

*Palm Coast Park  
Community Development District*

*Agenda*

*March 17, 2023*

# 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

March 10, 2023

**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, March 17, 2023 at 10:30 AM at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 20, 2023 Meeting
4. Consideration of Resolution 2023-04 Adopting a Policy for Public Comment
5. Discussion of Authorizing Conveyance of Real CDD Property to Sawmill Creek HOA (Tract K)
6. Ratification of Bill of Sale Transfer of Lift Station to City of Palm Coast
7. Consideration of Proposal from Yellowstone for Sawmill Creek Entrance Landscape Renovation
8. Discussion of Matanzas Woods Parkway Landscape
9. Staff Reports
  - A. Attorney
  - B. Engineer and Maintenance Report
    - i. Landscape Maintenance Summary Report
    - ii. Sawmill Creek Stormwater Maintenance Report
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
10. Other Business
11. Supervisor's Requests
12. Adjournment

# MINUTES

MINUTES OF MEETING  
PALM COAST PARK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Palm Coast Park Community Development District was held Friday, January 20, 2023 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
Jeffrey Douglas	Vice Chairman
Ken Belshe	Assistant Secretary
Robert Porter	Assistant Secretary
Heather Allen	Assistant Secretary

Also present were:

George Flint	District Manager
Michael Chiumento, III	District Counsel
Clint Smith	Field Operations Manager
Sara Zare <i>by phone</i>	MBS Capital Markets

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Root asked if any members 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) noted that as the Sawmill Creek residents, they were encouraged that the Palm Coast City Council gave the final approval for Phase 2, 243 lots. He stated that they hoped to start seeing some construction in the near future. Mr. Porter noted that D.R. Horton would be building those houses and the plat got held out for various reasons. He explained that now that it was done, they would see some houses. He stated that they were waiting

to get that final approval. He also stated that they didn't have it recorded yet, but they should within the week and would be fully permitted and starting houses.

Mr. Gerard Joyce (71 Rivertown Road) was curious about the streetlights. He explained that there were three streetlights that had been in since January 18, 2022, and there were four streetlights in their community that aren't gone. He explained his concern stating that he had ran into an alligator, boar, and snake since January and he felt that a couple of extra streetlights would not hurt. He further explained that he wasn't asking for extra ones, but for the ones that were already there to work. The Board thanked Mr. Joyce for his comments and concerns and the public comment period was closed.

Mr. Smith addressed the first concern about D.R. Horton which Mr. Porter responded to. He explained that they had started their landscape and irrigation about two weeks ago. He noted that he had spoken with someone from Four Star that said they thought that they would be done with that probably in March and asked the CDD to start maintenance in March or April. He stated that Dream Finders was almost in the same boat because they had a delay due to a shortage of FPL material, so they were looking at March or April. He also explained Somerset, which was the KB Homes one, they were clearing for 6 months and then they disappeared, but they had just got their development order from the City this past week and should be starting soon as well. Mr. Root stated that folks were asking if they take over the maintenance, do they budget for that. Mr. Smith responded yes, and they actually budgeted to start October 1<sup>st</sup> because that was the schedule and then there was a series of delays and Dream Finders couldn't get their FPL stuff because of the hurricane in South Florida. He noted that they were looking to start in the next two months. He also noted that D.R. Horton was going to be doing models and specs. He noted that Reverie was doing the same thing and had the approval to do 10 or 12 and would be starting soon. He added that Somerset would probably be a year behind. He addressed the streetlights stating that a resident had emailed him over a month ago about it. He went and looked at them, got the numbers, and turned them into FPL and it was their responsibility to maintain them and was in the process. Mr. Flint stated that the CDD paid a streetlight lease, but FPL maintained the streetlights, so all they could do was report to FPL. He also noted that individual residents could also go on the FPL website and turn in directly as well.

Mr. Flint stated that they had a request for each Board member to introduce themselves and explain who they were affiliated with. All the Board members individually introduced themselves.

### **THIRD ORDER OF BUSINESS**

#### **Approval of Minutes of the November 18, 2022 Board of Supervisors Meeting and Acceptance of Minutes of the November 18, 2022 Landowners' Meeting**

Mr. Root asked for any comments, corrections, or changes to the minutes of the November 18, 2022 Board of Supervisors meeting or the minutes of the November 18, 2022 Landowners' meeting. The Board had no changes to the minutes.

On MOTION by Mr. Porter, seconded by Ms. Allen, with all in favor, the Minutes of the November 18, 2022 Board of Supervisors Meeting were approved as presented, and the Minutes of the November 18, 2022 Landowners' Meeting, were accepted.

### **FOURTH ORDER OF BUSINESS**

#### **Financing Matters – Somerset Project**

##### **A. Consideration of Bond Counsel Agreement**

Mr. Flint stated that they previously approved an agreement with the Engineer and a Funding Agreement to move forward with the Somerset financing. He noted that K.B. Homes was taking a little bit longer for them to get ready to finance on this. He explained that they were not quite ready for the Board to do a delegation resolution or to move forward with pricing and financing, but there were a couple of items that needed to be tended to before they got to that point. One of those items was the agreement with Bryant Miller Olive to serve as Bond Counsel for this bond series. He noted that they also served as Bond Counsel on their other bond issues, so they had the engagement letter with Bryant Miller Olive in the agenda package. He explained that Bryant Miller Olive worked on a contingent basis, so if they didn't issue bonds, they didn't get paid. He stated that they got paid at a fee based for the issuance of the bonds when it comes out of the cost of issuance account.

##### **B. Consideration of Underwriter Agreement**

Mr. Flint stated that this agreement was with MBS Capital Markets, LLC and they had served as the Underwriter on their other recent bond issues. Ms. Zare stated that she was with MBS and explained that the Investment Banking Agreement was in similar form to the Investment Banking Agreements provided on tax transactions. She stated that it described their role as

Underwriter, which in general terms was to structure, market, and sell the bonds. She explained that their fee was contingent on bond close, so in no way would they incur fee unless the transaction was closed. She stated that she would be happy to answer any questions.

On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, the Bond Counsel Agreement and the Underwriter Agreement, were approved.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Palm Coast Impact Fee Reimbursement Request**

Mr. Smith stated that twice a year they would get these reimbursement requests from the City based on the reimbursement that was through the CDD from upsizing many years ago. He noted that he thought that this would be their last one, but the delay at the Reverie in Sawmill Branch changed that. He stated that he thought the next one in July would be the last one. He also stated that this one was for \$41,663.20. He explained that the Chairman needed to sign it and send it in to the City and they would mail a check to the District office

On MOTION by Mr. Porter, seconded by Mr. Douglas, with all in favor, Authorizing the Chairman to Sign for the Palm Coast Impact Fee Reimbursement Request, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Chiumento had nothing further for the Board.

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

Mr. Smith noted that his report was not in the agenda package. He started his review of the report stating that at the last meeting they discussed a proposal on the gopher, tortoise reserve. He explained that Jeff had told him that he had a consultant that looked at some of it and he got a copy of what they did. He stated that was primarily geared at removing tortoises from some of the development tracts and did not really address the report that had to be sent into the state, so he was wanting to bring this back to the Board. He further explained that it was with Atlantic Ecological Services, LLC, which was who did the last two reports. He also stated that the report had to be done every other year. He noted that the proposal was \$2,400 plus anytime that he might have to do a field visit. He explained that every other year they budgeted \$7,500.



On MOTION by Mr. Porter, seconded by Ms. Allen, with all in favor, the Gopher and Tortoise Survey Proposal, was approved.

Mr. Smith noted that he had a request from some of the residents to look at the lighting at the two entrances to Sawmill Creek. He explained that there were signs there that were installed by the developer that were not lit. He stated that he went up there with the same electrician that took care of the signage there. He explained that they assumed that there was no power because they couldn't find any; however, there was some low voltage wiring that they thought went to the landscaping irrigation system. He explained that it may be able to be used, which would reduce the cost. He reviewed the price options for this lighting with the Board. He added that if they could use that low voltage wiring, it would reduce the cost.

Mr. Flint stated that they would have significant savings in several of the maintenance line items because they budgeted for 12 months, and they were not going to be maintaining for 12 months. He also explained that they had money budgeted for roadway reserves that didn't all need to be transferred to a roadway reserve account. He noted that there was funding available to do this and he didn't see it as being a problem. After further Board discussion, it was decided to accept the monument lighting not to exceed \$8,500.

On MOTION by Mr. Porter, seconded by Mr. Douglas, with all in favor, the Monument Lighting Not to Exceed \$8,500, was approved.

Mr. Smith stated that the entry landscaping at the tip of the island had struggled since the first day. He explained that it has never looked good, and they had tried to fertilize and take care of it, but it still looked like it did two years ago, which was bad. He presented a proposal from Yellowstone to take that out and replace it with something else. He noted that this was not something that had to be done and they could keep trying to fertilize it. He stated that the proposal was \$2,918. Mr. Flint stated that they had plenty of funding in their landscape maintenance account. After Board discussion, it was decided to bring the landscaping proposal back to the February meeting.

Mr. Smith reviewed the last item on his report stating that it was the Matanzas Woods Parkway westerly extension that led into Sawmill Branch as well as some of the commercial areas, the future City park, and the public works facility. He stated that the last one included work around the roundabout and the Board asked to take that out. He gave them three options, landscaping the

tips of the median, do more landscaping than the heavy-duty option, which was option three. She noted that the approximate cost for option 1 was \$80,000, option 2 was \$90,000, and option 3 was \$105,000. He noted that the Board should keep in mind that half of the cost was irrigation. After further Board discussion, Mr. Smith noted that he could ask for the maintenance to be included through September 30<sup>th</sup> because they had not budgeted for maintenance this year and the new budget would take over the maintenance after that. It was decided to go with option 3 for \$105,000 with provision that D.R. Horton would take care of the maintenance for the rest of the fiscal year. Mr. Flint noted that this would be coming out of the bond funds.

Mr. Root opened the floor for public comments. Mr. Tom Bellone asked the Board to be mindful and stated that he saw a little bit of hope for the southern entrance at Sawmill Creek with the lights. He noted a small bit of landscaping in front of the sign in which people were not happy with the way that it looks. He asked the Board to save money to do something in that area and it couldn't be more than 3.5 feet wide. The comment period was closed.

On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, the Matanzas Wood Parkway Option 3 for \$105,000 with the Provision that D.R. Horton Does Maintenance Through the Current Fiscal Year, was approved.

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

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

Mr. Flint presented the check register for the general fund, Wells Fargo operating account, Board compensation, and the Wells Fargo Sawmill account totaling \$3,553,049.43. He noted that the majority of that was assessment revenue that came in and was being transferred to the Trustee for debt service or was being transferred to the Sawmill budget that was an interfund transfer. He stated that he would be happy to answer any questions. Hearing none, the next item followed.

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

Mr. Flint reviewed the financials unaudited. He noted that if they had any questions that they could discuss those. Hearing none, the next item followed.

