$ 1,489,457.22
11	Bahia Sod Pond Slopes	62,871.00	SY	\$ 3.37	\$ 211,875.27			5,000.00	20,000.00	25,000.00	\$ 16,850.00	\$ 67,400.00	\$ 84,250.00
12	Seed & Mulch	531,632.00	SV	\$ 0.44	\$ 233,918.08			-		-	\$ -	\$ -	\$ -

Application for Payment

APPLICATION FOR PAYMENT CONTINUATION FORM 21.007

CONTRACTOR'S APPLICATION FOR PAYMENT - SHEET 1 OF 2

Project Name:
Spring LakeFDOT Number:
Contract No.:
P & S Paving No.:

21.065

SUBCONTRACTOR: P & S PAVING, INC.

COVERING PERIOD 05.01.22

THRU 05.30.22

APPLICATION NO.: 08 DATE: 05.30.22

NO.	ITEM DESCRIPTION	CONTRACT QUANTITY	UNIT	UNIT PRICE	EXTENSION	STORED MATERIAL VALUE	STORED MATERIAL	QUANTITY INSTALLED & COMPLETE			DOLLAR AMOUNT			
								PREVIOUS	THIS PERIOD	TOTAL TO DATE	PREVIOUS	THIS PERIOD	TOTAL TO DATE	
	PH 1 Roadway & Underground Work													
13	Mobilization	1.00	LS	\$ 6,641.25	\$ 6,641.25			0.65	0.10	0.75	\$ 4,316.82	\$ 664.13	4,980.94	
14	Testing	1.00	LS	\$ 10,500.00	\$ 10,500.00			0.40	0.10	0.50	\$ 4,200.00	\$ 1,050.00	5,250.00	
15	Staking and Layout	1.00	LS	\$ 39,476.25	\$ 39,476.25			0.50	0.10	0.60	\$ 19,738.13	\$ 3,947.63	23,685.76	
16	As-Built's	1.00	LS	\$ 8,886.25	\$ 8,886.25			0.30	0.10	0.40	\$ 2,665.89	\$ 888.63	3,554.52	
17	Temporary Construction Entrance	1.00	EA	\$ 4,261.80	\$ 4,261.80			1.00		1.00	\$ 4,261.80	-	4,261.80	
18	Excavation & Grading	1.00	LS	\$ 237,588.41	\$ 237,588.41			0.40	0.20	0.60	\$ 95,035.36	\$ 47,517.68	142,553.04	
19	6" Stabilized Subbase	46,478.00	SY	\$ 2.26	\$ 105,040.28			-		-	\$ -	\$ -	\$ -	
20	6" Road Base	38,409.00	SY	\$ 12.21	\$ 468,973.89			-		-	\$ -	\$ -	\$ -	
21	1.5" Type SP 12.5 Asphalt	38,409.00	SY	\$ 7.75	\$ 297,669.75			-		-	\$ -	\$ -	\$ -	
22	Concrete Overflow Weir With Rip Rap	1.00	EA	\$ 7,764.15	\$ 7,764.15			-		-	\$ -	\$ -	\$ -	
23	4" Concrete Sidewalks	4,120.00	SY	\$ 31.08	\$ 128,049.60			-		-	\$ -	\$ -	\$ -	
24	ADA Mats	38.00	EA	\$ 623.06	\$ 23,676.28			-		-	\$ -	\$ -	\$ -	
25	Type D Curb	1,142.00	LF	\$ 13.78	\$ 15,736.76			-		-	\$ -	\$ -	\$ -	
26	Type F Curb	1,137.00	LF	\$ 16.96	\$ 19,283.52			-		-	\$ -	\$ -	\$ -	
27	Miami Curb	23,070.00	LF	\$ 12.67	\$ 292,296.90			-		-	\$ -	\$ -	\$ -	
28	Valley Gutter	74.00	LF	\$ 25.99	\$ 1,923.26			-		-	\$ -	\$ -	\$ -	
29	Striping/Signs	1.00	LS	\$ 31,477.60	\$ 31,477.60			-		-	\$ -	\$ -	\$ -	
30	Storm Drainage	1.00	LS	\$ 776,519.91	\$ 776,519.91	\$ 213,542.98	0.40	0.40	0.05	0.45	\$ 698,867.93	\$ 38,826.00	737,693.93	
31	Water	1.00	LS	\$ 1,054,018.71	\$ 1,054,018.71	\$ 474,308.42	0.50	-	0.10	0.10	\$ 527,009.36	\$ 105,401.87	632,411.23	
32	Reuse Water	1.00	LS	\$ 608,342.61	\$ 608,342.61	\$ 273,754.17	0.50	-	0.10	0.10	\$ 304,171.31	\$ 60,834.26	365,005.57	
33	Sewer Service	1.00	LS	\$ 1,554,543.56	\$ 1,554,543.56	\$ 427,499.48	0.25	0.25	0.20	0.45	\$ 1,165,907.68	\$ 310,908.70	1,476,816.39	
34	Irrigation Sleeves	1.00	LS	\$ 2,200.00	\$ 2,200.00			-		-	\$ -	\$ -	\$ -	
35	FPL Conduit Allowance	1.00	LS	\$ 125,000.00	\$ 125,000.00			-		-	\$ -	\$ -	\$ -	
36	Silt Fence At Completion for Lake Banks	7,853.00	LF	\$ 1.01	\$ 7,931.53			-		-	\$ -	\$ -	\$ -	

APPLICATION FOR PAYMENT CONTINUATION FORM 21.007

CONTRACTOR'S APPLICATION FOR PAYMENT - SHEET 1 OF 2

Project Name:
Spring LakeFDOT Number:
Contract No.:
P & S Paving No.:

21.065

SUBCONTRACTOR: P & S PAVING, INC.

COVERING PERIOD 05.01.22

THRU 05.30.22

APPLICATION NO.: 08

DATE: 05.30.22

NO.	ITEM DESCRIPTION	CONTRACT QUANTITY	UNIT	UNIT PRICE	EXTENSION	STORED MATERIAL VALUE	STORED MATERIAL	QUANTITY/INSTALLED & COMPLETE			DOLLAR AMOUNT		
								PREVIOUS	THIS PERIOD	TOTAL TO DATE	PREVIOUS	THIS PERIOD	TOTAL TO DATE
	Off Site Work												
37	Mobilization	1.00	LS	\$ 2,213.75	\$ 2,213.75			0.80		0.80	\$ 1,771.01	\$ -	\$ 1,771.01
38	Maintenance of Traffic	1.00	LS	\$ 16,200.54	\$ 16,200.54			0.80		0.80	\$ 12,960.43	\$ -	\$ 12,960.43
39	Staking and Layout	1.00	LS	\$ 4,386.25	\$ 4,386.25			0.80		0.80	\$ 3,509.00	\$ -	\$ 3,509.00
40	As Buils	1.00	LS	\$ 2,193.13	\$ 2,193.13			0.15		0.15	\$ 328.97	\$ -	\$ 328.97
41	Excavation & Grading	1.00	LS	\$ 53,147.38	\$ 53,147.38			0.80		0.80	\$ 42,517.90	\$ -	\$ 42,517.90
42	12" Stabilized Subbase	4,206.00	SY	\$ 4.78	\$ 20,104.68			4,206.00		4,206.00	\$ 20,104.68	\$ -	\$ 20,104.68
43	10" Limerock Base	4,157.00	SY	\$ 23.47	\$ 97,564.79			4,157.00		4,157.00	\$ 97,564.79	\$ -	\$ 97,564.79
44	3" Type SP 12.5 PG 76-22 Asphalt	3,997.00	SY	\$ 22.69	\$ 90,691.93			1,800.00		1,800.00	\$ 40,842.00	\$ -	\$ 40,842.00
45	Bahia Sod Restoration	3,694.00	SY	\$ 3.75	\$ 13,627.50			-		-	\$ -	\$ -	\$ -
46	Striping/Signs	1.00	LS	\$ 13,255.00	\$ 13,255.00			0.10		0.10	\$ 1,325.50	\$ -	\$ 1,325.50
47	Storm Drainage	1.00	LS	\$ 71,345.40	\$ 71,345.40			0.75		0.75	\$ 53,509.05	\$ -	\$ 53,509.05

APPLICATION FOR PAYMENT CONTINUATION FORM 21.007

CONTRACTOR'S APPLICATION FOR PAYMENT - SHEET 1 OF 2

Project Name:
Spring LakeFDOT Number:
Contract No.:
P & S Paving No.:

21.065

SUBCONTRACTOR: P & S PAVING, INC.

COVERING PERIOD 05.01.22

THRU 05.30.22

APPLICATION NO.: 08

DATE: 05.30.22

NO.	ITEM DESCRIPTION	CONTRACT QUANTITY	UNIT	UNIT PRICE	EXTENSION	STORED MATERIAL VALUE	STORED MATERIAL	QUANTITY INSTALLED & COMPLETE			DOLLAR AMOUNT		
								PREVIOUS	THIS PERIOD	TOTAL TO DATE	PREVIOUS	THIS PERIOD	TOTAL TO DATE
PH 2 Estate Lots Roadway & Underground													
48	Mobilization	1.00	LS	\$ 1,106.88	\$ 1,106.88			0.25	0.50	0.75	\$ 276.72	\$ 553.44	830.16
49	Testing	1.00	LS	\$ 2,310.00	\$ 2,310.00			0.20	0.20	0.40	\$ 462.00	\$ 462.00	924.00
50	Staking and Layout	1.00	LS	\$ 6,579.38	\$ 6,579.38			0.30	0.10	0.40	\$ 1,973.81	\$ 657.94	2,631.75
51	As-Builts	1.00	LS	\$ 1,096.56	\$ 1,096.56			0.10	0.20	0.30	\$ 309.66	\$ 219.31	528.97
52	Excavation & Grading	1.00	LS	\$ 37,259.33	\$ 37,259.33			0.30	0.30	0.60	\$ 11,177.80	\$ 11,177.80	22,355.60
53	6" Stabilized Subbase	7,000.00	SY	\$ 2.23	\$ 15,610.00			-	-	-	\$ -	\$ -	-
54	6" Road Base	5,711.00	SY	\$ 13.01	\$ 74,300.11			-	-	-	\$ -	\$ -	-
55	1.5" Type SP 12.5 Asphalt	5,711.00	SY	\$ 7.98	\$ 45,573.78			-	-	-	\$ -	\$ -	-
56	4" Concrete Sidewalks	428.00	SY	\$ 31.08	\$ 13,302.24			-	-	-	\$ -	\$ -	-
57	Miami Curb	3,867.00	LF	\$ 12.67	\$ 48,994.89			-	-	-	\$ -	\$ -	-
58	Concrete Overflow Weir With Rip Rap	1.00	EA	\$ 7,764.15	\$ 7,764.15			-	-	-	\$ -	\$ -	-
59	Striping/Signs	1.00	LS	\$ 4,200.00	\$ 4,200.00			-	-	-	\$ -	\$ -	-
60	Storm Drainage	1.00	LS	\$ 127,353.78	\$ 127,353.78	\$ 44,573.82	0.40	0.10	0.20	0.30	\$ 76,412.27	\$ 25,470.76	101,883.03
61	Water	1.00	LS	\$ 158,178.30	\$ 158,178.30	\$ 79,089.15	0.50	-	-	-	\$ 79,089.15	\$ -	79,089.15
62	Reuse Water	1.00	LS	\$ 92,759.45	\$ 92,759.45	\$ 46,379.73	0.50	-	-	-	\$ 46,379.73	\$ -	46,379.73
63	Sewer Service	1.00	LS	\$ 177,747.56	\$ 177,747.56	\$ 62,211.65	0.40	0.10	0.20	0.30	\$ 106,648.54	\$ 35,549.51	142,198.05
64	Irrigation Sleeves	1.00	LS	\$ 484.00	\$ 484.00			-	-	-	\$ -	\$ -	-
65	PPL Conduit Allowance	1.00	LS	\$ 24,200.00	\$ 24,200.00			-	-	-	\$ -	\$ -	-
66	Silt Fence At Completion for Lake Banks	2,287.00	LF	\$ 1.01	\$ 2,309.87			-	-	-	\$ -	\$ -	-

Application for Payment

APPLICATION FOR PAYMENT CONTINUATION FORM 21.007

CONTRACTOR'S APPLICATION FOR PAYMENT - SHEET 1 OF 2

Project Name:

Spring Lake

FDOT Number:
Contract No.:
P & S Paving No.:

21.065

SUBCONTRACTOR: P & S PAVING, INC.

