

*Palm Coast Park  
Community Development District*

*Agenda*

*November 18, 2022*

# AGENDA

# ***Palm Coast Park Community Development District***

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

November 11, 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, November 18, 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. Organizational Matters
  - A. Administration of Oaths of Office to Newly Elected Board Members
  - B. Consideration of Resolution 2023-02 Canvassing and Certifying the Results of the Landowners' Election
  - C. Election of Officers
  - D. Consideration of Resolution 2023-03 Electing Officers
4. Approval of Minutes of the October 21, 2022 Meeting
5. Ratification of Series 2021 Requisitions #9 - #10
6. Consideration of Authorizing Resolution for Participation in Governmental Surplus Funds Trust Fund (Florida PRIME)
7. Consideration of Proposal from Atlantic Ecological Services to Prepare a Habitat Management Plan Update for Gopher Tortoise Preserve
8. 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
9. Other Business
10. Supervisor's Requests
11. Adjournment

Immediately preceding the Board of Supervisors meeting is a Landowners' meeting of the Palm Coast Park Community Development District.

## SECTION III



## SECTION B

**RESOLUTION 2023-02**

**A RESOLUTION CANVASSING AND CERTIFYING THE  
RESULTS OF THE LANDOWNERS' ELECTION OF THE  
PALM COAST PARK COMMUNITY DEVELOPMENT  
DISTRICT HELD PURSUANT TO SECTION 190.006(2),  
FLORIDA STATUTES**

**WHEREAS**, pursuant to Section 190.006(2), Florida Statute, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing three (3) supervisors for the District; and

**WHEREAS**, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners' meeting was held on **November 18, 2022**, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

**WHEREAS**, the Board of Supervisors by means of this Resolution desire to canvass the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

| <u>Supervisor</u> | <u># of Votes</u> | <u>Terms</u> |
|-------------------|-------------------|--------------|
| _____             | _____             | 4-Year Term  |
| _____             | _____             | 4-Year Term  |
| _____             | _____             | 2-Year Term  |

2. The terms of office shall commence immediately upon the adoption of this Resolution:

Adopted this 18<sup>th</sup> day of November, 2022.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## SECTION D

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ELECTING THE OFFICERS OF THE DISTRICT AND  
PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Palm Coast Park Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**Section 1.** \_\_\_\_\_ is elected Chairperson.

**Section 2.** \_\_\_\_\_ is elected Vice-Chairperson.

**Section 3.** \_\_\_\_\_ is elected Secretary.

**Section 4.** \_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.

**Section 5.** \_\_\_\_\_ is elected Treasurer.

**Section 6.** \_\_\_\_\_ is elected Assistant Treasurer.

**Section 7.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of November, 2022.

**ATTEST:**

**PALM COAST PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice-Chairperson

# 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, October 21, 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            |
| Ken Belshe  | Assistant Secretary |
| Garry Parks | Assistant Secretary |

Also present were:

|                             |                                   |
|-----------------------------|-----------------------------------|
| George Flint                | District Manager                  |
| Michael Chiumento, III      | District Counsel                  |
| Clint Smith                 | Field Operations Manager          |
| Jeremy LeBrun               | GMS                               |
| Brett Sealy <i>by phone</i> | Underwriter                       |
| Rudd Jones <i>by phone</i>  | Matthews Design Group             |
| Jason DeLorenzo             | City of Palm Coast Chief of Staff |

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Root asked if any member of the public would like to address the Board. Mr. Flint asked that members of the public state their name, address, and limit comments to three minutes, if possible.

Mr. Tom Bellone (95 Rivertown Road) stated that he represented the folks at Sawmill Creek. He reviewed the discussion from last month's meeting about the drainage on Oakleaf Way from the north entrance heading south. He stated that they have had one resident so far and he suspected that there would be more on the way to spend almost \$3,000 on a French drain. He asked if anyone could tell him where they were at with what they said they were going to do at last

month's meeting. Mr. Smith explained that the Board approved it and the contractor was out there, but they were waiting on it to dry up enough so that they would be able to work in there.

Mr. Bellone also noted that there was some concern about the condition of some trees after Hurricane Ian. Mr. Smith responded and explained that the area of concern that Mr. Bellone was discussing was platted as a conservation/open space area and was dedicated to the CDD. He further explained that he didn't know and couldn't tell if the conservation easement was ever put over it. He noted that on the plat there was no reference to it, and they didn't have documentation. He stated that typically in those areas they couldn't mess with anything unless it was a danger to the house or the structure. He stated that he had saw a dead pine tree behind a house that was in the conservation area. He noted that this dead tree could fall into this resident's yard, hit the fence, and could possibly hit the screened-in porch. He explained that even if it was a conservation area, if it was a danger to the house, then they could remove it. If there was not a danger, then they could not remove it. He noted that there was one dead tree behind a house and another tree right next to the dead one that was dying. He also noted that the size of the pine trees were not big, but they were 40' tall. He asked if the Board wanted him to have those taken out. Mr. Root asked if they could just drop them. Mr. Smith responded yes; they didn't have to take them out. Mr. Flint responded that if Mr. Smith believed that it was a health and safety issue, then they needed to be removed. He noted that if there was anything else in the conservation area that was not a danger to a house, then they were prohibited from messing with it. Mr. Bellone stated that there were two trees on the border between 97 Rivertown Road and 99 Rivertown Road that were intertwined and was 60' to 70' high. Mr. Smith responded that he would be happy to go and look at this area of concern.

Ms. Lily Chiang (73 Rivertown Road) asked how they assessed trees that needed to be removed. Mr. Smith asked Ms. Chiang if it was behind her house and if they were backing up to the conservation area. Ms. Chiang responded yes, and they were backing up to the conservation area. Mr. Smith responded that if it was a danger to the house, then he would be happy to come out and look at the area.

Mr. Bellone also discussed a question from residents on Rivertown Lake asking if there was a document or something to tell the residents what they did to maintain those lakes. Mr. Smith responded that there were four lakes in the subdivision and all four had a contract with SOLitude Lake Management. He explained that they came out monthly to treat for aquatic weeds.

Mr. Bellone discussed his last concern over the lack of cleanup from the builders. Mr. Smith responded that they didn't have any power over the builders in any way. He noted that the HOA may have some power to address this concern, but the city probably had the most power as far as controlling the builders. The resident asked who they needed to address to correct the problem. Mr. Belshe responded that it was his opinion that the power to change the stuff with the builders came down to the HOA.

**THIRD ORDER OF BUSINESS****Approval of Minutes of the September 16, 2022 Meeting**

Mr. Root asked for any comments, corrections, or changes to the minutes of the September 16, 2022 meeting. The Board had no changes to the minutes.

On MOTION by Mr. Belshe, seconded by Mr. Parks, with all in favor, the Minutes of the September 16, 2022 Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Ratification of Series 2022 Requisition #8**

Mr. Flint stated that this was Requisition #8 for the Spring Lake project and was for \$790,086.12. He noted that it had been signed by the consulting engineer, the District engineer, and by himself on behalf of the District. He explained that it was transmitted to the trustee and had been paid. He stated that he would be happy to answer any questions on it. Hearing none,

On MOTION by Mr. Belshe, seconded by Mr. Parks, with all in favor, Series 2022 Requisition #8, was ratified.

Mr. Belshe stated that he had reason to review the contract and was curious about the timing on it. He explained that it had been under construction for a year, and he asked if there was any idea on when it would be finished. Mr. Flint responded that he would be happy to look into that for him, but he didn't know the answer to that question at this time. Mr. Belshe explained that he was wondering if they were going into the time when they have financial penalties if they were not finished. Mr. Flint responded that he didn't know the answer, but they could pose that question.

Discussion ensued regarding the Funding Agreement, and Mr. Flint noted that the developer was responsible for paying all the costs in addition to what the bond fund had funded. He explained that anything remaining on that contract, or any other costs not paid for through bond funds were going to be paid for by the developer through that Funding Agreement.



**FIFTH ORDER OF BUSINESS****Public Hearing**

Mr. Flint stated that the public hearing was set for today and there was a 30-day mailed notice requirement to the landowner, which they did. He also noted that there were two notices in the newspaper on the public hearing.

On MOTION by Mr. Belshe, seconded by Mr. Parks, with all in favor, Opening the Public Hearing, was approved.

**A. Consideration of Supplemental Engineer's Report – Somerset at Palm Coast Park Project Phases 1, 2 & 3**

Mr. Jones stated that the single-family subdivisions had 418 units. He continued to list the other sites that were included, which were the wetland preserves, road right of ways, lake construction, amenity center, open space parks, water/sewer/drainage/reused water, and roadways. He explained that the ownership and maintenance of those improvements starting with the single-family lots which would be privately owned and maintained, the wetland compliance and mitigation requirements were owned by the CDD, the local roads and rights of way were owned by the CDD, the lakes and stormwater management system were owned by the CDD, the utilities were owned by the City of Palm Coast, the landscape and hardscapes were owned by the CDD, the open space/parks were owned by the CDD, the electrical distribution was owned by the FP & L, and the offsite roadways were owned by the FDOT.

Mr. Jones noted that they provided cost estimates for each of those items on page 17 of the engineer's report and the status of permits were on page 18. Mr. Flint brought to Mr. Jones's attention that the amenities were removed from the report because they were contemplated to be HOA. Mr. Jones responded that they were not included in the ownership and maintenance list. He further explained that those would just be items that were provided by the project, but not covered by the bond issue. Mr. Flint stated that on the operating and maintenance side, Reverie was set up with a separate O&M assessment because their assessments were going to be higher than the Sawmill neighborhoods because there was more to maintain.

**B. Consideration of Master Assessment Methodology – Somerset at Palm Coast Park Project Phases 1, 2 & 3**

Mr. Flint stated that they took the construction estimates prepared by Mr. Jones and referred the Board to page 9 of the Master Assessment Methodology Report stating that was where the tables began. Table 1 showed the proposed development program and was contemplated to be

single-family 40' and 50' lots with 418 units. He noted that they had assigned ERU factors to those consistent with the ERU factors that were used elsewhere in the District. Table 2 consisted of the cost estimates that were taken from the engineer's report and totaled \$19,078,559. Table 3 showed the bond sizing for purposes of the Master Assessment Methodology and the Master Lien. He explained that they used the construction amount of \$19,000,000, add one-year's debt service reserve, 24 months of capitalized interest, the cost of the underwriter, the cost of issuance assuming two bond issues, and rounding with a par amount \$26,270,000. He noted that they had used some very conservative bond assumptions to give the Board maximum flexibility when they go to issue bonds. Table 4 showed the allocation of benefit based on the improvement cost per unit. Table 5 showed the allocation of benefit based on the par debt by product type and by unit. Table 6 showed what the annual debt service assessment would be if the Board were to fund 100% of the improvements identified by the engineer under the very conservative assumptions that were in the bond sizing. He noted again that this was to give the Board maximum flexibility when they actually go to issue. He stated that when they go to issue bonds, those bonds would typically be issued based on target assessments, which were going to be much lower than what they had, but it sets the ceiling if they wanted to fund all the improvements. He stated that there would be a notice of a Master Lien based on this number, but when the bonds were issued there would be a supplemental notice that would be recorded with the actual amount of the lien. He explained that KB Homes was the owner of 134.98 acres that were in the assessment area. He referred to table 7 which showed the preliminary assessment roll with Exhibit 'A' attached with the legal description. He asked if anyone had any questions on the methodology. Hearing none, public comment and testimony followed.

### **C. Public Comment & Testimony**

Mr. Root asked if anyone had any public comment or testimony. With no public comment or testimony, the next item followed.

### **D. Consideration of Resolution 2023-01 Levying Assessments**

Mr. Flint stated that this resolution would actually levy the assessment in the engineer's report and the methodology would be attached to this as exhibits. He noted that this was consistent with how they did the Spring Lake Project.

On MOTION by Mr. Belshe, seconded by Mr. Parks, with all in favor, the Supplemental Engineer's Report, the Master Assessment Methodology, and Resolution 2023-01 Levying Assessments, were approved.

Mr. Flint asked for a motion to close the hearing.

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

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2022**

Mr. Flint stated that this was an agreement with Grau & Associates to provide auditing services for the Fiscal Year 2022. He explained that the CDD as a government entity was required to have an annual independent audit performed. He explained that they went through a bidding process prescribed by the statutes and they selected Grau & Associates as their independent auditor. He noted that they had provided five years of pricing in their proposal when they were selected, and they entered into an annual engagement letter with them each year. He stated that their fee for Fiscal Year 2022 was a not to exceed of \$8,300.