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

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, the meeting was adjourned at 11:20 a.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

## RESOLUTION 2023-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE PUBLIC'S OPPORTUNITY TO BE HEARD; DESIGNATING PUBLIC COMMENT PERIODS; DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD; ADDRESSING PUBLIC DECORUM; ADDRESSING EXCEPTIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, Section 286.0114, Florida Statutes, requires that members of the public be given a reasonable opportunity to be heard on a proposition before a board or commission; and

**WHEREAS**, Section 286.0114, Florida Statutes, sets forth guidelines for rules and policies that govern the public's opportunity to be heard at a public meeting; and

**WHEREAS**, the District's Board of Supervisors ("**Board**") finds that it is in the best interests of the District to adopt by resolution a policy (the "**Public Comment Policy**") for immediate use and application.

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

**SECTION 1. DESIGNATING PUBLIC COMMENT PERIODS.** The District's Chairperson, his or her designee, or such other person conducting a District meeting ("**Presiding Officer**"), shall ensure that there is at least one period of time ("**Public Comment Period**") in the District's meeting agenda whereby the public has an opportunity to be heard on propositions before the Board, as follows:

- a) An initial Public Comment Period shall be provided at the start of each Board meeting before consideration of any propositions by the Board. In the event there are propositions that come before the Board that are not listed on the agenda, the Presiding Officer shall announce a Public Comment Period on such proposition prior to the Board voting on the matter.

- b) Speakers shall be permitted to address any agenda item or non-agenda matter(s) of personal or general concern, during the initial Public Comment Period.
- c) Individuals wishing to make a public comment are limited to three (3) minutes per person. Potential speakers may not assign his/her three (3) minutes to extend another speaker's time.
- d) The Presiding Officer may extend or reduce the time periods set forth herein in order to facilitate orderly and efficient District business, provided however that a reasonable opportunity for public comment shall be provided consistent with the requirements of Section 286.0114, Florida Statutes. The Presiding Officer may also elect to set and announce additional Public Comment Periods if he or she deems it appropriate.

**SECTION 2. DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD.** Unless otherwise directed and declared by the Presiding Officer, individuals seeking to be heard on propositions before the Board shall identify themselves by a show of hands at the beginning of each Public Comment Period, as announced by the Presiding Officer. Alternatively, in the event that public attendance is high, and/or if otherwise in the best interests of the District in order to facilitate efficient and orderly District business, the Presiding Officer may require individuals to complete speaker cards that include the individual's name, address, the proposition on which they wish to be heard, the individual's position on the proposition (i.e., "for," "against," or "undecided"), and if appropriate, to indicate the designation of a representative to speak for the individual or the individual's group. In the event large groups of individuals desire to speak, the Presiding Officer may require each group to designate a representative to speak on behalf of such group. Any attorney hired to represent an individual or company's interests before the Board shall notify the Board of such representation prior to proving any public comment.

Sections 1 and 2 herein shall be deemed to apply only to District Board meetings, but the Presiding Officer of a District workshop in his or her discretion may elect to apply such Sections to District workshops.

**SECTION 3. PUBLIC DECORUM.** The following policies govern public decorum at public meetings and workshops:

- a) Each person addressing the Board shall proceed to the place assigned for speaking, and should state his or her name and address in an audible tone of voice for the public record.
- b) All remarks shall be addressed to the Board as a body and not to any member thereof or to any staff member. No person other than a Board Supervisor or District staff member shall be permitted to enter into any discussion with an individual speaker while he or she has the floor, without the permission of the Presiding Officer.

- c) Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting. Speakers shall refrain from disruptive behavior, and from making vulgar or threatening remarks. Speakers shall refrain from launching personal attacks against any Board Supervisor, District staff member, or member of the public. The Presiding Officer shall have the discretion to remove any speaker who disregards these policies from the meeting.
- d) In the case that any person is declared out of order by the Presiding Officer and ordered expelled, and does not immediately leave the meeting facilities, the following steps may be taken:
  - i. The Presiding Officer may declare a recess.
  - ii. The Presiding Officer may contact the local law enforcement authority.
  - iii. In case the person does not remove himself or herself from the meeting, the Presiding Officer may request that he or she be placed under arrest by local law enforcement authorities for violation of Section 871.01, Florida Statutes, or other applicable law.

**SECTION 4. EXCEPTIONS.** The Board recognizes and may apply all applicable exceptions to Section 286.0114, including those set forth in Section 286.0114(3) and other applicable law. Additionally, the Presiding Officer may alter the procedures set forth in this Public Comment Policy for public hearings and other special proceedings that may require a different procedure under Florida law.

**SECTION 5. SEVERABILITY.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed. Furthermore, upon its passage this Resolution supersedes any Public Comment Policy previously adopted by the District.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of March, 2023.

ATTEST:

**PALM COAST PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

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

## SECTION V






Overview



Legend

- Parcels
- Roads
- Streams and River

Parcel ID	21-10-30-5410-00000-00K0	Owner	PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT	Land Value	\$0	Last 2 Sales			
Prop ID	7651		210 N UNIVERSITY DR SUITE 702	Ag Land Value	\$0	Date	3/25/2020	Price	\$602800
Class Code	COMMON AREA/ELEMENTS		CORAL SPRINGS, FL 33071	Building Value	\$0	n/a		0	V
Taxing District	62	Physical Address	11 OAKLEAF WAY	Misc Value	\$0				n/a
GIS sqft	5,059.350			Just Value	\$0				Q
				Assessed Value	\$0				n/a
				Exempt Value	\$0				
				Taxable Value	\$0				

Date created: 2/23/2023  
 Last Data Uploaded: 2/23/2023 10:31:27 AM  
 Developed by  Schneider GEOSPATIAL

Tract "K"

Sawmill Creek at Palm Coast Park

MB 39 , PG. 36 - 43

OR 2432 PG. 493

PREPARED BY AND RETURN TO:  
Michael D. Chiumento III, Esquire  
Chiumento Dwyer Hertel Grant  
145 City Place, Suite 301  
Palm Coast, FL 32164  
Attn: Kelly DeVore

Property Appraisers Parcel  
Identification Numbers  
211030-0000-01010-0000:

For documentary stamp purposes,  
The consideration is \$602,733.00

**SPECIAL WARRANTY DEED**

THIS INDENTURE, Made this 25<sup>th</sup> day of March, 2020, PALM COAST FLORIDA HOLDINGS, LLC, a Florida limited liability company, whose mailing address is P.O. Box 22547, St. Simons Island, GA 31522, hereinafter called the Grantor, to PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT, a community development district authorized and created pursuant to Chapter 190, Florida Statutes, whose mailing address is 210 North University Drive, Suite 702, Coral Springs, FL 33071, hereinafter called the Grantee:

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Flagler County, Florida, to-wit:

See attached Exhibit "A"

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO Assessments or Owner Association, Covenants, Restrictions, Easements, Reservations and Limitations of Record, if any.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor but against none other.

IN WITNESS WHEREOF, the Grantor has signed sealed these presents the day and year first above written.

Signed, sealed and delivered in  
the presence of:

Clinton F. Smith  
Witness Name: Clinton F. Smith

Jeffrey Douglas  
Witness Name: Jeffrey Douglas

PALM COAST FLORIDA HOLDINGS, LLC, a Florida  
limited liability company

By: John P. Byrnes  
Title: Manager

State of Florida  
County of Polk

The foregoing instrument was acknowledged before me by means of XX physical presence or \_\_ online notarization, this 10 day of March, 2020 by John P. Byrnes, as Manager of PALM COAST FLORIDA HOLDINGS, LLC, a Florida limited liability company, on behalf of said company. He/she ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



Kelly Devore  
Notary Public

Printed  
Name:

Kelly Devore

My Commission  
Expires:

2-20-23

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

TRACTS A, B, C, D, E, I, G, H, K, OF THE SUBDIVISION PLAT OF SAWMILL CREEK AT PALM COAST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 39, PAGES 36 – 43, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

ALL RIGHTS-OF-WAY AS SHOWN ON THE SUBDIVISION PLAT OF SAWMILL CREEK AT PALM COAST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 39, PAGES 36 – 43, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Unofficial Document

## SECTION VI

**BILL OF SALE AND ASSIGNMENT OF**  
**INTANGIBLE PROPERTY RELATED**  
**TO SAWMILL BRANCH AT PALM COAST PARK PHASE 2A**

THIS BILL OF SALE AND ASSIGNMENT OF PERMITS AND OTHER INTANGIBLE PROPERTY RELATED TO REAL ESTATE ("Assignment") is made and entered into as of the 28 day of February, 2023 by FORESTAR (USA) REAL ESTATE GROUP INC, a Delaware Corporation ("Assignor") to PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT, a community development district formed pursuant to Chapter 190, Florida Statutes ("Assignee").

**PRELIMINARY STATEMENT:**

Assignor desires to assign its interest in and to the following to Assignee as of the date hereof ("Transfer Date"), and Assignee desires to accept the assignment thereof:

(a) Assignor's entire interest in the lift station including any and all construction as shown on the approved construction plans, Flagler County, Florida.

(b) Assignor's entire interest in and to the items as contained on Exhibit "A" attached hereto and made a part hereof.

(c) Assignor does, for itself and its successors and assigns, covenant to and with Assignee, and its successors and assigns, that it is lawful owner of the items contained on Exhibit "A"; that such items are free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of such items against the lawful claims and demands of all persons.

**NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION**, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

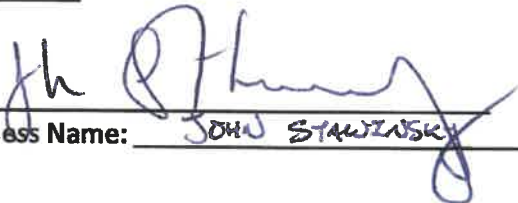
1. Assignor hereby assigns, transfers, assigns and conveys to Assignee the following:
  - (a) All of Assignor's right and interest in and to those certain items of personal and intangible property located at or held in connection with certain real property including the roadway improvements constructed in accordance with the approved construction plans, Flagler County, Florida.
  - (b) Assignor's entire interest in and to the items as contained on Exhibit "A" attached hereto and made a part hereof.
2. This Assignment shall be binding on and inure to the benefit of the parties herein,

their successors and assigns.

3. This Assignment is provided pursuant to that certain Acquisition and Advanced Funding Agreement (the "Acquisition Agreement") approved by Assignee at its December 22, 2021 Board of Supervisors meeting with the understanding that Assignee will acquire the Items described on Exhibit "A" from Assignor in accordance with the terms of the Acquisition Agreement.
4. This Assignment shall be governed by and construed in accordance with the laws of the State of Florida.
5. This Assignment may be executed in any number of counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same Assignment.
6. Nothing contained herein shall be deemed or construed as relieving the Assignor or Assignee of their respective duties and obligations under the Agreement.