COVERING PERIOD 05.01.22

THRU 05.30.22

APPLICATION NO.: 08 DATE: 05.30.22

NO.	ITEM		CONTRACT QUANTITY	UNIT	UNIT PRICE	EXTENSION	STORED MATERIAL		QUANTITY INSTALLED & COMPLETE			DOLLAR AMOUNT								
	DESCRIPTION						VALUE		PREVIOUS	THIS PERIOD	TOTAL TO DATE	PREVIOUS	THIS PERIOD	TOTAL TO DATE						
	PH 2 Regular Lots Roadway & Underground																			
67	Mobilization	1.00	LS	\$	4,427.50	\$	4,427.50			-	0.25	0.25	\$	-	\$	1,106.88	1,106.88			
68	Testing	1.00	LS	\$	8,190.00	\$	8,190.00			-	0.10	0.10	\$	-	\$	819.00	819.00			
69	Staking and Layout	1.00	LS	\$	24,124.38	\$	24,124.38			-	0.10	0.10	\$	-	\$	2,412.44	2,412.44			
70	As-Built	1.00	LS	\$	7,789.69	\$	7,789.69			-	-	-	\$	-	\$	-	-			
71	Temporary Construction Entrance	1.00	EA	\$	4,261.80	\$	4,261.80			-	-	-	\$	-	\$	-	-			
72	Excavation & Grading	1.00	LS	\$	130,108.58	\$	130,108.58			-	0.20	0.20	\$	-	\$	26,021.72	26,021.72			
73	6" Stabilized Subbase	24.329.00	SY	\$	2.23	\$	54,353.67			-	-	-	\$	-	\$	-	-			
74	6" Road Base	19,781.00	SY	\$	13.01	\$	257,350.81			-	-	-	\$	-	\$	-	-			
75	1.5" Type SP 12.5 Asphalt	19,781.00	SY	\$	7.98	\$	157,852.38			-	-	-	\$	-	\$	-	-			
76	4" Concrete Sidewalks	2,092.00	SY	\$	31.08	\$	65,019.36			-	-	-	\$	-	\$	-	-			
77	ADA Mats	18.00	EA	\$	623.06	\$	11,215.08			-	-	-	\$	-	\$	-	-			
78	Miami Curb	13,644.00	LF	\$	12.67	\$	172,869.48			-	-	-	\$	-	\$	-	-			
79	Stabilized Entrance	666.00	SY	\$	9.11	\$	6,067.26			-	-	-	\$	-	\$	-	-			
80	Striping/Signs	1.00	LS	\$	14,891.60	\$	14,891.60			-	-	-	\$	-	\$	-	-			
81	Storm Drainage	1.00	LS	\$	345,560.13	\$	345,560.13			-	-	-	\$	-	\$	-	-			
82	Water	1.00	LS	\$	586,132.78	\$	586,132.78			-	-	-	\$	-	\$	-	-			
83	Reuse Water	1.00	LS	\$	378,363.48	\$	378,363.48			-	-	-	\$	-	\$	-	-			
84	Sewer Service	1.00	LS	\$	895,527.60	\$	895,527.60			-	-	-	\$	-	\$	-	-			
85	Irrigation Sleeves	1.00	LS	\$	1,716.00	\$	1,716.00			-	-	-	\$	-	\$	-	-			
86	FPL Conduit Allowance	1.00	LS	\$	85,800.00	\$	85,800.00			-	-	-	\$	-	\$	-	-			
87	Silt Fence At Completion for Lake Banks	7,923.00	LF	\$	1.01	\$	7,901.23			-	-	-	\$	-	\$	-	-			
										-	-	-	\$	-	\$	-	-			
										-	-	-	\$	-	\$	-	-			
										-	-	-	\$	-	\$	-	-			
										-	-	-	\$	-	\$	-	-			
										-	-	-	\$	-	\$	-	-			
TOTALS											\$	13,666,258.60	\$	1,621,359.39	\$	5,585,348.99	\$	955,834.41	\$	6,541,183.40

\$ 5,585,348.99 \$ 955,834.41 \$ 6,541,183.40
 \$ 558,534.91 \$ 95,583.44 \$ 654,118.35
 \$ 5,026,814.07 \$ 860,250.97 \$ 5,887,065.05

Application for Payment

Kevin Andersen

From: Damaris Ramirez <DRamirez@palmcoastgov.com> on behalf of Damaris Ramirez
Sent: Friday, June 3, 2022 11:09 AM
To: Kevin Andersen
Subject: RE: Reverie at Palm Coast

Kevin,

My system has the following:

Phase 1 \$5,080.00 + \$300 = \$5,380

Phase 2 \$3,235.00 + \$300 = \$3,535

Total : \$8,915

My previous email states its \$8,315 but it's actually \$8,915. We were missing the \$600 stormwater charge.

I have refreshed the system so you should be able to see the correct amounts.

Let me know if you still see discrepancies.

Thanks

Damaris Ramirez
Site Development Coordinator/Planner
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3750
www.palmcoastgov.com
Beta: www.palmcoast.gov

CHECK ROUTING
Approved By: LCAT
Date: 6/3/2022
Project Code: _____
Major Code: 1027

9aSP6LK



From: Kevin Andersen <kevin.andersen@dreamfindershomes.com>
Sent: Friday, June 3, 2022 10:15 AM
To: Damaris Ramirez <DRamirez@palmcoastgov.com>
Subject: RE: Reverie at Palm Coast

Good Morning Damaris,

Sounds good, talk soon, thank you.

Best Regards,
Kevin Andersen

Kevin Andersen

From: Mike Stewart <mstewart@waterloo-associates.com>
Sent: Tuesday, May 24, 2022 4:13 PM
To: Clay Wilson
Subject: FW: AR FEE has been added - AR #: 5120

Follow Up Flag: Follow up
Flag Status: Flagged

CHECK ROUTING
Approved By: KCA
Date: 5/25/2022
Project Code: 1017
Major Code: 99SPGLK

Michael Stewart

Managing Partner

O: +1 (512) 995-7404 C: +1 (713) 828-6909

206 Wild Basin Road, Suite 203, Austin, Texas 78746

Website LinkedIn

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-----Original Message-----

From: NOTIFICATION USER - AUTOMATED <Do_Not_Reply@PALMCOASTGOV.COM>
Sent: Tuesday, May 24, 2022 9:19 AM
To: CWIMPEE@ALLIANT-INC.COM; Mike Stewart <mstewart@waterloo-associates.com>
Subject: AR FEE has been added - AR #: 5120

City of Palm Coast Notification -DO NOT REPLY City of Palm Coast Automated Notification System AR FEE has been added - AR #: 5120

A Fee has been added and is ready to be PAID App Request (5120) Fee Code: FSDFLP - SUBDIVISION FINAL PLAT FEES was added on 5/24/2022 for Amount - 5,080.00 Total PENDING Fees: 5,080.00

Project Nbr: 2020110036
Proj Name: REVERIE AT PALM COAST FKA SPRING LAKE PHASE 1
Proj Type:
App Req Nbr: 5120
App Code: SDFP
App Cd Desc: SUBDIVISION FINAL PLAT
Applicant: CURT M. WIMPEE
Owner: SPRING LAKE ASSET LLC
App Status: PENDING
Review Stat: IN REVIEW
App Desc: REVERIE AT PALM COAST PH 1
Planner:
Folio Nbr: 04-11-30-0000-01010-00B3

You can follow the application at:

<https://nam12.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.palmcoastgov.com%2Fgovernment%2Fplanning%2Fonline-app&data=05%7C01%7CMSTEWART%40WATERLOO-ASSOCIATES.COM%7Cfd4a048ae69949a21a4008da3d905ec8%7C2f8666a138664a10bf81e7f608c7693d%7C0%7C0%7C637889988241152073%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAilCJQljoilV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C2000%7C%7C%7C&sdata=d2%2F1j%2B4SnB2fC8atNx8wnqnJOe%2BZckCjHq2B5EUIT%2Fo%3D&reserved=0>

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Your e-mail communications may be subject to public disclosure.

Kevin Andersen

From: Mike Stewart <mstewart@waterloo-associates.com>
Sent: Tuesday, May 24, 2022 4:13 PM
To: Clay Wilson
Subject: FW: AR FEE has been added - AR #: 5119

Follow Up Flag: Follow up
Flag Status: Flagged

CHECK ROUTING
Approved By: KCA
Date: 5/25/2022
Project Code: 1017
Major Code: 99SPGLK

Michael Stewart

Managing Partner

O: +1 (512) 995-7404 C: +1 (713) 828-6909

206 Wild Basin Road, Suite 203, Austin, Texas 78746

Website [LinkedIn](#)

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-----Original Message-----

From: NOTIFICATION USER - AUTOMATED <Do_Not_Reply@PALMCOASTGOV.COM>
Sent: Tuesday, May 24, 2022 9:19 AM
To: CWIMPEE@ALLIANT-INC.COM; Mike Stewart <mstewart@waterloo-associates.com>
Subject: AR FEE has been added - AR #: 5119

City of Palm Coast Notification -DO NOT REPLY City of Palm Coast Automated Notification System AR FEE has been added - AR #: 5119

A Fee has been added and is ready to be PAID App Request (5119) Fee Code: FSDFLP - SUBDIVISION FINAL PLAT FEES was added on 5/24/2022 for Amount - 3,235.00 Total PENDING Fees: 3,235.00

Project Nbr: 2020110037
Proj Name: REVERIE AT PALM COAST FKA SPRING LAKE PHASE 2
Proj Type:
App Req Nbr: 5119
App Code: SDFP
App Cd Desc: SUBDIVISION FINAL PLAT
Applicant: CURT M. WIMPEE
Owner: SPRING LAKE ASSET LLC
App Status: PENDING
Review Stat: IN REVIEW
App Desc: REVERIE AT PALM COAST PH 2
Planner:
Folio Nbr: 04-11-30-0000-01010-00B3

You can follow the application at:

<https://nam12.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.palmcoastgov.com%2Fgovernment%2Fplanning%2Fonline-app&data=05%7C01%7CMSTEWART%40WATERLOO-ASSOCIATES.COM%7C262a77c1289040015bdf08da3d905c49%7C2f8666a138664a10bf81e7f608c7693d%7C0%7C0%7C637889988206757730%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiIl6lk1haWwiLCJXVCi6Mn0%3D%7C2000%7C%7C%7C&sdata=8ngMfj7gYUdpsNuzkjXiO6U7WT5GV9DVo9541Z%2Fhs3w%3D&reserved=0>

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MAY 25 2022

10475 Fortune Pkwy Ste 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com



Remit to:
733 Marquette Ave Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
www.alliant-inc.com

Dream Finders Homes
Attn: Accounts Payable
14701 Phillips Hwy
Jacksonville, FL 32256

CHECK ROUTING
Approved By: ICCA
Date: 5/26/2022
Project Code: 1080
Major Code: 995PLK

May 19, 2022
Invoice No: 70418
Due Date: June 18, 2022

Project Contact Smith, David
Project 221-0113.0 Spring Lake Construction Administration
Professional Services through April 30, 2022

Task	001	Client Due Diligence		
			Total this Task	0.00

Task	002	Bid Package Preparation		
			Total this Task	0.00

Task	003	Construction Administration		
Professional Personnel				
			Hours	Rate
Employee				Amount
Gennette, Christopher			39.00	115.00
Light, Michael			1.50	140.00
Totals			40.50	4,695.00
Total Labor				4,695.00
			Total this Task	\$4,695.00

Task	010	Additional Services		
Professional Personnel				
			Hours	Rate
Employee				Amount
Gennette, Christopher			1.00	115.00
Coordination with COPC on entry features, address map. Coordination with SJWMD about conservation easement				
Gennette, Christopher			1.50	115.00
Quantities for mail kiosk cul-dec-sac and model home parking lot for DFH. Discussing meeting with Dennis on misc items				
Gennette, Christopher			.50	115.00
meeting set-up with Irene				
Gennette, Christopher			1.00	115.00
Discussing/coordinating Amenity site with Basham & Lucas. They are in redesign				
Hillman, James			8.00	90.00
Spring lake Plan Sheet				

Project	221-0113.0	Spring Lake Construction Administration	Invoice	70418
Light, Michael	2.00	140.00	280.00	
Amenity parking grading, action items meeting				
Light, Michael	.50	140.00	70.00	
Review/compare TRX meeting minutes				
Light, Michael	1.25	140.00	175.00	
Revise docs for Kevin Anderson, cut-off wall review/memo				
Light, Michael	1.50	140.00	210.00	
Amenity Center grading/drainage review				
Light, Michael	1.50	140.00	210.00	
ECS review, revise docs for Kevin Anderson				
Light, Michael	1.50	140.00	210.00	
TRX Meeting				
Wimpee, Curtis	1.00	250.00	250.00	
Client coordination.				
Wimpee, Curtis	1.00	250.00	250.00	
Amenity center and model homes.				
Wimpee, Curtis	2.00	250.00	500.00	
Amenity center design and model homes. Client coordination with LA and team.				
Wimpee, Curtis	1.00	250.00	250.00	
Coordination and meeting with the City on numerous items.				
Wimpee, Curtis	1.00	250.00	250.00	
Coordination and meeting with the City on numerous items.				
Totals	26.25		3,835.00	
Total Labor				3,835.00
Total this Task				\$3,835.00
Task	099	Reimbursable Expenses		
Reimbursable Expenses				
License/Permits/Approval Fees - FL			327.25	
Total Reimbursables			327.25	327.25
Total this Task				\$327.25
Total this Invoice				<u>\$8,857.25</u>

SECTION V

Palm Coast Park CDD Landscape RFP Tabulation		Sawmill Branch Phases 2A and 2B					Reverie Phase 1			
Proposer	Year 1	Year 2	Year 3	Total	Year 1	Year 2	Year 3	Total		
Costa Verde (*)	\$ 177,595.00	\$ 191,800.60	\$ 207,146.81	\$ 576,542.41	\$ 307,975.00	\$ 332,614.08	\$ 359,222.04	\$ 999,811.12		
VerdeGo	\$ 203,459.50	\$ 209,563.29	\$ 215,850.18	\$ 628,872.97	\$ 124,672.01	\$ 128,412.17	\$ 132,264.54	\$ 385,348.72		
Yellowstone	\$ 101,000.00	\$ 105,032.00	\$ 109,225.27	\$ 315,257.27	\$ 81,950.00	\$ 85,220.00	\$ 88,620.80	\$ 255,790.80		
				\$ -				\$ -		

(*) Addendum No. 1 was incorrectly included in Sawmill Branch pricing instead of Reverie. Pricing for Costa Verde has been adjusted on this summary to add the addendum cost to Reverie.