On MOTION by Mr. Parks, seconded by Mr. Belshe, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2022, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Chiumento had nothing further for the Board.

#### **B. Engineer and Maintenance Report**

Mr. Smith stated that they already discussed the tree removal, which was one of the items he had to discuss. He noted that there were two proposals that came after their last meeting, and he asked the Board to ratify these two proposals. He explained that one proposal was for the washout under the bypass that needed to be repaired and was \$719.94. He reviewed the second proposal which was for the tree removal after the hurricane. He added that both proposals were the US-1 frontage areas, not Sawmill Creek. He stated that removal was \$3,145. Mr. Root asked if these were under the Master. Mr. Smith responded that they were under the Master.

On MOTION by Mr. Belshe, seconded by Mr. Parks, with all in favor, the Yellowstone Invoices, were ratified.

Mr. Smith stated that in the last two meetings, they discussed some low curb that was in Sawmill Creek. He noted that he was finally able to get a proposal from Kline and it was quite pricey at \$25,560 to replace about 180' of curb. He stated that his opinion was that the cost far outweighed the benefit. He noted that there were two spots, one on Oakleaf Way and the other on Ridge Road. After Board discussion, it was decided to look more into this item and put it on hold.

Mr. Smith stated that he had one last item to discuss, which was the extension of Matanzas Woods Parkway. He explained that the Matanzas Woods Parkway served Sawmill Branch, the city's park, and the city's future maintenance side. He noted that it had been unmaintained for 6 or 7 years. He stated that Yellowstone offered to do a quick plan, a rendering at no cost, and an approximate quote. He stated that there were two different options on the roundabout, one option was to utilize it like it was and dress it up and the other option was to take it out. He added that there was a streetscape. Mr. Root asked if it was easy to take those out. Mr. Smith responded yes, but they didn't know when. He suggested that they not spend a lot of money on it knowing that it could be a year or five years. He stated that the city had plans to modify it, but the last he had heard there was no budgeted item for it. He explained that the streetscape was their idea to dress that up so that it was more appropriate as an entry. He further explained that there was going to be about 2,000 lots.

Mr. Smith stated that they had worked with D.R. Horton to provide an area for the relocation of the new entry feature. Mr. Smith noted that all of that was westward of the beginning of the roundabout. He also noted that they would focus on the easterly part from US-1 to just before the roundabout. He stated that there was an irrigation system there and he was sure that it had been cut to pieces based on the construction there. He explained that the estimate was \$29,000 for option 1, which included the basic roundabout work, not redoing the whole roundabout. To do the whole roundabout would be an estimated \$43,000. He noted that this could be eligible for the money left over in the construction budget for the master. He stated that he could have them come back and redo it just for the portion that they were discussing now. Mr. Root asked if the landscape improvements to the roundabout would be permanent. Mr. Flint responded that it would be. Mr. Root asked if it was their land. Mr. Smith responded that it was the city's right-of-way. Mr. Flint responded that it was a land that they were consistent with what they were maintaining elsewhere.

Mr. Smith noted that they would be taking it over for maintenance because if the city maintained it, they would maintain it like they do a typical roadway, which would probably be 3 or 4 times a year and they just mow. He gave an example of it being similar to Town Center where in the city right-of-way, the Town Center CDD was to install the landscaping and have some agreement to maintain it.

Mr. Belshe noted that Mr. Smith touched briefly on the reserve fund or the fund that they had for the additional construction, and he asked how much the balance was. Mr. Smith responded that ultimately it would be around \$2,000,000, but he didn't know what the balance was currently because there was still one reimbursement that was coming from the City.

### **C. District Manager's Report**

#### **i. Approval of Check Register**

Mr. Flint presented the check register for the month of September, and it totaled \$1,656,617. He explained that \$1,000,006 of that was paying off the 2006 bonds as part of their recent financing. He noted that it was just getting the prepayment in and then it would go out to the Trustee. He added that it was not really an expense of the District.

On MOTION by Mr. Belshe, seconded by Mr. Parks, with all in favor, the Check Register and the Balance and Income Statement, was approved.

#### **ii. Balance Sheet and Income Statement**

Mr. Flint reviewed the financials unaudited through September 30<sup>th</sup>. He noted that if they had any questions that they could discuss those. Hearing none, the next item followed.

### **EIGHTH ORDER OF BUSINESS**

#### **Other Business**

There being none, the next item followed.

### **NINTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

There being none, the next item followed.

### **TENTH ORDER OF BUSINESS**

#### **Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

**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: 9 Date: 9/28/2022
- (B) Name of Payee: Spring Lake Asset, LLC  
Address or Wire Instructions: Western Alliance Bank  
Routing Number 122105980  
Account Number 8826718753
- (C) Amount Payable: \$ 982,132.01
- (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 #11 (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**

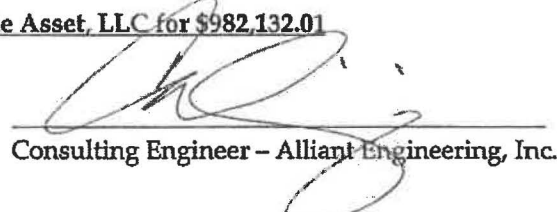
By:   
Responsible Officer


**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 #9 – Spring Lake Asset, LLC for \$982,132.01

  
Consulting Engineer – Alliant Engineering, Inc.

 10/7/2022  
District Engineer – Singhofen & Associates, Inc.

**Palm Coast Park CDD Reimbursement Reconciliation**

| <b>Original Budget</b>                 |                        |                       |                                     |                       |                       |                          |                           |                        |                             |  |
|--|------------------------|-----------------------|-------------------------------------|-----------------------|-----------------------|--------------------------|---------------------------|------------------------|-----------------------------|--|
| <b>Improvement Category</b>            | <b>Total Costs</b>     | <b>Share of Costs</b> | <b>Spring Lake Draw Request #11</b> | <b>10 % Retainage</b> | <b>Funding Amount</b> | <b>Remaining Balance</b> | <b>Total Draw Request</b> | <b>Total Retainage</b> | <b>Total Funding Amount</b> |  |
| Engineering & Environmental Permitting | \$300,000.00           | 1.63%                 | \$11,041.22                         | \$1,104.12            | \$9,937.10            | \$193,884.83             | \$110,124.59              | \$11,012.46            | \$99,112.13                 |  |
| Offsite Improvements                   | \$635,000.00           | 3.45%                 | \$2,430.08                          | \$243.01              | \$2,187.07            | \$621,067.53             | \$15,390.52               | \$1,539.05             | \$13,851.47                 |  |
| Stormwater Management                  | \$5,961,000.00         | 32.38%                | \$139,752.64                        | \$13,975.26           | \$125,777.38          | \$3,447,973.72           | \$2,550,306.44            | \$255,030.64           | \$2,295,275.80              |  |
| Utilities                              | \$3,462,000.00         | 18.81%                | \$124,908.43                        | \$12,490.84           | \$112,417.59          | -\$604,815.24            | \$4,127,721.98            | \$412,772.20           | \$3,714,949.78              |  |
| Roadway Improvements                   | \$3,375,000.00         | 18.33%                | \$550,566.69                        | \$55,056.67           | \$495,510.02          | \$2,187,119.53           | \$1,258,788.29            | \$125,878.83           | \$1,132,909.46              |  |
| Landscape and Hardscapes               | \$640,000.00           | 3.48%                 | \$121,305.99                        | \$12,130.60           | \$109,175.39          | \$517,253.04             | \$134,877.56              | \$13,487.76            | \$121,389.80                |  |
| Electrical Distribution                | \$253,000.00           | 1.37%                 | \$116,466.55                        | \$11,646.66           | \$104,819.90          | \$138,300.11             | \$126,346.55              | \$12,634.66            | \$113,711.90                |  |
| Parks and Open Space                   | \$100,000.00           | 0.54%                 | \$22,563.20                         | \$2,256.32            | \$20,306.88           | \$79,693.12              | \$22,563.20               | \$2,256.32             | \$20,306.88                 |  |
| Subtotal                               | \$14,726,000.00        | 80.00%                | \$1,089,034.80                      | \$108,903.48          | \$980,131.32          | \$6,580,476.63           | \$8,346,119.13            | \$834,611.91           | \$7,511,507.22              |  |
| Mobilization/ Misc. (10%)              | \$1,472,600.00         | 8.00%                 | \$996.19                            | \$99.62               | \$896.57              | \$1,440,520.58           | \$33,367.06               | \$3,336.71             | \$30,030.35                 |  |
| 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                      |  |
| <b>Total Cost (Approx.)</b>            | <b>\$18,407,500.00</b> | <b>100.00%</b>        | <b>\$1,090,030.99</b>               | <b>\$109,003.10</b>   | <b>\$981,027.89</b>   | <b>\$10,229,897.21</b>   | <b>\$8,379,486.19</b>     | <b>\$837,948.62</b>    | <b>\$7,541,537.57</b>       |  |

|                                  |              |
|----------------------------------|--------------|
| Spring Lake Draw #11 CDD Funding | \$981,027.89 |
| Soft Costs Retainage Refund      | \$1,104.12   |
| Requisition #9 Total Refund      | \$982,132.01 |



## FORM OF REQUISITION

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

- (A) Requisition Number: 10 Date: October 3, 2022
- (B) Name of Payee: Palm Coast Park CDD  
Address or Wire Instructions: 393 Palm Coast Parkway SW, #4  
Palm Coast, Florida 32137
- (C) Amount Payable: \$2,970.25
- (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): Reimbursement to Palm Coast Park CDD General Operating Fund for engineering cost paid to District Engineer for reviewing requisitions.
- (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.

 10/7/2022  
Consulting Engineer

**Palm Coast Park CDD  
Series 2021 Bonds  
Reimburse General Fund - Engineering Cost**

| <u>Invoice Date</u> | <u>Contractor</u>      | <u>Description</u>                      | <u>Amount</u>             |
|---------------------|------------------------|---|---------------------------|
| 2/28/22             | SingHofen & Associates | Review Req. #1                          | \$ 357.50                 |
| 3/31/22             | SingHofen & Associates | Review Req. #2&3                        | \$ 650.00                 |
| 4/30/22             | SingHofen & Associates | Review Req. #4                          | \$ 260.00                 |
| 6/30/22             | SingHofen & Associates | Review Req. #5                          | \$ 227.50                 |
| 8/31/22             | SingHofen & Associates | Review Req. #6&7                        | \$ 575.25                 |
|                     |                        | Estimate for Future Requisitions        | <u>\$ 2,070.25</u>        |
| 10/31/22            | SingHofen & Associates | Review Req. #8 - 10                     | \$ 900.00                 |
|                     |                        | Total Amount Due to Palm Coast Park CDD | <u><u>\$ 2,970.25</u></u> |



**SINGHOFEN  
& ASSOCIATES  
INCORPORATED**

February 28, 2022  
Invoice No. 001

TO: Palm Coast Park CDD  
c/o GMS CF LLC  
219 E Livingston Street  
Orlando, FL 32801  
ATTN: Alison Mossing  
[amossing@gmstnn.com](mailto:amossing@gmstnn.com)

001.310.513.31100

Project: Spring Lake Review  
SAI Project Number: 2022-004.10  
Invoice Period: February 1 - February 28, 2022

| <b>General Business</b><br><b>2022-004.10</b> | <b>Hours<br/>this<br/>Period</b> | <b>Hourly<br/>Billing<br/>Rate</b> | <b>Total<br/>This<br/>Period</b> | <b>Amount<br/>This<br/>Request</b> |
|---|----------------------------------|------------------------------------|----------------------------------|------------------------------------|
| Principal Engineer                            | 0.00                             | \$ 150.00                          | \$ -                             |                                    |
| Professional Engineer II                      | 2.75                             | \$ 130.00                          | \$ 357.50                        |                                    |
| Engineer Intern/Scientist III                 | 0.00                             | \$ 100.00                          | \$ -                             |                                    |
| Engineer Intern/Scientist I                   | 0.00                             | \$ 85.00                           | \$ -                             |                                    |
| Resident Project Representative               | 0.00                             | \$ 70.00                           | \$ -                             |                                    |
| CAD/GIS Technician III                        | 0.00                             | \$ 85.00                           | \$ -                             |                                    |
| CAD I / Technician I                          | 0.00                             | \$ 60.00                           | \$ -                             |                                    |
| Technician I                                  | 0.00                             | \$ 50.00                           | \$ -                             |                                    |
| Administrative Assistant III                  | 0.00                             | \$ 75.00                           | \$ -                             |                                    |
| <b>Total Labor Expenses</b>                   |                                  |                                    |                                  | <b>\$ 357.50</b>                   |
| <b>Reimbursable Expenses</b>                  |                                  |                                    |                                  |                                    |
| Courier/Postage/Shipping                      |                                  |                                    | \$ -                             |                                    |
| Reproduction                                  |                                  |                                    | \$ -                             |                                    |
| Plots/Diazo/Digital Laser Bond                |                                  |                                    | \$ -                             |                                    |
| Travel  |                                  |                                    | \$ -                             |                                    |
| Subconsultant:                                |                                  |                                    | \$ -                             |                                    |
| <b>Total Expenses</b>                         |                                  |                                    |                                  | <b>\$ -</b>                        |
| <b>Total Amount Requested</b>                 |                                  |                                    |                                  | <b>\$ 357.50</b>                   |