THIS ASSIGNMENT has been executed the day and year set forth above.

**ASSIGNOR:**

  
Witness Name: JOHN STAWINSKY

  
Witness Name: Parker Stastny

Forestar (USA) Real Estate Group INC.,  
a Delaware Corporation

BY   
Sarah Wicker, Vice President



State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22<sup>nd</sup> day of February, 2023. He/she ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



Heather Brady  
Notary Public

Printed  
Name: Heather Brady

My Commission  
Expires: 06/13/2023



**ASSIGNEE:**

Clinton F. Smith

Witness Name: Clinton F. Smith

Palm Coast Park Community Development District, a community development district formed pursuant to Chapter 190, Florida Statutes

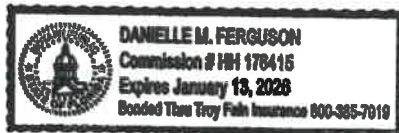
Danielle M. Ferguson  
Witness Name: Danielle M. Ferguson

BY David Root  
David Root  
Its: Chairman

State of Florida  
County of Flagler

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of February 2023. He/she ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



Danielle M. Ferguson  
Notary Public

Printed  
Name: \_\_\_\_\_

My Commission  
Expires: \_\_\_\_\_

**EXHIBIT "A"**

**Schedule of Values**

**Sawmill Branch @ Palm Coast Park Phase 2A**

## BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Palm Coast Park CDD, a Community Development District (hereinafter "Developer"), for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations, to it paid by the CITY OF PALM COAST, FLORIDA, a Florida municipal corporation, (hereinafter "City") the receipt whereof is hereby acknowledged, has conveyed, sold, bargained, granted, assigned, remised, released and quit-claimed to City, its successors and assigns, the following infrastructure:

1. Lift Station and all appurtenances

in the following described property in Flagler County, Florida to-wit:

**Project Name: Sawmill Branch at Palm Coast Phase 2A  
(Permit #2020070833)**

**Address: 150 U Hulett Woods Rd, Palm Coast, Florida**

**Legal Description:**

Tract "M" (Lift Station) Sawmill Branch at Palm Coast – Phase 2A, according to the map or plat thereof, as recorded in Plat Book 40, Pages 73 through 81, of the Public Records of Flagler County, Florida.

TOGETHER with all of the rights of the Developer arising out of any and all guarantees, performance bonds, contracts, warranties and agreements of the Developer in connection with said property.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the City, in and to and in connection with the above described property.

TO HAVE AND TO HOLD the same unto City, its successors and assigns, forever.

AND the Developer does for itself and its successors warrant and covenant, to and with the City, its successors and assigns, that it is the lawful owner of the above described property; that the property is free from all encumbrances; that it has good right to sell the same, and that it will warrant and defend the sale of the said property, hereby made to the City, against lawful claims and demands.

THE Developer represents that any and all facilities or systems located in, or upon, or within the conveyed property are free from all patent design, construction or other defects. The Developer hereby represents to the City that it has no knowledge of latent or patent design, construction or other defects. The Developer hereby assigns, transfers, and conveys to the City any and all rights against any and all firms or entities which may have caused such latent or patent defects, including, but not limited to, any and all warranties, claims, and other forms of indemnification.

BY EXECUTION of this Bill of Sale, the Developer affirmatively represents that it has the contractual right, consent, and lawful authority to take this action in this document. The Developer recognizes that the City is relying upon Developer's representations.

FURTHER, the Developer accepts responsibility over, and agrees to indemnify and hold the City harmless from and against, any and all damages, liabilities, costs, and matters relating to patent defects in any way relating to or arising from this conveyance.

IN WITNESS WHEREOF, the Developer has caused these presents to be signed this 28 day of February, 2023.

Signed, sealed and delivered  
in the presence of:

Clinton F. Smith  
(signature)

Clinton F. Smith  
(print name)

Danielle M. Ferguson  
(signature)

Danielle M. Ferguson  
(print name)

Developer/Owner  
Palm Coast Park CDD

By: David Root

David Root, Chairman

STATE OF Florida  
COUNTY OF Flagler

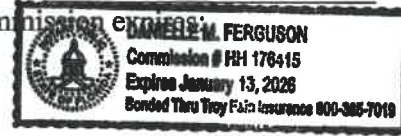
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 28 day of February, 2023, by David Root, the

Chairman of  
Palm Coast Park COD, a Community Development District  
Florida limited liability company, who is  
personally known to me.

Danielle M. Ferguson  
Notary Public

Print Name:

My Commission Expires:



## SECTION VII



Proposal #270473

Date: 01/04/2023

From: Cesar Maldonado

## Proposal For

### Sawmill Creek at Palm Coast Park

c/o Governmental Management Services-  
CF, LLC  
219 E. Livingston Street  
Orlando, FL 32801

main:  
mobile:

## Location

### Sawmill Creek

Palm Coast, FL 32137

Property Name: Sawmill Creek at Palm Coast Park

## Entrance Island Landscape Renovation

Terms: Net 30

The removal, preparation and installation of new plant material as depicted on the attached landscape renderings. The delivery and installation of 2 cubic yards of designer brown mulch. Irrigation will be modified to water all plant material.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	23.00	\$65.00	\$1,495.00
Arbricola (3 Gal)	15.00	\$21.43	\$321.42
Shilling Holly	9.00	\$22.29	\$200.57
St. Augustine Sod	1.00	\$371.42	\$371.42
Designer Brown Mulch (2 Yards)	2.00	\$87.00	\$174.00
Blue My Mind	30.00	\$11.86	\$355.71

---

Client Notes

---

Signature

X

SUBTOTAL	\$2,918.12
SALES TAX	\$0.00
TOTAL	\$2,918.12

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Cesar Maldonado

Office:  
cmaldonado@yellowstonelandscape.com





Proposal #281310

Date: 02/03/2023

From: Cesar Maldonado

Proposal For

Sawmill Creek at Palm Coast Park

c/o Governmental Management Services-  
CF, LLC  
219 E. Livingston Street  
Orlando, FL 32801

main:  
mobile:

Location

Sawmill Creek

Palm Coast, FL 32137

Property Name: Sawmill Creek at Palm Coast Park

Soil Installation

Terms: Net 30

The installation of 3 Cubic yards of soil for the center island at the South Entrance.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	8.00	\$65.00	\$520.00
Soil	3.00	\$100.00	\$300.00