SECTION VI

SECTION A

RESOLUTION 2022-19

THE ANNUAL APPROPRIATION RESOLUTION OF THE PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Palm Coast Park Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Palm Coast Park Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND – SAWMILL	\$ _____
TOTAL GENERAL FUND – SPRING LAKE REVERIE	\$ _____
DEBT SERVICE FUND – SERIES 2006	\$ _____
DEBT SERVICE FUND – SERIES 2019	\$ _____
DEBT SERVICE FUND – SERIES 2021	\$ _____
DEBT SERVICE FUND – SERIES 2022	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15th DAY OF JULY, 2022.

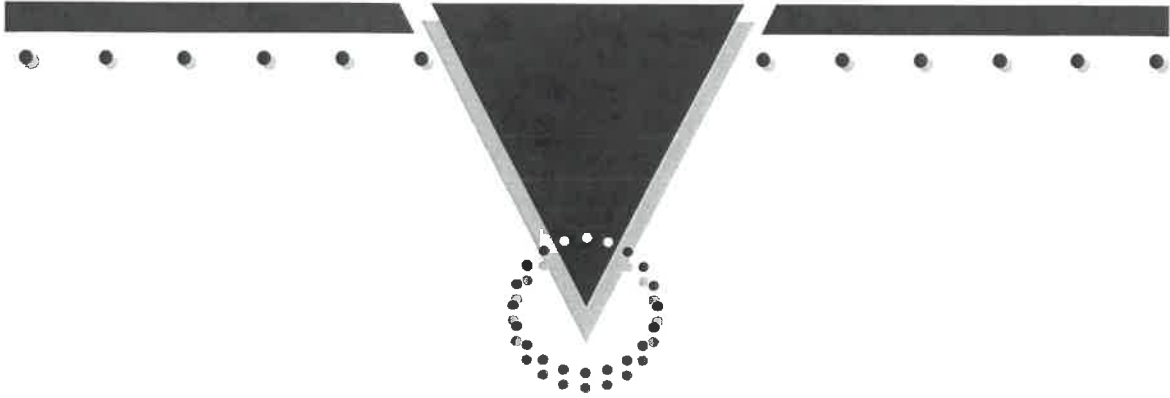
ATTEST:

**PALM COAST PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____



Palm Coast Park

Community Development District

Approved Budget

FY 2023



**Palm Coast Park
Community Development District**

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**Palm Coast Park
Community Development District
General Fund
Approved Operating Budget**

	Adopted Budget FY 2022	Actual thru 6/30/22	Projected Next 3 Months	Total Projected @ 9/30/22	Approved Budget FY 2023
Revenues					
Operations and Maintenance Assessments- Tax Roll	\$ 287,317	\$ 288,522	\$ 161	\$ 288,683	\$ 286,004
Interest Earnings	\$ 1,500	\$ 153	\$ 153	\$ 306	\$ 1,500
Miscellaneous Income	\$ -	\$ 643	\$ -	\$ 643	\$ -
Total Revenues	\$ 288,817	\$ 289,318	\$ 314	\$ 289,632	\$ 287,504
Expenditures					
Administrative Expenditures					
Supervisors Fees	\$ 6,000	\$ 7,415	\$ 3,000	\$ 10,415	\$ 12,000
FICA Taxes	\$ 460	\$ 581	\$ 231	\$ 812	\$ 924
Arbitrage	\$ 600	\$ -	\$ 600	\$ 600	\$ 600
Dissemination Agent	\$ 2,500	\$ 2,375	\$ 875	\$ 3,250	\$ 3,250
Engineering	\$ 7,980	\$ 4,599	\$ 2,000	\$ 6,599	\$ 7,980
Attorney Fees	\$ 12,000	\$ 7,686	\$ 3,000	\$ 10,686	\$ 12,000
Management Fees	\$ 40,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 42,000
Website Maintenance & Hosting	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Trustee Fees	\$ 4,500	\$ 4,528	\$ -	\$ 4,528	\$ 4,500
Annual Audit	\$ 5,600	\$ 1,500	\$ 4,100	\$ 5,600	\$ 7,000
Postage and Freight	\$ 1,200	\$ 2,160	\$ 720	\$ 2,880	\$ 2,500
Insurance- General Liability	\$ 7,290	\$ 7,290	\$ -	\$ 7,290	\$ 8,748
Printing and Binding	\$ 1,300	\$ 1,260	\$ 450	\$ 1,710	\$ 2,000
Legal Advertising	\$ 1,600	\$ 556	\$ 500	\$ 1,056	\$ 1,200
Tax Collector Fees	\$ 5,697	\$ 5,770	\$ 3	\$ 5,774	\$ 5,852
Contingency	\$ 5,000	\$ 2,088	\$ 700	\$ 2,788	\$ 5,000
Office Supplies	\$ 450	\$ 144	\$ 120	\$ 264	\$ 450
Meeting Room Rental	\$ 400	\$ -	\$ -	\$ -	\$ 1,200
Dues & Licenses	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administration Subtotal	\$ 103,952	\$ 79,026	\$ 26,599	\$ 105,626	\$ 118,579
Field Expenditures					
Professional Services	\$ 18,000	\$ 13,500	\$ 4,500	\$ 18,000	\$ 18,900
Landscape Maintenance	\$ 120,000	\$ 76,410	\$ 25,470	\$ 101,880	\$ 110,000
Preserve Management	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Repairs & Maintenance	\$ 8,020	\$ -	\$ 4,010	\$ 4,010	\$ 8,131
Insurance- Property & Casualty	\$ 13,006	\$ 13,006	\$ -	\$ 13,006	\$ 15,607
Contingency	\$ 15,839	\$ -	\$ -	\$ -	\$ 6,287
Field Subtotal	\$ 184,865	\$ 102,916	\$ 38,980	\$ 141,896	\$ 168,925
Total Expenditures	\$ 288,817	\$ 181,942	\$ 65,579	\$ 247,522	\$ 287,504
Excess Revenues/ (Expenditures)	\$ -	\$ 107,376	\$ (65,265)	\$ 42,111	\$ (0)

Land Use	Units	Gross Per Unit	Gross Assessments
Residential	4975	\$46.96	\$233,626.00
Office	312	\$29.33	\$9,150.96
Retail	821	\$35.20	\$28,899.20
Industrial	600	\$23.47	\$14,082.00
Residential SMC	259	\$46.96	\$12,162.64
Subtotal: Gross Assessments			\$297,921
Less Discounts & Collection (4%)			\$ 11,917
Net Annual Assessment			\$ 286,004

Palm Coast Park

Community Development District

General Fund Budget

Revenues:

Maintenance Assessments

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the Fiscal Year.

Administrative Expenditures:

Supervisors Fees

The amount paid to each supervisor for the time devoted to District business and meetings is determined by Chapter 190, Florida Statutes, at \$200 per meeting.

FICA Expense

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Arbitrage

The District is required to have an arbitrage rebate calculation on the District's Series 2006 Special Assessment Revenue Bonds.

Dissemination Agent

The District is required by the Securities and Exchange Commission to comply Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. In the event of an Optional Redemption, an additional \$100 is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

Engineering Services

The District's engineer, Alliant, will be providing general engineering services to the District, which includes preparation and attendance of monthly board meetings.

Attorney Fees

The District's legal counsel, Chiumento Law, PLLC, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

Management Consulting Services

The District has contracted with GMS-CF, LLC to provide Accounting and Administrative Services for the District in accordance with the Management Agreement. The services include, but are not limited to, attendance of monthly board meetings, recording and transcription of board meetings, administrative services, budget preparation, financial reporting, annual audits, etc.

Palm Coast Park

Community Development District

General Fund Budget

Website Maintenance

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services, and servers, security, accounting software, etc. Also includes the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Trustee Fees

The District will pay annual trustee fees to US Bank, N.A. for the Series 2006 Special Assessment Revenue Bonds.

Annual Audit

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired Grau & Associates to prepare the audit of the financials records.

Postage and Freight

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior years cost.

Insurance (Liability, Property, & Casualty)

Annual insurance policy for Liability, Property, and Casualty.

Printing and Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Tax Collector Fees

Estimated cost to Flagler County Tax Collector for administrative costs.

Contingency

Bank charges and any additional miscellaneous expenses that are incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the Fiscal Year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Palm Coast Park

Community Development District

General Fund Budget

Meeting Room Rental

Annual room rental costs to host the monthly BOS Meetings.

Dues, License, & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity of \$175. This is the only expense under this category for the District.

Field Expenditures:

Professional Services

The District is in contract with Clint Smith Consulting, LLC for services for the administration of field operations of the District and its contractors.

Landscape Maintenance

The District currently has a contract with Yellowstone Landscape, Inc. to provide landscape management of the common areas within the District.

Preserve Management

The District contracted with Vanasse Hangen Brustlin, Inc. (VHB) for Gopher Tortoise Preserve Land Management.

Repairs and Maintenance

Projected expenditures for repairs and maintenance in the common areas.

Insurance (Liability, Property, & Casualty)

Annual insurance policy for Liability, Property, and Casualty.

Contingency

Represents any additional field expenditures that may not have been budgeted.

Palm Coast Park
Community Development District
General Fund- Sawmill Subdivision
Approved Operating Budget

	Adopted Budget FY 2022	Actual thru 6/30/22	Projected Next 3 Months	Total Projected @ 9/30/22	Approved Budget FY 2023
Revenues					
Operations and Maintenance Assessments	\$ 105,396	\$ 105,852	\$ 59	\$ 105,912	\$ 377,660
Carryforward Surplus	\$ 9,750	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 115,146	\$ 105,852	\$ 59	\$ 105,912	\$ 377,660
Expenditures					
<u>Administrative Expenditures</u>					
Tax Collector Fees	\$ 2,196	\$ 2,116	\$ 1	\$ 2,117	\$ 2,960
Arbitrage	\$ 600	\$ -	\$ 600	\$ 600	\$ 1,200
Trustee Fees	\$ 4,500	\$ 4,041	\$ -	\$ 4,041	\$ 9,000
Dissemination Agent	\$ 2,500	\$ 1,875	\$ 625	\$ 2,500	\$ 5,000
Postage and Freight	\$ 750	\$ -	\$ 375	\$ 375	\$ 1,500
Attorney Fees	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 2,000
Other Current Charges	\$ -	\$ 142	\$ 50	\$ 192	\$ 1,400
Administration Subtotal	\$ 11,546	\$ 8,173	\$ 2,151	\$ 10,324	\$ 23,060
<u>Field Expenditures</u>					
Professional Fees	\$ 9,000	\$ 6,750	\$ 2,250	\$ 9,000	\$ 14,400
Landscape Maintenance	\$ 45,000	\$ 33,780	\$ 10,895	\$ 44,675	\$ 174,000
Electricity- Streetlights	\$ 17,500	\$ 10,176	\$ 3,500	\$ 13,676	\$ 27,500
Electricity- Irrigation/Signs	\$ 600	\$ 216	\$ 75	\$ 291	\$ 1,600
Utility- Irrigation	\$ 10,000	\$ 9,136	\$ 3,000	\$ 12,136	\$ 44,600
R&M- Signage	\$ 500	\$ -	\$ 250	\$ 250	\$ 2,000
R&M Storm Water- Pond	\$ 6,000	\$ 3,955	\$ 1,317	\$ 5,272	\$ 34,500
Insurance- Property & Casualty	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs and Maintenance	\$ 5,000	\$ 3,090	\$ 1,900	\$ 4,990	\$ 12,500
Field Subtotal	\$ 93,600	\$ 67,104	\$ 23,187	\$ 90,290	\$ 311,100
<u>Reserves</u>					
Roadway Reserves	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 43,500
Total Reserves	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 43,500
Total Expenditures	\$ 115,146	\$ 75,277	\$ 30,338	\$ 105,615	\$ 377,660
Excess Revenues/ (Expenditures)	\$ -	\$ 30,576	\$ (30,279)	\$ 297	\$ -

Description	Units	FY 2022 Assessments	FY 2023 Assessments
Net Annual Assessment		\$105,396	\$377,660
Add: Discounts (4%)		\$4,216	\$15,106
Gross Assessment		\$109,612	\$392,766

Units	259.00	752
Gross Per Unit	\$ 423	\$ 522.30

Palm Coast Park

Community Development District

Sawmill Subdivision Budget

Revenues:

Maintenance Assessments

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the Fiscal Year.

