

*Palm Coast Park  
Community Development District*

*Agenda*

*August 18, 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

August 11, 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, August 18, 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 July 21, 2023 Board of Supervisors Meeting and Acceptance of Minutes of the July 21, 2023 Audit Committee Meeting
4. Ratification Items
  - A. Flagler County Property Appraiser Data Sharing and Usage Agreement
  - B. Proposal from S.E. Cline Construction to Install Irrigation Control for Landscape in Matanzas Woods West
5. 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
6. Other Business
7. Supervisor's Requests
8. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,



George S. Flint  
District Manager

Enclosures

# 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, July 21, 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
Heather Allen	Assistant Secretary
Ken Belshe	Assistant Secretary
Jeff Douglas	Assistant Secretary

Also present were:

George Flint	District Manager
Jeremy LeBrun	GMS
Clint Smith	Field Operations Manager
Vincent Sullivan	District Counsel
Michael Chiumento, III	District Counsel
Lo Etienne	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Root asked if any members of the public would like to address the Board. Hearing no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 16, 2023 Meeting**

Mr. Root asked for any comments, corrections, or changes to the minutes of the June 16, 2023 meeting. The Board had no changes to the minutes.

On MOTION by Ms. Allen, seconded by Mr. Douglas, with all in favor, the Minutes of the June 16, 2023 Board of Supervisors Meeting, were approved, as presented.

**FOURTH ORDER OF BUSINESS****Financing Matters****A. Consideration of Resolution 2023-09 Finalizing the Series 2023 Bonds – Somerset at Palm Coast Park Phases 1, 2 & 3**

Mr. Flint presented Resolution 2023-09 to the Board. He explained that this resolution finalizes the assessments for the Series 2023 bonds for the Somerset at Palm Coast Park Phases 1, 2 & 3 bond issue. He stated that MBS as their underwriter priced the bonds, and they previously approved a delegation resolution and authorized the Chairman to sign the bond purchase agreement and other documents necessary to effectuate the closing. He explained that they went through an assessment process previously and they levied a lien based on a Master Assessment Methodology. Now that the bonds have been priced, this brings the lien down to the actual terms of the bond issue. He noted that the only changes to the resolution from what was in their agenda was the numbers that were referenced in the resolution tie to the report, so there weren't any substantive changes other than the fact that the numbers were revised to reflect the actual terms of the pricing of the bonds. Mr. Flint asked for any questions on this resolution. Hearing none, he asked for a motion to approved.

On MOTION by Ms. Allen, seconded by Mr. Douglas, with all in favor, Resolution 2023-09 Finalizing the Series 2023 Bonds – Somerset at Palm Coast Park Phases 1, 2 & 3, was approved.

**B. Consideration of Resolution 2023-10 Authorizing District to Execute Final Form of the Agreements Related to the Series 2023 Bond Issuance**

Mr. Flint presented Resolution 2023-10 to the Board. He explained that this resolution approves the final form of the ancillary documents. He stated that they don't normally do this. He explained that they approved a resolution approving the ancillary documents in substantial form and just because there were some changes to the ancillary documents, they were bringing them back to have them approve the final form of those.

Mr. Sullivan explained that the original form that this Board approved said that they were going to acquire completed infrastructure improvements from the developer. He further explained that as they went through the pricing process, the developer wanted to be able to convey over partially completed infrastructure development. He stated that on the Acquisition Agreement they

would see that language added back in there to where they could accept partially completed improvements based on their bond issuance. He noted that the documents also reset the number to the actual pricing of the bond amount. Mr. Flint added that it was consistent with their last two bond issues and the language that it was modified to was consistent with the Dream Finders and the Four Star.

On MOTION by Mr. Belshe, seconded by Mr. Douglas, with all in favor, Resolution 2023-10 Authorizing District to Execute Final Form of the Agreements Related to the Series 2023 Bond Issuance, was approved.

## **FIFTH ORDER OF BUSINESS**

### **Discussion of Landscape Maintenance Services for Reverie**

Mr. Flint stated that they had previously, during the budget process, bid out landscaping services for the various new areas that were slated to come on. He stated that as a result of that bidding process, the Board selected Yellowstone as the landscaper service provider and they were also the provider of services for the rest of the areas that the District maintains. He noted that subsequent to that process, a representative from Dream Finders was at the last meeting and they made a request that United Land maintain the landscaping in the Reverie Project versus Yellowstone. He also noted that there was a cost difference between Yellowstone and United Land, and they had made an indication that they would be willing to potentially fund the difference, if that was the case. He stated that they had tried to be accommodating to Dream Finders. Mr. Smith went out and contacted United Land and provided the same scope of work that they had originally priced on. Based on that scope, they were significantly higher than Yellowstone. Subsequent to that, Dream Finders basically wanted a different scope, and they wanted United Land to maintain some areas that they didn't identify in the original scope associated with Reverie.

Mr. Flint stated that they had some discussions and the reality of it was that based on their original estimates, they estimated that the landscape maintenance would have come online already at this point in the fiscal year, and they assess based on a full year. He explained that they would like to use part of the assessment money that they had paid in this year that hasn't been used to cover that difference, if there ends up being a difference, which they were going to reprice with United Land unless the Board has an issue. He stated that he didn't necessarily have an issue with that as long as after that initial one-year period, where they were holding the warranty, they rebid it because the Board has a responsibility to make sure that they're providing it in a cost-effective

manner. He stated that they would like to suggest that they go out and negotiate an agreement with United Land based on the scope. He explained that the cost difference would be funded out of carry-forward assessment revenue that was collected and not spent for that project. The question was asked what their contractual obligation was to Yellowstone. Mr. Smith responded that the Board ranked them and selected them, but a contract was never signed because this was all last summer and it became evident that it wasn't going to be ready for maintenance in the Fall and then it got even worse because of the hurricane, FPL, etc. After further Board discussion, it was decided to approve concept of DFH using United Land Services for landscape maintenance through Fiscal Year 2024 and then be re-bid out. It was noted that any cost difference would be funded out of carryforward from Fiscal Year 2023, and Backstop Funding Agreement would be needed with DFH if carryforward cannot cover costs.

On MOTION by Mr. Belshe, seconded by Ms. Allen, with all in favor, the Concept of DFH using United Land Services for Landscape Maintenance through FY 2024 and then Re-bid Out and Any Cost Difference will be Funded Out of Carryforward from FY 2023 and a Backstop Funding Agreement with DFH would be entered into if Carryforward Cannot Cover Costs, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Pond Management Services Contracts with Solitude Lake Management**

#### **A. Reverie at Palm Coast Park Phase 1**

Mr. Smith presented the proposal for Reverie at Palm Coast Park Phase 1 to the Board. It was noted that it was \$6,564.

#### **B. Reverie at Palm Coast Park Phase 2**

Mr. Smith presented the proposal for Reverie at Palm Coast Park Phase 2 to the Board. It was noted that it was \$8,400.

#### **C. Sawmill Branch Phases 2A and 2B**

Mr. Smith presented the proposal for Sawmill Branch Phases 2A and 2B to the Board. He explained that all three of these proposals were lower than what they budgeted. He noted that they had not gone through all the turnover yet, but he would like the Board to approve them and give Chairman authorization to sign them and then they would give them a notice to proceed when it's the right time once the turnovers complete. It was noted that it was \$20,304.