Client Notes

Signature

x

SUBTOTAL \$820.00

SALES TAX \$0.00

TOTAL \$820.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

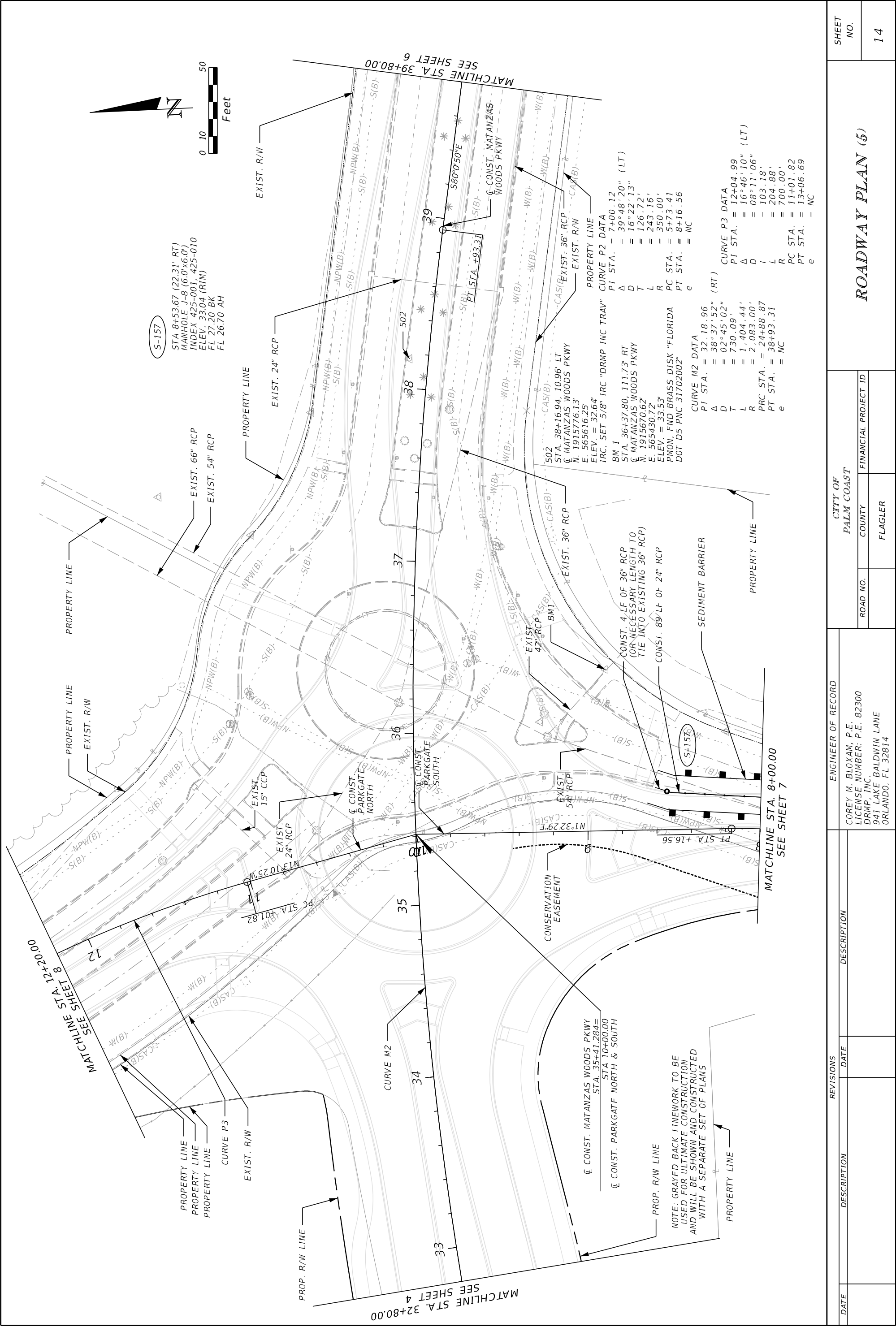
Date: \_\_\_\_\_

Assigned To

Cesar Maldonado

Office:  
cmaldonado@yellowstonelandscape.com

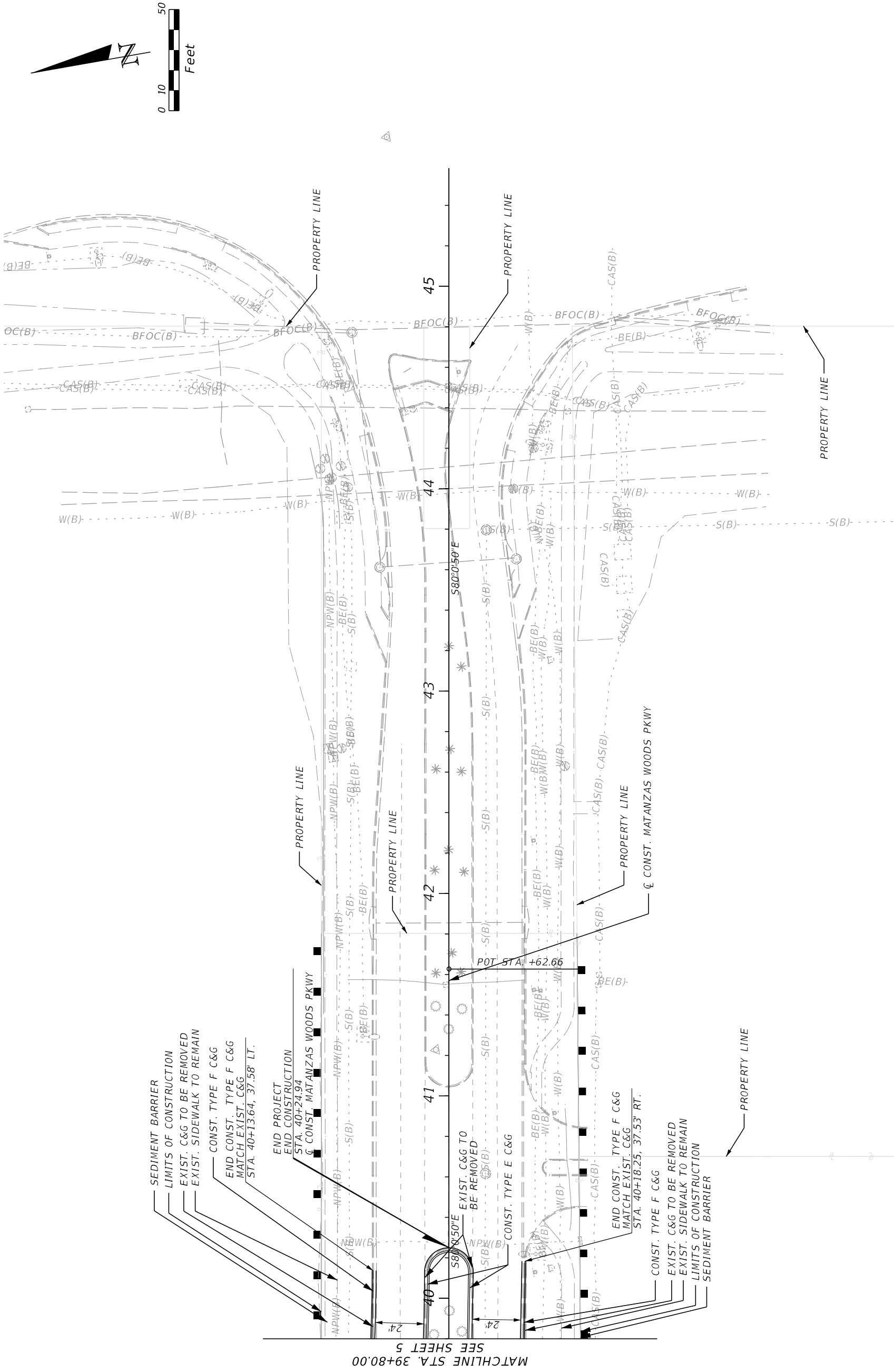
## SECTION VIII







DATE		DESCRIPTION		REVISIONS		ENGINEER OF RECORD		CITY OF PALM COAST		ROADWAY PLAN (6)		SHEET NO.
						COREY M. BLOXAM, P.E. LICENSE NUMBER: 82300 DRMP, INC. 941 LAKE BALDWIN LANE ORLANDO, FL 32814		ROAD NO.		COUNTY		19
										FINANCIAL PROJECT ID		
								FLAGLER				



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

## SECTION IX

## SECTION B



# SECTION 1

## **Palm Coast Park CDD Landscape Maintenance Log**

### **Yellowstone Landscape**

1/11/2023	Trash Can Liners
1/11/2023	Tree Limbs Removal
1/12/2023	Edging & Weed Spraying
1/19/2023	Site Inspection W/ Clint Smith
1/23/2023	Edging & Weed Spraying
2/2/2023	Edging & Weed Spraying
2/21/2023	Trash Can Liners
2/21/2023	Edging & Weed Spraying
1/4/2023	Site Inspection W/ Clint Smith
2/1/2023	Site Inspection W/ Clint Smith
2/8/2023	Site Inspection W/ Clint Smith
2/15/2023	Site Inspection W/ Clint Smith
2/22/2023	Site Inspection W/ Clint Smith

## SECTION 2

## Service Report



## Work Order

Work Order Number  
00079116  
Created Date  
1/19/2023

## Account

Sawmill Creek at Palm Coast Park CDD

## Contact

Clint Smith

## Address

FL-5  
32137, FL 32137

## Work Details

Specialist Comments to Customer	Good evening today I treated all ponds by atv for grass and algae inspected ponds as well removed all trash debris inside ponds. Removed debris in front of drains and in outflows as well ponds are looking good minor touch ups next treatment may have some submersed popping up soon. Also lots of fish and birds in area they seem to be happy overall ponds are in good condition super windy out. Thanks have a awesome day!!	Assigned Resource
---------------------------------	--	-------------------

## Work Order Assets

Asset	Status	Product Work Type
Sawmill Creek at Palm Coast Park LAKE ALL	Treated	

## Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Sawmill Creek at Palm Coast Park LAKE ALL	SHORELINE WEED CONTROL	
Sawmill Creek at Palm Coast Park LAKE ALL	MONITORING	
Sawmill Creek at Palm Coast Park LAKE ALL	LAKE WEED CONTROL	
Sawmill Creek at Palm Coast Park LAKE ALL	ALGAE CONTROL	
Sawmill Creek at Palm Coast Park LAKE ALL		

## Service Report



## Work Order

Work Order Number  
00079116  
Created Date  
1/19/2023

## Account

Sawmill Creek at Palm Coast Park CDD

## Contact

Clint Smith

## Address

FL-5  
32137, FL 32137

## Work Details

Specialist Comments to Customer	Good evening today I treated all ponds by atv for grass and algae inspected ponds as well removed all trash debris inside ponds. Removed debris in front of drains and in outflows as well ponds are looking good minor touch ups next treatment may have some submersed popping up soon. Also lots of fish and birds in area they seem to be happy overall ponds are in good condition super windy out. Thanks have a awesome day!!	Assigned Resource
---------------------------------	--	-------------------

## Work Order Assets

Asset	Status	Product Work Type
Sawmill Creek at Palm Coast Park LAKE ALL	Treated	

## Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Sawmill Creek at Palm Coast Park LAKE ALL	SHORELINE WEED CONTROL	
Sawmill Creek at Palm Coast Park LAKE ALL	MONITORING	
Sawmill Creek at Palm Coast Park LAKE ALL	LAKE WEED CONTROL	
Sawmill Creek at Palm Coast Park LAKE ALL	ALGAE CONTROL	

## Service Report



## Work Order

Work Order Number 00123883  
Created Date 2/23/2023

Account Sawmill Creek at Palm Coast Park CDD  
Contact Clint Smith  
Address FL-5  
32137, FL 32137

## Work Details

Specialist Comments to Customer: Good afternoon on date listed ponds 1-4 were treated by atv for shoreline grass and emergents very well inspected all ponds and removed all visible trash and debris as needed ponds are looking good going into summer nice out 86° light winds as well grass will be dying out in the next 7-10 days. Thanks, and I hope u have a great day!!!

Prepared By CORTNEY DUNFORD

## Work Order Assets

Asset	Status	Product Work Type
Sawmill Creek at Palm Coast Park LAKE ALL	Treated	

## Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Sawmill Creek at Palm Coast Park LAKE ALL	SHORELINE WEED CONTROL	
Sawmill Creek at Palm Coast Park LAKE ALL	MONITORING	
Sawmill Creek at Palm Coast Park LAKE ALL	LAKE WEED CONTROL	
Sawmill Creek at Palm Coast Park LAKE ALL	ALGAE CONTROL	
Sawmill Creek at Palm Coast Park LAKE ALL		

## Service Report



## Work Order

Work Order Number  
00123883  
Created Date  
2/23/2023

Account  
Sawmill Creek at Palm Coast Park CDD  
Contact  
Clint Smith  
Address  
FL-5  
32137, FL 32137

## Work Details

Specialist Comments to Customer  
Good afternoon on date listed ponds 1-4 were treated by atv for shoreline grass and emergents very well inspected all ponds and removed all visible trash and debris as needed ponds are looking good going into summer nice out 86°light winds as well grass will be dying out in the next 7-10 days. Thanks, and I hope u have a great day!!!

Prepared By  
CORTNEY DUNFORD

## Work Order Assets

Asset	Status	Product Work Type
Sawmill Creek at Palm Coast Park LAKE ALL	Treated	

## Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Sawmill Creek at Palm Coast Park LAKE ALL	SHORELINE WEED CONTROL	
Sawmill Creek at Palm Coast Park LAKE ALL	MONITORING	
Sawmill Creek at Palm Coast Park LAKE ALL	LAKE WEED CONTROL	
Sawmill Creek at Palm Coast Park LAKE ALL	ALGAE CONTROL	

## Service Report



## Work Order

Work Order Number  
00138870

Created Date  
3/8/2023

Account  
Sawmill Creek at Palm Coast Park CDD

Contact  
Clint Smith

Address  
FL-5  
32137, FL 32137

## Work Details

Specialist Comments to Customer  
Good morning today I treated ponds for shoreline emergents and algae by atv very well super windy out normal water levels and removed all visible trash and debris from construction ponds are looking great minor touch ups pond #4 has erosion on homeowner side that is something we can take care of as well inspected all ponds outflows drain boxes everything seems to be just fine. Please allow 7-10 days for results. Thanks. Have a great day!!!

Prepared By  
CORTNEY DUNFORD

## Work Order Assets

Asset	Status	Product Work Type
Sawmill Creek at Palm Coast Park LAKE ALL	Inspected	

## Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Sawmill Creek at Palm Coast Park LAKE ALL	SHORELINE WEED CONTROL	
Sawmill Creek at Palm Coast Park LAKE ALL	MONITORING	
Sawmill Creek at Palm Coast Park LAKE ALL	LAKE WEED CONTROL	
Sawmill Creek at Palm Coast Park LAKE ALL	ALGAE CONTROL	
Sawmill Creek at Palm Coast Park LAKE ALL		



## Service Report



## Work Order

Work Order Number  
00138870

Created Date  
3/8/2023

Account  
Sawmill Creek at Palm Coast Park CDD

Contact  
Clint Smith

Address  
FL-5  
32137, FL 32137

## Work Details

Specialist Comments to Customer  
Good morning today I treated ponds for shoreline emergents and algae by atv very well super windy out normal water levels and removed all visible trash and debris from construction ponds are looking great minor touch ups pond #4 has erosion on homeowner side that is something we can take care of as well inspected all ponds outflows drain boxes everything seems to be just fine. Please allow 7-10 days for results. Thanks. Have a great day!!!