Administrative Expenditures:

Tax Collector Fees

Estimated cost to Flagler County Tax Collector for administrative costs.

Postage and Freight

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior years cost.

Attorney Fees

The District's legal counsel, Chiumento Law, PLLC, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

Arbitrage

The District is required to have an arbitrage rebate calculation on the District's S Special Assessment Revenue Bonds.

Dissemination Agent

The District is required by the Securities and Exchange Commission to comply Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. In the event of an Optional Redemption, an additional \$100 is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

Trustee Fees

The District will pay annual trustee fees to US Bank, N.A. for the Special Assessment Revenue Bonds.

Field Expenditures:

Professional Services

The District is in contract with Clint Smith Consulting, LLC for services for the administration of its contractors.

Palm Coast Park

Community Development District

Sawmill Subdivision Budget

Landscape Maintenance

The District currently has a contract with Yellowstone Landscape, Inc. to provide landscape management of the Sawmill Subdivisions.

Electricity - Streetlights

Electrical service provided by Florida Power & Light for the streetlights.

Electricity-Irrigation/Signs

Electrical use to run the signage lighting and the irrigation controllers.

Utility-Irrigation

Water use for the irrigation system in the Sawmill Subdivisions.

R&M- Signage

Represents pressure washing signs within the Sawmill Subdivisions.

R&M Storm Water- Pond

The District currently has a contract with Solitude Lake Management to provide aquatic maintenance of the ponds.

Repairs and Maintenance

Represents any additional expenditures that may not have been budgeted.

Insurance (Liability, Property, & Casualty)

Annual insurance policy for Liability, Property, and Casualty.

Reserves - Roadways

Roadway improvement expenses that are projected to occur in the future are appropriated with this account.

Palm Coast Park
Community Development District
General Fund- Spring Lake Reverie
Approved Operating Budget

	Adopted Budget FY 2022	Actual thru 6/30/22	Projected Next 3 Months	Total Projected @ 9/30/22	Approved Budget FY 2023
Revenues					
Operations and Maintenance Assessments	\$ -	\$ -	\$ -	\$ -	\$ 189,753
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ 29,997
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 219,750
Expenditures					
Administrative Expenditures					
Tax Collector Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,300
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 600
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Dissemination Agent	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Postage and Freight	\$ -	\$ -	\$ -	\$ -	\$ 750
Attorney Fees	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ 700
Administration Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 14,350
Field Expenditures					
Professional Fees	\$ -	\$ -	\$ -	\$ -	\$ 7,200
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Electricity- Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 42,000
Electricity- Irrigation/Signs	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Utility- Irrigation	\$ -	\$ -	\$ -	\$ -	\$ 14,400
R&M- Signage	\$ -	\$ -	\$ -	\$ -	\$ 1,000
R&M Storm Water- Pond	\$ -	\$ -	\$ -	\$ -	\$ 10,300
Insurance- Property & Casualty	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Field Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 183,400
Reserves					
Roadway Reserves	\$ -	\$ -	\$ -	\$ -	\$ 22,000
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ 22,000
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 219,750
Excess Revenues/ (Expenditures)	\$ -	\$ -	\$ -	\$ -	\$ -

Description	Units	FY 2022 Assessments	FY 2023 Assessments
Net Annual Assessment		\$0	\$189,753
Add: Discounts (4%)		\$0	\$7,590
Gross Assessment		\$0	\$197,660

Units	0.00	272
Gross Per Unit	\$ -	\$ 726.69

Palm Coast Park

Community Development District

Spring Lake Reverie Budget

Revenues:

Maintenance Assessments

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the Fiscal Year.

Administrative Expenditures:

Tax Collector Fees

Estimated cost to Flagler County Tax Collector for administrative costs.

Postage and Freight

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior years cost.

Attorney Fees

The District's legal counsel, Chiumento Law, PLLC, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

Arbitrage

The District is required to have an arbitrage rebate calculation on the District's Special Assessment Revenue Bonds.

Dissemination Agent

The District is required by the Securities and Exchange Commission to comply Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. In the event of an Optional Redemption, an additional \$100 is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

Trustee Fees

The District will pay annual trustee fees to US Bank, N.A. for the Special Assessment Revenue Bonds.

Field Expenditures:

Professional Services

The District is in contract with Clint Smith Consulting, LLC for services for the administration of its contractors.

Palm Coast Park

Community Development District

Spring Lake Reverie Budget

Landscape Maintenance

The District currently has a contract with Yellowstone Landscape, Inc. to provide landscape management of Spring Lake Reverie.

Electricity - Streetlights

Electrical service provided by Florida Power & Light for the streetlights.

Electricity-Irrigation/Signs

Electrical use to run the signage lighting and the irrigation controllers.

Utility-Irrigation

Water use for the irrigation system in Spring Lake Reverie.

R&M- Signage

Represents pressure washing signs within Spring Lake Reverie.

R&M Storm Water- Pond

The District currently has a contract with Solitude Lake Management to provide aquatic maintenance of the ponds.

Repairs and Maintenance

Represents any additional expenditures that may not have been budgeted.

Insurance (Liability, Property, & Casualty)

Annual insurance policy for Liability, Property, and Casualty.

Reserves - Roadways

Roadway improvement expenses that are projected to occur in the future are appropriated with this account.

Palm Coast Park
Community Development District
Debt Service Series 2006
Approved Budget

	Adopted Budget FY 2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Special Assessments- Tax Roll (1)	\$ 2,260,660	\$ 2,270,225	\$ 1,267	\$ 2,271,491	\$ 2,260,660
Interest Income	\$ 500	\$ 102	\$ 60	\$ 162	\$ 250
Carry Forward Surplus (2)	\$ 822,756	\$ 894,906	\$ -	\$ 894,906	\$ 822,583
Total Revenues	\$ 3,083,916	\$ 3,165,233	\$ 1,327	\$ 3,166,559	\$ 3,083,492
Expenditures					
Tax Collector	\$ 45,213	\$ 45,378	\$ 25	\$ 45,403	\$ 45,213
Interfund Transfer Out	\$ -	\$ 60,318	\$ -	\$ 60,318	\$ -
Series 2006					
Interest Expense 11/1	\$ 661,628	\$ 661,628	\$ -	\$ 661,628	\$ 635,550
Principal Expense 5/1	\$ 915,000	\$ 915,000	\$ -	\$ 915,000	\$ 970,000
Interest Expense 5/1	\$ 661,628	\$ 661,628	\$ -	\$ 661,628	\$ 635,550
Total Expenditures	\$ 2,283,469	\$ 2,343,951	\$ 25	\$ 2,343,977	\$ 2,286,313
Excess Revenues/(Expenditures)	\$ 800,447	\$ 821,282	\$ 1,301	\$ 822,583	\$ 797,179

(1) Maximum Annual Debt Service

(2) Net of Debt Service Reserve funds.

Interest 11-1-23 \$ 607,905

FY 2023			
Land Use	Units	Gross Per Unit	Gross Assessments
Residential	4975	\$ 369.83	\$ 1,839,901
Office	312	\$ 235.47	\$ 73,467
Retail	821	\$ 283.13	\$ 232,450
Industrial	600	\$ 188.75	\$ 113,250
Sawmill Creek	259	\$ 369.83	\$ 95,786
Subtotal: Gross Assessments			\$ 2,354,854
Less Discounts & Collection (4%)			\$ (94,194)
Net Annual Assessment			\$ 2,260,660

FY 2022			
Land Use	Units	Gross Per Unit	Gross Assessments
Residential	4975	\$ 369.83	\$ 1,839,901
Office	312	\$ 235.47	\$ 73,467
Retail	821	\$ 283.13	\$ 232,450
Industrial	600	\$ 188.75	\$ 113,250
Sawmill Creek	259	\$ 369.83	\$ 95,786
Subtotal: Gross Assessments			\$ 2,354,854
Less Discounts & Collection (4%)			\$ (94,194)
Net Annual Assessment			\$ 2,260,660

Variance			
Land Use	Units	Gross Per Unit	Gross Assessments
Residential	0	\$ -	\$ -
Office	0	\$ -	\$ -
Retail	0	\$ -	\$ -
Industrial	0	\$ -	\$ -
Sawmill Creek	0	\$ -	\$ -
Subtotal: Gross Assessments			\$ -
Less Discounts & Collection (4%)			\$ -
Net Annual Assessment			\$ -

**Palm Coast Park
Community Development District
Special Assessment Bonds, Series 2006**

Period Ending	Principal Balance	Annual Principal	Interest	Annual Debt
11/01/21	\$ 23,215,000		\$ 661,627.50	\$ 661,627.50
05/01/22		\$ 915,000	\$ 661,627.50	
11/01/22	\$ 22,300,000		\$ 635,550.00	\$ 2,212,177.50
05/01/23		\$ 970,000	\$ 635,550.00	
11/01/23	\$ 21,330,000		\$ 607,905.00	\$ 2,213,455.00
05/01/24		\$ 1,025,000	\$ 607,905.00	
11/01/24	\$ 20,305,000		\$ 578,692.50	\$ 2,211,597.50
05/01/25		\$ 1,085,000	\$ 578,692.50	
11/01/25	\$ 19,220,000		\$ 547,770.00	\$ 2,211,462.50
05/01/26		\$ 1,150,000	\$ 547,770.00	
11/01/26	\$ 18,070,000		\$ 514,995.00	\$ 2,212,765.00
05/01/27		\$ 1,215,000	\$ 514,995.00	
11/01/27	\$ 16,855,000		\$ 480,367.50	\$ 2,210,362.50
05/01/28		\$ 1,285,000	\$ 480,367.50	
11/01/28	\$ 15,570,000		\$ 443,745.00	\$ 2,209,112.50
05/01/29		\$ 1,365,000	\$ 443,745.00	
11/01/29	\$ 14,205,000		\$ 404,842.50	\$ 2,213,587.50
05/01/30		\$ 1,445,000	\$ 404,842.50	
11/01/30	\$ 12,760,000		\$ 363,660.00	\$ 2,213,502.50
05/01/31		\$ 1,525,000	\$ 363,660.00	
11/01/31	\$ 11,235,000		\$ 320,197.50	\$ 2,208,857.50
05/01/32		\$ 1,615,000	\$ 320,197.50	
11/01/32	\$ 9,620,000		\$ 274,170.00	\$ 2,209,367.50
05/01/33		\$ 1,710,000	\$ 274,170.00	
11/01/33	\$ 7,910,000		\$ 225,435.00	\$ 2,209,605.00
05/01/34		\$ 1,810,000	\$ 225,435.00	
11/01/34	\$ 6,100,000		\$ 173,850.00	\$ 2,209,285.00
05/01/35		\$ 1,920,000	\$ 173,850.00	
11/01/35	\$ 4,180,000		\$ 119,130.00	\$ 2,212,980.00
05/01/36		\$ 2,030,000	\$ 119,130.00	
11/01/36	\$ 2,150,000		\$ 61,275.00	\$ 2,210,405.00
05/01/37		\$ 2,150,000	\$ 61,275.00	
Total		\$ 23,215,000	\$ 12,826,425.00	\$ 33,830,150.00

Palm Coast Park
Community Development District
Debt Service Series 2019
Approved Budget

	Adopted Budget FY 2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Special Assessments- Tax Roll (1)	\$ 200,861	\$ 201,702	\$ 113	\$ 201,814	\$ 200,861
Interest Income	\$ 100	\$ 9	\$ 3	\$ 12	\$ 50
Carry Forward Surplus (2)	\$ 79,573	\$ 80,664	\$ -	\$ 80,664	\$ 82,307
Total Revenues	\$ 280,534	\$ 282,375	\$ 116	\$ 282,490	\$ 283,218
Expenditures					
Tax Collector	\$ 4,017	\$ 4,032	\$ 2	\$ 4,034	\$ 4,017
Interfund Transfer Out	\$ -	\$ 39	\$ -	\$ 39	\$ -
Series 2019					
Interest Expense 11/1	\$ 78,055	\$ 78,055	\$ -	\$ 78,055	\$ 77,375
Principal Expense 5/1	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ 40,000
Interest Expense 5/1	\$ 78,055	\$ 78,055	\$ -	\$ 78,055	\$ 77,375
Total Expenditures	\$ 200,127	\$ 200,181	\$ 2	\$ 200,183	\$ 198,767
Excess Revenues/(Expenditures)	\$ 80,407	\$ 82,194	\$ 113	\$ 82,307	\$ 84,451

(1) Maximum Annual Debt Service
(2) Net of Debt Service Reserve funds.