**Total Amount Due This Invoice** **\$ 357.50**

STORMWATER MANAGEMENT AND CIVIL ENGINEERING  
11723 Orpington Street, Suite 100 • Orlando, Florida 32817 • Telephone (407) 679-3001

Monthly Project Status Report  
Palm Coast Park Community Development District  
c/o GMS-Central FL, LLC

for work performed during  
February 2022



|   |  |
|---|--|
| <b>Project Name:</b>                                      | Spring Lake Review   |
| <b>Contact:</b>   | David Root, Darrin Mossing   |
| <b>SAI Contact:</b>                                       | Robert Gaylord, Brett Witte  |
| <b>Contract Number:</b>                                   |  |
| <b>SAI Project Number:</b>                                | 2022-004.10  |
| <b>Project Status:</b>                                    | Active   |
| <b>Previous Work Summary:</b><br>February                 | ~ Coordination with District Manager and developers<br>~ Reviewed pay requisition #1 |
| <b>Scheduled Work over<br/>the next 30 days:</b><br>March | ~ as needed support.   |
| <b>Additional Requested<br/>Services:</b>                 |  |
| <b>Action Items:</b>                                      |  |

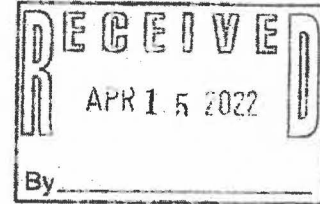




**SINGHOFEN  
& ASSOCIATES  
INCORPORATED**

March 31, 2022  
Invoice No. 002

TO: Palm Coast Park CDD  
c/o GMS CF LLC  
219 E Livingston Street  
Orlando, FL 32801  
ATTN: Alison Mossing  
[amossing@gmstnn.com](mailto:amossing@gmstnn.com)



Project: Spring Lake Review  
SAI Project Number: 2022-004.10  
Invoice Period: March 1 - March 31, 2022

| <b>Spring Lake Review</b><br>2022-004.10 | Hours<br>this<br>Period | Hourly<br>Billing<br>Rate | Total<br>This<br>Period | Amount<br>This<br>Request |
|--|-------------------------|---------------------------|-------------------------|---------------------------|
| Principal Engineer                       | 0.00                    | \$ 150.00                 | \$ -                    |                           |
| Professional Engineer II                 | 5.00                    | \$ 130.00                 | \$ 650.00               |                           |
| Engineer Intern/Scientist III            | 0.00                    | \$ 100.00                 | \$ -                    |                           |
| Engineer Intern/Scientist I              | 0.00                    | \$ 85.00                  | \$ -                    |                           |
| Resident Project Representative          | 0.00                    | \$ 70.00                  | \$ -                    |                           |
| CAD/GIS Technician III                   | 0.00                    | \$ 85.00                  | \$ -                    |                           |
| CAD I / Technician I                     | 0.00                    | \$ 60.00                  | \$ -                    |                           |
| Technician I                             | 0.00                    | \$ 50.00                  | \$ -                    |                           |
| Administrative Assistant III             | 0.00                    | \$ 75.00                  | \$ -                    |                           |
| Total Labor Expenses                     |                         |                           |                         | \$ 650.00                 |
| Reimbursable Expenses                    |                         |                           |                         |                           |
| Courier/Postage/Shipping                 |                         |                           | \$ -                    |                           |
| Reproduction                             |                         |                           | \$ -                    |                           |
| Plots/Diazo/Digital Laser Bond           |                         |                           | \$ -                    |                           |
| Travel                                   |                         |                           | \$ -                    |                           |
| Subconsultant:                           |                         |                           | \$ -                    |                           |
| Total Expenses                           |                         |                           |                         | \$ -                      |
| <b>Total Amount Requested</b>            |                         |                           |                         | <b>\$ 650.00</b>          |

Total Amount Due This Invoice

**\$ 650.00**

Mar Engineering Spring Lake  
001.300.13100.10400

STORMWATER MANAGEMENT AND CIVIL ENGINEERING  
11723 Orpington Street, Suite 100 • Orlando, Florida 32817 • Telephone (407) 679-3001

**Monthly Project Status Report**  
**Palm Coast Park Community Development District**  
**c/o GMS-Central FL, LLC**

**for work performed during**  
**March 2022**



|   |   |
|---|---|
| <b>Project Name:</b> Spring Lake Review               |   |
| <b>Contact:</b>                                       | David Root, Darrin Mossing  |
| <b>SAI Contact:</b>                                   | Robert Gaylord, Brett Witte   |
| <b>Contract Number:</b>                               |   |
| <b>SAI Project Number:</b>                            | 2022-004.10   |
| <b>Project Status:</b>                                | Active  |
| <b>Previous Work Summary:</b><br>March                | ~ Coordination with District Manager and developers<br>~ Reviewed pay requisition #2 and #3 |
| <b>Scheduled Work over the next 30 days:</b><br>April | ~ as needed support.  |
| <b>Additional Requested Services:</b>                 |   |
| <b>Action Items:</b>                                  |   |



**SINGHOFEN  
& ASSOCIATES  
INCORPORATED**

April 30, 2022  
Invoice No. 003

TO: Palm Coast Park CDD  
c/o GMS CF LLC  
219 E Livingston Street  
Orlando, FL 32801  
ATTN: Alison Mossing  
[amossing@gmstnn.com](mailto:amossing@gmstnn.com)

001. 300. 131. 104

Project: Spring Lake Review  
SAI Project Number: 2022-004.10  
Invoice Period: April 1 - April 30, 2022

| <b>Spring Lake Review<br/>2022-004.10</b> | <b>Hours<br/>this<br/>Period</b> | <b>Hourly<br/>Billing<br/>Rate</b> | <b>Total<br/>This<br/>Period</b> | <b>Amount<br/>This<br/>Request</b> |
|---|----------------------------------|------------------------------------|----------------------------------|------------------------------------|
| Principal Engineer                        | 0.00                             | \$ 150.00                          | \$ -                             |                                    |
| Professional Engineer II                  | 2.00                             | \$ 130.00                          | \$ 260.00                        |                                    |
| Engineer Intern/Scientist III             | 0.00                             | \$ 100.00                          | \$ -                             |                                    |
| Engineer Intern/Scientist I               | 0.00                             | \$ 85.00                           | \$ -                             |                                    |
| Resident Project Representative           | 0.00                             | \$ 70.00                           | \$ -                             |                                    |
| CAD/GIS Technician III                    | 0.00                             | \$ 85.00                           | \$ -                             |                                    |
| CAD I / Technician I                      | 0.00                             | \$ 60.00                           | \$ -                             |                                    |
| Technician I                              | 0.00                             | \$ 50.00                           | \$ -                             |                                    |
| Administrative Assistant III              | 0.00                             | \$ 75.00                           | \$ -                             |                                    |
| Total Labor Expenses                      |                                  |                                    |                                  | \$ 260.00                          |
| Reimbursable Expenses                     |                                  |                                    |                                  |                                    |
| Courier/Postage/Shipping                  |                                  |                                    | \$ -                             |                                    |
| Reproduction                              |                                  |                                    | \$ -                             |                                    |
| Plots/Diazo/Digital Laser Bond            |                                  |                                    | \$ -                             |                                    |
| Travel                                    |                                  |                                    | \$ -                             |                                    |
| Subconsultant:                            |                                  |                                    | \$ -                             |                                    |
| Total Expenses                            |                                  |                                    |                                  | \$ -                               |
| <b>Total Amount Requested</b>             |                                  |                                    |                                  | <b>\$ 260.00</b>                   |

**Total Amount Due This Invoice**

**\$ 260.00**

STORMWATER MANAGEMENT AND CIVIL ENGINEERING  
11723 Orpington Street, Suite 100 • Orlando, Florida 32817 • Telephone (407) 679-3001

Monthly Project Status Report  
Palm Coast Park Community Development District  
c/o GMS-Central FL, LLC

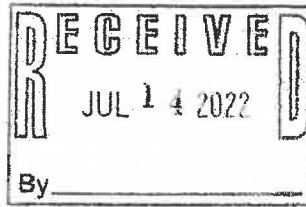
for work performed during  
April 2022



|   |  |
|---|--|
| <b>Project Name:</b>  | Spring Lake Review   |
| <b>Contact:</b><br><b>SAI Contact:</b><br><b>Contract Number:</b><br><b>SAI Project Number:</b><br><b>Project Status:</b> | David Root, Darin Mossing<br>Robert Gaylord, Brett Witte<br>2022-004.10<br>Active    |
| <b>Previous Work Summary:</b><br>April  | ~ Coordination with District Manager and developers<br>~ Reviewed pay requisition #4 |
| <b>Scheduled Work over the next 30 days:</b><br>May   | ~ as needed support.   |
| <b>Additional Requested Services:</b>   |  |
| <b>Action Items:</b>  |  |



**SINGHOFEN  
& ASSOCIATES  
INCORPORATED**



June 30, 2022  
Invoice No. 004

TO: Palm Coast Park CDD  
c/o GMS CF LLC  
219 E Livingston Street  
Orlando, FL 32801  
ATTN: Alison Mossing  
[amossing@gmstnn.com](mailto:amossing@gmstnn.com)

Project: Spring Lake Review  
SAI Project Number: 2022-004.10  
Invoice Period: June 1 - June 30, 2022

001.300.131.104

| <b>Spring Lake Review<br/>2022-004.10</b> | <b>Hours<br/>this<br/>Period</b> | <b>Hourly<br/>Billing<br/>Rate</b> | <b>Total<br/>This<br/>Period</b> | <b>Amount<br/>This<br/>Request</b> |
|---|----------------------------------|------------------------------------|----------------------------------|------------------------------------|
| Principal Engineer                        | 0.00                             | \$ 150.00                          | \$ -                             |                                    |
| Professional Engineer II                  | 1.75                             | \$ 130.00                          | \$ 227.50                        |                                    |
| Engineer Intern/Scientist III             | 0.00                             | \$ 100.00                          | \$ -                             |                                    |
| Engineer Intern/Scientist I               | 0.00                             | \$ 85.00                           | \$ -                             |                                    |
| Resident Project Representative           | 0.00                             | \$ 70.00                           | \$ -                             |                                    |
| CAD/GIS Technician III                    | 0.00                             | \$ 85.00                           | \$ -                             |                                    |
| CAD I / Technician I                      | 0.00                             | \$ 60.00                           | \$ -                             |                                    |
| Technician I                              | 0.00                             | \$ 50.00                           | \$ -                             |                                    |
| Administrative Assistant III              | 0.00                             | \$ 75.00                           | \$ -                             |                                    |
| <b>Total Labor Expenses</b>               |                                  |                                    |                                  | <b>\$ 227.50</b>                   |
| <b>Reimbursable Expenses</b>              |                                  |                                    |                                  |                                    |
| Courier/Postage/Shipping                  |                                  |                                    | \$ -                             |                                    |
| Reproduction                              |                                  |                                    | \$ -                             |                                    |
| Plots/Diazo/Digital Laser Bond            |                                  |                                    | \$ -                             |                                    |
| Travel                                    |                                  |                                    | \$ -                             |                                    |
| Subconsultant:                            |                                  |                                    | \$ -                             |                                    |
| <b>Total Expenses</b>                     |                                  |                                    |                                  | <b>\$ -</b>                        |
| <b>Total Amount Requested</b>             |                                  |                                    |                                  | <b>\$ 227.50</b>                   |