Prepared By  
CORTNEY DUNFORD

## Work Order Assets

Asset	Status	Product Work Type
Sawmill Creek at Palm Coast Park LAKE ALL	Inspected	

## Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Sawmill Creek at Palm Coast Park LAKE ALL	SHORELINE WEED CONTROL	
Sawmill Creek at Palm Coast Park LAKE ALL	MONITORING	
Sawmill Creek at Palm Coast Park LAKE ALL	LAKE WEED CONTROL	
Sawmill Creek at Palm Coast Park LAKE ALL	ALGAE CONTROL	

## SECTION C

# SECTION 1

**Palm Coast Park**  
**Community Development District**  
Check Register Summary & ACH Debit Summary  
February 1, 2023 through February 28, 2023

<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>			
	2/9/23	141-143	\$ 13,368.68
	2/24/23	144	\$ 1,500.00
	2/28/23	145-151	\$ 138,371.42
		<b>Subtotal</b>	<b>\$ 153,240.10</b>
<i>General Fund- Wells Fargo (SMC)</i>			
	2/9/23	57-59	\$ 4,557.48
	2/24/23	60-62	\$ 5,851.49
		<b>Subtotal</b>	<b>\$ 10,408.97</b>
<i>General Fund- Wells Fargo (SLR)</i>			
	2/9/23	1-2	\$ 4,123.96
		<b>Subtotal</b>	<b>\$ 4,123.96</b>
<b>Total</b>			<b>\$ 167,773.03</b>

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 3/09/23		PAGE 1		
*** CHECK DATES 02/01/2023 - 02/28/2023 ***		PALM COAST PARK GENERAL FUND									
		BANK D WELLS FARGO									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#		
2/09/23	00020	2/01/23 60	202302 310-51300-34000			*	3,500.00				
			FEB MANAGEMENT FEES								
		2/01/23 60	202302 310-51300-35200			*	100.00				
			FEB WEBSITE ADMIN								
		2/01/23 60	202302 310-51300-31300			*	208.33				
			FEB DISSEMINATION AGENT								
		2/01/23 60	202302 310-51300-51000			*	20.36				
			OFFICE SUPPLIES								
		2/01/23 60	202302 310-51300-42000			*	208.14				
			POSTAGE								
		2/01/23 60	202302 310-51300-42500			*	62.55				
			COPIES								
		2/01/23 60	202302 310-51300-33000			*	110.00				
			HILTON GARDEN INN								
					GMS-CENTRAL FLORIDA, LLC			4,209.38	000141		
2/09/23	00033	12/31/22	12312022 202212 300-21700-10000			*	244.80				
			Q422 941 TAX RETURN								
					UNITED STATES TREASURY			244.80	000142		
2/09/23	00009	2/01/23	PC 48318 202302 320-53800-46100			*	8,914.50				
			FEB LANDSCAPE MAINTENANCE								
					YELLOWSTONE LANDSCAPE			8,914.50	000143		
2/24/23	00001	2/20/23	02202023 202302 320-53800-34100			*	1,500.00				
			02/23 SERVICES AGREEMENT								
					CLINTON SMITH CONSULTING LLC			1,500.00	000144		
2/28/23	00024	1/30/23	01302023 202302 300-20700-10000			*	7,061.49				
			01.30 FY23 ASSESSMENTS								
		1/30/23	01302023 202302 300-13100-10300			*	141.23-				
			FY23 COMMISSIONS FEE								
					PALM COAST PARK CDD			6,920.26	000145		
2/28/23	00023	1/30/23	01302023 202302 300-20700-10000			*	68,104.78				
			01.30 FY23 ASSESSMENTS								
		1/30/23	01302023 202302 300-13100-10200			*	1,362.10-				
			FY23 COMMISSIONS FEE								
					PALM COAST PARK CDD			66,742.68	000146		
2/28/23	00038	1/30/23	01302023 202302 300-20700-10000			*	14,245.81				
			01.30 FY23 ASSESSMENTS								
		1/30/23	01302023 202302 300-13100-10800			*	284.92-				
			FY23 COMMISSIONS FEE								
					PALM COAST PARK CDD			13,960.89	000147		
					PCPC PALM COAST PRK AMOSSING						

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/28/23	00039	1/30/23	01302023 202302 300-20700-10000 01.30 FY23 ASSESSMENTS		*	28,844.66	
		1/30/23	01302023 202302 300-13100-10900 FY23 COMMISSIONS FEE		*	576.89-	
PALM COAST PARK CDD							28,267.77 000148
2/28/23	00040	1/30/23	01302023 202302 300-20700-10300 01.30 FY23 ASSESSMENTS		*	6,670.98	
		1/30/23	01302023 202302 300-13100-10110 FY23 COMMISSIONS FEE		*	133.42-	
PALM COAST PARK CDD-SLR							6,537.56 000149
2/28/23	00035	1/30/23	01302023 202302 300-20700-10100 01.30 FY23 ASSESSMENTS		*	13,255.86	
		1/30/23	01302023 202302 300-13100-10100 FY23 COMMISSIONS FEE		*	265.12-	
PALM COAST PARK CDD-SAWMILL CREEK							12,990.74 000150
2/28/23	00014	1/30/23	01302023 202302 300-13100-10200 COMM THRU 01.30		*	1,362.10	
		1/30/23	01302023 202302 300-13100-10300 COMM THRU 01.30		*	141.23	
		1/30/23	01302023 202302 300-13100-10800 COMM THRU 01.30		*	284.92	
		1/30/23	01302023 202302 300-13100-10900 COMM THRU 01.30		*	576.89	
		1/30/23	01302023 202302 300-13100-10110 COMM THRU 01.30		*	133.42	
		1/30/23	01302023 202302 300-13100-10100 COMM THRU 01.30		*	265.12	
		1/30/23	01302023 202302 310-51300-32400 COMM THRU 01.30		*	187.84	
SUZANNE JOHNSTON							2,951.52 000151
TOTAL FOR BANK D						153,240.10	
TOTAL FOR REGISTER						153,240.10	

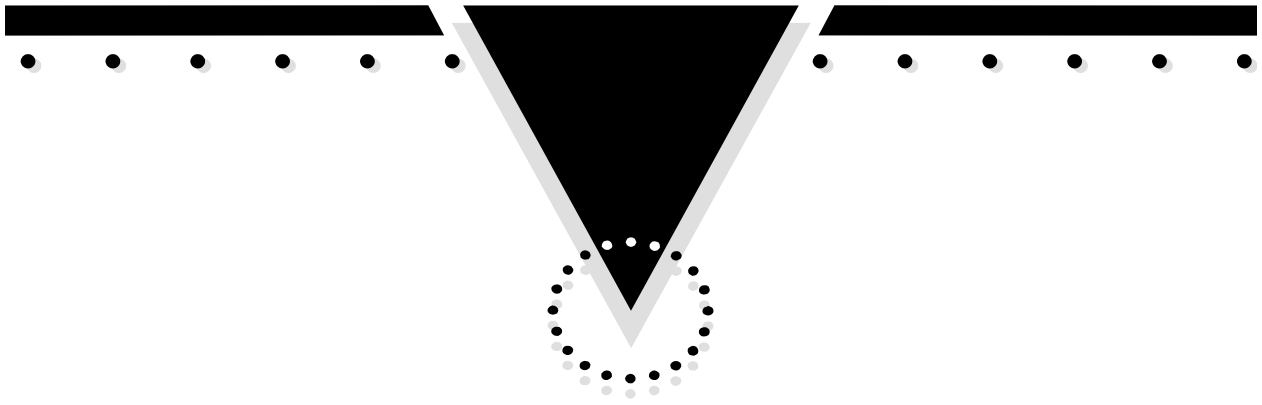
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/09/23	00007	2/01/23 62	202302 310-51300-31300	FEB DISSEMINATION AGENT	*	291.67	
				GMS-CENTRAL FLORIDA, LLC			291.67 000057
2/09/23	00003	2/01/23 PSI-5161	202302 320-53800-46300	FEB LAKE MAINTENANCE	*	452.65	
				SOLITUDE LAKE MANAGEMENT			452.65 000058
2/09/23	00004	2/01/23 PC 48323	202302 320-53800-46100	FEB LANDSCAPE MAINTENANCE	*	3,813.16	
				YELLOWSTONE LANDSCAPE			3,813.16 000059
2/24/23	00002	2/20/23 02202023	202302 320-53800-34100	02/23 SERVICES AGREEMENT	*	750.00	
				CLINTON SMITH CONSULTING LLC			750.00 000060
2/24/23	00022	1/25/23 6809518	202301 310-51300-32300	SR 2019 TRUSTEE FEE FY23	*	2,812.50	
		1/25/23 6809518	202301 300-15500-10000	SR 2019 TRUSTEE FEE FY24	*	937.50	
		1/25/23 6809518	202301 310-51300-32300	INCIDENTAL EXPENSES	*	290.63	
				U.S. BANK			4,040.63 000061
2/24/23	00004	2/24/23 PC 49396	202302 320-53800-46000	IRRIGATION REPAIR	*	1,060.86	
				YELLOWSTONE LANDSCAPE			1,060.86 000062
TOTAL FOR BANK A						10,408.97	
TOTAL FOR REGISTER						10,408.97	

PCPC PALM COAST PRK AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/09/23	00001	2/01/23 61	202302 310-51300-31300		*	83.33	
		FEB DISSEMINATION AGENT		GMS-CENTRAL FLORIDA, LLC			83.33 000001
2/09/23	00002	1/25/23 6809563	202301 310-51300-32300		*	2,812.50	
		FY23 SE2021 TRUSTEE FEE					
		1/25/23 6809563	202301 300-15500-10000		*	937.50	
		FY24 SE2021 TRUSTEE FEE					
		1/25/23 6809563	202301 310-51300-32300		*	290.63	
		INCIDENTAL EXPENSES					
				U.S. BANK			4,040.63 000002
TOTAL FOR BANK A						4,123.96	
TOTAL FOR REGISTER						4,123.96	



## SECTION 2



# Palm Coast Park

## Community Development District

Unaudited Financial Reporting  
February 28, 2023



# TABLE OF CONTENTS

1	<u>Balance Sheet</u>
2	<u>General Fund Statement</u>
3	<u>General Fund- Sawmill Creek Statement</u>
4	<u>General Fund-Spring Lake Reverie</u>
5	<u>Debt Service Statement Series 2006</u>
6	<u>Debt Service Statement Series 2019</u>
7	<u>Debt Service Statement Series 2021</u>
8	<u>Debt Service Statement Series 2022</u>
9	<u>Capital Project Statements Series 2006, 2019, 2021 and 2022</u>
10	<u>Month by Month- General Fund</u>
11	<u>Month by Month- General Fund- Sawmill Creek</u>
12	<u>Month by Month- General Fund- Spring Lake Reverie</u>
13-14	<u>Long Term Debt Report</u>
15	<u>Construction Schedule, Series 2021 Bonds</u>
16	<u>Construction Schedule, Series 2022 Bonds</u>
17	<u>Assessment Receipts Schedule</u>