On MOTION by Mr. Belshe, seconded by Ms. Allen, with all in favor, the Proposals for Pond Management Services Contracts with Solitude Lake Management for Reverie at Palm Coast Park Phase 1, Reverie at Palm Coast Park Phase 2, and Sawmill Branch Phases 2A and 2B, were approved.

**SEVENTH ORDER OF BUSINESS****Public Hearing**

Mr. Root motioned to open the public hearing.

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

Mr. Root asked if any member of the public wanted to make comments. Hearing no comments, the Board closed the public hearing.

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

**A. Consideration of Resolution 2023-11 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations**

Mr. Flint stated that the Board previously approved a proposed budget and they set today as the date for their public hearing for its final consideration. They met all the noticing requirements and posted it on the District's website as required. He noted that attached to the resolution was the revised proposed budget. He stated that they updated the actual expenses through the end of June for the current year and estimated the final three months. He explained that they had the FY 2024 budget as their last column and there were no significant changes to this budget since they approved it a few months ago. The assessment levels are the same as what they saw in their proposed budget. He reviewed the budget, which included the general fund budget that spreads across the entire District, the Sawmill Branch and Sawmill Creek budget, the Spring Lake Reverie budget, and Somerset KB homes budget. He noted that the per unit assessments included for the KB project were the same as what they currently have in place for the Reverie project assuming it's a similar project and the costs are going to be similar. He explained that they also have their debt service funds as well. He stated that he would be happy to answer any questions that anyone may have.

On MOTION by Mr. Belshe, seconded by Ms. Allen, with all in favor, Resolution 2023-11 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations, was approved.

**B. Consideration of Resolution 2023-12 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint stated that this resolution was imposing the assessments associated with the budget that they just approved. He noted that Exhibit A was the adopted budget that they just approved, and Exhibit B was the assessment roll that would be certified to the county for collection on the tax bill.

On MOTION by Mr. Douglas, seconded by Mr. Belshe, with all in favor, Resolution 2023-12 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Audit Committee Recommendation and Selection of Firm to Perform the Fiscal Year 2023 Audit**

Mr. Flint stated that the Board sat as the Audit Committee just prior to the Board meeting and they reviewed and ranked the two responses they received from Grau & Associates and DiBartolomeo, McBee, Hartley & Barnes, P.A. He explained that as a result of that ranking, the Audit Committee assigned 98 points to Grau & Associates and 88 Points to DiBartolomeo, McBee, Hartley & Barnes, P.A recommending Grau & Associates as their Independent Auditor.

On MOTION by Ms. Allen, seconded by Mr. Belshe, with all in favor, Accepting the Audit Committee's Recommendation of selecting Grau & Associates as their Independent Auditor and Authorizing Staff to Negotiate an Agreement that would be brought back to the Board, was approved.

**NINTH ORDER OF BUSINESS**

**Ratification Items**

**A. City of Palm Coast Impact Fee Reimbursement Request**

Mr. Root stated that was their last check. Mr. Smith confirmed that they were fully reimbursed.

On MOTION by Mr. Douglas, seconded by Ms. Allen, with all in favor, Ratifying the Chairman's Approval and Signature for the City of Palm Coast Impact Fee Reimbursement Request.

**B. LED Lighting Agreement with Florida Power & Light for Reverie Phase 1**

Mr. Smith explained that this was an agreement with Florida Power & Light to pay the operations and maintenance of the streetlights, which was less than \$400 a month.

On MOTION by Mr. Douglas, seconded by Ms. Allen, with all in favor, the LED Lighting Agreement with Florida Power & Light for Reverie Phase 1, was ratified.

**C. Bill of Sale and Assignment of Intangible Property Related to Sawmill Branch at Palm Coast Park Phase 2B**

Mr. Root reviewed this item with the Board and asked for ratification.

On MOTION by Mr. Douglas, seconded by Mr. Belshe, with all in favor, the Bill of Sale and Assignment of Intangible Property Related to Sawmill Branch at Palm Coast Park Phase 2B, was ratified.

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

Mr. Chiumento stated that the only thing that they were working on right now was with the City and DR Horton on the realignment on the Matanzas Woods Parkway. He stated that he learned three weeks ago that now that the City has funded for Matanzas Woods Parkway, there was an issue of someone placing a conservation easement over it. Ms. Allen stated that the City would be the applicant to make changes to the conservation easement. She noted that they were going to have some meetings with them next week to discuss the next steps.

**B. Engineer and Maintenance Report****i. Presentation of Annual Engineer's Report**

Mr. Smith presented the Annual Engineer's Report done by Singhofen & Associates to the Board. He noted that it was for the bond holders and was something that they do every year. Mr. Smith stated that there were a couple of items he wanted to discuss with one being the speed limit signs. He explained that there was discussion at the last meeting about speed limit, so he checked with the city and right now they only authorize a 30-mph speed limit sign of residential areas, which is the state standard. He noted that they were doing a study everywhere to see if they can put lower speed limits in residential areas, but they thought they would be done next Spring. He

added that the City always takes longer than they think, so it would probably be a year away. He stated that in the meantime, he was pricing getting three speed limit signs put up in Sawmill Creek because there were none. He noted that the signs would be assigned at 30-mph.

## **ii. Landscape Maintenance Report**

Mr. Smith presented the Landscape Maintenance Report to the Board. He stated that Tract K, which was the small park site that they didn't know they had for a year or so, but they now have deeded it to the HOA. He noted that Holiday Builders subcontractors had stuff piled and there is no grass left on it. He explained that he contacted the salesperson at Holiday Builders who had their onsite Superintendent and he explained that they wanted it cleaned up and re-grassed even though they don't own it anymore. He noted that they left a phone message for Mr. Smith responding that they were going to clean it up, which they hadn't done yet. He also stated that in Holiday Builders response was that their developer had promised them that they were going to sod it, so they are deferring to the developer. He suggested between the CDD and the HOA, they have Mr. Chiumento send them a letter saying that they expect it to be grassed again after they clean it up. It was recommended that they include a threat to them that if they don't re-grass it and clean it up by a certain amount of time, then the HOA is going to employ a contractor to clean it up and send them the bill.

On MOTION by Ms. Allen, seconded by Mr. Douglas, with all in favor, to Cooperate with HOA to Clean Up Tract K, was approved.

## **iii. Stormwater Maintenance Summary**

Mr. Smith presented the Stormwater Maintenance Summary to the Board. He stated that they talked about the landscape bids for Sawmill Branch which were last summer. The Board ranked them and selected Yellowstone, but they never signed a contract. He noted that they were in their turnover procedure now and he didn't know if that would happen before the next meeting or not. He asked if the Board would consider granting the Chairman authorization to sign the contract once they complete the turnover, if that happens before another meeting.

On MOTION by Mr. Belshe, seconded by Mr. Douglas, with all in favor, to Authorize Chairman to Execute Contract with Yellowstone Landscape for Maintenance in Sawmill Branch, was approved.



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

Mr. Flint presented the check register for June totaling \$24,771.15. There being no comments or questions, Mr. Flint asked for a motion to approve.