**Total Amount Due This Invoice**

**\$ 227.50**

STORMWATER MANAGEMENT AND CIVIL ENGINEERING  
11723 Orpington Street, Suite 100 • Orlando, Florida 32817 • Telephone (407) 679-3001

**Monthly Project Status Report**  
**Palm Coast Park Community Development District**  
**c/o GMS-Central FL, LLC**

for work performed during  
**June 2022**



|  |  |
|--|--|
| <b>Project Name:</b>                                 | Spring Lake Review   |
| <b>Contact:</b>                                      | David Root, Darrin Mossing   |
| <b>SAI Contact:</b>                                  | Robert Gaylord, Brett Witte  |
| <b>Contract Number:</b>                              |  |
| <b>SAI Project Number:</b>                           | 2022-004.10  |
| <b>Project Status:</b>                               | Active   |
| <b>Previous Work Summary:</b><br>June                | ~ Coordination with District Manager and developers<br>~ Reviewed pay requisition #5 |
| <b>Scheduled Work over the next 30 days:</b><br>July | ~ as needed support.   |
| <b>Additional Requested Services:</b>                |  |
| <b>Action Items:</b>                                 |  |



**SINGHOFEN  
& ASSOCIATES  
INCORPORATED**

August 31, 2022  
Invoice No. 005

TO: Palm Coast Park CDD  
c/o GMS CF LLC  
219 E Livingston Street  
Orlando, FL 32801  
ATTN: Alison Mossing  
[amossing@gmstnn.com](mailto:amossing@gmstnn.com)

Project: Spring Lake Review  
SAI Project Number: 2022-004.10  
Invoice Period: July 1 - August 31, 2022

001.300.131.104

| <b>Spring Lake Review<br/>2022-004.10</b> | <b>Hours<br/>this<br/>Period</b> | <b>Hourly<br/>Billing<br/>Rate</b> | <b>Total<br/>This<br/>Period</b> | <b>Amount<br/>This<br/>Request</b> |
|---|----------------------------------|------------------------------------|----------------------------------|------------------------------------|
| Professional Engineer IV                  | 0.00                             | \$ 233.00                          | \$ -                             |                                    |
| Professional Engineer II                  | 3.25                             | \$ 177.00                          | \$ 575.25                        |                                    |
| Engineer Intern/Scientist III             | 0.00                             | \$ 142.00                          | \$ -                             |                                    |
| Engineer Intern/Scientist I               | 0.00                             | \$ 105.00                          | \$ -                             |                                    |
| CAD/GIS Technician III                    | 0.00                             | \$ 140.00                          | \$ -                             |                                    |
| CAD I / Technician I                      | 0.00                             | \$ 96.00                           | \$ -                             |                                    |
| Technician I                              | 0.00                             | \$ 71.00                           | \$ -                             |                                    |
| Administrative Assistant III              | 0.00                             | \$ 111.00                          | \$ -                             |                                    |
| <b>Total Labor Expenses</b>               |                                  |                                    |                                  | <b>\$ 575.25</b>                   |
| <b>Reimbursable Expenses</b>              |                                  |                                    |                                  |                                    |
| Courier/Postage/Shipping                  |                                  |                                    | \$ -                             |                                    |
| Reproduction                              |                                  |                                    | \$ -                             |                                    |
| Plots/Diazo/Digital Laser Bond            |                                  |                                    | \$ -                             |                                    |
| Travel                                    |                                  |                                    | \$ -                             |                                    |
| Subconsultant:                            |                                  |                                    | \$ -                             |                                    |
| <b>Total Expenses</b>                     |                                  |                                    |                                  | <b>\$ -</b>                        |
| <b>Total Amount Requested</b>             |                                  |                                    |                                  | <b>\$ 575.25</b>                   |

**Total Amount Due This Invoice**

**\$ 575.25**

**STORMWATER MANAGEMENT AND CIVIL ENGINEERING**  
11723 Orpington Street, Suite 100 • Orlando, Florida 32817 • Telephone (407) 679-3001

**Monthly Project Status Report**  
**Palm Coast Park Community Development District**  
**c/o GMS-Central FL, LLC**

for work performed during  
**August 2022**



|   |                                       |
|---|---------------------------------------|
| <b>Project Name:</b>                                      | Spring Lake Review                    |
| <b>Contact:</b>   | David Root, Darrin Mossing            |
| <b>SAI Contact:</b>                                       | Robert Gaylord, Brett Witte           |
| <b>Contract Number:</b>                                   |                                       |
| <b>SAI Project Number:</b>                                | 2022-004.10                           |
| <b>Project Status:</b>                                    | Active                                |
| <b>Previous Work Summary:</b><br>August                   | ~ Reviewed pay requisitions #6 and #7 |
| <b>Scheduled Work over the next 30 days:</b><br>September | ~ as needed support.                  |
| <b>Additional Requested Services:</b>                     |                                       |
| <b>Action Items:</b>                                      |                                       |



## SECTION VI



**Authorizing Resolution  
For Participation in the Local Government Surplus Funds Trust Fund  
(Florida PRIME)**

**WHEREAS,** \_\_\_\_\_ (“Participant”)  
is (check one or more, as applicable)

☐ a governmental entity within the State of Florida not part of state government, including, without limitation, the following and the officers thereof: any county, municipality, school district, special district, clerk of circuit court, sheriff, property appraiser, tax collector, supervisor of elections, authority, board, public corporation, or any other political subdivision of the State of Florida, as described in Section 218.403(11), Florida Statutes and as authorized by Sections 218.407 and 215.44 (1) Florida Statutes;

☐ a state agency as described in Section 216.011, Florida Statutes, as authorized by Section 215.44(1), Florida Statutes;

☐ a Board of Trustees of a state university or college, as authorized by Section 215.44(1), Florida Statutes; or

☐ a direct support organization of any of the foregoing, as authorized by Section 215.44(1), Florida Statutes.

and is empowered to delegate to the State Board of Administration of Florida the authority to invest legally available funds in the Local Government Surplus Funds Trust Fund (Florida PRIME) and to act as custodian of investments purchased with such investment funds; and

**WHEREAS,** it is in the best interest of the Participant to invest its legally available funds in investments that provide for safety, liquidity, and competitive returns with minimization of risks consistent with Chapter 218.405, Florida Statutes; and

**WHEREAS,** the Florida Local Government Surplus Funds Trust Fund (Florida PRIME), a public funds investment pool, was created on behalf of entities whose investment objectives, in order of priority are safety, liquidity, and competitive returns, consistent with the Chapter 218.405, Florida Statutes.

**NOW THEREFORE,** be it resolved as follows:

A. That Participant approves this Authorizing Resolution and hereby requests the establishment of an account in its name in Florida PRIME, for the purpose of transmitting funds that the Participant has determined to be legally available for investment in Florida PRIME.

B. That the individual, whose title is \_\_\_\_\_, is an authorized representative of the Participant and is hereby authorized to transmit funds for investment in Florida

PRIME and is further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of the Participant's funds.

The authorized representative identified above shall execute a Participant Account Maintenance Form (PAMF) containing a list of the authorized representatives to initiate transactions, bank account wiring instructions, and individuals authorized to make changes to account information. A revised PAMF may be submitted with changes to authorized individuals without the necessity to complete a new Authorizing Resolution.

C. That this Authorizing Resolution shall continue in full force and effect until amended or revoked by the Participant and until Florida PRIME receives an original document of any such amendment or revocation.

This resolution is hereby introduced and adopted by the Participant at its regular/special meeting (if applicable) held on

the \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

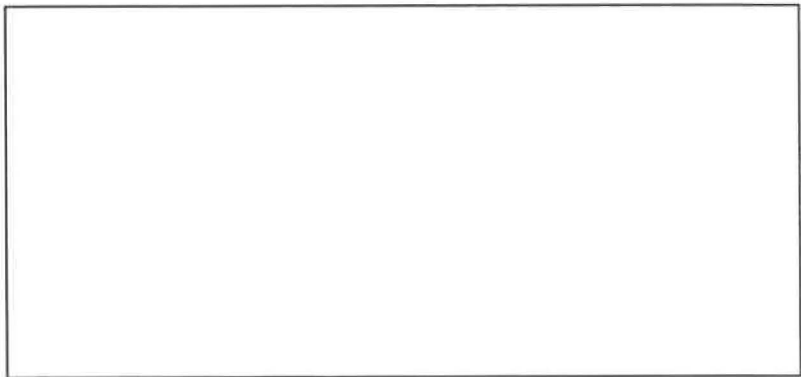
**PARTICIPANT NAME:** \_\_\_\_\_

**BY:**                      Signature \_\_\_\_\_  
                                 Printed Name \_\_\_\_\_  
                                 Title \_\_\_\_\_

(By signing the above, I attest I am authorize to execute this Authorizing Resolution on behalf of the Participant)

**ATTEST:**                Signature \_\_\_\_\_  
                                 Printed Name \_\_\_\_\_  
                                 Title \_\_\_\_\_

**SEAL:**



## SECTION VII



201 Basque Road  
St. Augustine, FL 32080  
Tel. (904) 347-9133  
Fax (904) 512-0459  
www.atlanticeco.com

July 21, 2022

Palm Coast Park CDD  
Attn: Clint Smith  
210 N. University Drive  
Suite 702  
Coral Springs, FL 33071

RE: Gopher Tortoise Management Plan  
Gopher Tortoise Preserve at Palm  
Coast Park  
Flagler County, FL  
AES #19-094

Dear Mr. Smith,

Atlantic Ecological Services, LLC (AES) is pleased to provide you this proposal to prepare a Habitat Management Plan update for the Gopher Tortoise Preserve (Preserve) at the Palm Coast Park DRI. The property is approximately 49.5 acres in total size. It is AES's understanding that the Client wishes for AES to prepare an updated Habitat Management Plan to be submitted to the Palm Coast Park CDD and the Florida Fish and Wildlife Conservation Commission (FWC), in accordance with the issued take permit FLG-55.

## **SCOPE OF SERVICES**

### **Task I: Site Review and Gopher Tortoise Density Survey**

AES will complete a site review to determine existing habitat conditions within the Preserve. AES will complete an assessment to classify and quantify habitats according to the Florida Land Use Land Cover Classification system, and will compare existing habitat conditions and acreages to those found within the permit and former reports. Further, information in the site review will be used to prepare an update to the Habitat Management Plan, and to provide recommendation for land management activities.

AES will also complete 100% coverage transect survey to determine the estimated gopher tortoise density within the Preserve. The gopher tortoise burrow survey will be completed in accordance with the techniques outlined in the publication, *Ecology and Habitat Protection Needs of Gopher Tortoise (Gopherus polyphemus) Populations Found on Lands Slated for Development in Florida* by a FWC Authorized Gopher Tortoise Agent. Based on the findings of the baseline survey, an estimated overall gopher tortoise population will be

calculated and used to determine future capacity and availability for the relocation of gopher tortoises.

**Lump Sum Fee for Task I: \$1,600.00**

**Task II: Habitat Management Plan Update**

AES will prepare an updated gopher tortoise Habitat Management Plan for the Preserve. This plan will update the previous plans to existing site conditions, habitats, and gopher tortoise population density. The plan will also provide an update to habitat management objectives, proposed land management activities, and health risk assessment. AES will also create a tortoise relocation ledger and update the ledger based past relocations. Upon client review and approval, this plan will be submitted to FWC for permit compliance.

**Lump Sum Fee for Task II: \$800.00**

**Task III: Meetings and Miscellaneous Tasks**

The need may arise for AES to attend meetings as requested by the Client and provide other miscellaneous tasks not specifically listed in the scope above. Additional Services will be performed on an Hourly (Time and Materials) basis based upon rates in General Terms and Conditions. No hourly charges will be billed without prior written consent from the Client to complete the specific task.

**Fee for Task III: Hourly**

Please refer to the General Terms and Conditions below, which is incorporated by reference into this Contract for Professional Services. This Contract for Professional Services, and the Standard Conditions below, contain all the terms of the agreement.

**Receipt of the signed contract will be considered our notice to commence work.**

## GENERAL TERMS AND CONDITIONS

Unless otherwise specified in the attached Contract for Professional Services, the following General Terms and Conditions shall be incorporated as part of the Contract for Professional Services. In the event of a conflict, the Contract for Professional Services (Hereinafter the "Agreement") shall prevail.