Interest 11-1-23 \$ 76,695

Land Use	Units	Gross Per Unit	Gross Assessments
Residential	259	\$807.84	\$209,231
Subtotal: Gross Assessments			\$209,231
Less Discounts & Collection (4%)			\$ (8,369)
Net Annual Assessment			\$ 200,861

**Palm Coast Park
Community Development District
Special Assessment Bonds, Series 2019**

Period Ending	Principal Balance	Annual Principal	Interest	Annual Debt
11/01/21	\$ 3,730,000		\$ 78,055.00	\$ 78,055.00
05/01/22		\$ 40,000	\$ 78,055.00	
11/01/22	\$ 3,690,000		\$ 77,375.00	\$ 195,430.00
05/01/23		\$ 40,000	\$ 77,375.00	
11/01/23	\$ 3,650,000		\$ 76,695.00	\$ 194,070.00
05/01/24		\$ 40,000	\$ 76,695.00	
11/01/24	\$ 3,610,000		\$ 76,015.00	\$ 192,710.00
05/01/25		\$ 45,000	\$ 76,015.00	
11/01/25	\$ 3,565,000		\$ 75,250.00	\$ 196,265.00
05/01/26		\$ 45,000	\$ 75,250.00	
11/01/26	\$ 3,520,000		\$ 74,406.25	\$ 194,656.25
05/01/27		\$ 45,000	\$ 74,406.25	
11/01/27	\$ 3,475,000		\$ 73,562.50	\$ 192,968.75
05/01/28		\$ 50,000	\$ 73,562.50	
11/01/28	\$ 3,425,000		\$ 72,625.00	\$ 196,187.50
05/01/29		\$ 50,000	\$ 72,625.00	
11/01/29	\$ 3,375,000		\$ 71,687.50	\$ 194,312.50
05/01/30		\$ 55,000	\$ 71,687.50	
11/01/30	\$ 3,320,000		\$ 70,656.25	\$ 197,343.75
05/01/31		\$ 55,000	\$ 70,656.25	
11/01/31	\$ 3,265,000		\$ 69,515.00	\$ 195,171.25
05/01/32		\$ 55,000	\$ 69,515.00	
11/01/32	\$ 3,210,000		\$ 68,373.75	\$ 192,888.75
05/01/33		\$ 60,000	\$ 68,373.75	
11/01/33	\$ 3,150,000		\$ 67,128.75	\$ 195,502.50
05/01/34		\$ 60,000	\$ 67,128.75	
11/01/34	\$ 3,090,000		\$ 65,883.75	\$ 193,012.50
05/01/35		\$ 65,000	\$ 65,883.75	
11/01/35	\$ 3,025,000		\$ 64,535.00	\$ 195,418.75
05/01/36		\$ 70,000	\$ 64,535.00	
11/01/36	\$ 2,955,000		\$ 63,082.50	\$ 197,617.50
05/01/37		\$ 70,000	\$ 63,082.50	
11/01/37	\$ 2,885,000		\$ 61,630.00	\$ 194,712.50
05/01/38		\$ 170,000	\$ 61,630.00	
11/01/38	\$ 2,715,000		\$ 58,102.50	\$ 289,732.50
05/01/39		\$ 175,000	\$ 58,102.50	
11/01/39	\$ 2,540,000		\$ 54,471.25	\$ 287,573.75

**Palm Coast Park
Community Development District
Special Assessment Bonds, Series 2019**

Period Ending	Principal Balance	Annual Principal	Interest	Annual Debt
05/01/40		\$ 185,000	\$ 54,471.25	
11/01/40	\$ 2,355,000		\$ 50,632.50	\$ 290,103.75
05/01/41		\$ 190,000	\$ 50,632.50	
11/01/41	\$ 2,165,000		\$ 46,547.50	\$ 287,180.00
05/01/42		\$ 200,000	\$ 46,547.50	
11/01/42	\$ 1,965,000		\$ 42,247.50	\$ 288,795.00
05/01/43		\$ 210,000	\$ 42,247.50	
11/01/43	\$ 1,755,000		\$ 37,732.50	\$ 289,980.00
05/01/44		\$ 220,000	\$ 37,732.50	
11/01/44	\$ 1,535,000		\$ 33,002.50	\$ 290,735.00
05/01/45		\$ 230,000	\$ 33,002.50	
11/01/45	\$ 1,305,000		\$ 28,057.50	\$ 291,060.00
05/01/46		\$ 240,000	\$ 28,057.50	
11/01/46	\$ 1,065,000		\$ 22,897.50	\$ 290,955.00
05/01/47		\$ 250,000	\$ 22,897.50	
11/01/47	\$ 815,000		\$ 17,522.50	\$ 290,420.00
05/01/48		\$ 260,000	\$ 17,522.50	
11/01/48	\$ 555,000		\$ 11,932.50	\$ 289,455.00
05/01/49		\$ 270,000	\$ 11,932.50	
11/01/49	\$ 285,000		\$ 6,127.50	\$ 288,060.00
05/01/50		\$ 285,000	\$ 6,127.50	
Total		\$ 3,730,000	\$ 3,231,500.00	\$ 3,001,610.00

Palm Coast Park
Community Development District
Debt Service Series 2021
Approved Budget

	Adopted Budget FY 2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Bond Proceeds	\$ 518,563	\$ 518,563	\$ -	\$ 518,563	\$ -
Special Assessments- Tax Roll (1)	\$ -	\$ -	\$ -	\$ -	\$ 405,218
Interest Income	\$ 18	\$ 69	\$ 10	\$ 79	\$ 50
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 144,484
Total Revenues	\$ 518,581	\$ 518,632	\$ 10	\$ 518,642	\$ 549,752
Expenditures					
Tax Collector	\$ -	\$ -	\$ -	\$ -	\$ 8,104
Interfund Transfer Out	\$ 4	\$ 43	\$ -	\$ 43	\$ -
Series 2021					
Interest Expense 11/1	\$ 102,719	\$ 102,719		\$ 102,719	\$ 144,449
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ -	\$ 105,000
Interest Expense 5/1	\$ -	\$ -	\$ -	\$ -	\$ 144,449
Total Expenditures	\$ 102,723	\$ 102,763	\$ -	\$ 102,763	\$ 402,002
Excess Revenues/(Expenditures)	\$ 415,858	\$ 415,870	\$ 10	\$ 415,880	\$ 147,750

(1) Maximum Annual Debt Service Interest 11-1-23 \$ 143,189
(2) Net of Debt Service Reserve funds.

Land Use	Units	Gross Per Unit (3)	Gross Assessments(3)
Single Family 50'	101	\$830.17	\$83,847
Single Family 60'	277	\$1,030.17	\$285,357
Single Family 70'	43	\$1,230.17	\$52,897
Subtotal: Gross Assessments			\$422,102
Less Discounts & Collection (4%)			(\$16,884)
Net Annual Assessment			421 \$405,218

(3) Per unit assessment levels from Fiscal Year 2023 through Fiscal Year 2037.

**Palm Coast Park
Community Development District
Special Assessment Bonds, Series 2021**

Period Ending	Annual Principal	Interest	Annual Debt
05/01/22		\$ 102,719.11	
11/01/22		\$ 144,448.75	\$ 247,167.86
05/01/23	\$ 105,000	\$ 144,448.75	
11/01/23		\$ 143,188.75	\$ 392,637.50
05/01/24	\$ 110,000	\$ 143,188.75	
11/01/24		\$ 141,868.75	\$ 395,057.50
05/01/25	\$ 110,000	\$ 141,868.75	
11/01/25		\$ 140,548.75	\$ 392,417.50
05/01/26	\$ 115,000	\$ 140,548.75	
11/01/26		\$ 139,168.75	\$ 394,717.50
05/01/27	\$ 120,000	\$ 139,168.75	
11/01/27		\$ 137,488.75	\$ 396,657.50
05/01/28	\$ 120,000	\$ 137,488.75	
11/01/28		\$ 135,808.75	\$ 393,297.50
05/01/29	\$ 125,000	\$ 135,808.75	
11/01/29		\$ 134,058.75	\$ 394,867.50
05/01/30	\$ 130,000	\$ 134,058.75	
11/01/30		\$ 132,238.75	\$ 396,297.50
05/01/31	\$ 130,000	\$ 132,238.75	
11/01/31		\$ 130,418.75	\$ 392,657.50
05/01/32	\$ 135,000	\$ 130,418.75	
11/01/32		\$ 128,309.38	\$ 393,728.13
05/01/33	\$ 140,000	\$ 128,309.38	
11/01/33		\$ 126,121.88	\$ 394,431.26
05/01/34	\$ 145,000	\$ 126,121.88	
11/01/34		\$ 123,856.25	\$ 394,978.13
05/01/35	\$ 150,000	\$ 123,856.25	
11/01/35		\$ 121,512.50	\$ 395,368.75
05/01/36	\$ 155,000	\$ 121,512.50	
11/01/36		\$ 119,090.63	\$ 395,603.13
05/01/37	\$ 160,000	\$ 119,090.63	
11/01/37		\$ 116,590.63	\$ 395,681.26
05/01/38	\$ 310,000	\$ 116,590.63	
11/01/38		\$ 111,746.88	\$ 538,337.51
05/01/39	\$ 320,000	\$ 111,746.88	
11/01/39		\$ 106,746.88	\$ 538,493.76
05/01/40	\$ 330,000	\$ 106,746.88	

**Palm Coast Park
Community Development District
Special Assessment Bonds, Series 2021**

Period Ending	Annual Principal	Interest	Annual Debt
11/01/40		\$ 101,590.63	\$ 538,337.51
05/01/41	\$ 345,000	\$ 101,590.63	
11/01/41		\$ 96,200.00	\$ 542,790.63
05/01/42	\$ 355,000	\$ 96,200.00	
11/01/42		\$ 89,100.00	\$ 540,300.00
05/01/43	\$ 370,000	\$ 89,100.00	
11/01/43		\$ 81,700.00	\$ 540,800.00
05/01/44	\$ 385,000	\$ 81,700.00	
11/01/44		\$ 74,000.00	\$ 540,700.00
05/01/45	\$ 400,000	\$ 74,000.00	
11/01/45		\$ 66,000.00	\$ 540,000.00
05/01/46	\$ 415,000	\$ 66,000.00	
11/01/46		\$ 57,700.00	\$ 538,700.00
05/01/47	\$ 435,000	\$ 57,700.00	
11/01/47		\$ 49,000.00	\$ 541,700.00
05/01/48	\$ 450,000	\$ 49,000.00	
11/01/48		\$ 40,000.00	\$ 539,000.00
05/01/49	\$ 470,000	\$ 40,000.00	
11/01/49		\$ 30,600.00	\$ 540,600.00
05/01/50	\$ 490,000	\$ 30,600.00	
11/01/50		\$ 20,800.00	\$ 541,400.00
05/01/51	\$ 510,000	\$ 20,800.00	
11/01/51		\$ 10,600.00	\$ 541,400.00
05/01/52	\$ 530,000	\$ 10,600.00	\$ 540,600.00

Palm Coast Park
Community Development District
Debt Service Series 2022
Approved Budget

	Adopted Budget FY 2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Bond Proceeds	\$ -	\$ 401,692	\$ -	\$ 401,692	\$ -
Special Assessments- Tax Roll (1)	\$ -	\$ -	\$ 218,104	\$ 218,104	\$ 820,478
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ 50
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 218,104
Total Revenues	\$ -	\$ 401,692	\$ 218,104	\$ 619,797	\$ 1,038,633
Expenditures					
Tax Collector	\$ -	\$ -	\$ -	\$ -	\$ 16,410
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -
Series 2022					
Interest Expense 11/1	\$ -	\$ -	\$ -	\$ -	\$ 218,104
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Interest Expense 5/1	\$ -	\$ -	\$ -	\$ -	\$ 301,991
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 736,505
Excess Revenues/(Expenditures)	\$ -	\$ 401,692	\$ 218,104	\$ 619,797	\$ 302,128

(1) Maximum Annual Debt Service
(2) Net of Debt Service Reserve funds.

Interest 11-1-23 \$ 297,841

Land Use	Units	Gross Per Unit (3)	Gross Assessments(3)
Single Family 50'	325	\$1,733.60	\$563,420
Single Family 60'	168	\$1,733.60	\$291,245
Subtotal: Gross Assessments			\$854,665
Less Discounts & Collection (4%)			(\$34,187)
Net Annual Assessment			493 \$820,478

(3) Per unit assessment levels from Fiscal Year 2023 through Fiscal Year 2037.