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

**ii. Balance Sheet and Income Statement**

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

On MOTION by Mr. Belshe, seconded by Ms. Allen, with all in favor, the Balance Sheet and Income Statement, was approved.

**iii. Approval of Fiscal Year 2024 Meeting Schedule**

Mr. Flint stated that each year they approve an annual meeting notice. They prepared one assuming that they would continue meeting on the same day and time each month in this location, which would be the third Friday at 10:30 a.m.

On MOTION by Mr. Douglas, seconded by Mr. Belshe, with all in favor, the Fiscal Year 2024 Meeting Schedule, was approved.

**ELEVENTH ORDER OF BUSINESS****Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS****Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



MINUTES OF MEETING  
PALM COAST PARK  
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Palm Coast Park Community Development District was held Friday, July 21, 2023 at 10:30 a.m. at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida.

Present for the Audit Committee were:

David Root  
Heather Allen  
Jeff Douglas  
Ken Belshe  
George Flint  
Jeremy LeBrun  
Clint Smith  
Vincent Sullivan  
Michael Chiumento, III  
Lo Etienne

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Root asked for public comment. Hearing none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 19, 2023 Meeting**

Mr. Root asked for any comments, corrections, or changes to the minutes of the May 19, 2023 meeting. The Board had no changes to the minutes.

On MOTION by Mr. Douglas, seconded by Mr. Belshe, with all in favor, the Minutes of the May 19, 2023 Meeting, were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Tally of Audit Committee Member Rankings and Selection of Auditor**

Mr. Flint stated that the Audit Committee previously met, and they approved the form of the RFP, the notice and the selection criteria. He stated that they then subsequently advertised the independent auditing services, and they also sent the notice out to four or five firms that provide most of these services. He explained that as a result, they received two responses with one from Grau & Associates and one from DiBartolomeo, McBee, Hartley & Barnes, P.A. He noted that the ranking sheet was in the agenda package and the criteria included ability of personnel at 20 points, proposers experience at 20 points, understanding of scope at 20 points, ability to provide the service at 20 points, and price at 20 points for a total of 100 points. He added that they asked for five years of individual pricing with the intent that they would enter into annual engagements based on that pricing. Grau & Associates provided five separate prices and they go up by \$100 a year and start out at \$7,500 and end at \$7,900 in 2027. DiBartolomeo, McBee, Hartley & Barnes, P.A. provided a lump sum number for all five years of \$28,500, which works out to \$5,700 a year. He pointed out the issue of them asking for individual year pricing. He noted that he called them this morning, but he had not received an answer as to whether they would enter into individual engagements for each year.

Mr. Flint stated that Grau & Associates was their current auditor and they had been the auditor for a long time. He noted that they had another bond issue coming on, which was the K.B. bond issue. He stated that they were preclosing on this bond issue today, which DiBartolomeo, McBee, Hartley & Barnes, P.A. probably hadn't taken into account. Mr. Flint stated that for pricing he had 20 points for Grau & Associates and 18 points for DiBartolomeo, McBee, Hartley & Barnes, P.A. on ability of personnel, 20 points for both on experience, 20 points for Grau & Associates and 15 points for DiBartolomeo, McBee, Hartley & Barnes, P.A. on understanding of scope, 20 points for both on ability to provide service, and 20 points for Grau & Associates and 0 points for DiBartolomeo, McBee, Hartley & Barnes, P.A. on price. He concluded that it would be 100 points for Grau & Associates and 73 points for DiBartolomeo, McBee, Hartley & Barnes, P.A., with Grau & Associates being ranked #1. It was asked how they score the price because the price was clearly lower for DiBartolomeo, McBee, Hartley & Barnes, P.A. Mr. Flint stated that they could reject their bid because they didn't follow it, or they could score them lower because they didn't follow the instructions. After further Board discussion, Mr. Flint noted an alternative approach to be 20 points for both on ability of personnel, 20 points for Grau & Associates and 18 points for DiBartolomeo, McBee, Hartley & Barnes, P.A. on experience, 20 points for Grau &

Associates and 10 points for DiBartolomeo, McBee, Hartley & Barnes, P.A. on understanding of scope, 20 points for both on ability to provide services, and 18 points for Grau & Associates and 20 points for DiBartolomeo, McBee, Hartley & Barnes, P.A. on price. He stated that the total would be 98 points for Grau & Associates and 88 points for DiBartolomeo, McBee, Hartley & Barnes, P.A., which still results in selecting Grau & Associates as #1 ranking.

On MOTION by Ms. Allen, seconded by Mr. Belshe, with all in favor, Accepting Grau & Associates as #1 ranking, was approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Adjournment**

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

## SECTION IV

# SECTION A





**James E. Gardner Jr., CFA**  
**Flagler County Property Appraiser**  
**Data – Sharing and Usage Agreement**

**PALM COAST PARK CDD**

This Data Sharing and Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **PALM COAST PARK CDD**, hereafter referred to as **agency**, can acquire and use Flagler County Property Appraiser (FCPA) data that is exempt from Public Records disclosure as defined in FS 119.071.

As of July 1, 2021, the Florida Public Records Exemptions Statute was amended as it relates to the publicly available records maintained by the county property appraiser and tax collector. As a result, exempt (aka confidential) parcels and accounts have been added back to our website and data files. No owner names, mailing addresses, or official records (OR) book and pages of recorded documents related to these parcels/accounts, appear on the Property Appraiser's website or in data files. In addition, the Flagler County Property Appraiser's mapping site has been modified to accommodate the statutory change. See Senate Bill 781 for additional information.

The confidentiality of personal identifying information including names, mailing address and OR Book and Pages owned by individuals that have received exempt/confidential status, hereinafter referred to as "confidential data", will be protected as follows:

1. The **agency** will not release "confidential data" that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the "confidential data" in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to "confidential data" is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to "confidential data" is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.

The term of this Agreement shall commence on June 1, 2023, and shall run until June 30, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew. A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Flagler County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

**FLAGLER COUNTY PROPERTY APPRAISER**

Signature: \_\_\_\_\_

Print: James E. Gardner Jr., CFA

Date: June 1, 2023

**PALM COAST PARK CDD**

Signature: \_\_\_\_\_

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

George S. Flish

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

District Manager

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

6/13/23

## SECTION B



S.E. Cline Construction, Inc.  
P.O. Box 354425  
18 Utility Drive  
Palm Coast, Florida 32135

## PROPOSAL

Proposal Submitted To: Clint Smith  
Company: Palm Coast Park CDD  
Street/P.O. Box: 8 Cadillac Place  
City/State/Zip: Palm Coast, FL 32137  
Phone: 386-931-4496  
Fax or Email: [clintsmith@aol.com](mailto:clintsmith@aol.com)  
Date: 8/8/23  
B#/Job Name: Palm Coast Park CDD  
Job Location: Matanzas Woods West  
Architect: N/A  
Date of Plans: N/A

WE PROPOSE hereby to furnish material and labor – complete in accordance with specifications below for the sum of: (\$ See Below).  
Payments are due upon receipt of invoice. Interest charges of 1 1/2% per month (18% annually) will be charged to accounts 30 days past due.

All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance.