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

Combined Balance Sheet

February 28, 2023

Governmental Fund Types

	<u>General</u>	<u>GF Sawmill Creek</u>	<u>GF Spring Lake Reverie</u>	<u>Debt Service 2006</u>	<u>Debt Service 2019</u>	<u>Debt Service 2021</u>	<u>Debt Service 2022</u>	<u>Capital Projects 2006</u>	<u>Capital Projects 2019</u>	<u>Capital Projects 2021</u>	<u>Capital Projects 2022</u>	<u>Totals (memorandum only)</u>
<i>Assets</i>												
Cash- Checking Account	\$578,205	\$326,138	\$174,830	----	----	----	----	----	----	----	----	\$1,079,174
Due from General Fund	----	\$13,536	\$9,332	\$69,566	\$7,213	\$14,549	\$29,467	----	----	----	----	\$143,664
Assessment Receivable	----	----	----	----	----	----	----	----	----	----	----	\$0
Due from Sawmill Creek	----	----	----	----	----	----	----	----	----	----	----	\$0
Due from Debt 2006	----	----	----	----	----	----	----	----	----	----	----	\$0
Due from Debt 2019	----	----	----	----	----	----	----	----	----	----	----	\$0
Due from Spring Lake Reverie	----	----	----	----	----	----	----	----	----	----	----	\$0
Due from Capital Projects	\$439	----	----	----	----	----	----	----	----	----	----	\$439
Due from Other	\$583	----	----	----	----	----	----	----	----	----	----	\$583
<i>Investments:</i>												
Money Market Account	----	----	----	----	----	----	----	----	----	----	----	\$0
Reserve	----	----	----	\$1,433,143	\$145,530	\$271,395	\$402,869	----	----	----	----	\$2,252,938
Revenue	----	----	----	\$2,090,398	\$194,652	\$383,208	\$774,854	----	----	----	----	\$3,443,112
Prepayment	----	----	----	\$1,618	----	----	----	----	----	----	----	\$1,618
Cap. Interest	----	----	----	----	----	\$916	----	----	----	----	----	\$916
Acquisition and Construction	----	----	----	----	----	----	----	\$2,069,916	\$7,172	\$2,894	\$6,747	\$2,086,729
Cost of Issuance	----	----	----	----	----	----	----	----	----	----	----	\$0
Deposits	----	----	----	----	----	----	----	----	----	----	----	\$0
Prepaid Expenses	----	\$938	\$938	----	----	----	----	----	----	----	----	\$1,875
<b>Total Assets</b>	<b>\$579,227</b>	<b>\$340,612</b>	<b>\$185,100</b>	<b>\$3,594,726</b>	<b>\$347,395</b>	<b>\$670,069</b>	<b>\$1,207,190</b>	<b>\$2,069,916</b>	<b>\$7,172</b>	<b>\$2,894</b>	<b>\$6,747</b>	<b>\$9,011,048</b>
<i>Liabilities</i>												
Accounts Payable	----	----	----	----	----	----	----	----	----	----	----	\$0
Accrued Expenses	\$0	\$2,743	----	----	----	----	----	----	----	----	----	\$2,743
FICA Payable	\$490	----	----	----	----	----	----	----	----	----	----	\$490
Due to General Fund	----	----	----	----	----	----	----	----	----	----	----	\$0
Due to 2006 DSF	----	----	----	----	----	----	----	----	----	----	----	\$0
Due to 2019 DSF	----	----	----	----	----	----	----	----	----	----	----	\$0
Due to 2021 DSF	----	----	----	----	----	----	----	----	----	----	----	\$0
Due to 2022 DSF	----	----	----	----	----	----	----	----	----	----	----	\$0
Due to Spring Lake Reverie	----	----	----	----	----	----	----	----	----	----	----	\$0
Due to Sawmill Subdivision	----	----	----	----	----	----	----	----	----	----	----	\$0
Deposit- Somerset	\$11,717	----	----	----	----	----	----	----	----	----	----	\$11,717
<i>Fund Equity</i>												
Net Assets	----	----	----	----	----	----	----	----	----	----	----	\$0
Fund Balances												
Unassigned	\$567,021	\$337,868	\$185,100	----	----	----	----	----	----	----	----	\$1,089,989
Nonspendable- Prepaid	----	----	----	----	----	----	----	----	----	----	----	\$0
Restricted for Capital Projects	----	----	----	----	----	----	----	\$2,069,916	\$7,172	\$2,894	\$6,747	\$2,086,729
Restricted for Debt Service	----	----	----	\$3,594,726	\$347,395	\$670,069	\$1,207,190	----	----	----	----	\$5,819,380
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$579,227</b>	<b>\$340,612</b>	<b>\$185,100</b>	<b>\$3,594,726</b>	<b>\$347,395</b>	<b>\$670,069</b>	<b>\$1,207,190</b>	<b>\$2,069,916</b>	<b>\$7,172</b>	<b>\$2,894</b>	<b>\$6,747</b>	<b>\$9,011,048</b>

**Palm Coast Park**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending February 28, 2023

	<b>Adopted Budget</b>	<b>Prorated Budget 2/28/23</b>	<b>Actual 2/28/23</b>	<b>Variance</b>
<u><b>Revenues</b></u>				
Operations and Maintenance Assessments- Tax Roll	\$267,552	\$282,094	\$282,094	\$0
Assessments - Direct	\$18,452	\$9,226	\$9,226	\$0
Interest Earnings	\$1,500	\$63	\$63	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$287,504</b>	<b>\$291,382</b>	<b>\$291,382</b>	<b>\$0</b>
<u><b>Administrative Expenditures</b></u>				
Supervisors Fees	\$12,000	\$5,000	\$2,600	\$2,400
FICA Taxes	\$924	\$385	\$199	\$186
Arbitrage	\$600	\$250	\$0	\$250
Dissemination Agent	\$3,250	\$1,354	\$1,542	(\$187)
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Engineering	\$7,980	\$3,325	\$0	\$3,325
Attorney Fees	\$12,000	\$5,000	\$822	\$4,178
Management Fees	\$42,000	\$17,500	\$17,500	\$0
Website Maintenance & Hosting	\$1,200	\$500	\$500	\$0
Website	\$1,553	\$1,553	\$1,553	\$1
Trustee Fees	\$4,500	\$4,500	\$4,364	\$136
Annual Audit	\$7,000	\$2,917	\$0	\$2,917
Postage and Freight	\$2,500	\$1,042	\$989	\$53
Insurance- General Liability	\$8,748	\$8,748	\$7,837	\$911
Printing and Binding	\$2,000	\$833	\$383	\$450
Legal Advertising	\$1,200	\$500	\$114	\$386
Tax Collector Fees	\$5,852	\$5,852	\$5,330	\$522
Contingency	\$947	\$395	\$0	\$395
Office Supplies	\$450	\$188	\$82	\$105
Meeting Room Rental	\$1,200	\$500	\$330	\$170
Dues & Licenses	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$121,079</b>	<b>\$65,516</b>	<b>\$49,319</b>	<b>\$16,197</b>
<u><b>Field Expenditures</b></u>				
Professional Services	\$18,900	\$7,875	\$7,500	\$375
Landscape Maintenance	\$110,000	\$45,833	\$47,718	(\$1,884)
Preserve Management	\$10,000	\$4,167	\$0	\$4,167
Repairs & Maintenance	\$8,131	\$3,388	\$2,940	\$448
Insurance- Property & Casualty	\$15,607	\$15,607	\$14,936	\$671
Contingency	\$3,787	\$1,578	\$0	\$1,578
<b>Total Field</b>	<b>\$166,425</b>	<b>\$78,448</b>	<b>\$73,094</b>	<b>\$5,354</b>
<b>Total Expenditures</b>	<b>\$287,504</b>	<b>\$143,964</b>	<b>\$122,412</b>	<b>\$21,552</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>		<b>\$168,970</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$398,050</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$567,021</b>	

**Palm Coast Park**  
**Community Development District**  
General Fund- Sawmill Subdivision  
Statement of Revenues & Expenditures  
For Period Ending February 28, 2023

	<b>Adopted Budget</b>	<b>Prorated Budget 2/28/23</b>	<b>Actual 2/28/23</b>	<b>Variance</b>
<u><i>Revenues</i></u>				
Operations and Maintenance Assessments- Tax Roll	\$377,660	\$376,107	\$376,107	\$0
<b>Total Revenues</b>	<b>\$377,660</b>	<b>\$376,107</b>	<b>\$376,107</b>	<b>\$0</b>
<u><i>Administrative Expenditures</i></u>				
Tax Collector Fees	\$7,553	\$7,553	\$6,973	\$580
Arbitrage	\$1,200	\$500	\$0	\$500
Trustee Fees	\$9,000	\$3,103	\$3,103	\$0
Dissemination Agent	\$5,000	\$2,083	\$1,458	\$625
Postage and Freight	\$1,500	\$625	\$0	\$625
Attorney Fees	\$2,000	\$833	\$0	\$833
Other Current Charges	\$1,400	\$583	\$58	\$526
<b>Total Administrative</b>	<b>\$27,653</b>	<b>\$15,281</b>	<b>\$11,592</b>	<b>\$3,689</b>
<u><i>Field Expenditures</i></u>				
Professional Fees	\$14,400	\$6,000	\$3,750	\$2,250
Landscape Maintenance	\$174,000	\$72,500	\$33,529	\$38,971
Electricity- Streetlights	\$27,500	\$11,458	\$6,604	\$4,855
Electricity- Irrigation/Signs	\$1,600	\$667	\$280	\$387
Utility- Irrigation	\$44,600	\$18,583	\$5,661	\$12,922
R&M- Signage	\$2,000	\$833	\$0	\$833
R&M Storm Water- Pond	\$34,500	\$14,375	\$2,263	\$12,112
Repairs and Maintenance	\$12,500	\$5,208	\$1,061	\$4,147
<b>Total Field</b>	<b>\$311,100</b>	<b>\$129,625</b>	<b>\$53,148</b>	<b>\$76,477</b>
<u><i>Reserves</i></u>				
Roadway Reserves	\$38,907	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$38,907</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$377,660</b>	<b>\$144,906</b>	<b>\$64,740</b>	<b>\$80,166</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>		<b>\$311,367</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$26,501</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$337,868</b>	

**Palm Coast Park**  
**Community Development District**  
General Fund- Spring Lake Reverie  
Statement of Revenues & Expenditures  
For Period Ending February 28, 2023