BOND DEBT SERVICE

Palm Coast Park Community Development District
(City of Palm Coast, Flagler County, Florida)
Special Assessment Bonds, Series 2022
(Sawmill Branch - Phase 2)
Pricing Date: June 9, 2022
Final Pricing Numbers

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
06/21/2022						12,225,000	12,225,000
11/01/2022			218,104.34	218,104.34	218,104.34	12,225,000	12,225,000
05/01/2023	200,000	4.150%	301,990.63	501,990.63		12,025,000	12,025,000
11/01/2023			297,840.63	297,840.63	799,831.26	12,025,000	12,025,000
05/01/2024	210,000	4.150%	297,840.63	507,840.63		11,815,000	11,815,000
11/01/2024			293,483.13	293,483.13	801,323.76	11,815,000	11,815,000
05/01/2025	220,000	4.150%	293,483.13	513,483.13		11,595,000	11,595,000
11/01/2025			288,918.13	288,918.13	802,401.26	11,595,000	11,595,000
05/01/2026	230,000	4.150%	288,918.13	518,918.13		11,365,000	11,365,000
11/01/2026			284,145.63	284,145.63	803,063.76	11,365,000	11,365,000
05/01/2027	240,000	4.150%	284,145.63	524,145.63		11,125,000	11,125,000
11/01/2027			279,165.63	279,165.63	803,311.26	11,125,000	11,125,000
05/01/2028	250,000	4.625%	279,165.63	529,165.63		10,875,000	10,875,000
11/01/2028			273,384.38	273,384.38	802,550.01	10,875,000	10,875,000
05/01/2029	260,000	4.625%	273,384.38	533,384.38		10,615,000	10,615,000
11/01/2029			267,371.88	267,371.88	800,756.26	10,615,000	10,615,000
05/01/2030	275,000	4.625%	267,371.88	542,371.88		10,340,000	10,340,000
11/01/2030			261,012.50	261,012.50	803,384.38	10,340,000	10,340,000
05/01/2031	285,000	4.625%	261,012.50	546,012.50		10,055,000	10,055,000
11/01/2031			254,421.88	254,421.88	800,434.38	10,055,000	10,055,000
05/01/2032	300,000	4.625%	254,421.88	554,421.88		9,755,000	9,755,000
11/01/2032			247,484.38	247,484.38	801,906.26	9,755,000	9,755,000
05/01/2033	315,000	5.000%	247,484.38	562,484.38		9,440,000	9,440,000
11/01/2033			239,609.38	239,609.38	802,093.76	9,440,000	9,440,000
05/01/2034	330,000	5.000%	239,609.38	569,609.38		9,110,000	9,110,000
11/01/2034			231,359.38	231,359.38	800,968.76	9,110,000	9,110,000
05/01/2035	345,000	5.000%	231,359.38	576,359.38		8,765,000	8,765,000
11/01/2035			222,734.38	222,734.38	799,093.76	8,765,000	8,765,000
05/01/2036	365,000	5.000%	222,734.38	587,734.38		8,400,000	8,400,000
11/01/2036			213,609.38	213,609.38	801,343.76	8,400,000	8,400,000
05/01/2037	385,000	5.000%	213,609.38	598,609.38		8,015,000	8,015,000
11/01/2037			203,984.38	203,984.38	802,593.76	8,015,000	8,015,000
05/01/2038	405,000	5.000%	203,984.38	608,984.38		7,610,000	7,610,000
11/01/2038			193,859.38	193,859.38	802,843.76	7,610,000	7,610,000
05/01/2039	425,000	5.000%	193,859.38	618,859.38		7,185,000	7,185,000
11/01/2039			183,234.38	183,234.38	802,093.76	7,185,000	7,185,000
05/01/2040	445,000	5.000%	183,234.38	628,234.38		6,740,000	6,740,000
11/01/2040			172,109.38	172,109.38	800,343.76	6,740,000	6,740,000
05/01/2041	470,000	5.000%	172,109.38	642,109.38		6,270,000	6,270,000
11/01/2041			160,359.38	160,359.38	802,468.76	6,270,000	6,270,000
05/01/2042	495,000	5.000%	160,359.38	655,359.38		5,775,000	5,775,000
11/01/2042			147,984.38	147,984.38	803,343.76	5,775,000	5,775,000
05/01/2043	520,000	5.125%	147,984.38	667,984.38		5,255,000	5,255,000
11/01/2043			134,659.38	134,659.38	802,643.76	5,255,000	5,255,000
05/01/2044	545,000	5.125%	134,659.38	679,659.38		4,710,000	4,710,000
11/01/2044			120,693.75	120,693.75	800,353.13	4,710,000	4,710,000
05/01/2045	575,000	5.125%	120,693.75	695,693.75		4,135,000	4,135,000
11/01/2045			105,959.38	105,959.38	801,653.13	4,135,000	4,135,000
05/01/2046	605,000	5.125%	105,959.38	710,959.38		3,530,000	3,530,000
11/01/2046			90,456.25	90,456.25	801,415.63	3,530,000	3,530,000
05/01/2047	635,000	5.125%	90,456.25	725,456.25		2,895,000	2,895,000
11/01/2047			74,184.38	74,184.38	799,640.63	2,895,000	2,895,000
05/01/2048	670,000	5.125%	74,184.38	744,184.38		2,225,000	2,225,000
11/01/2048			57,015.63	57,015.63	801,200.01	2,225,000	2,225,000
05/01/2049	705,000	5.125%	57,015.63	762,015.63		1,520,000	1,520,000
11/01/2049			38,950.00	38,950.00	800,965.63	1,520,000	1,520,000
05/01/2050	740,000	5.125%	38,950.00	778,950.00		780,000	780,000
11/01/2050			19,987.50	19,987.50	798,937.50	780,000	780,000
05/01/2051	780,000	5.125%	19,987.50	799,987.50			
11/01/2051					799,987.50		
	12,225,000		11,236,051.45	23,461,051.45	23,461,051.45		

SECTION B

RESOLUTION 2022-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit “A,”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

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

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

B. Direct Bill Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 15th day of July, 2022.

ATTEST:

**PALM COAST PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

SECTION IX

SECTION C

SECTION 1

**Palm Coast Park
Community Development District**
Check Register Summary & ACH Debit Summary
June 1, 2022 through June 30, 2022

Fund	Date	Check #'s/Vendor	Amount
<u>Check Register</u>			
<i>General Fund- Wells Fargo (Operating)</i>			
	6/2/22	51-53	\$ 12,976.90
	6/22/22	54-61	\$ 9,969.27
		Subtotal	\$ 22,946.17
<i>General Fund- Wells Fargo (SMC)</i>			
	6/2/22	20-21	\$ 4,381.61
	6/22/22	22-24	\$ 1,397.80
		Subtotal	\$ 5,779.41
<i>General Fund- Board of Supervisors</i>			
	6/22/22	50055- K. Belshe	\$ 184.70
	6/22/22	50056- G. Parks	\$ 184.70
	6/22/22	50057- R. Porter	\$ 184.70
	6/22/22	50058- D. Root	\$ 184.70
		Subtotal BOS Checks	\$ 738.80
Total			\$ 29,464.38

Palm Coast Park General Fund Bank D Wells Fargo									
CHECK DATE	VEND#INVOICE DATEEXPENSED TO INVOICE YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
6/02/22 00003		5/13/22 13739	202204 310-51300-31500			*	1,120.40		
		APR LEGAL FEES - GEN							
5/13/22 13740		202204 300-22000-10100				*	1,708.50		
		APR LEGAL FEES-SMB22							
5/13/22 13741		202204 300-13100-10400				*	158.00		
		APR LEGAL FEES- SPRG LKE							
CHIUMENTO DWYER HERTEL GRANT									
6/02/22 00001		5/20/22 05202022	202205 320-53800-34100			*	1,500.00	2,986.90 000051	
		05/22 SERVICES AGREEMENT							
CLINTON SMITH CONSULTING LLC									
6/02/22 00009		6/01/22 PC 37423	202206 320-53800-46100			*	8,490.00	1,500.00 000052	
		JUN LANDSCAPE MAINTENANCE							
YELLOWSTONE LANDSCAPE									
6/22/22 00003		6/17/22 14042	202205 310-51300-31500			*	542.80	8,490.00 000053	
		MAY GENERAL COUNSEL							
6/17/22 14043		202205 300-13100-10400				*	251.25		
		MAY LEGAL FEE-SPRG LAKE							
CHIUMENTO DWYER HERTEL GRANT									
6/22/22 00001		6/20/22 06202022	202206 320-53800-34100			*	1,500.00	794.05 000054	
		06/22 SERVICES AGREEMENT							
CLINTON SMITH CONSULTING LLC									
6/22/22 00020		6/01/22 33	202206 310-51300-34000			*	3,333.33	1,500.00 000055	
		JUN MANAGEMENT FEES							
6/01/22 33		202206 310-51300-35200				*	100.00		
		JUN WEBSITE ADMIN							
6/01/22 33		202206 310-51300-31300				*	291.67		
		JUN DISSEMINATION AGENT							
6/01/22 33		202206 310-51300-51000				*	20.54		
		OFFICE SUPPLIES							
6/01/22 33		202206 310-51300-42000				*	332.69		
		POSTAGE							
6/01/22 33		202206 310-51300-42500				*	90.30		
		COPIES							
GMS-CENTRAL FLORIDA, LLC									
6/22/22 00024		5/13/22 05132022	202206 300-20700-10000			*	119.48	4,168.53 000056	
		5.13 FY22 ASSESSMENTS							
5/13/22 05132022		202206 300-13100-10300				*	2.39-		
		FY22 COMMISSIONS FEE							
PALM COAST PARK CDD									
								117.09 000057	

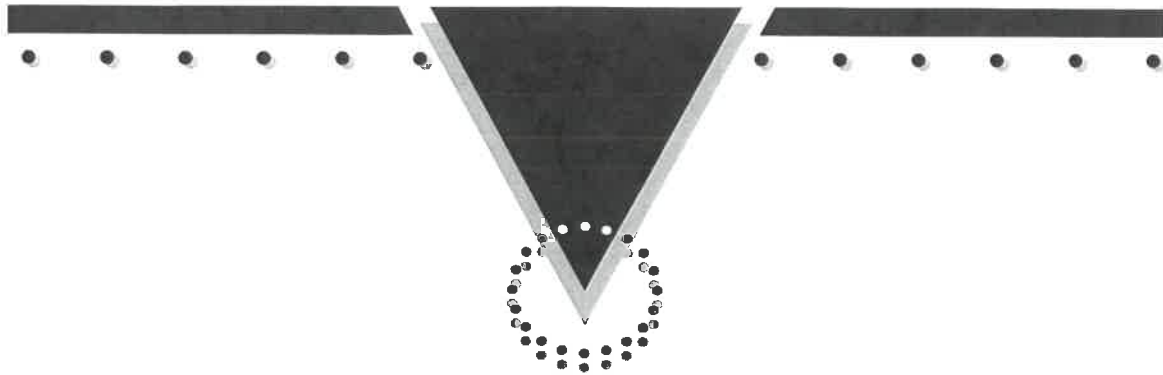
CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/22/22	00007	5/13/22	05132022 202206 300-20700-10100			*	62.70	
		5/13/22	5.13 FY22 ASSESSMENTS			*	1.25-	
		5/13/22	05132022 202206 300-13100-10100					
			FY22 COMMISSIONS FEE		PALM COAST PARK CDD			61.45 000058
6/22/22	00023	5/13/22	05132022 202206 300-20700-10000			*	1,344.84	
		5/13/22	5.13 FY22 ASSESSMENTS			*	26.90-	
		5/13/22	05132022 202206 300-13100-10200					
			FY22 COMMISSIONS FEE		PALM COAST PARK CDD			1,317.94 000059
6/22/22	00030	5/31/22	106 202205 310-51300-31100			*	1,976.25	
			MAY ENGINEERING					
					SINGHOFEN & ASSOCIATES INC.			1,976.25 000060
6/22/22	00014	4/30/22	04302022 202206 300-13100-10200			*	26.90	
			COMM THRU 4.30					
		4/30/22	04302022 202206 300-13100-10300			*	2.39	
			COMM THRU 4.30					
		4/30/22	04302022 202206 300-13100-10100			*	1.25	
			COMM THRU 4.30					
		4/30/22	04302022 202206 310-51300-32400			*	3.42	
			COMM THRU 4.30					
					SUZANNE JOHNSTON			33.96 000061
					TOTAL FOR BANK D		22,946.17	
					TOTAL FOR REGISTER		22,946.17	

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
6/02/22	00002	5/20/22	05202022	202205	320-53800-34100	*	750.00	
			05/22	SERVICES AGREEMENT				
6/02/22	00004	6/01/22	PC 37425	202206	320-53800-46100	*	3,631.61	750.00 000020
			JUN LANDSCAPE MAINTENANCE					
6/22/22	00002	6/20/22	06202022	202206	320-53800-34100	*	750.00	3,631.61 000021
			06/22	SERVICES AGREEMENT				
6/22/22	00007	6/01/22	34	202206	310-51300-31300	*	208.33	750.00 000022
			JUN DISSEMINATION AGENT					
6/22/22	00003	6/01/22	PI-A0082	202206	320-53800-46300	*	439.47	208.33 000023
			JUN LAKE MAINTENANCE					
					SOLITUDE LAKE MANAGEMENT			439.47 000024
					TOTAL FOR BANK A		5,779.41	
					TOTAL FOR REGISTER		5,779.41	

PR300R	CHECK #	EMP #	PAYROLL CHECK REGISTER	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	PAGE
							1
	50055	3		KEN BELSHE	184.70	6/22/2022	
	50056	4		GARRY PARKS	184.70	6/22/2022	
	50057	6		ROBERT S PORTER	184.70	6/22/2022	
	50058	1		DAVID ROOT	184.70	6/22/2022	
				TOTAL FOR REGISTER	738.80		