AUTHORIZED SIGNATURE:

Note: This proposal may be withdrawn by us if not accepted within 30 days. (Prices are subject to change.)

We hereby submit specifications and estimates for:

### Install 2 inch Tap to feed irrigation for landscape, Matanzas Woods West of US 1.

Furnish and install 2"X12" tap/poly and curb stop for irrigation	1 LS	\$ 9,821.88
Install approx. 600sf of Bahia sod.....	1 LS	\$ 315.00
Replace concrete sidewalk approx. 25lf .....	1 LS	\$ 1,500.00
Total		\$11,636.88

### Excludes

1. Any additional work not stated above.
2. Permits if required by Governing authority.
3. 2 inch Meter as it should be provided by The City Of Palm Coast.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

DATE OF ACCEPTANCE:

8/9/23

SIGNATURE:

## SECTION V

# SECTION A

**Palm Coast Park**  
**Community Development District**  
Check Register Summary & ACH Debit Summary  
July 1, 2023 through July 31, 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>			
	7/21/23	190-192	\$ 14,342.09
	7/26/23	193-198	\$ 47,104.40
		<b>Subtotal</b>	<b>\$ 61,446.49</b>
<i>General Fund- Board of Supervisors</i>			
	7/27/23	50098- K. Belshe	\$ 184.70
	7/27/23	50099- J. Douglas	\$ 184.70
	7/27/23	50100- H. Allen	\$ 184.70
	7/27/23	50101- D. Root	\$ 184.70
		<b>Subtotal BOS Checks</b>	<b>\$ 738.80</b>
<i>General Fund- Wells Fargo (SMC)</i>			
	7/21/23	80-82	\$ 4,557.48
	7/26/23	83-84	\$ 5,231.25
		<b>Subtotal</b>	<b>\$ 9,788.73</b>
<i>General Fund- Wells Fargo (SLR)</i>			
	7/21/23	7	\$ 83.33
	7/26/23	8	\$ 600.00
		<b>Subtotal</b>	<b>\$ 683.33</b>
<b>Total</b>			<b>\$ 72,657.35</b>

\*\*\* CHECK DATES 07/01/2023 - 07/31/2023 \*\*\*

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	#
7/21/23	00004	6/30/23 00056998	202307 310-51300-48000	06/30 BUDGET HEARING	*	1,140.34		
				DAYTONA NEWS-JOURNAL			1,140.34	000190
7/21/23	00020	7/01/23 75	202307 310-51300-34000	JUL MANAGEMENT FEES	*	3,500.00		
		7/01/23 75	202307 310-51300-35200	JUL WEBSITE ADMIN	*	100.00		
		7/01/23 75	202307 310-51300-31300	JUL DISSEMINATION AGENT	*	208.33		
		7/01/23 75	202307 310-51300-51000	OFFICE SUPPLIES	*	20.36		
		7/01/23 75	202307 310-51300-42000	POSTAGE	*	207.01		
		7/01/23 75	202307 310-51300-42500	COPIES	*	251.55		
				GMS-CENTRAL FLORIDA, LLC			4,287.25	000191
7/21/23	00009	7/01/23 PC547508	202307 320-53800-46100	JUL LANDSCAPE MAINTENANCE	*	8,914.50		
				YELLOWSTONE LANDSCAPE			8,914.50	000192
7/26/23	00003	7/14/23 16979	202305 310-51300-31500	MAY GENERAL COUNSEL	*	3,202.75		
				CHIUMENTO DWYER HERTEL GRANT			3,202.75	000193
7/26/23	00001	7/20/23 07202023	202307 320-53800-34100	07/23 SERVICES AGREEMENT	*	1,500.00		
				CLINTON SMITH CONSULTING LLC			1,500.00	000194
7/26/23	00023	5/01/23 05012023	202307 300-20700-10000	5.1 DIRECT ASSESS KB HOME	*	36,328.40		
				PALM COAST PARK CDD			36,328.40	000195
7/26/23	00014	6/16/23 06162023	202307 310-51300-32400	COMM THRU 06.16	*	36.51		
				SUZANNE JOHNSTON			36.51	000196
7/26/23	00033	6/30/23 06302023	202306 300-21700-10000	Q223 941 TAX RETURN	*	214.20		
				UNITED STATES TREASURY			214.20	000197
7/26/23	00022	6/23/23 6968758	202307 310-51300-32300	SR 2006 TRUSTEE FEES FY23	*	1,940.85		
		6/23/23 6968758	202307 300-15500-10000	SR 2006 TRUSTEE FEES FY24	*	3,881.69		
				U.S. BANK			5,822.54	000198
				TOTAL FOR BANK D		61,446.49		
				PCPC PALM COAST PRK AMOSSING				

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/10/23 PAGE 2  
 \*\*\* CHECK DATES 07/01/2023 - 07/31/2023 \*\*\* 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 #
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TOTAL FOR REGISTER							61,446.49	
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PCPC PALM COAST PRK AMOSSING



PR300R

## PAYROLL CHECK REGISTER

RUN 7/27/23 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50098	3	KEN BELSHE	184.70	7/27/2023
50099	2	JEFFREY DOUGLAS	184.70	7/27/2023
50100	7	HEATHER ALLEN	184.70	7/27/2023
50101	1	DAVID ROOT	184.70	7/27/2023
TOTAL FOR REGISTER			738.80	

PCPC PALM COAST PRK AMOSSING

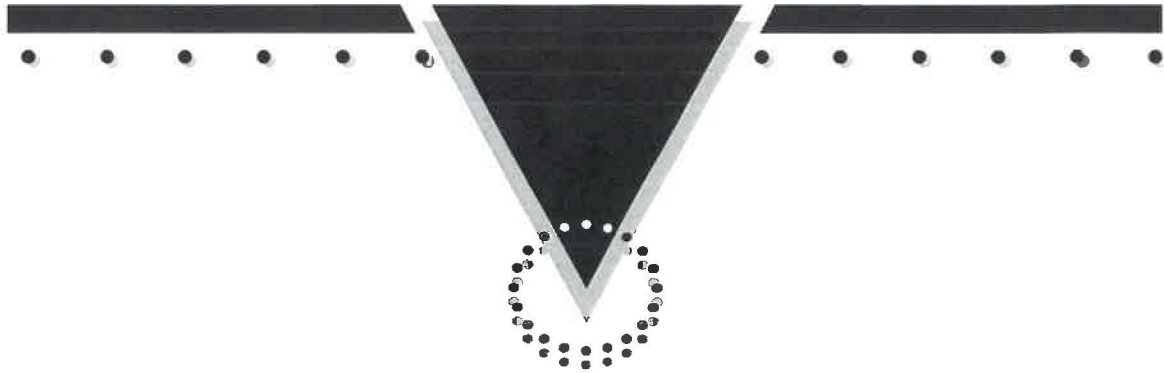
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/21/23	00007	7/01/23 77	202307 310-51300-31300	JUL DISSEMINATION AGENT	*	291.67	
				GMS-CENTRAL FLORIDA, LLC			291.67 000080
7/21/23	00003	7/01/23 PSI-8820	202307 320-53800-46300	JUL LAKE MAINTENANCE	*	452.65	
				SOLITUDE LAKE MANAGEMENT			452.65 000081
7/21/23	00004	7/01/23 PC547525	202307 320-53800-46100	JUL LANDSCAPE MAINTENANCE	*	3,813.16	
				YELLOWSTONE LANDSCAPE			3,813.16 000082
7/26/23	00002	7/20/23 07202023	202307 320-53800-34100	07/23 SVC AGMT SMB2A&B	*	600.00	
		7/20/23 07202023	202307 320-53800-34100	07/23 SVC AGMT SMC	*	600.00	
				CLINTON SMITH CONSULTING LLC			1,200.00 000083
7/26/23	00022	6/23/23 6965568	202307 310-51300-32300	SR 2022 TRUSTEE FEES FY23	*	1,343.75	
		6/23/23 6965568	202307 300-15500-10000	SR 2022 TRUSTEE FEES FY24	*	2,687.50	
				U.S. BANK			4,031.25 000084
TOTAL FOR BANK A						9,788.73	
TOTAL FOR REGISTER						9,788.73	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/10/23 PAGE 1  
 \*\*\* CHECK DATES 07/01/2023 - 07/31/2023 \*\*\* PALM COAST SPRING LAKE REVERIE  
 BANK A WELLS FARGO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/21/23	00001	7/01/23 76	202307 310-51300-31300	JUL DISSEMINATION AGENT	*	83.33	
				GMS-CENTRAL FLORIDA, LLC			83.33 000007
7/26/23	00003	7/20/23 07202023	202307 320-53800-34100	07/23 SERVICES AGREEMENT	*	600.00	
				CLINTON SMITH CONSULTING LLC			600.00 000008
TOTAL FOR BANK A						683.33	
TOTAL FOR REGISTER						683.33	