	<b>Adopted Budget</b>	<b>Prorated Budget 2/28/23</b>	<b>Actual 2/28/23</b>	<b>Variance</b>
<u>Revenues</u>				
Operations and Maintenance Assessments- Tax Roll	\$189,753	\$189,273	\$189,273	\$0
Deeveloper Contributions	\$29,997	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$219,750</b>	<b>\$189,273</b>	<b>\$189,273</b>	<b>\$0</b>
<u>Administrative Expenditures</u>				
Tax Collector Fees	\$4,300	\$987	\$987	\$0
Arbitrage	\$600	\$0	\$0	\$0
Trustee Fees	\$4,500	\$3,103	\$3,103	\$0
Dissemination Agent	\$2,500	\$1,042	\$83	\$958
Postage and Freight	\$750	\$0	\$0	\$0
Attorney Fees	\$1,000	\$0	\$0	\$0
Other Current Charges	\$700	\$0	\$0	\$0
<b>Total Administrative</b>	<b>\$14,350</b>	<b>\$5,132</b>	<b>\$4,173</b>	<b>\$958</b>
<u>Field Expenditures</u>				
Professional Fees	\$7,200	\$0	\$0	\$0
Landscape Maintenance	\$100,000	\$0	\$0	\$0
Electricity- Streetlights	\$42,000	\$0	\$0	\$0
Electricity- Irrigation/Signs	\$1,000	\$0	\$0	\$0
Utility- Irrigation	\$14,400	\$0	\$0	\$0
R&M- Signage	\$1,000	\$0	\$0	\$0
R&M Storm Water- Pond	\$10,300	\$0	\$0	\$0
Repairs and Maintenance	\$7,500	\$0	\$0	\$0
<b>Total Field</b>	<b>\$183,400</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<u>Reserves</u>				
Roadway Reserves	\$22,000	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$22,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$219,750</b>	<b>\$5,132</b>	<b>\$4,173</b>	<b>\$958</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>	<b>\$185,100</b>		
<b>Beginning Fund Balance</b>	<b>\$0</b>	<b>\$0</b>		
<b>Ending Fund Balance</b>	<b>\$0</b>	<b>\$185,100</b>		

# Palm Coast Park

## Community Development District

Debt Service Fund Series 2006  
Statement of Revenues & Expenditures  
For Period Ending February 28, 2023

	Adopted Budget	Prorated Budget 2/28/23	Actual 2/28/23	Variance
<b><u>Revenues</u></b>				
Special Assessments- Tax Roll	\$2,115,346	\$1,932,353	\$1,932,353	\$0
Special Assessments- Off Roll	\$145,314	\$72,657	\$72,657	\$0
Special Assessments- Prepayment	\$0	\$0	\$0	\$0
Interest Income	\$250	\$104	\$12,518	\$12,414
<b>Total Revenues</b>	<b>\$2,260,910</b>	<b>\$2,005,114</b>	<b>\$2,017,528</b>	<b>\$12,414</b>
<b><u>Expenditures</u></b>				
Tax Collector	\$45,213	\$35,823	\$35,823	\$0
Interfund Transfer Out	\$0	\$0	\$7,412	(\$7,412)
<b><u>Series 2006</u></b>				
Interest-11/1	\$635,550	\$635,550	\$635,550	\$0
Special Call-11/1	\$0	\$0	\$1,790,000	(\$1,790,000)
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>\$671,373</b>	<b>\$2,468,786</b>	<b>(\$1,797,412)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$25,404)</b>		<b>(\$451,258)</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>\$3,594,726</b>	

Due From General	\$69,566
Reserve	\$1,433,143
Revenue	\$2,090,398
Prepayment	\$1,618
Interest	----
<b>Balance</b>	<b><u>\$3,594,726</u></b>



# Palm Coast Park

## Community Development District

Debt Service Fund Series 2019  
Statement of Revenues & Expenditures  
For Period Ending February 28, 2023

	<b>Adopted Budget</b>	<b>Prorated Budget 2/28/23</b>	<b>Actual 2/28/23</b>	<b>Variance</b>
<u>Revenues</u>				
Special Assessments- Tax Roll	\$200,861	\$200,357	\$200,357	\$0
Interest Income	\$50	\$21	\$1,032	\$1,011
<b>Total Revenues</b>	<b>\$200,911</b>	<b>\$200,378</b>	<b>\$201,389</b>	<b>\$1,011</b>
<u>Expenditures</u>				
Tax Collector	\$4,017	\$3,714	\$3,714	\$0
Interfund Transfer Out	\$0	\$0	\$738	(\$738)
<u>Series 2019</u>				
Interest-11/1	\$77,375	\$77,375	\$77,375	\$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>\$81,089</b>	<b>\$81,827</b>	<b>(\$738)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$2,144</b>		<b>\$119,562</b>	
<b>Beginning Fund Balance</b>	<b>\$82,307</b>		<b>\$227,833</b>	
<b>Ending Fund Balance</b>	<b>\$84,451</b>		<b>\$347,395</b>	

Due From General	\$7,213
Reserve	\$145,530
Revenue	\$194,652
<b>Balance</b>	<b>\$347,395</b>

# Palm Coast Park

## Community Development District

Debt Service Fund Series 2021  
Statement of Revenues & Expenditures  
For Period Ending February 28, 2023

	Adopted Budget	Prorated Budget 2/28/23	Actual 2/28/23	Variance
<b><u>Revenues</u></b>				
Bond Proceeds	\$0	\$0	\$0	\$0
Special Assessments-Tax Roll	\$405,218	\$404,197	\$404,197	\$0
Interest Income	\$50	\$21	\$4,869	\$4,848
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$405,268</b>	<b>\$404,218</b>	<b>\$409,066</b>	<b>\$4,848</b>
<b><u>Expenditures</u></b>				
Tax Collector	\$8,104	\$7,493	\$7,493	\$0
Interfund Transfer Out	\$0	\$0	\$3,293	(\$3,293)
<b><u>Series 2021</u></b>				
Interest-5/1	\$144,449	\$144,449	\$144,449	\$0
Principal-5/1	\$105,000	\$0	\$0	\$0
Interest-5/1	\$144,449	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$402,002</b>	<b>\$151,942</b>	<b>\$155,235</b>	<b>(\$3,293)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$3,266</b>		<b>\$253,831</b>	
<b>Beginning Fund Balance</b>	<b>\$144,484</b>		<b>\$416,237</b>	
<b>Ending Fund Balance</b>	<b>\$147,750</b>		<b>\$670,069</b>	

Due From General	\$14,549
Reserve	\$271,395
Revenue	\$383,208
Cap Interest	\$916
<b>Balance</b>	<b>\$670,069</b>

# Palm Coast Park

## Community Development District

Debt Service Fund Series 2022  
Statement of Revenues & Expenditures  
For Period Ending February 28, 2023

	<b>Adopted Budget</b>	<b>Prorated Budget 2/28/23</b>	<b>Actual 2/28/23</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Special Assessments-Tax Roll	\$820,478	\$818,420	\$818,420	\$0
Interest Income	\$50	\$21	\$3,114	\$3,093
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$820,528</b>	<b>\$818,441</b>	<b>\$821,534</b>	<b>\$3,093</b>
<b><u>Expenditures</u></b>				
Tax Collector	\$16,410	\$15,172	\$15,172	\$0
Interfund Transfer Out	\$0	\$0	\$863	(\$863)
<b><u>Series 2022</u></b>				
Interest Expense 11/1	\$218,104	\$218,104	\$218,104	\$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>\$218,104</b>	<b>\$234,140</b>	<b>(\$863)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$100,433</b>		<b>\$587,394</b>	
<b>Beginning Fund Balance</b>	<b>\$218,104</b>		<b>\$619,797</b>	
<b>Ending Fund Balance</b>	<b>\$318,537</b>		<b>\$1,207,190</b>	

Due From General	\$29,467
Reserve	\$402,869
Revenue	\$774,854
Cap Interest	----
<b>Balance</b>	<b><u>\$1,207,190</u></b>

**Palm Coast Park**  
**Community Development District**  
 Capital Projects Fund  
 Statement of Revenues & Expenditures  
 For Period Ending February 28, 2023