PCPC PALM COAST PRK AMOSSING

SECTION 2



Palm Coast Park

Community Development District

Unaudited Financial Reporting
June 30, 2022



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Palm Coast Park

Community Development District

Combined Balance Sheet
June 30, 2022

Governmental Fund Types

	General	GF Sawmill Creek	Debt Service 2006	Debt Service 2019	Debt Service 2021	Capital Projects 2006	Capital Projects 2019	Capital Projects 2021	Totals (memorandum only)
Assets									
Cash- Checking Account	\$484,020	\$51,721	----	----	----	----	----	----	\$535,742
Due from General Fund	----	----	----	----	----	----	----	----	\$0
Assessment Receivable	----	----	----	----	----	----	----	----	\$0
Due from Sawmill Creek	----	----	----	----	----	----	----	----	\$0
Due from Debt 2006	----	----	----	----	----	----	----	----	\$0
Due from Debt 2019	----	----	----	----	----	----	----	----	\$0
Due from Capital Projects	\$1,677	----	----	----	----	----	----	----	\$1,677
Due from Spring Lake- Tracts 2 & 3	----	----	----	----	----	----	----	----	\$0
Due from Sawmill Branch- Phase 2A/2B (Tract 10)	----	----	----	----	----	----	----	----	\$0
Investments:									
Money Market Account	----	----	----	----	----	----	----	----	\$0
Reserve	----	----	\$1,617,157	\$145,530	\$271,395	----	----	----	\$2,034,082
Revenue	----	----	\$821,255	\$82,192	\$144,474	----	----	----	\$1,047,922
Cap. Interest	----	----	----	----	----	----	----	----	\$0
Acquisition and Construction	----	----	----	----	----	\$1,837,409	\$6,399	\$3,052,401	\$4,896,209
Cost of Issuance	----	----	----	----	----	----	----	\$19,758	\$19,758
Deposits	----	----	----	----	----	----	----	----	\$0
Prepaid Expenses	----	----	----	----	----	----	----	----	\$0
Total Assets	\$485,697	\$51,721	\$2,438,412	\$227,722	\$415,870	\$1,837,409	\$6,399	\$3,072,159	\$8,535,389
Liabilities									
Accounts Payable	\$774	\$0	----	----	----	----	----	----	\$774
Accrued Expenses	\$0	\$866	----	----	----	----	----	----	\$866
FICA Payable	\$1,499	----	----	----	----	----	----	----	\$1,499
Due to General Fund	----	----	----	----	----	----	----	----	\$0
Due to 2006 DSF	\$0	----	----	----	----	----	----	----	\$0
Due to 2019 DSF	\$0	----	----	----	----	----	----	----	\$0
Due to Sawmill Creek	\$0	----	----	----	----	----	----	----	\$0
Deposit- Spring Lake- Tracts 2 & 3	----	----	----	----	----	----	----	----	\$0
Deposit- Sawmill Branch- Phase 2A/2B (Tract 10)	\$17,142	----	----	----	----	----	----	----	\$17,142
Fund Equity									
Net Assets	----	----	----	----	----	----	----	----	\$0
Fund Balances									
Unassigned	\$466,283	\$50,855	----	----	----	----	----	----	\$517,138
Nonspendable- Prepaid	----	----	----	----	----	----	----	----	\$0
Restricted for Capital Projects	----	----	----	----	----	\$1,837,409	\$6,399	\$3,072,159	\$4,915,966
Restricted for Debt Service	----	----	\$2,438,412	\$227,722	\$415,870	----	----	----	\$3,082,004
Total Liabilities, Fund Equity, Other	\$485,697	\$51,721	\$2,438,412	\$227,722	\$415,870	\$1,837,409	\$6,399	\$3,072,159	\$8,535,389

Palm Coast Park
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
<u>Revenues</u>				
Operations and Maintenance Assessments- Tax Roll	\$287,317	\$287,317	\$288,522	\$1,205
Interest Earnings	\$1,500	\$1,125	\$153	(\$972)
Miscellaneous Income	\$0	\$0	\$643	\$643
Total Revenues	\$288,817	\$288,442	\$289,318	\$876
<u>Administrative Expenditures</u>				
Supervisors Fees	\$6,000	\$4,500	\$7,415	(\$2,915)
FICA Taxes	\$460	\$345	\$581	(\$236)
Arbitrage	\$600	\$450	\$0	\$450
Dissemination Agent	\$2,500	\$1,875	\$2,375	(\$500)
Engineering	\$7,980	\$5,985	\$4,599	\$1,386
Attorney Fees	\$12,000	\$9,000	\$7,686	\$1,314
Management Fees	\$40,000	\$30,000	\$30,000	\$0
Website Maintenance & Hosting	\$1,200	\$900	\$900	\$0
Trustee Fees	\$4,500	\$4,500	\$4,528	(\$28)
Annual Audit	\$5,600	\$4,200	\$1,500	\$2,700
Postage and Freight	\$1,200	\$900	\$2,160	(\$1,260)
Insurance- General Liability	\$7,290	\$7,290	\$7,290	\$0
Printing and Binding	\$1,300	\$975	\$1,260	(\$285)
Legal Advertising	\$1,600	\$1,200	\$556	\$645
Tax Collector Fees	\$5,697	\$5,770	\$5,770	\$0
Contingency	\$5,000	\$3,750	\$2,088	\$1,662
Office Supplies	\$450	\$338	\$144	\$194
Meeting Room Rental	\$400	\$300	\$0	\$300
Dues & Licenses	\$175	\$175	\$175	\$0
Total Administrative	\$103,952	\$82,453	\$79,027	\$3,426
<u>Field Expenditures</u>				
Professional Services	\$18,000	\$13,500	\$13,500	\$0
Landscape Maintenance	\$120,000	\$90,000	\$76,410	\$13,590
Preserve Management	\$10,000	\$7,500	\$0	\$7,500
Repairs & Maintenance	\$8,020	\$6,015	\$0	\$6,015
Insurance- Property & Casualty	\$13,006	\$13,006	\$13,006	\$0
Contingency	\$15,839	\$11,879	\$0	\$11,879
Total Field	\$184,865	\$141,900	\$102,916	\$38,984
Total Expenditures	\$288,817	\$224,353	\$181,943	\$42,411
Excess Revenue/(Expenditures)	\$0		\$107,376	
Beginning Fund Balance	\$0		\$358,907	
Ending Fund Balance	\$0		\$466,283	

Palm Coast Park
Community Development District
General Fund- Sawmill Creek
Statement of Revenues & Expenditures
For Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
<u><i>Revenues</i></u>				
Operations and Maintenance Assessments- Tax Roll	\$105,396	\$105,396	\$105,852	\$456
Total Revenues	\$105,396	\$105,396	\$105,852	\$456
<u><i>Administrative Expenditures</i></u>				
Tax Collector Fees	\$2,196	\$2,117	\$2,117	\$0
Arbitrage	\$600	\$450	\$0	\$450
Trustee Fees	\$4,500	\$4,500	\$4,041	\$459
Dissemination Agent	\$2,500	\$1,875	\$1,875	(\$0)
Postage and Freight	\$750	\$563	\$0	\$563
Attorney Fees	\$1,000	\$750	\$0	\$750
Other Current Charges	\$0	\$0	\$142	(\$142)
Total Administrative	\$11,546	\$10,255	\$8,174	\$2,080
<u><i>Field Expenditures</i></u>				
Professional Fees	\$9,000	\$6,750	\$6,750	\$0
Landscape Maintenance	\$45,000	\$33,750	\$33,780	(\$30)
Electricity- Streetlights	\$17,500	\$13,125	\$10,176	\$2,949
Electricity- Irrigation/Signs	\$600	\$450	\$216	\$234
Utility- Irrigation	\$10,000	\$7,500	\$9,136	(\$1,636)
R&M- Signage	\$500	\$375	\$0	\$375
R&M Storm Water- Pond	\$6,000	\$4,500	\$3,955	\$545
Repairs and Maintenance	\$5,000	\$3,750	\$3,090	\$660
Total Field	\$93,600	\$70,200	\$67,104	\$3,096
<u><i>Reserves</i></u>				
Roadway Reserves	\$10,000	\$0	\$0	\$0
Total Reserves	\$10,000	\$0	\$0	\$0
Total Expenditures	\$115,146	\$80,455	\$75,278	\$5,176
Excess Revenue/(Expenditures)	(\$9,750)		\$30,574	
Beginning Fund Balance	\$9,750		\$20,281	
Ending Fund Balance	(\$0)		\$50,855	

Palm Coast Park

Community Development District

Debt Service Fund Series 2006
Statement of Revenues & Expenditures
For Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
Revenues				
Special Assessments- Tax Roll	\$2,260,660	\$2,260,660	\$2,270,225	\$9,565
Interest Income	\$500	\$375	\$102	(\$273)
Total Revenues	\$2,261,160	\$2,261,035	\$2,270,327	\$9,292
Expenditures				
Tax Collector	\$45,213	\$45,213	\$45,405	(\$191)
Interfund Transfer Out	\$0	\$0	\$60,318	(\$60,318)
Series 2006				
Interest-11/1	\$661,628	\$661,628	\$661,628	\$0
Principal-5/1	\$915,000	\$915,000	\$915,000	\$0
Interest-5/1	\$661,628	\$661,628	\$661,628	\$0
Total Expenditures	\$2,283,468	\$2,283,468	\$2,343,977	(\$60,509)
Excess Revenues/(Expenditures)	(\$22,309)		(\$73,650)	
Beginning Fund Balance	\$822,756		\$2,512,063	
Ending Fund Balance	\$800,447		\$2,438,412	

Due From General	----
Reserve	\$1,617,157
Revenue	\$821,255
Interest	\$0
Balance	\$2,438,412

Palm Coast Park

Community Development District

Debt Service Fund Series 2019
Statement of Revenues & Expenditures
For Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
Revenues				
Special Assessments- Tax Roll	\$200,861	\$200,861	\$201,702	\$841
Interest Income	\$100	\$75	\$9	(\$66)
Total Revenues	\$200,961	\$200,936	\$201,711	\$775
Expenditures				
Tax Collector	\$4,017	\$4,017	\$4,034	(\$17)
Interfund Transfer Out	\$0	\$0	\$39	(\$39)
Series 2019				
Interest-11/1	\$78,055	\$78,055	\$78,055	\$0
Principal-5/1	\$40,000	\$40,000	\$40,000	\$0
Interest-5/1	\$78,055	\$78,055	\$78,055	\$0
Total Expenditures	\$200,127	\$200,127	\$200,183	(\$56)
Excess Revenues/(Expenditures)	\$834		\$1,527	
Beginning Fund Balance	\$79,573		\$226,194	
Ending Fund Balance	\$80,407		\$227,722	

Due From General	----	
Reserve		\$145,530
Revenue		\$82,192
Balance		\$227,722

Palm Coast Park

Community Development District

Debt Service Fund Series 2021
Statement of Revenues & Expenditures
For Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
<u>Revenues</u>				
Bond Proceeds	\$0	\$0	\$518,563	\$518,563
Interest Income	\$0	\$0	\$69	\$69
Interfund Transfer In	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$518,632	\$518,632
<u>Expenditures</u>				
Interfund Transfer Out	\$0	\$0	\$43	(\$43)
<u>Series 2021</u>				
Interest-5/1	\$0	\$0	\$102,719	(\$102,719)
Total Expenditures	\$0	\$0	\$102,763	(\$102,763)
Excess Revenues/(Expenditures)	\$0		\$415,870	
Beginning Fund Balance	\$0		\$0	
Ending Fund Balance	\$0		\$415,870	
		Due From General Reserve	\$0	
		Cap Interest	\$271,395	
		Balance	\$144,474	
			\$415,870	

Palm Coast Park
Community Development District
 Capital Projects Fund
 Statement of Revenues & Expenditures
 For Period Ending June 30, 2022

	Series 2006	Series 2019	Series 2021
<u>Revenues</u>			
Interest Income	\$65	\$0	\$620
Interfund Transfer In	\$60,317	\$39	\$43
Impact Fees	\$202,758	\$0	\$0
Bond Proceeds	\$0	\$0	\$7,758,259
Bond Premium	\$0	\$0	\$0
Total Revenues	\$263,140	\$40	\$7,758,922
<u>Expenditures</u>			
Capital Outlay	\$0	\$0	\$4,335,262
Interfund Transfer Out	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$190,202
Underwriters Discount	\$0	\$0	\$161,300
Total Expenditures	\$0	\$0	\$4,686,764
Excess Revenues/(Expenditures)	\$263,140	\$40	\$3,072,159
Beginning Fund Balance	\$1,574,269	\$6,359	\$0
Ending Fund Balance	\$1,837,409	\$6,399	\$3,072,159