PCPC PALM COAST PRK AMOSSING

## SECTION B



# Palm Coast Park

## Community Development District

Unaudited Financial Reporting  
July 31, 2023



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**Palm Coast Park**  
**Community Development District**  
Combined Balance Sheet  
July 31, 2023

Governmental Fund Types

	<u>General</u>	<u>GF</u> <u>Sawmill Creek</u>	<u>GF</u> <u>Spring Lake Reverie</u>	<u>Debt</u> <u>Service 2006</u>	<u>Debt</u> <u>Service 2019</u>	<u>Debt</u> <u>Service 2021</u>	<u>Debt</u> <u>Service 2022</u>	<u>Debt</u> <u>Service 2023</u>	<u>Capital</u> <u>Projects 2006</u>	<u>Capital</u> <u>Projects 2019</u>	<u>Capital</u> <u>Projects 2021</u>	<u>Capital</u> <u>Projects 2022</u>	<u>Capital</u> <u>Projects 2023</u>	<u>Totals</u> <u>(memorandum only)</u>
<b>Assets</b>														
Cash- Checking Account	\$488,365	\$293,067	\$182,401	----	----	----	----	----	----	----	----	----	----	\$963,833
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 Spring Lake Reverie	----	----	----	----	----	----	----	----	----	----	----	----	----	\$0
Due from Capital Projects	\$439	----	----	----	----	----	----	----	----	----	----	----	----	\$439
Due from Other	\$583	----	----	----	----	----	----	----	----	----	----	----	----	\$583
<b>Investments:</b>														
Money Market Account	----	----	----	----	----	----	----	----	----	----	----	----	----	\$0
Reserve	----	----	----	\$1,430,535	\$145,727	\$271,395	\$401,692	\$209,730	----	----	----	----	----	\$2,459,079
Revenue	----	----	----	\$773,622	\$86,043	\$154,843	\$308,387	----	----	----	----	----	----	\$1,322,895
Prepayment	----	----	----	\$1,169	----	----	----	----	----	----	----	----	----	\$1,169
Cap. Interest	----	----	----	----	----	----	----	\$88,123	----	----	----	----	----	\$88,123
Acquisition and Construction	----	----	----	----	----	----	----	----	\$2,252,976	\$8,340	\$7,692	\$11,584	\$5,540,962	\$2,280,593
Cost of Issuance	----	----	----	----	----	----	----	----	----	----	----	----	\$11,350	\$0
Deposits	----	----	----	----	----	----	----	----	----	----	----	----	----	\$0
Prepaid Expenses	\$3,882	\$3,625	\$938	----	----	----	----	----	----	----	----	----	----	\$8,444
<b>Total Assets</b>	<b>\$493,269</b>	<b>\$296,692</b>	<b>\$183,338</b>	<b>\$2,205,325</b>	<b>\$231,770</b>	<b>\$426,238</b>	<b>\$710,079</b>	<b>\$297,853</b>	<b>\$2,252,976</b>	<b>\$8,340</b>	<b>\$7,692</b>	<b>\$11,584</b>	<b>\$5,552,312</b>	<b>\$7,125,157</b>
<b>Liabilities</b>														
Accounts Payable	----	----	----	----	----	----	----	----	----	----	----	----	----	\$0
Accrued Expenses	\$0	\$2,743	----	----	----	----	----	----	----	----	----	----	----	\$2,743
FICA Payable	\$459	----	----	----	----	----	----	----	----	----	----	----	----	\$459
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- Somersett	\$11,717	----	----	----	----	----	----	----	----	----	----	----	----	\$11,717
<b>Fund Equity</b>														
Net Assets	----	----	----	----	----	----	----	----	----	----	----	----	----	\$0
<b>Fund Balances</b>														
Unassigned	\$481,093	\$293,949	\$183,338	----	----	----	----	----	----	----	----	----	----	\$958,380
Nonspendable- Prepaid	----	----	----	----	----	----	----	----	----	----	----	----	----	\$0
Restricted for Capital Projects	----	----	----	----	----	----	----	----	\$2,252,976	\$8,340	\$7,692	\$11,584	\$5,552,312	\$2,280,593
Restricted for Debt Service	----	----	----	\$2,205,325	\$231,770	\$426,238	\$710,079	\$297,853	----	----	----	----	----	\$3,871,265
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$493,269</b>	<b>\$296,692</b>	<b>\$183,338</b>	<b>\$2,205,325</b>	<b>\$231,770</b>	<b>\$426,238</b>	<b>\$710,079</b>	<b>\$297,853</b>	<b>\$2,252,976</b>	<b>\$8,340</b>	<b>\$7,692</b>	<b>\$11,584</b>	<b>\$5,552,312</b>	<b>\$7,125,157</b>

**Palm Coast Park  
Community Development District  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending July 31, 2023**