	<b>Series 2006</b>	<b>Series 2019</b>	<b>Series 2021</b>	<b>Series 2022</b>
<u><b>Revenues</b></u>				
Interest Income	\$10,224	\$34	\$2,276	\$29
Interfund Transfer In	\$7,414	\$738	\$3,293	\$863
Impact Fees	\$41,663	\$0	\$0	\$0
Bond Proceeds	\$0	\$0	\$0	\$0
Bond Premium	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$59,301</b>	<b>\$772</b>	<b>\$5,568</b>	<b>\$893</b>
<u><b>Expenditures</b></u>				
Capital Outlay	\$0	\$0	(\$2,834)	\$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>(\$2,834)</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$59,301</b>	<b>\$772</b>	<b>\$8,402</b>	<b>\$893</b>
<b>Beginning Fund Balance</b>	<b>\$2,010,614</b>	<b>\$6,401</b>	<b>(\$5,507)</b>	<b>\$5,854</b>
<b>Ending Fund Balance</b>	<b>\$2,069,916</b>	<b>\$7,172</b>	<b>\$2,894</b>	<b>\$6,747</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	\$85,085	\$177,538	\$10,079	\$9,392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 282,094
Assessments - Direct	\$0	\$0	\$9,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 9,226
Interest Earnings	\$0	\$63	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 63
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
<b>Total Revenues</b>	<b>\$0</b>	<b>\$85,148</b>	<b>\$186,764</b>	<b>\$10,079</b>	<b>\$9,392</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 291,382</b>
<u>Administrative Expenditures</u>													
Supervisors Fees	\$600	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 2,600
FICA Taxes	\$46	\$77	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 199
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Dissemination Agent	\$208	\$708	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,542
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	\$ -
Attorney Fees	\$0	\$822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 822
Management Fees	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 17,500
Website Maintenance & Hosting	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 500
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	\$ -
Postage and Freight	\$117	\$13	\$341	\$310	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 989
Insurance- General Liability	\$7,837	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 7,837
Printing and Binding	\$75	\$133	\$113	\$0	\$63	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 383
Legal Advertising	\$0	\$81	\$0	\$34	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 114
Tax Collector Fees	\$0	\$0	\$4,940	\$202	\$188	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 5,330
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Office Supplies	\$20	\$21	\$20	\$0	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 82
Meeting Room Rental	\$110	\$0	\$0	\$110	\$110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 330
Dues & Licenses	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 175
<b>Total Administrative</b>	<b>\$23,704</b>	<b>\$6,453</b>	<b>\$9,223</b>	<b>\$5,540</b>	<b>\$4,397</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 49,319</b>
<u>Field Expenditures</u>													
Professional Services	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 7,500
Landscape Maintenance	\$12,060	\$8,915	\$8,915	\$8,915	\$8,915	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 47,718
Preserve Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Repairs & Maintenance	\$0	\$2,940	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 2,940
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	\$ -
<b>Total Field</b>	<b>\$28,496</b>	<b>\$13,355</b>	<b>\$10,415</b>	<b>\$10,415</b>	<b>\$10,415</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 73,094</b>
<b>Total Expenditures</b>	<b>\$52,200</b>	<b>\$19,808</b>	<b>\$19,638</b>	<b>\$15,955</b>	<b>\$14,812</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 122,412</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$52,200)</b>	<b>\$65,340</b>	<b>\$167,126</b>	<b>(\$5,876)</b>	<b>(\$5,420)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 168,970</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
<u>Revenues</u>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$98,045	\$250,581	\$14,225	\$13,256	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 376,107
<b>Total Revenues</b>	<b>\$0</b>	<b>\$98,045</b>	<b>\$250,581</b>	<b>\$14,225</b>	<b>\$13,256</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 376,107</b>
<u>Administrative Expenditures</u>													
Tax Collector Fees	\$0	\$0	\$1,961	\$5,012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 6,973
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Trustee Fees	\$0	\$0	\$0	\$3,103	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 3,103
Dissemination Agent	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,458
Postage and Freight	\$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	\$ -
Other Current Charges	\$4	\$17	\$37	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 58
<b>Total Administrative</b>	<b>\$296</b>	<b>\$309</b>	<b>\$2,290</b>	<b>\$8,406</b>	<b>\$292</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 11,592</b>
<u>Field Expenditures</u>													
Professional Fees	\$750	\$750	\$750	\$750	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 3,750
Landscape Maintenance	\$4,533	\$4,268	\$16,062	\$4,853	\$3,813	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 33,529
Electricity- Streetlights	\$1,294	\$1,274	\$1,294	\$1,371	\$1,371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 6,604
Electricity- Irrigation/Signs	\$56	\$56	\$56	\$56	\$56	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 280
Utility- Irrigation	\$5,563	\$18	\$17	\$31	\$32	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 5,661
R&M- Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
R&M Storm Water- Pond	\$453	\$453	\$453	\$453	\$453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 2,263
Repairs and Maintenance	\$0	\$0	\$0	\$0	\$1,061	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,061
<b>Total Field</b>	<b>\$12,649</b>	<b>\$6,819</b>	<b>\$18,632</b>	<b>\$7,514</b>	<b>\$7,535</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 53,148</b>
<u>Reserves</u>													
Roadway Reserves	\$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>\$ -</b>
<b>Total Expenditures</b>	<b>\$12,945</b>	<b>\$7,127</b>	<b>\$20,921</b>	<b>\$15,920</b>	<b>\$7,827</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 64,740</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$12,945)</b>	<b>\$90,918</b>	<b>\$229,659</b>	<b>(\$1,695)</b>	<b>\$5,429</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 311,367</b>

Palm Coast Park CDD  
General Fund- Spring Lake Reverie  
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	\$49,339	\$126,104	\$7,159	\$6,671	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 189,273
<b>Total Revenues</b>	<b>\$0</b>	<b>\$49,339</b>	<b>\$126,104</b>	<b>\$7,159</b>	<b>\$6,671</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 189,273</b>
<u>Administrative Expenditures</u>													
Tax Collector Fees	\$0	\$0	\$987	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 987
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Trustee Fees	\$0	\$0	\$0	\$3,103	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 3,103
Dissemination Agent	\$0	\$0	\$0	\$0	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 83
Postage and Freight	\$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	\$ -
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
<b>Total Administrative</b>	<b>\$0</b>	<b>\$0</b>	<b>\$987</b>	<b>\$3,103</b>	<b>\$83</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 4,173</b>
<u>Field Expenditures</u>													
Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Landscape Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Electricity- Streetlights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Electricity- Irrigation/Signs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Utility- Irrigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
R&M- Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
R&M Storm Water- Pond	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Repairs and Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
<b>Total Field</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>\$ -</b>
<u>Reserves</u>													
Roadway Reserves	\$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>\$ -</b>
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$987</b>	<b>\$3,103</b>	<b>\$83</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 4,173</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>	<b>\$49,339</b>	<b>\$125,117</b>	<b>\$4,056</b>	<b>\$6,588</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 185,100</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:	\$ 1,428,727
Reserve Fund Balance:	\$ 1,433,143
Bonds Outstanding- 6/30/2015	\$ 31,780,000
Less: May 1, 2008 (Mandatory)	\$ (410,000)
Less: May 1, 2009 (Mandatory)	\$ (435,000)
Less: May 1, 2010 (Mandatory)	\$ (460,000)
Less: May 1, 2011 (Mandatory)	\$ (490,000)
Less: May 1, 2012 (Mandatory)	\$ (515,000)
Less: May 1, 2013 (Mandatory)	\$ (545,000)
Less: May 1, 2014 (Mandatory)	\$ (580,000)
Less: May 1, 2015 (Mandatory)	\$ (615,000)
Less: May 1, 2016 (Mandatory)	\$ (650,000)
Less: May 1, 2017 (Mandatory)	\$ (685,000)
Less: May 1, 2018 (Mandatory)	\$ (730,000)
Less: May 1, 2019 (Mandatory)	\$ (770,000)
Less: May 1, 2020 (Mandatory)	\$ (815,000)
Less: May 1, 2021 (Mandatory)	\$ (865,000)
Less: May 1, 2022 (Mandatory)	\$ (915,000)
Less: November 1, 2022 (Special Call)	\$ (1,790,000)
Current Bonds Outstanding	\$ 20,510,000

<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
Bonds Outstanding- 12/04/19	\$ 3,770,000
Less: May 1, 2021 (Mandatory)	\$ (40,000)
Less: May 1, 2022 (Mandatory)	\$ (40,000)
Current Bonds Outstanding	\$ 3,690,000

<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
Bonds Outstanding- 12/23/2021	\$ 8,065,000
Current Bonds Outstanding	\$ 8,065,000



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

Series 2022 Special Assessment Bonds- Sawmill Branch Phase 2	
Interest Rate:	4.15-5.125%
Maturity Date:	5/1/51
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 401,692
Reserve Fund Balance:	\$ 402,869
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 February 28, 2023**

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
11/1/22			Transfer from Reserve	\$ 555.14
12/1/22			Interest	\$ 1.38
12/1/22			Transfer from Reserve	\$ 693.02
1/3/23			Interest	\$ 3.59
1/4/23			Transfer from Reserve	\$ 792.18
2/1/23			Interest	\$ 6.11
2/2/23			Transfer from Reserve	\$ 843.02
<b>TOTAL SOURCES</b>				<b>\$ 7,418,464.56</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>\$ 2,894.44</b>
Investment Balance Per Bank Statement				\$ 2,894.44
Less: Outstanding Requisitions				\$ -
Adjusted Balance				<u>\$ 2,894.44</u>
Variance				<u>\$ (0.00)</u>

**Palm Coast Park**  
**Community Development District**  
**Construction Schedule, Series 2022**  
**For Period Ending February 28, 2023**

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Amount</b>
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
12/1/22			Transfer from Reserve	\$ 5,868.29
1/4/23			Interest	\$ 2.42
2/1/23			Transfer from Reserve	\$ 863.06
2/2/23			Interest	\$ 8.82
<b>TOTAL SOURCES</b>				<b>\$ 11,399,966.02</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)
TOTAL USES				\$ (11,393,219.41)
<b>ADJUSTED REMAINING BALANCE</b>				<b>\$ 6,746.61</b>
Investment Balance Per Bank Statement				\$ 6,746.61
Less: Outstanding Requisitions				\$ -
Adjusted Balance				\$ 6,746.61
Variance				\$ 0.00

**PALM COAST PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENTS FY2023 RECEIPTS**

**Certified to Tax Collector**

GROSS ASSESSMENTS	\$	4,372,658	\$	2,017,939	\$	209,231	\$	422,102	\$	854,665	\$	197,660	\$	392,770	\$	278,291
NET ASSESSMENTS	\$	4,197,751	\$	1,937,221	\$	200,862	\$	405,218	\$	820,478	\$	189,754	\$	377,059	\$	267,159

DISTRIBUTION DATE	NET ASSESSMENTS RECEIVED	DEBT SERVICE SERIES 2006	DEBT SERVICE SERIES 2019	DEBT SERVICE SERIES 2021	DEBT SERVICE SERIES 2022	O&M SPRING LAKE REVERIE	O&M SAWMILL SUBDIVISION	O&M ASSESSMENTS
11/18/22	\$ 15,605.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,605.89
11/23/22	\$ 1,091,576.06	\$ 503,751.67	\$ 52,231.81	\$ 105,372.20	\$ 213,355.71	\$ 49,343.31	\$ 98,049.78	\$ 69,471.58
12/09/22	\$2,789,685.73	\$ 1,287,412.66	\$ 133,486.21	\$ 269,294.41	\$ 545,262.40	\$ 126,104.20	\$ 250,580.87	\$ 177,544.98
12/19/22	\$6,448.39	\$ 2,975.87	\$ 308.55	\$ 622.48	\$ 1,260.38	\$ 291.49	\$ 579.22	\$ 410.40
12/29/22	\$151,916.87	\$ 70,108.15	\$ 7,269.21	\$ 14,664.86	\$ 29,693.15	\$ 6,867.21	\$ 13,645.79	\$ 9,668.50
01/30/23	\$147,575.79	\$ 68,104.78	\$ 7,061.49	\$ 14,245.81	\$ 28,844.66	\$ 6,670.98	\$ 13,255.86	\$ 9,392.21
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL COLLECTED</b>	<b>\$4,202,808.73</b>	<b>\$1,932,353.13</b>	<b>\$200,357.27</b>	<b>\$404,199.76</b>	<b>\$818,416.30</b>	<b>\$189,277.19</b>	<b>\$376,111.52</b>	<b>\$282,093.56</b>
<b>PERCENTAGE COLLECTED</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>106%</b>
		0.461490212	0.047849908	0.096532167	0.195456567	0.045203729	0.089824051	0.063643365

**Direct Assessments**

Owner	Due Date	Net Assessments Invoiced	Debt Service Series 2006	O&M Assessments	Date Paid	Amount Paid	Balance Due
KB Homes	12/1/2022 - 50%	\$ 81,882.56	\$ 72,656.80	\$ 9,225.76	12/27/22	\$ 81,882.56	\$ -
KB Homes	2/1/2023 - 25%	\$ 40,941.28	\$ 36,328.40	\$ 4,612.88	2/21/23	\$ 40,941.28	\$ -
KB Homes	5/1/2023 - 25%	\$ 40,941.28	\$ 36,328.40	\$ 4,612.88		\$ -	\$ 40,941.28
Total		\$ 163,765.12	\$ 145,313.60	\$ 18,451.52		\$ 122,823.84	\$ 40,941.28