- 1. ENGAGEMENT AND COMPENSATION.** Client hereby engages AES for the purposes as agreed upon in the attached Agreement. Compensation for services not described in the Agreement or for services modified from, or not originally contemplated in, the original Agreement shall be based on the following Schedule of Hourly Rates:

| Description           | Amount   | Description              | Amount   |
|-----------------------|----------|--------------------------|----------|
| Professional Engineer | \$160.00 | Senior Ecologist         | \$150.00 |
| Staff Ecologist       | \$125.00 | Technician               | \$105.00 |
| CADD/GIS Designer     | \$115.00 | Administrative Assistant | \$75.00  |

The Schedule of Hourly Rates is subject to modification at the beginning of each calendar year at the sole option of AES. In addition, the rates listed above are the standard rates for the attached Agreement only. Standard Hourly Rates are subject to change on a project by project basis regardless of whether or not Client is an existing client. If multiple permit applications are required, this will be considered an additional service.

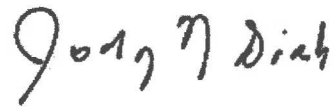
- 2. INVOICE.** The Client shall be provided an invoice for any services performed on a monthly basis. Said invoice shall be mailed or emailed to the addresses on file with AES. The Client agrees that if there is a disagreement about an invoice, the Client will advise AES in writing within fifteen (15) days of the mailing of said invoice, or within ten (10) days of the emailing of said invoice. Failure to raise any disagreement shall constitute a waiver of any and all disputes as to said invoice.
- 3. DEFAULT.** The Client agrees to pay each invoice within thirty-five (35) days of the mailing of said invoice, or within thirty (30) days of the emailing of said invoice. In the event that an invoice is not paid in full within forty-five (45) days of the mailing or emailing of said invoice, the Client shall be in default and AES reserves the right to stop all work, record a claim of lien as authorized by Florida's Construction Lien Law, and notify the property owner if different from the Client. Should the Client default, the Client agrees to pay interest at the rate of 4.75% per annum for all monies owed and to reimburse AES for the cost of collections or lawsuit, to include reasonable attorney's fees, instituted for the collection of damages. The Client further agrees that failure to make any payment on time shall constitute a prior breach of this Agreement and shall affirmatively release AES from all claims Client may have which arise from this Agreement or otherwise. By signing below, the signatory for the Client personally guarantees all amounts due under this Agreement.

- 4. MODIFICATION.** Except as otherwise agreed to by the parties herein, no other change, modification or waiver of this Agreement shall be valid unless it is in writing and signed by all the parties who are bound by the terms of this agreement.
- 5. ORIGINAL COPY.** This Agreement as an electronic copy shall be considered for all purposes as originals.

**IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS AGREEMENT ON THE EFFECTIVE DATE STATED ABOVE.**

"CLIENT"

"AES"



By: \_\_\_\_\_

By: \_\_\_\_\_  
**JODY SISK, Managing Member**



## SECTION VIII

## SECTION C

# SECTION 1

**Palm Coast Park  
Community Development District**  
Check Register Summary & ACH Debit Summary  
October 1, 2022 through October 31, 2022

| <b>Fund</b>                                  | <b>Date</b> | <b>Check #'s/Vendor</b>    | <b>Amount</b>       |
|--|-------------|----------------------------|---------------------|
| <b><u>Check Register</u></b>                 |             |                            |                     |
| <i>General Fund- Wells Fargo (Operating)</i> |             |                            |                     |
|  | 10/13/22    | 90-93                      | \$ 18,402.72        |
|  | 10/26/22    | 94-99                      | \$ 20,023.02        |
|  |             | <b>Subtotal</b>            | <b>\$ 38,425.74</b> |
| <i>General Fund- Board of Supervisors</i>    |             |                            |                     |
|  | 10/26/22    | 50073- K. Belshe           | \$ 184.70           |
|  | 10/26/22    | 50074- G. Parks            | \$ 184.70           |
|  | 10/26/22    | 50075- D. Root             | \$ 184.70           |
|  |             | <b>Subtotal BOS Checks</b> | <b>\$ 554.10</b>    |
| <i>General Fund- Wells Fargo (SMC)</i>       |             |                            |                     |
|  | 10/13/22    | 36-39                      | \$ 5,378.62         |
|  | 10/26/22    | 40-41                      | \$ 5,283.10         |
|  |             | <b>Subtotal</b>            | <b>\$ 10,661.72</b> |
| <b>Total</b>                                 |             |                            | <b>\$ 49,641.56</b> |



AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/10/22  
 \*\*\* CHECK DATES 10/01/2022 - 10/31/2022 \*\*\* PALM COAST PARK GENERAL FUND  
 BANK D WELLS FARGO

PAGE 2

| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB | SUBCLASS | VENDOR NAME               | STATUS | AMOUNT    | .....CHECK.....<br>AMOUNT # |
|--------------------|-------|-----------------------------------|---|----------|---------------------------|--------|-----------|-----------------------------|
| 10/26/22           | 00004 | 9/30/22 00049452                  | 202209 300-22000-10200                  |          | PUBLIC HEARING 10.21      | *      | 198.72    |                             |
|                    |       |                                   |   |          | DAYTONA NEWS-JOURNAL      |        |           | 198.72 000096               |
| 10/26/22           | 00020 | 9/15/22 50                        | 202110 310-51300-31700                  |          | FY22 ASSESSMENT ROLL CERT | *      | 5,000.00  |                             |
|                    |       |                                   |   |          | GMS-CENTRAL FLORIDA, LLC  |        |           | 5,000.00 000097             |
| 10/26/22           | 00033 | 9/30/22 09302022                  | 202209 300-21700-10000                  |          | Q322 941 TAX RETURN       | *      | 428.40    |                             |
|                    |       |                                   |   |          | UNITED STATES TREASURY    |        |           | 428.40 000098               |
| 10/26/22           | 00009 | 10/15/22 PC445709                 | 202210 320-53800-46100                  |          | OCT LANDSCAPE MAINTENANCE | *      | 8,914.50  |                             |
|                    |       | 10/20/22 PC445230                 | 202210 320-53800-46100                  |          | HURRICANE IAN TREE REM    | *      | 3,145.00  |                             |
|                    |       |                                   |   |          | YELLOWSTONE LANDSCAPE     |        |           | 12,059.50 000099            |
| TOTAL FOR BANK D   |       |                                   |   |          |                           |        | 38,425.74 |                             |
| TOTAL FOR REGISTER |       |                                   |   |          |                           |        | 38,425.74 |                             |

PCPC PALM COAST PRK AMOSSING

PR300R

## PAYROLL CHECK REGISTER

RUN 10/26/22 PAGE 1

| CHECK<br>#         | EMP # | EMPLOYEE NAME | CHECK<br>AMOUNT | CHECK<br>DATE |
|--------------------|-------|---------------|-----------------|---------------|
| 50073              | 3     | KEN BELSHE    | 184.70          | 10/26/2022    |
| 50074              | 4     | GARRY PARKS   | 184.70          | 10/26/2022    |
| 50075              | 1     | DAVID ROOT    | 184.70          | 10/26/2022    |
| TOTAL FOR REGISTER |       |               | 554.10          |               |

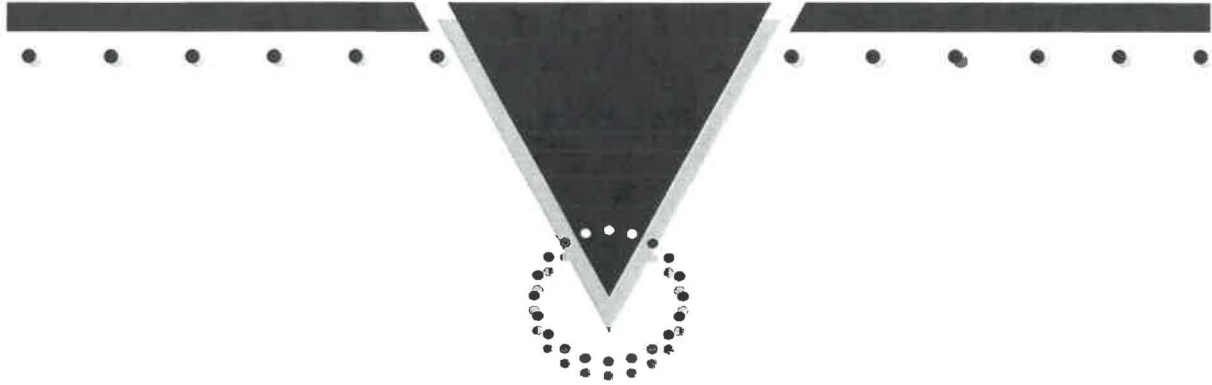
PCPC PALM COAST PRK AMOSSING

| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB | SUBCLASS               | VENDOR NAME                  | STATUS | AMOUNT    | .....CHECK.....<br>AMOUNT # |
|--------------------|-------|-----------------------------------|---|------------------------|------------------------------|--------|-----------|-----------------------------|
| 10/13/22           | 00008 | 12/17/21                          | 12172021                                | 202210 320-53800-43100 | DEC20-DEC21 UTILITY BILL     | *      | 4,194.87  |                             |
|                    |       |                                   |   |                        | ALLIANCE REALTY              |        |           | 4,194.87 000036             |
| 10/13/22           | 00007 | 10/01/22                          | 49                                      | 202210 310-51300-31300 | OCT DISSEMINATION AGENT      | *      | 291.67    |                             |
|                    |       |                                   |   |                        | GMS-CENTRAL FLORIDA, LLC     |        |           | 291.67 000037               |
| 10/13/22           | 00003 | 10/11/22                          | PSI-2142                                | 202210 320-53800-46300 | OCT LAKE MAINTENANCE         | *      | 452.61    |                             |
|                    |       |                                   |   |                        | SOLITUDE LAKE MANAGEMENT     |        |           | 452.61 000038               |
| 10/13/22           | 00003 | 9/27/22                           | PSI-1238                                | 202209 320-53800-46300 | SEP LAKE MAINTENANCE         | *      | 439.47    |                             |
|                    |       |                                   |   |                        | SOLITUDE LAKE MANAGEMENT     |        |           | 439.47 000039               |
| 10/26/22           | 00002 | 10/20/22                          | 10202022                                | 202210 320-53800-34100 | 10/22 SERVICES AGREEMENT     | *      | 750.00    |                             |
|                    |       |                                   |   |                        | CLINTON SMITH CONSULTING LLC |        |           | 750.00 000040               |
| 10/26/22           | 00004 | 10/14/22                          | PC443937                                | 202210 320-53800-46100 | SIDEWALK REPAIR-WASH OUT     | *      | 719.94    |                             |
|                    |       | 10/15/22                          | PC445710                                | 202210 320-53800-46100 | OCT LANDSCAPE MAINTENANCE    | *      | 3,813.16  |                             |
|                    |       |                                   |   |                        | YELLOWSTONE LANDSCAPE        |        |           | 4,533.10 000041             |
| TOTAL FOR BANK A   |       |                                   |   |                        |                              |        | 10,661.72 |                             |
| TOTAL FOR REGISTER |       |                                   |   |                        |                              |        | 10,661.72 |                             |

PCPC PALM COAST PRK AMOSSING



## SECTION 2



# Palm Coast Park

## Community Development District

Unaudited Financial Reporting  
October 31, 2022



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**Palm Coast Park**  
**Community Development District**  
 Combined Balance Sheet  
 October 31, 2022