Palm Coast Park CDD
General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues													
Operations and Maintenance Assessments - Tax Roll	\$0	\$105,730	\$131,093	\$17,347	\$0	\$15,122	\$19,059	\$171	\$0	\$0	\$0	\$0	\$289,522
Interest Earnings	\$30	\$38	\$30	\$30	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153
Miscellaneous Income	\$643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$643
Total Revenues	\$674	\$105,768	\$131,123	\$17,377	\$24	\$15,122	\$19,059	\$171	\$0	\$0	\$0	\$0	\$289,318
Administrative Expenditures													
Supervisors Fees	\$815	\$800	\$800	\$1,000	\$1,000	\$800	\$600	\$800	\$800	\$0	\$0	\$0	\$7,415
FICA Taxes	\$77	\$61	\$61	\$77	\$77	\$61	\$46	\$61	\$61	\$0	\$0	\$0	\$581
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$208	\$208	\$208	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$2,375
Engineering	\$195	\$0	\$618	\$0	\$0	\$0	\$1,810	\$1,976	\$0	\$0	\$0	\$0	\$4,599
Attorney Fees	\$914	\$0	\$3,286	\$703	\$790	\$330	\$1,120	\$543	\$0	\$0	\$0	\$0	\$7,686
Management Fees	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$0	\$0	\$0	\$30,000
Website Maintenance & Hosting	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$900
Trustee Fees	\$4,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,528
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$0	\$0	\$0	\$0	\$1,500
Postage and Freight	\$7	\$255	\$62	\$428	\$4	\$404	\$313	\$354	\$333	\$0	\$0	\$0	\$2,160
Insurance- General Liability	\$7,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,290
Printing and Binding	\$183	\$111	\$124	\$257	\$122	\$134	\$166	\$73	\$90	\$0	\$0	\$0	\$1,260
Legal Advertising	\$320	\$236	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$556
Tax Collector Fees	\$0	\$2,115	\$2,969	\$7	\$296	\$0	\$0	\$381	\$3	\$0	\$0	\$0	\$5,770
Contingency	\$1,607	\$0	\$220	\$110	\$0	\$148	\$3	\$0	\$21	\$0	\$0	\$0	\$2,088
Office Supplies	\$20	\$20	\$20	\$20	\$20	\$0	\$21	\$0	\$21	\$0	\$0	\$0	\$144
Meeting Room Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues & Licenses	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$19,772	\$7,239	\$11,801	\$6,326	\$6,034	\$5,603	\$7,804	\$9,414	\$5,033	\$0	\$0	\$0	\$79,027
Field Expenditures													
Professional Services	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$0	\$0	\$0	\$13,500
Landscape Maintenance	\$8,490	\$8,490	\$8,490	\$8,490	\$8,490	\$8,490	\$8,490	\$8,490	\$8,490	\$0	\$0	\$0	\$76,410
Preserve Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance- Property & Casualty	\$13,006	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,006
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field	\$22,996	\$9,990	\$9,990	\$9,990	\$9,990	\$9,990	\$9,990	\$9,990	\$9,990	\$0	\$0	\$0	\$107,916
Total Expenditures	\$42,768	\$17,229	\$21,791	\$16,316	\$16,024	\$15,593	\$17,794	\$19,404	\$15,023	\$0	\$0	\$0	\$181,943
Excess Revenue/(Expenditures)	(\$42,095)	\$88,539	\$109,332	\$1,062	(\$16,000)	(\$471)	\$1,265	(\$19,233)	(\$15,023)	\$0	\$0	\$0	\$107,376

Palm Coast Park CDD
General Fund- Sawmill Creek
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues													
Operations and Maintenance Assessments- Tax Roll	\$0	\$38,790	\$48,095	\$6,364	\$0	\$5,548	\$6,992	\$63	\$0	\$0	\$0	\$0	\$105,852
Total Revenues	\$0	\$38,790	\$48,095	\$6,364	\$0	\$5,548	\$6,992	\$63	\$0	\$0	\$0	\$0	\$105,852
Administrative Expenditures													
Tax Collector Fees	\$0	\$776	\$1,089	\$2	\$0	\$109	\$140	\$0	\$1	\$0	\$0	\$0	\$2,117
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$0	\$0	\$0	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,041
Dissemination Agent	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$1,875
Postage and Freight	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$2	\$58	\$31	\$30	\$20	\$0	\$0	\$0	\$142
Total Administrative	\$208	\$984	\$1,298	\$4,251	\$211	\$375	\$379	\$239	\$230	\$0	\$0	\$0	\$8,174
Field Expenditures													
Professional Fees	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$0	\$0	\$0	\$6,750
Landscape Maintenance	\$3,632	\$4,728	\$3,632	\$3,632	\$3,632	\$3,632	\$3,632	\$3,632	\$3,632	\$0	\$0	\$0	\$33,780
Electricity- Streetlights	\$1,236	\$1,236	\$1,294	\$1,294	\$1,294	\$1,294	\$1,294	\$1,232	\$0	\$0	\$0	\$0	\$10,176
Electricity- Irrigation/Signs	\$25	\$25	\$13	\$28	\$28	\$28	\$28	\$42	\$0	\$0	\$0	\$0	\$216
Utility- Irrigation	\$1,929	\$1,558	\$1,669	\$11	\$15	\$526	\$1,271	\$1,316	\$841	\$0	\$0	\$0	\$9,136
R&M- Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R&M Storm Water- Pond	\$439	\$439	\$439	\$439	\$439	\$439	\$439	\$439	\$439	\$0	\$0	\$0	\$3,955
Repairs and Maintenance	\$190	\$1,294	\$416	\$0	\$0	\$1,190	\$0	\$0	\$0	\$0	\$0	\$0	\$3,090
Total Field	\$8,201	\$10,030	\$8,214	\$6,154	\$6,158	\$7,860	\$7,414	\$7,411	\$5,662	\$0	\$0	\$0	\$67,104
Reserves													
Roadway Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$8,409	\$11,014	\$9,512	\$10,405	\$6,369	\$8,234	\$7,793	\$7,650	\$5,892	\$0	\$0	\$0	\$75,278
Excess Revenue/(Expenditures)	(\$8,409)	\$27,776	\$38,583	(\$4,041)	(\$6,369)	(\$2,686)	(\$801)	(\$7,587)	(\$5,892)	\$0	\$0	\$0	\$30,574

Palm Coast Park
Community Development District
Long Term Debt Report

Series 2006 Special Assessment Bonds	
Interest Rate:	5.70%
Maturity Date:	5/1/37
Reserve Fund Definition:	6.966 % Outstanding
Reserve Fund Requirement:	\$ 1,553,418
Reserve Fund Balance:	\$ 1,617,157
Bonds Outstanding- 6/30/2015	\$ 31,780,000
Less: May 1, 2008 (Mandatory)	\$ (410,000)
Less: May 1, 2009 (Mandatory)	\$ (435,000)
Less: May 1, 2010 (Mandatory)	\$ (460,000)
Less: May 1, 2011 (Mandatory)	\$ (490,000)
Less: May 1, 2012 (Mandatory)	\$ (515,000)
Less: May 1, 2013 (Mandatory)	\$ (545,000)
Less: May 1, 2014 (Mandatory)	\$ (580,000)
Less: May 1, 2015 (Mandatory)	\$ (615,000)
Less: May 1, 2016 (Mandatory)	\$ (650,000)
Less: May 1, 2017 (Mandatory)	\$ (685,000)
Less: May 1, 2018 (Mandatory)	\$ (730,000)
Less: May 1, 2019 (Mandatory)	\$ (770,000)
Less: May 1, 2020 (Mandatory)	\$ (815,000)
Less: May 1, 2021 (Mandatory)	\$ (865,000)
Less: May 1, 2022 (Mandatory)	\$ (915,000)
Current Bonds Outstanding	\$ 22,300,000

Series 2019 Special Assessment Bonds	
Interest Rate:	3.4% - 4.3%
Maturity Date:	5/1/50
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 145,564
Reserve Fund Balance:	\$ 145,530
Bonds Outstanding- 12/04/19	\$ 3,770,000
Less: May 1, 2021 (Mandatory)	\$ (40,000)
Less: May 1, 2022 (Mandatory)	\$ (40,000)
Current Bonds Outstanding	\$ 3,690,000

Series 2021 Special Assessment Bonds- Spring Lake Tracts 2 & 3	
Interest Rate:	2.4-4.0%
Maturity Date:	5/1/52
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 271,395
Reserve Fund Balance:	\$ 271,395
Bonds Outstanding- 12/23/2021	\$ 8,065,000
Current Bonds Outstanding	\$ 8,065,000

**PALM COAST PARK
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENTS FY2022 RECEIPTS

Certified to Tax Collector

GROSS ASSESSMENTS	\$	2,973,162	\$	2,354,854	\$	209,231	\$	109,788	\$	299,289
NET ASSESSMENTS	\$	2,854,235	\$	2,260,660	\$	200,862	\$	105,396	\$	287,317

DISTRIBUTION DATE	NET ASSESSMENTS RECEIVED	DEBT SERVICE SERIES 2006	DEBT SERVICE SERIES 2019	O&M SAWMILL CREEK	O&M ASSESSMENTS
11/15/21	\$ 1,050,368.20	\$ 831,933.63	\$ 73,914.41	\$ 38,790.10	\$ 105,730.06
12/07/21	\$ 1,297,533.55	\$ 1,027,698.47	\$ 91,307.44	\$ 47,917.91	\$ 130,609.73
12/16/21	\$ 4,797.11	\$ 3,799.50	\$ 337.57	\$ 177.16	\$ 482.88
01/21/22	\$ 172,331.91	\$ 136,493.77	\$ 12,127.00	\$ 6,364.22	\$ 17,346.92
03/04/22	\$ 3,231.04	\$ 2,559.11	\$ 227.37	\$ 119.32	\$ 325.24
03/25/22	\$ 146,998.67	\$ 116,428.83	\$ 10,344.30	\$ 5,428.66	\$ 14,796.88
04/28/22	\$ 189,342.32	\$ 149,966.69	\$ 13,324.02	\$ 6,992.41	\$ 19,059.20
05/13/22	\$ 1,697.94	\$ 1,344.84	\$ 119.48	\$ 62.70	\$ 170.92
TOTAL COLLECTED	\$2,866,300.74	\$2,270,224.84	\$201,701.59	\$105,852.48	\$288,521.83
PERCENTAGE COLLECTED	100%	100%	100%	100%	100%

Palm Coast Park
Community Development District
Construction Schedule, Series 2021
For Period Ending June 30, 2022

Date	Requisition #	Contractor	Description	Amount
12/16/21			Bond issuance proceeds series 2021	\$ 7,387,002.97
1/1/22			Interest	\$ 36.90
1/2/22			Transfer from Reserve	\$ 1.36
2/1/22			Interest	\$ 37.56
2/2/22			Transfer from Reserve	\$ 1.38
3/1/22			Interest	\$ 28.71
3/2/22			Transfer from Reserve	\$ 1.26
4/1/22			Interest	\$ 21.52
4/2/22			Transfer from Reserve	\$ 1.38
5/1/22			Interest	\$ 19.08
5/2/22			Transfer from Reserve	\$ 1.34
6/1/22			Interest	\$ 472.66
6/2/22			Transfer from Reserve	\$ 36.71
TOTAL SOURCES				\$ 7,387,662.83
2/18/22	1	Spring Lake Asset, LLC	Spring Lake Payment Application Nos 1, 2, & 3 (Progress Payments - P & S Paving, Inc.)	\$ (3,041,171.48)
3/8/22	2	Spring Lake Asset, LLC	Spring Lake Payment Application #4 (Progress Payments - P & S Paving, Inc.)	\$ (151,558.03)
3/31/22	3	Spring Lake Asset, LLC	Spring Lake Payment Application #5 (Progress Payments - P & S Paving, Inc.)	\$ (317,127.39)
4/26/22	4	Spring Lake Asset, LLC	Spring Lake Payment Application #6 (Progress Payments - P & S Paving, Inc.)	\$ (382,995.91)
5/25/22	5	Spring Lake Asset, LLC	Spring Lake Payment Application #7 (Progress Payments - P & S Paving, Inc.)	\$ (442,409.35)
TOTAL USES				\$ (4,335,262.16)
ADJUSTED REMAINING BALANCE				\$ 3,052,400.67
Investment Balance Per Bank Statement				\$ 3,052,400.67
Less: Outstanding Requisition #3				\$ -
Adjusted Balance				\$ 3,052,400.67
Variance				\$ -

SECTION 3

**NOTICE OF MEETING DATES
PALM COAST PARK
COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2023**

The Board of Supervisors of the *Palm Coast Park Community Development District* will hold their regularly scheduled public meetings for Fiscal Year 2023 at 10:30 am at the *Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida 32164*, on the third Friday of every month as follows:

October 21, 2022
November 18, 2022
December 16, 2022
January 20, 2023
February 17, 2023
March 17, 2023
April 21, 2023
May 19, 2023
June 16, 2023
July 21, 2023
August 18, 2023
September 15, 2023

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the meeting agenda may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801. The meetings may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in this meeting is asked to advise the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services - Central Florida, LLC