	<b>Adopted Budget</b>	<b>Prorated Budget 7/31/23</b>	<b>Actual 7/31/23</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Operations and Maintenance Assessments- Tax Roll	\$267,552	\$267,552	\$284,709	\$17,157
Assessments - Direct	\$18,452	\$18,452	\$18,452	(\$0)
Interest Earnings	\$1,500	\$63	\$63	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$287,504</b>	<b>\$286,067</b>	<b>\$303,223</b>	<b>\$17,156</b>
<b><u>Administrative Expenditures</u></b>				
Supervisors Fees	\$12,000	\$10,000	\$5,600	\$4,400
FICA Taxes	\$924	\$770	\$428	\$342
Arbitrage	\$600	\$500	\$450	\$50
Dissemination Agent	\$3,250	\$2,708	\$2,683	\$25
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Engineering	\$7,980	\$6,650	\$575	\$6,075
Attorney Fees	\$12,000	\$10,000	\$6,978	\$3,022
Management Fees	\$42,000	\$35,000	\$35,000	\$0
Website Maintenance & Hosting	\$1,200	\$1,000	\$1,000	\$0
Website	\$1,553	\$1,553	\$1,553	\$1
Trustee Fees	\$4,500	\$4,500	\$6,305	(\$1,805)
Annual Audit	\$7,000	\$7,000	\$8,300	(\$1,300)
Postage and Freight	\$2,500	\$2,083	\$2,177	(\$93)
Insurance- General Liability	\$8,748	\$8,748	\$7,837	\$911
Printing and Binding	\$2,000	\$1,667	\$789	\$878
Legal Advertising	\$1,200	\$1,000	\$1,310	(\$310)
Tax Collector Fees	\$5,852	\$5,852	\$5,382	\$470
Contingency	\$947	\$789	\$0	\$789
Office Supplies	\$450	\$375	\$139	\$236
Meeting Room Rental	\$1,200	\$1,000	\$530	\$470
Dues & Licenses	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$121,079</b>	<b>\$106,371</b>	<b>\$92,211</b>	<b>\$14,160</b>
<b><u>Field Expenditures</u></b>				
Professional Services	\$18,900	\$15,750	\$15,000	\$750
Landscape Maintenance	\$110,000	\$91,667	\$92,290	(\$623)
Preserve Management	\$10,000	\$8,333	\$0	\$8,333
Repairs & Maintenance	\$8,131	\$6,776	\$5,744	\$1,032
Insurance- Property & Casualty	\$15,607	\$15,607	\$14,936	\$671
Contingency	\$3,787	\$3,156	\$0	\$3,156
<b>Total Field</b>	<b>\$166,425</b>	<b>\$141,289</b>	<b>\$127,970</b>	<b>\$13,319</b>
<b>Total Expenditures</b>	<b>\$287,504</b>	<b>\$247,659</b>	<b>\$220,181</b>	<b>\$27,479</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>		<b>\$83,043</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$398,050</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$481,093</b>	



**Palm Coast Park**  
**Community Development District**  
General Fund- Sawmill Subdivision  
Statement of Revenues & Expenditures  
For Period Ending July 31, 2023

	<b>Adopted Budget</b>	<b>Prorated Budget 7/31/23</b>	<b>Actual 7/31/23</b>	<b>Variance</b>
<u><b>Revenues</b></u>				
Operations and Maintenance Assessments- Tax Roll	\$377,660	\$377,660	\$377,221	(\$439)
<b>Total Revenues</b>	<b>\$377,660</b>	<b>\$377,660</b>	<b>\$377,221</b>	<b>(\$439)</b>
<u><b>Administrative Expenditures</b></u>				
Tax Collector Fees	\$7,553	\$7,553	\$7,540	\$13
Arbitrage	\$1,200	\$1,000	\$0	\$1,000
Trustee Fees	\$9,000	\$4,447	\$4,447	\$0
Dissemination Agent	\$5,000	\$4,167	\$2,917	\$1,250
Postage and Freight	\$1,500	\$1,250	\$0	\$1,250
Attorney Fees	\$2,000	\$1,667	\$0	\$1,667
Other Current Charges	\$1,400	\$1,167	\$58	\$1,109
<b>Total Administrative</b>	<b>\$27,653</b>	<b>\$21,250</b>	<b>\$14,961</b>	<b>\$6,288</b>
<u><b>Field Expenditures</b></u>				
Professional Fees	\$14,400	\$12,000	\$7,950	\$4,050
Landscape Maintenance	\$174,000	\$145,000	\$56,333	\$88,667
Electricity- Streetlights	\$27,500	\$22,917	\$13,449	\$9,468
Electricity- Irrigation/Signs	\$1,600	\$1,333	\$561	\$773
Utility- Irrigation	\$44,600	\$37,167	\$10,932	\$26,234
R&M- Signage	\$2,000	\$1,667	\$0	\$1,667
R&M Storm Water- Pond	\$34,500	\$28,750	\$4,526	\$24,224
Repairs and Maintenance	\$12,500	\$10,417	\$1,061	\$9,356
<b>Total Field</b>	<b>\$311,100</b>	<b>\$259,250</b>	<b>\$94,812</b>	<b>\$164,438</b>
<u><b>Reserves</b></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>\$280,500</b>	<b>\$109,774</b>	<b>\$170,726</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>		<b>\$267,448</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$26,501</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$293,949</b>	

**Palm Coast Park**  
**Community Development District**  
General Fund- Spring Lake Reverie  
Statement of Revenues & Expenditures  
For Period Ending July 31, 2023

	<b>Adopted Budget</b>	<b>Prorated Budget 7/31/23</b>	<b>Actual 7/31/23</b>	<b>Variance</b>
<u><b>Revenues</b></u>				
Operations and Maintenance Assessments- Tax Roll	\$189,753	\$189,753	\$189,834	\$81
Developer Contributions	\$29,997	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$1,500	\$1,500
<b>Total Revenues</b>	<b>\$219,750</b>	<b>\$189,753</b>	<b>\$191,334</b>	<b>\$1,581</b>
<u><b>Administrative Expenditures</b></u>				
Tax Collector Fees	\$4,300	\$3,793	\$3,793	\$0
Arbitrage	\$600	\$0	\$0	\$0
Trustee Fees	\$4,500	\$4,500	\$3,103	\$1,397
Dissemination Agent	\$2,500	\$2,083	\$500	\$1,583
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>\$10,376</b>	<b>\$7,396</b>	<b>\$2,980</b>
<u><b>Field Expenditures</b></u>				
Professional Fees	\$7,200	\$0	\$600	(\$600)
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>\$600</b>	<b>(\$600)</b>
<u><b>Reserves</b></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>\$10,376</b>	<b>\$7,996</b>	<b>\$2,380</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>		<b>\$183,338</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$0</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$183,338</b>	

# Palm Coast Park

## Community Development District

Debt Service Fund Series 2006  
Statement of Revenues & Expenditures  
For Period Ending July 31, 2023

	Adopted Budget	Prorated Budget 7/31/23	Actual 7/31/23	Variance
<b>Revenues</b>				
Special Assessments- Tax Roll	\$2,115,346	\$2,115,346	\$1,938,078	(\$177,268)
Special Assessments- Off Roll	\$145,314	\$145,314	\$145,314	\$0
Special Assessments- Prepayment	\$0	\$0	\$0	\$0
Interest Income	\$250	\$208	\$38,018	\$37,810
<b>Total Revenues</b>	<b>\$2,260,910</b>	<b>\$2,260,868</b>	<b>\$2,121,409</b>	<b>(\$139,459)</b>
<b>Expenditures</b>				
Tax Collector	\$45,213	\$38,761	\$38,761	\$0
Interfund Transfer Out	\$0	\$0	\$18,222	(\$18,222)
<b>Series 2006</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	\$970,000	\$890,000	\$80,000
Interest-5/1	\$635,550	\$635,550	\$584,535	\$51,015
Special Call-5/1	\$0	\$0	\$5,000	(\$5,000)
<b>Total Expenditures</b>	<b>\$2,286,313</b>	<b>\$2,279,861</b>	<b>\$3,962,068</b>	<b>(\$1,682,207)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$25,404)</b>		<b>(\$1,840,659)</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>\$2,205,325</b>	