Governmental Fund Types

|  | <i>General</i>   | <i>GF<br/>Sawmill Creek</i> | <i>Debt<br/>Service 2006</i> | <i>Debt<br/>Service 2019</i> | <i>Debt<br/>Service 2021</i> | <i>Debt<br/>Service 2022</i> | <i>Capital<br/>Projects 2006</i> | <i>Capital<br/>Projects 2019</i> | <i>Capital<br/>Projects 2021</i> | <i>Capital<br/>Projects 2022</i> | <i>Totals<br/>(memorandum only)</i> |
|--|------------------|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|-------------------------------------|
| <b>Assets</b>                                |                  |                             |                              |                              |                              |                              |                                  |                                  |                                  |                                  |                                     |
| Cash- Checking Account                       | \$371,801        | \$16,300                    | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | \$388,101                           |
| 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                    | (\$137)          | ----                        | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | (\$137)                             |
| Due from Other                               | \$333            | ----                        | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | \$333                               |
| <b>Investments:</b>                          |                  |                             |                              |                              |                              |                              |                                  |                                  |                                  |                                  |                                     |
| Money Market Account                         | ----             | ----                        | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | \$0                                 |
| Reserve                                      | ----             | ----                        | \$1,617,157                  | \$145,530                    | \$271,395                    | \$401,695                    | ----                             | ----                             | ----                             | ----                             | \$2,435,777                         |
| Revenue                                      | ----             | ----                        | \$822,512                    | \$82,304                     | \$145,060                    | \$218,104                    | ----                             | ----                             | ----                             | ----                             | \$1,267,980                         |
| Prepayment                                   | ----             | ----                        | \$1,606,326                  | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | \$1,606,326                         |
| Cap. Interest                                | ----             | ----                        | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | \$0                                 |
| Acquisition and Construction                 | ----             | ----                        | ----                         | ----                         | ----                         | ----                         | \$2,010,635                      | \$6,402                          | \$0                              | \$4                              | \$2,017,041                         |
| Cost of Issuance                             | ----             | ----                        | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | \$5,850                          | \$5,850                             |
| Deposits                                     | ----             | ----                        | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | \$0                                 |
| Prepaid Expenses                             | ----             | ----                        | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | \$0                                 |
| <b>Total Assets</b>                          | <b>\$371,997</b> | <b>\$16,300</b>             | <b>\$4,045,995</b>           | <b>\$227,834</b>             | <b>\$416,456</b>             | <b>\$619,799</b>             | <b>\$2,010,635</b>               | <b>\$6,402</b>                   | <b>\$0</b>                       | <b>\$5,854</b>                   | <b>\$7,721,272</b>                  |
| <b>Liabilities</b>                           |                  |                             |                              |                              |                              |                              |                                  |                                  |                                  |                                  |                                     |
| Accounts Payable                             | \$774            | \$0                         | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | \$774                               |
| Accrued Expenses                             | \$0              | \$2,743                     | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | \$2,743                             |
| FICA Payable                                 | \$1,591          | ----                        | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | \$1,591                             |
| Due to General Fund                          | ----             | ----                        | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | \$0                                 |
| Due to 2006 DSF                              | ----             | ----                        | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | \$0                                 |
| Due to 2019 DSF                              | ----             | ----                        | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | \$0                                 |
| Due to Sawmill Creek                         | ----             | ----                        | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | \$0                                 |
| Deposit- Somerset                            | \$24,565         | ----                        | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | \$24,565                            |
| <b>Fund Equity</b>                           |                  |                             |                              |                              |                              |                              |                                  |                                  |                                  |                                  |                                     |
| Net Assets                                   | ----             | ----                        | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | \$0                                 |
| Fund Balances                                |                  |                             |                              |                              |                              |                              |                                  |                                  |                                  |                                  |                                     |
| Unassigned                                   | \$345,067        | \$13,557                    | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | \$358,624                           |
| Nonspendable- Prepaid                        | ----             | ----                        | ----                         | ----                         | ----                         | ----                         | ----                             | ----                             | ----                             | ----                             | \$0                                 |
| Restricted for Capital Projects              | ----             | ----                        | ----                         | ----                         | ----                         | ----                         | \$2,010,635                      | \$6,402                          | \$0                              | \$5,854                          | \$2,022,891                         |
| Restricted for Debt Service                  | ----             | ----                        | \$4,045,995                  | \$227,834                    | \$416,456                    | \$619,799                    | ----                             | ----                             | ----                             | ----                             | \$5,310,083                         |
| <b>Total Liabilities, Fund Equity, Other</b> | <b>\$371,997</b> | <b>\$16,300</b>             | <b>\$4,045,995</b>           | <b>\$227,834</b>             | <b>\$416,456</b>             | <b>\$619,799</b>             | <b>\$2,010,635</b>               | <b>\$6,402</b>                   | <b>\$0</b>                       | <b>\$5,854</b>                   | <b>\$7,721,272</b>                  |

**Palm Coast Park**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending October 31, 2022

|  | <b>Adopted<br/>Budget</b> | <b>Prorated Budget<br/>10/31/22</b> | <b>Actual<br/>10/31/22</b> | <b>Variance</b> |
|--|---------------------------|-------------------------------------|----------------------------|-----------------|
| <b><u>Revenues</u></b>                           |                           |                                     |                            |                 |
| Operations and Maintenance Assessments- Tax Roll | \$286,004                 | \$0                                 | \$0                        | \$0             |
| Interest Earnings                                | \$1,500                   | \$125                               | \$0                        | (\$125)         |
| Miscellaneous Income                             | \$0                       | \$0                                 | \$0                        | \$0             |
| <b>Total Revenues</b>                            | <b>\$287,504</b>          | <b>\$125</b>                        | <b>\$0</b>                 | <b>(\$125)</b>  |
| <b><u>Administrative Expenditures</u></b>        |                           |                                     |                            |                 |
| Supervisors Fees                                 | \$12,000                  | \$1,000                             | \$600                      | \$400           |
| FICA Taxes                                       | \$924                     | \$77                                | \$46                       | \$31            |
| Arbitrage  | \$600                     | \$50                                | \$0                        | \$50            |
| Dissemination Agent                              | \$3,250                   | \$271                               | \$208                      | \$63            |
| Assessment Administration                        | \$5,000                   | \$5,000                             | \$5,000                    | \$0             |
| Engineering                                      | \$7,980                   | \$665                               | \$0                        | \$665           |
| Attorney Fees                                    | \$12,000                  | \$1,000                             | \$0                        | \$1,000         |
| Management Fees                                  | \$42,000                  | \$3,500                             | \$3,500                    | \$0             |
| Website Maintenance & Hosting                    | \$1,200                   | \$100                               | \$100                      | \$0             |
| Website  | \$1,553                   | \$1,553                             | \$1,553                    | \$1             |
| Trustee Fees                                     | \$4,500                   | \$4,500                             | \$4,364                    | \$136           |
| Annual Audit                                     | \$7,000                   | \$583                               | \$0                        | \$583           |
| Postage and Freight                              | \$2,500                   | \$208                               | \$117                      | \$91            |
| Insurance- General Liability                     | \$8,748                   | \$8,748                             | \$7,837                    | \$911           |
| Printing and Binding                             | \$2,000                   | \$167                               | \$75                       | \$92            |
| Legal Advertising                                | \$1,200                   | \$100                               | \$0                        | \$100           |
| Tax Collector Fees                               | \$5,852                   | \$0                                 | \$0                        | \$0             |
| Contingency                                      | \$947                     | \$79                                | \$0                        | \$79            |
| Office Supplies                                  | \$450                     | \$38                                | \$20                       | \$17            |
| Meeting Room Rental                              | \$1,200                   | \$100                               | \$110                      | (\$10)          |
| Dues & Licenses                                  | \$175                     | \$0                                 | \$0                        | \$0             |
| <b>Total Administrative</b>                      | <b>\$121,079</b>          | <b>\$27,739</b>                     | <b>\$23,529</b>            | <b>\$4,209</b>  |
| <b><u>Field Expenditures</u></b>                 |                           |                                     |                            |                 |
| Professional Services                            | \$18,900                  | \$1,575                             | \$1,500                    | \$75            |
| Landscape Maintenance                            | \$110,000                 | \$9,167                             | \$12,060                   | (\$2,893)       |
| Preserve Management                              | \$10,000                  | \$833                               | \$0                        | \$833           |
| Repairs & Maintenance                            | \$8,131                   | \$678                               | \$0                        | \$678           |
| Insurance- Property & Casualty                   | \$15,607                  | \$15,607                            | \$14,936                   | \$671           |
| Contingency                                      | \$3,787                   | \$316                               | \$0                        | \$316           |
| <b>Total Field</b>                               | <b>\$166,425</b>          | <b>\$28,175</b>                     | <b>\$28,496</b>            | <b>(\$320)</b>  |
| <b>Total Expenditures</b>                        | <b>\$287,504</b>          | <b>\$55,914</b>                     | <b>\$52,025</b>            | <b>\$3,889</b>  |
| <b>Excess Revenue/(Expenditures)</b>             | <b>\$0</b>                | <b>(\$52,025)</b>                   |                            |                 |
| <b>Beginning Fund Balance</b>                    | <b>\$0</b>                |                                     | <b>\$397,092</b>           |                 |
| <b>Ending Fund Balance</b>                       | <b>\$0</b>                |                                     | <b>\$345,067</b>           |                 |

**Palm Coast Park**  
**Community Development District**  
General Fund- Sawmill Subdivision  
Statement of Revenues & Expenditures  
For Period Ending October 31, 2022

|  | <b>Adopted<br/>Budget</b> | <b>Prorated Budget<br/>10/31/22</b> | <b>Actual<br/>10/31/22</b> | <b>Variance</b> |
|--|---------------------------|-------------------------------------|----------------------------|-----------------|
| <u><b>Revenues</b></u>                           |                           |                                     |                            |                 |
| Operations and Maintenance Assessments- Tax Roll | \$377,660                 | \$0                                 | \$0                        | \$0             |
| <b>Total Revenues</b>                            | <b>\$377,660</b>          | <b>\$0</b>                          | <b>\$0</b>                 | <b>\$0</b>      |
| <u><b>Administrative Expenditures</b></u>        |                           |                                     |                            |                 |
| Tax Collector Fees                               | \$2,960                   | \$0                                 | \$0                        | \$0             |
| Arbitrage  | \$1,200                   | \$100                               | \$0                        | \$100           |
| Trustee Fees                                     | \$9,000                   | \$0                                 | \$0                        | \$0             |
| Dissemination Agent                              | \$5,000                   | \$417                               | \$292                      | \$125           |
| Postage and Freight                              | \$1,500                   | \$125                               | \$0                        | \$125           |
| Attorney Fees                                    | \$2,000                   | \$167                               | \$0                        | \$167           |
| Other Current Charges                            | \$1,400                   | \$117                               | \$4                        | \$113           |
| <b>Total Administrative</b>                      | <b>\$23,060</b>           | <b>\$925</b>                        | <b>\$296</b>               | <b>\$629</b>    |
| <u><b>Field Expenditures</b></u>                 |                           |                                     |                            |                 |
| Professional Fees                                | \$14,400                  | \$1,200                             | \$750                      | \$450           |
| Landscape Maintenance                            | \$174,000                 | \$14,500                            | \$4,533                    | \$9,967         |
| Electricity- Streetlights                        | \$27,500                  | \$2,292                             | \$1,294                    | \$997           |
| Electricity- Irrigation/Signs                    | \$1,600                   | \$133                               | \$56                       | \$77            |
| Utility- Irrigation                              | \$44,600                  | \$3,717                             | \$5,563                    | (\$1,846)       |
| R&M- Signage                                     | \$2,000                   | \$167                               | \$0                        | \$167           |
| R&M Storm Water- Pond                            | \$34,500                  | \$2,875                             | \$453                      | \$2,422         |
| Repairs and Maintenance                          | \$12,500                  | \$1,042                             | \$0                        | \$1,042         |
| <b>Total Field</b>                               | <b>\$311,100</b>          | <b>\$25,925</b>                     | <b>\$12,649</b>            | <b>\$13,276</b> |
| <u><b>Reserves</b></u>                           |                           |                                     |                            |                 |
| Roadway Reserves                                 | \$43,500                  | \$0                                 | \$0                        | \$0             |
| <b>Total Reserves</b>                            | <b>\$43,500</b>           | <b>\$0</b>                          | <b>\$0</b>                 | <b>\$0</b>      |
| <b>Total Expenditures</b>                        | <b>\$377,660</b>          | <b>\$26,850</b>                     | <b>\$12,945</b>            | <b>\$13,905</b> |
| <b>Excess Revenue/(Expenditures)</b>             | <b>\$0</b>                |                                     | <b>(\$12,945)</b>          |                 |
| <b>Beginning Fund Balance</b>                    | <b>\$0</b>                |                                     | <b>\$26,501</b>            |                 |
| <b>Ending Fund Balance</b>                       | <b>\$0</b>                |                                     | <b>\$13,557</b>            |                 |