Due From General	----
Reserve	\$1,430,535
Revenue	\$773,622
Prepayment	\$1,169
Interest	----
<b>Balance</b>	<b>\$2,205,325</b>

# Palm Coast Park

## Community Development District

Debt Service Fund Series 2019  
Statement of Revenues & Expenditures  
For Period Ending July 31, 2023

	Adopted Budget	Prorated Budget 7/31/23	Actual 7/31/23	Variance
<b>Revenues</b>				
Special Assessments- Tax Roll	\$200,861	\$200,861	\$200,951	\$90
Interest Income	\$50	\$42	\$3,591	\$3,550
<b>Total Revenues</b>	<b>\$200,911</b>	<b>\$200,903</b>	<b>\$204,542</b>	<b>\$3,639</b>
<b>Expenditures</b>				
Tax Collector	\$4,017	\$4,019	\$4,019	\$0
Interfund Transfer Out	\$0	\$0	\$1,837	(\$1,837)
<b>Series 2019</b>				
Interest-11/1	\$77,375	\$77,375	\$77,375	\$0
Principal-5/1	\$40,000	\$40,000	\$40,000	\$0
Interest-5/1	\$77,375	\$77,375	\$77,375	\$0
<b>Total Expenditures</b>	<b>\$198,767</b>	<b>\$198,769</b>	<b>\$200,606</b>	<b>(\$1,837)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$2,144</b>		<b>\$3,936</b>	
<b>Beginning Fund Balance</b>	<b>\$82,307</b>		<b>\$227,833</b>	
<b>Ending Fund Balance</b>	<b>\$84,451</b>		<b>\$231,770</b>	

Due From General	----
Reserve	\$145,727
Revenue	\$86,043
<b>Balance</b>	<b>\$231,770</b>

# Palm Coast Park

## Community Development District

Debt Service Fund Series 2021  
Statement of Revenues & Expenditures  
For Period Ending July 31, 2023

	Adopted Budget	Prorated Budget 7/31/23	Actual 7/31/23	Variance
<b>Revenues</b>				
Bond Proceeds	\$0	\$0	\$0	\$0
Special Assessments-Tax Roll	\$405,218	\$405,218	\$405,395	\$177
Interest Income	\$50	\$42	\$14,617	\$14,575
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$405,268</b>	<b>\$405,260</b>	<b>\$420,012</b>	<b>\$14,752</b>
<b>Expenditures</b>				
Tax Collector	\$8,104	\$8,106	\$8,106	\$0
Interfund Transfer Out	\$0	\$0	\$8,008	(\$8,008)
<b>Series 2021</b>				
Interest-5/1	\$144,449	\$144,449	\$144,449	\$0
Principal-5/1	\$105,000	\$105,000	\$105,000	\$0
Interest-5/1	\$144,449	\$144,449	\$144,449	\$0
<b>Total Expenditures</b>	<b>\$402,002</b>	<b>\$402,003</b>	<b>\$410,011</b>	<b>(\$8,008)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$3,266</b>		<b>\$10,001</b>	
<b>Beginning Fund Balance</b>	<b>\$144,484</b>		<b>\$416,237</b>	
<b>Ending Fund Balance</b>	<b>\$147,750</b>		<b>\$426,238</b>	

Due From General	----
Reserve	\$271,395
Revenue	\$154,843
Cap Interest	----
<b>Balance</b>	<b>\$426,238</b>

# Palm Coast Park

## Community Development District

Debt Service Fund Series 2022  
Statement of Revenues & Expenditures  
For Period Ending July 31, 2023

	Adopted Budget	Prorated Budget 7/31/23	Actual 7/31/23	Variance
<b>Revenues</b>				
Special Assessments-Tax Roll	\$820,478	\$820,478	\$820,845	\$367
Interest Income	\$50	\$42	\$11,586	\$11,545
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$820,528</b>	<b>\$820,520</b>	<b>\$832,431</b>	<b>\$11,911</b>
<b>Expenditures</b>				
Tax Collector	\$16,410	\$16,421	\$16,421	\$0
Interfund Transfer Out	\$0	\$0	\$5,633	(\$5,633)
<b>Series 2022</b>				
Interest Expense 11/1	\$218,104	\$218,104	\$218,104	\$0
Principal Expense 5/1	\$200,000	\$200,000	\$200,000	\$0
Interest Expense 5/1	\$301,991	\$301,991	\$301,991	\$0
<b>Total Expenditures</b>	<b>\$720,095</b>	<b>\$720,095</b>	<b>\$742,148</b>	<b>(\$5,632)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$100,433</b>		<b>\$90,283</b>	
<b>Beginning Fund Balance</b>	<b>\$218,104</b>		<b>\$619,797</b>	
<b>Ending Fund Balance</b>	<b>\$318,537</b>		<b>\$710,079</b>	

Due From General	----
Reserve	\$401,692
Revenue	\$308,387
Cap Interest	----
<b>Balance</b>	<b>\$710,079</b>

# Palm Coast Park

## Community Development District

Debt Service Fund Series 2023  
Statement of Revenues & Expenditures  
For Period Ending July 31, 2023

	Adopted Budget	Prorated Budget 7/31/23	Actual 7/31/23	Variance
<b><u>Revenues</u></b>				
Bond Proceeds	0	\$0	\$297,853	\$297,853
Special Assessments-Tax Roll	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$0	\$0
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$297,853</b>	<b>\$297,853</b>
<b><u>Expenditures</u></b>				
Tax Collector	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$0	\$0
<b><u>Series 2022</u></b>				
Interest Expense 11/1	\$0	\$0	\$0	\$0
Principal Expense 5/1	\$0	\$0	\$0	\$0
Interest Expense 5/1	\$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>\$0</b>		<b>\$297,853</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$0</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$297,853</b>	

Due From General	----
Reserve	\$209,730
Revenue	----
Cap Interest	\$88,123
<b>Balance</b>	<b>\$297,853</b>

**Palm Coast Park**  
**Community Development District**  
 Capital Projects Fund  
 Statement of Revenues & Expenditures  
 For Period Ending July 31, 2023

	Series 2006	Series 2019	Series 2021	Series 2022	Series 2023
<b>Revenues</b>					
Interest Income	\$28,713	\$102	\$2,358	\$97	\$0
Interfund Transfer In	\$18,223	\$1,837	\$8,008	\$5,633	\$0
Impact Fees	\$195,426	\$0	\$0	\$0	\$0
Bond Proceeds	\$0	\$0	\$0	\$0	\$5,847,147
Bond Premium	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$242,362</b>	<b>\$1,939</b>	<b>\$10,366</b>	<b>\$5,730</b>	<b>\$5,847,147</b>
<b>Expenditures</b>					
Capital Outlay	\$0	\$0	(\$2,834)	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0	\$294,835
Underwriters Discount	\$0	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$2,834)</b>	<b>\$0</b>	<b>\$294,835</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$242,362</b>	<b>\$1,939</b>	<b>\$13,200</b>	<b>\$5,730</b>	<b>\$5,552,312</b>
<b>Beginning Fund Balance</b>	<b>\$2,010,614</b>	<b>\$6,401</b>	<b>(\$5,507)</b>	<b>\$5,854</b>	<b>\$0</b>
<b>Ending Fund Balance</b>	<b>\$2,252,976</b>	<b>\$8,340</b>	<b>\$7,692</b>	<b>\$11,584</b>	<b>\$5,552,312</b>