**Palm Coast Park**  
**Community Development District**  
General Fund- Spring Lake Reverie  
Statement of Revenues & Expenditures  
For Period Ending October 31, 2022

|  | <b>Adopted<br/>Budget</b> | <b>Prorated Budget<br/>10/31/22</b> | <b>Actual<br/>10/31/22</b> | <b>Variance</b> |
|--|---------------------------|-------------------------------------|----------------------------|-----------------|
| <u><b>Revenues</b></u>                           |                           |                                     |                            |                 |
| Operations and Maintenance Assessments- Tax Roll | \$189,753                 | \$0                                 | \$0                        | \$0             |
| Developer Contributions                          | \$29,997                  | \$0                                 | \$0                        | \$0             |
| <b>Total Revenues</b>                            | <b>\$219,750</b>          | <b>\$0</b>                          | <b>\$0</b>                 | <b>\$0</b>      |
| <u><b>Administrative Expenditures</b></u>        |                           |                                     |                            |                 |
| Tax Collector Fees                               | \$4,300                   | \$0                                 | \$0                        | \$0             |
| Arbitrage  | \$600                     | \$50                                | \$0                        | \$50            |
| Trustee Fees                                     | \$4,500                   | \$0                                 | \$0                        | \$0             |
| Dissemination Agent                              | \$2,500                   | \$208                               | \$0                        | \$208           |
| Postage and Freight                              | \$750                     | \$63                                | \$0                        | \$63            |
| Attorney Fees                                    | \$1,000                   | \$83                                | \$0                        | \$83            |
| Other Current Charges                            | \$700                     | \$58                                | \$0                        | \$58            |
| <b>Total Administrative</b>                      | <b>\$14,350</b>           | <b>\$463</b>                        | <b>\$0</b>                 | <b>\$463</b>    |
| <u><b>Field Expenditures</b></u>                 |                           |                                     |                            |                 |
| Professional Fees                                | \$7,200                   | \$600                               | \$0                        | \$600           |
| Landscape Maintenance                            | \$100,000                 | \$8,333                             | \$0                        | \$8,333         |
| Electricity- Streetlights                        | \$42,000                  | \$3,500                             | \$0                        | \$3,500         |
| Electricity- Irrigation/Signs                    | \$1,000                   | \$83                                | \$0                        | \$83            |
| Utility- Irrigation                              | \$14,400                  | \$1,200                             | \$0                        | \$1,200         |
| R&M- Signage                                     | \$1,000                   | \$83                                | \$0                        | \$83            |
| R&M Storm Water- Pond                            | \$10,300                  | \$858                               | \$0                        | \$858           |
| Repairs and Maintenance                          | \$7,500                   | \$625                               | \$0                        | \$625           |
| <b>Total Field</b>                               | <b>\$183,400</b>          | <b>\$15,283</b>                     | <b>\$0</b>                 | <b>\$15,283</b> |
| <u><b>Reserves</b></u>                           |                           |                                     |                            |                 |
| Roadway Reserves                                 | \$22,000                  | \$22,000                            | \$0                        | \$22,000        |
| <b>Total Reserves</b>                            | <b>\$22,000</b>           | <b>\$22,000</b>                     | <b>\$0</b>                 | <b>\$22,000</b> |
| <b>Total Expenditures</b>                        | <b>\$219,750</b>          | <b>\$37,746</b>                     | <b>\$0</b>                 | <b>\$37,746</b> |
| <b>Excess Revenue/(Expenditures)</b>             | <b>\$0</b>                |                                     | <b>\$0</b>                 |                 |
| <b>Beginning Fund Balance</b>                    | <b>\$0</b>                |                                     | <b>\$0</b>                 |                 |
| <b>Ending Fund Balance</b>                       | <b>\$0</b>                |                                     | <b>\$0</b>                 |                 |

# Palm Coast Park

## Community Development District

Debt Service Fund Series 2006  
Statement of Revenues & Expenditures  
For Period Ending October 31, 2022

|                                       | Adopted<br>Budget  | Prorated Budget<br>10/31/22 | Actual<br>10/31/22 | Variance     |
|---------------------------------------|--------------------|-----------------------------|--------------------|--------------|
| <u>Revenues</u>                       |                    |                             |                    |              |
| Special Assessments- Tax Roll         | \$2,260,660        | \$0                         | \$0                | \$0          |
| Special Assessments- Prepayment       | \$0                | \$0                         | \$0                | \$0          |
| Interest Income                       | \$250              | \$21                        | \$20               | (\$0)        |
| <b>Total Revenues</b>                 | <b>\$2,260,910</b> | <b>\$21</b>                 | <b>\$20</b>        | <b>(\$0)</b> |
| <u>Expenditures</u>                   |                    |                             |                    |              |
| Tax Collector                         | \$45,213           | \$0                         | \$0                | \$0          |
| Interfund Transfer Out                | \$0                | \$0                         | \$9                | (\$9)        |
| <u>Series 2006</u>                    |                    |                             |                    |              |
| Interest-11/1                         | \$635,550          | \$0                         | \$0                | \$0          |
| Principal-5/1                         | \$970,000          | \$0                         | \$0                | \$0          |
| Interest-5/1                          | \$635,550          | \$0                         | \$0                | \$0          |
| <b>Total Expenditures</b>             | <b>\$2,286,313</b> | <b>\$0</b>                  | <b>\$9</b>         | <b>(\$9)</b> |
| <b>Excess Revenues/(Expenditures)</b> | <b>(\$25,404)</b>  |                             | <b>\$11</b>        |              |
| <b>Beginning Fund Balance</b>         | <b>\$822,583</b>   |                             | <b>\$4,045,984</b> |              |
| <b>Ending Fund Balance</b>            | <b>\$797,179</b>   |                             | <b>\$4,045,995</b> |              |

|                  |                    |
|------------------|--------------------|
| Due From General | ----               |
| Reserve          | \$1,617,157        |
| Revenue          | \$822,512          |
| Prepayment       | \$1,606,326        |
| Interest         | ----               |
| <b>Balance</b>   | <b>\$4,045,995</b> |



# Palm Coast Park

## Community Development District

Debt Service Fund Series 2019  
Statement of Revenues & Expenditures  
For Period Ending October 31, 2022

|                                       | Adopted<br>Budget | Prorated Budget<br>10/31/22 | Actual<br>10/31/22 | Variance     |
|---------------------------------------|-------------------|-----------------------------|--------------------|--------------|
| <b>Revenues</b>                       |                   |                             |                    |              |
| Special Assessments- Tax Roll         | \$200,861         | \$0                         | \$0                | \$0          |
| Interest Income                       | \$50              | \$4                         | \$1                | (\$3)        |
| <b>Total Revenues</b>                 | <b>\$200,911</b>  | <b>\$4</b>                  | <b>\$1</b>         | <b>(\$3)</b> |
| <b>Expenditures</b>                   |                   |                             |                    |              |
| Tax Collector                         | \$4,017           | \$0                         | \$0                | \$0          |
| Interfund Transfer Out                | \$0               | \$0                         | \$1                | (\$1)        |
| <b>Series 2019</b>                    |                   |                             |                    |              |
| Interest-11/1                         | \$77,375          | \$0                         | \$0                | \$0          |
| Principal-5/1                         | \$40,000          | \$0                         | \$0                | \$0          |
| Interest-5/1                          | \$77,375          | \$0                         | \$0                | \$0          |
| <b>Total Expenditures</b>             | <b>\$198,767</b>  | <b>\$0</b>                  | <b>\$1</b>         | <b>(\$1)</b> |
| <b>Excess Revenues/(Expenditures)</b> | <b>\$2,144</b>    |                             | <b>\$1</b>         |              |
| <b>Beginning Fund Balance</b>         | <b>\$82,307</b>   |                             | <b>\$227,833</b>   |              |
| <b>Ending Fund Balance</b>            | <b>\$84,451</b>   |                             | <b>\$227,834</b>   |              |

|                  |                  |
|------------------|------------------|
| Due From General | ----             |
| Reserve          | \$145,530        |
| Revenue          | \$82,304         |
| <b>Balance</b>   | <b>\$227,834</b> |

# Palm Coast Park

## Community Development District

Debt Service Fund Series 2021  
Statement of Revenues & Expenditures  
For Period Ending October 31, 2022

|                                       | <b>Adopted<br/>Budget</b> | <b>Prorated Budget<br/>10/31/22</b> | <b>Actual<br/>10/31/22</b> | <b>Variance</b> |
|---------------------------------------|---------------------------|-------------------------------------|----------------------------|-----------------|
| <b><u>Revenues</u></b>                |                           |                                     |                            |                 |
| Bond Proceeds                         | \$0                       | \$0                                 | \$0                        | \$0             |
| Special Assessments-Tax Roll          | \$405,218                 | \$0                                 | \$0                        | \$0             |
| Interest Income                       | \$50                      | \$4                                 | \$628                      | \$624           |
| Interfund Transfer In                 | \$0                       | \$0                                 | \$0                        | \$0             |
| <b>Total Revenues</b>                 | <b>\$405,268</b>          | <b>\$4</b>                          | <b>\$628</b>               | <b>\$624</b>    |
| <b><u>Expenditures</u></b>            |                           |                                     |                            |                 |
| Tax Collector                         | \$8,104                   | \$0                                 | \$0                        | \$0             |
| Interfund Transfer Out                | \$0                       | \$0                                 | \$409                      | (\$409)         |
| <b><u>Series 2021</u></b>             |                           |                                     |                            |                 |
| Interest-5/1                          | \$144,449                 | \$0                                 | \$0                        | \$0             |
| Principal-5/1                         | \$105,000                 | \$0                                 | \$0                        | \$0             |
| Interest-5/1                          | \$144,449                 | \$0                                 | \$0                        | \$0             |
| <b>Total Expenditures</b>             | <b>\$393,898</b>          | <b>\$0</b>                          | <b>\$409</b>               | <b>(\$409)</b>  |
| <b>Excess Revenues/(Expenditures)</b> | <b>\$11,370</b>           |                                     | <b>\$218</b>               |                 |
| <b>Beginning Fund Balance</b>         | <b>\$144,484</b>          |                                     | <b>\$416,237</b>           |                 |
| <b>Ending Fund Balance</b>            | <b>\$155,854</b>          |                                     | <b>\$416,456</b>           |                 |

|                  |                  |
|------------------|------------------|
| Due From General | \$0              |
| Reserve          | \$271,395        |
| Cap Interest     | \$145,060        |
| <b>Balance</b>   | <b>\$416,456</b> |

# Palm Coast Park

## Community Development District

Debt Service Fund Series 2022  
Statement of Revenues & Expenditures  
For Period Ending October 31, 2022

|                                       | Adopted<br>Budget | Prorated Budget<br>10/31/22 | Actual<br>10/31/22 | Variance     |
|---------------------------------------|-------------------|-----------------------------|--------------------|--------------|
| <b><u>Revenues</u></b>                |                   |                             |                    |              |
| Bond Proceeds                         | \$0               | \$0                         | \$0                | \$0          |
| Special Assessments-Tax Roll          | \$820,478         | \$0                         | \$0                | \$0          |
| Special Assessments-Off Roll          | \$0               | \$0                         | \$0                | \$0          |
| Interest Income                       | \$50              | \$4                         | \$2                | (\$2)        |
| Interfund Transfer In                 | \$0               | \$0                         | \$0                | \$0          |
| <b>Total Revenues</b>                 | <b>\$820,528</b>  | <b>\$4</b>                  | <b>\$2</b>         | <b>(\$2)</b> |
| <b><u>Expenditures</u></b>            |                   |                             |                    |              |
| Tax Collector                         | \$16,410          | \$0                         | \$0                | \$0          |
| Interfund Transfer Out                | \$0               | \$0                         | \$0                | \$0          |
| <b><u>Series 2022</u></b>             |                   |                             |                    |              |
| Interest Expense 11/1                 | \$218,104         | \$0                         | \$0                | \$0          |
| Principal Expense 5/1                 | \$200,000         | \$0                         | \$0                | \$0          |
| Interest Expense 5/1                  | \$301,991         | \$0                         | \$0                | \$0          |
| <b>Total Expenditures</b>             | <b>\$720,095</b>  | <b>\$0</b>                  | <b>\$0</b>         | <b>\$0</b>   |
| <b>Excess Revenues/(Expenditures)</b> | <b>\$100,433</b>  |                             | <b>\$2</b>         |              |
| <b>Beginning Fund Balance</b>         | <b>\$218,104</b>  |                             | <b>\$619,797</b>   |              |
| <b>Ending Fund Balance</b>            | <b>\$318,537</b>  |                             | <b>\$619,799</b>   |              |

|                  |                  |
|------------------|------------------|
| Due From General | \$0              |
| Reserve          | \$401,695        |
| Revenue          | \$218,104        |
| Cap Interest     | \$0              |
| <b>Balance</b>   | <b>\$619,799</b> |

**Palm Coast Park**  
**Community Development District**  
 Capital Projects Fund  
 Statement of Revenues & Expenditures  
 For Period Ending October 31, 2022

|                                       | <b>Series<br/>2006</b> | <b>Series<br/>2019</b> | <b>Series<br/>2021</b> | <b>Series<br/>2022</b> |
|---------------------------------------|------------------------|------------------------|------------------------|------------------------|
| <u>Revenues</u>                       |                        |                        |                        |                        |
| Interest Income                       | \$10                   | \$0                    | \$2,264                | \$0                    |
| Interfund Transfer In                 | \$11                   | \$1                    | \$409                  | \$0                    |
| Impact Fees                           | \$0                    | \$0                    | \$0                    | \$0                    |
| Bond Proceeds                         | \$0                    | \$0                    | \$0                    | \$0                    |
| Bond Premium                          | \$0                    | \$0                    | \$0                    | \$0                    |
| <b>Total Revenues</b>                 | <b>\$21</b>            | <b>\$1</b>             | <b>\$2,674</b>         | <b>\$0</b>             |
| <u>Expenditures</u>                   |                        |                        |                        |                        |
| Capital Outlay                        | \$0                    | \$0                    | \$0                    | \$0                    |
| Interfund Transfer Out                | \$0                    | \$0                    | \$0                    | \$0                    |
| Cost of Issuance                      | \$0                    | \$0                    | \$0                    | \$0                    |
| Underwriters Discount                 | \$0                    | \$0                    | \$0                    | \$0                    |
| <b>Total Expenditures</b>             | <b>\$0</b>             | <b>\$0</b>             | <b>\$0</b>             | <b>\$0</b>             |
| <b>Excess Revenues/(Expenditures)</b> | <b>\$21</b>            | <b>\$1</b>             | <b>\$2,674</b>         | <b>\$0</b>             |
| <b>Beginning Fund Balance</b>         | <b>\$2,010,614</b>     | <b>\$6,401</b>         | <b>(\$2,674)</b>       | <b>\$5,854</b>         |
| <b>Ending Fund Balance</b>            | <b>\$2,010,635</b>     | <b>\$6,402</b>         | <b>\$0</b>             | <b>\$5,854</b>         |

Palm Coast Park CDD  
General Fund  
Month to Month

|  | October           | November   | December   | January    | February   | March      | April      | May        | June       | July       | August     | September  | Total             |
|--|-------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------------|
| <u>Revenues</u>                                  |                   |            |            |            |            |            |            |            |            |            |            |            |                   |
| Operations and Maintenance Assessments- Tax Roll | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0               |
| Interest Earnings                                | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0               |
| Miscellaneous Income                             | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0               |
| <b>Total Revenues</b>                            | <b>\$0</b>        | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b>        |
| <u>Administrative Expenditures</u>               |                   |            |            |            |            |            |            |            |            |            |            |            |                   |
| Supervisors Fees                                 | \$600             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$600             |
| FICA Taxes                                       | \$46              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$46              |
| Arbitrage  | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0               |
| Dissemination Agent                              | \$208             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$208             |
| Assessmnet Administration                        | \$5,000           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$5,000           |
| Engineering                                      | \$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               |
| Management Fees                                  | \$3,500           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$3,500           |
| Website Maintenance & Hosting                    | \$100             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$100             |
| Website  | \$1,553           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,553           |
| Trustee Fees                                     | \$4,364           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$4,364           |
| Annual Audit                                     | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0               |
| Postage and Freight                              | \$117             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$117             |
| Insurance- General Liability                     | \$7,837           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$7,837           |
| Printing and Binding                             | \$75              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$75              |
| Legal Advertising                                | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0               |
| Tax Collector Fees                               | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0               |
| Contingency                                      | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0               |
| Office Supplies                                  | \$20              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$20              |
| Meeting Room Rental                              | \$110             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$110             |
| Dues & Licenses                                  | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0               |
| <b>Total Administrative</b>                      | <b>\$23,529</b>   | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$23,529</b>   |
| <u>Field Expenditures</u>                        |                   |            |            |            |            |            |            |            |            |            |            |            |                   |
| Professional Services                            | \$1,500           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,500           |
| Landscape Maintenance                            | \$12,060          | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$12,060          |
| 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                   | \$14,936          | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$14,936          |
| Contingency                                      | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0               |
| <b>Total Field</b>                               | <b>\$28,496</b>   | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$28,496</b>   |
| <b>Total Expenditures</b>                        | <b>\$52,025</b>   | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$52,025</b>   |
| <b>Excess Revenue/(Expenditures)</b>             | <b>(\$52,025)</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>(\$52,025)</b> |

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

|  | October           | November   | December   | January    | February   | March      | April      | May        | June       | July       | August     | September  | Total             |
|--|-------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------------|
| <b><u>Revenues</u></b>                           |                   |            |            |            |            |            |            |            |            |            |            |            |                   |
| Operations and Maintenance Assessments- Tax Roll | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0               |
| <b>Total Revenues</b>                            | <b>\$0</b>        | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b>        |
| <b><u>Administrative Expenditures</u></b>        |                   |            |            |            |            |            |            |            |            |            |            |            |                   |
| Tax Collector Fees                               | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0.00            |
| Arbitrage  | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0.00            |
| Trustee Fees                                     | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0.00            |
| Dissemination Agent                              | \$292             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$291.67          |
| Postage and Freight                              | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0.00            |
| Attorney Fees                                    | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0.00            |
| Other Current Charges                            | \$4               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$3.95            |
| <b>Total Administrative</b>                      | <b>\$296</b>      | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$296</b>      |
| <b><u>Field Expenditures</u></b>                 |                   |            |            |            |            |            |            |            |            |            |            |            |                   |
| Professional Fees                                | \$750             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$750             |
| Landscape Maintenance                            | \$4,533           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$4,533           |
| Electricity- Streetlights                        | \$1,294           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,294           |
| Electricity- Irrigation/Signs                    | \$56              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$56              |
| Utility- Irrigation                              | \$5,563           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$5,563           |
| R&M- Signage                                     | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0               |
| R&M Storm Water- Pond                            | \$453             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$453             |
| Repairs and Maintenance                          | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0               |
| <b>Total Field</b>                               | <b>\$12,649</b>   | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$12,649</b>   |
| <b><u>Reserves</u></b>                           |                   |            |            |            |            |            |            |            |            |            |            |            |                   |
| Roadway Reserves                                 | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0               |
| <b>Total Reserves</b>                            | <b>\$0</b>        | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b>        |
| <b>Total Expenditures</b>                        | <b>\$12,945</b>   | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$12,945</b>   |
| <b>Excess Revenue/(Expenditures)</b>             | <b>(\$12,945)</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>(\$12,945)</b> |



**Palm Coast Park**  
**Community Development District**  
**Long Term Debt Report**

| <b>Series 2006 Special Assessment Bonds</b> |                     |
|---|---------------------|
| 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        |
| <br>Bonds Outstanding- 6/30/2015            | <br>\$ 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)        |
| <br>Current Bonds Outstanding               | <br>\$ 22,300,000   |

| <b>Series 2019 Special Assessment Bonds</b> |                  |
|---|------------------|
| 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       |
| <br>Bonds Outstanding- 12/04/19             | <br>\$ 3,770,000 |
| Less: May 1, 2021 (Mandatory)               | \$ (40,000)      |
| Less: May 1, 2022 (Mandatory)               | \$ (40,000)      |
| <br>Current Bonds Outstanding               | <br>\$ 3,690,000 |

| <b>Series 2021 Special Assessment Bonds- Spring Lake Tracts 2 &amp; 3</b> |                  |
|---|------------------|
| 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       |
| <br>Bonds Outstanding- 12/23/2021   | <br>\$ 8,065,000 |
| <br>Current Bonds Outstanding   | <br>\$ 8,065,000 |

**Palm Coast Park**  
**Community Development District**  
**Long Term Debt Report**

| <b>Series 2022 Special Assessment Bonds- Sawmill Branch Phase 2</b> |               |
|---|---------------|
| Interest Rate:  | 4.15-5.125%   |
| Maturity Date:  | 5/1/51        |
| Reserve Fund Definition:  | 50% MADS      |
| Reserve Fund Requirement:   | \$ 401,692    |
| Reserve Fund Balance:   | \$ 401,695    |
| Bonds Outstanding- 6/10/2022  | \$ 12,225,000 |
| Current Bonds Outstanding   | \$ 12,225,000 |



**Palm Coast Park**  
**Community Development District**  
**Construction Schedule, Series 2021**  
**For Period Ending September 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                 |
| 7/1/22                                |               |                        | Interest   | \$ 1,289.68              |
| 7/2/22                                |               |                        | Transfer from Reserve  | \$ 114.45                |
| 7/2/22                                |               |                        | Transfer Cost of Issuance  | \$ 19,766.22             |
| 8/1/22                                |               |                        | Interest   | \$ 1,971.27              |
| 8/2/22                                |               |                        | Transfer from Reserve  | \$ 219.71                |
| 9/1/22                                |               |                        | Interest   | \$ 2,132.10              |
| 9/2/22                                |               |                        | Transfer from Reserve  | \$ 355.44                |
| 10/1/22                               |               |                        | Interest   | \$ 1,649.13              |
| 10/2/22                               |               |                        | Transfer from Reserve  | \$ 409.29                |
| <b>TOTAL SOURCES</b>                  |               |                        |  | <b>\$ 7,415,570.12</b>   |
| 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)          |
| 7/5/22                                | 6             | Spring Lake Asset, LLC | Spring Lake Payment Application #8 (Progress Payments - P & S Paving, Inc.)            | \$ (744,321.21)          |
| 8/4/22                                | 7             | Spring Lake Asset, LLC | Spring Lake Payment Application #9 (Progress Payments - P & S Paving, Inc.)            | \$ (750,545.85)          |
| 9/14/22                               | 8             | Spring Lake Asset, LLC | Spring Lake Payment Application #10 (Progress Payments - P & S Paving, Inc.)           | \$ (790,086.12)          |
| 10/13/22                              | 9             | Spring Lake Asset, LLC | Spring Lake Payment Application #11 (Progress Payments - P & S Paving, Inc.)           | \$ (792,384.53)          |
| 10/13/22                              | 10            | Spring Lake Asset, LLC | Spring Lake Payment Application #12 (Progress Payments - P & S Paving, Inc.)           | \$ (2,970.25)            |
| <b>TOTAL USES</b>                     |               |                        |  | <b>\$ (7,415,570.12)</b> |
| <b>ADJUSTED REMAINING BALANCE</b>     |               |                        |  | <b>\$ -</b>              |
| Investment Balance Per Bank Statement |               |                        |  | \$ -                     |
| Less: Outstanding Requisitions        |               |                        |  | \$ -                     |
| Adjusted Balance                      |               |                        |  | \$ -                     |
| Variance                              |               |                        |  | \$ -                     |

**Palm Coast Park**  
**Community Development District**  
**Construction Schedule, Series 2022**  
**For Period Ending September 30, 2022**

| Date                                  | Requisition # | Contractor                            | Description  | Amount                    |
|---------------------------------------|---------------|---------------------------------------|--|---------------------------|
| 6/21/22                               |               |                                       | Bond issuance proceeds series 2022   | \$ 11,393,097.58          |
| 7/5/22                                |               |                                       | Interest   | \$ 15.82                  |
| 8/2/22                                |               |                                       | Interest   | \$ 49.05                  |
| 9/2/22                                |               |                                       | Interest   | \$ 49.05                  |
| 9/6/22                                |               |                                       | Interest   | \$ 7.91                   |
| 9/20/22                               |               |                                       | Transfer from Reserve  | \$ 4.02                   |
| <b>TOTAL SOURCES</b>                  |               |                                       |  | <b>\$ 11,393,223.43</b>   |
| 9/7/22                                | 1             | Forestar (USA) Real Estate Group Inc. | Sawmill Branch Phase 1 & 2 (Construction Costs - Earthworks of Florida, LLC Pay Application #21) | \$ (9,786,899.52)         |
| 9/7/22                                | 1             | Palm Coast Park CDD                   | Sawmill Branch Phase 1 & 2 (Construction Costs - Earthworks of Florida, LLC Pay Application #21) | \$ (1,606,319.89)         |
| <b>TOTAL USES</b>                     |               |                                       |  | <b>\$ (11,393,219.41)</b> |
| <b>ADJUSTED REMAINING BALANCE</b>     |               |                                       |  | <b>\$ 4.02</b>            |
| Investment Balance Per Bank Statement |               |                                       |  | \$ 4.02                   |
| Less: Outstanding Requisitions        |               |                                       |  | \$ -                      |
| Adjusted Balance                      |               |                                       |  | \$ 4.02                   |
| Variance                              |               |                                       |  | \$ 0.00                   |