Palm Coast Park CDD  
General Fund  
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	\$85,085	\$177,538	\$10,079	\$9,392	\$483	\$307	\$0	\$0	\$1,826	\$0	\$0	\$ 284,709
Assessments - Direct	\$0	\$0	\$9,226	\$0	\$0	\$4,613	\$0	\$0	\$0	\$4,613	\$0	\$0	\$ 18,452
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>\$5,096</b>	<b>\$307</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,438</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 303,223</b>
<b><u>Administrative Expenditures</u></b>													
Supervisors Fees	\$600	\$1,000	\$0	\$1,000	\$0	\$800	\$0	\$600	\$800	\$800	\$0	\$0	\$ 5,600
FICA Taxes	\$46	\$77	\$0	\$77	\$0	\$61	\$0	\$46	\$61	\$61	\$0	\$0	\$ 428
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$ 450
Dissemination Agent	\$208	\$708	\$208	\$208	\$208	\$208	\$308	\$208	\$208	\$208	\$0	\$0	\$ 2,683
Assessment Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 5,000
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$575	\$0	\$0	\$0	\$0	\$0	\$ 575
Attorney Fees	\$0	\$822	\$0	\$0	\$1,610	\$834	\$508	\$3,203	\$0	\$0	\$0	\$0	\$ 6,978
Management Fees	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$0	\$0	\$ 35,000
Website Maintenance & Hosting	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$ 1,000
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	\$1,941	\$0	\$0	\$ 6,305
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$3,000	\$5,300	\$0	\$0	\$0	\$0	\$0	\$ 8,300
Postage and Freight	\$117	\$13	\$341	\$310	\$208	\$361	\$421	\$111	\$88	\$207	\$0	\$0	\$ 2,177
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	\$83	\$0	\$72	\$252	\$0	\$0	\$ 789
Legal Advertising	\$0	\$81	\$0	\$34	\$0	\$0	\$0	\$56	\$0	\$1,140	\$0	\$0	\$ 1,310
Tax Collector Fees	\$0	\$0	\$4,940	\$202	\$188	\$10	\$6	\$0	\$0	\$37	\$0	\$0	\$ 5,382
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Office Supplies	\$20	\$21	\$20	\$0	\$20	\$1	\$20	\$0	\$15	\$20	\$0	\$0	\$ 139
Meeting Room Rental	\$110	\$0	\$0	\$110	\$110	\$110	\$90	\$0	\$0	\$0	\$0	\$0	\$ 530
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>\$6,008</b>	<b>\$8,985</b>	<b>\$10,912</b>	<b>\$8,274</b>	<b>\$4,845</b>	<b>\$8,266</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 92,211</b>
<b><u>Field Expenditures</u></b>													
Professional Services	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$0	\$0	\$ 15,000
Landscape Maintenance	\$12,060	\$8,915	\$8,915	\$8,915	\$8,915	\$8,915	\$8,915	\$8,915	\$8,915	\$8,915	\$0	\$0	\$ 92,290
Preserve Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Repairs & Maintenance	\$0	\$2,940	\$0	\$0	\$0	\$2,804	\$0	\$0	\$0	\$0	\$0	\$0	\$ 5,744
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>\$13,219</b>	<b>\$10,415</b>	<b>\$10,415</b>	<b>\$10,415</b>	<b>\$10,415</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 127,970</b>
<b>Total Expenditures</b>	<b>\$52,200</b>	<b>\$19,808</b>	<b>\$19,638</b>	<b>\$15,955</b>	<b>\$16,422</b>	<b>\$22,204</b>	<b>\$21,327</b>	<b>\$18,688</b>	<b>\$15,259</b>	<b>\$18,681</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 220,181</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$52,200)</b>	<b>\$65,340</b>	<b>\$167,126</b>	<b>(\$5,876)</b>	<b>(\$7,030)</b>	<b>(\$17,108)</b>	<b>(\$21,020)</b>	<b>(\$18,688)</b>	<b>(\$15,259)</b>	<b>(\$12,242)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 83,043</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	\$681	\$433	\$0	\$0	\$0	\$0	\$0	\$ 377,221
<b>Total Revenues</b>	<b>\$0</b>	<b>\$98,045</b>	<b>\$250,581</b>	<b>\$14,225</b>	<b>\$13,256</b>	<b>\$681</b>	<b>\$433</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 377,221</b>
<u>Administrative Expenditures</u>													
Tax Collector Fees	\$0	\$0	\$1,961	\$5,012	\$280	\$279	\$9	\$0	\$0	\$0	\$0	\$0	\$ 7,540
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	\$1,344	\$0	\$0	\$ 4,447
Dissemination Agent	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$ 2,917
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>\$572</b>	<b>\$570</b>	<b>\$300</b>	<b>\$292</b>	<b>\$292</b>	<b>\$1,635</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 14,961</b>
<u>Field Expenditures</u>													
Professional Fees	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$1,200	\$0	\$0	\$ 7,950
Landscape Maintenance	\$4,533	\$4,268	\$16,062	\$4,853	\$3,813	\$3,813	\$3,813	\$3,813	\$7,551	\$3,813	\$0	\$0	\$ 56,333
Electricity- Streetlights	\$1,294	\$1,274	\$1,294	\$1,371	\$1,371	\$1,371	\$1,383	\$1,379	\$1,336	\$1,376	\$0	\$0	\$ 13,449
Electricity- Irrigation/Signs	\$56	\$56	\$56	\$56	\$56	\$56	\$56	\$56	\$56	\$56	\$0	\$0	\$ 561
Utility- Irrigation	\$5,563	\$18	\$17	\$31	\$32	\$398	\$572	\$570	\$1,436	\$2,295	\$0	\$0	\$ 10,932
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	\$453	\$453	\$453	\$453	\$453	\$0	\$0	\$ 4,526
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>\$6,841</b>	<b>\$7,026</b>	<b>\$7,021</b>	<b>\$11,583</b>	<b>\$9,194</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 94,812</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>\$8,107</b>	<b>\$7,411</b>	<b>\$7,327</b>	<b>\$7,312</b>	<b>\$11,874</b>	<b>\$10,829</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 109,774</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$12,945)</b>	<b>\$90,918</b>	<b>\$229,659</b>	<b>(\$1,695)</b>	<b>\$5,149</b>	<b>(\$6,730)</b>	<b>(\$6,894)</b>	<b>(\$7,312)</b>	<b>(\$11,874)</b>	<b>(\$10,829)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 267,448</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	\$343	\$218	\$0	\$0	\$0	\$0	\$0	\$189,834
Developer Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$0	\$0	\$1,500
<b>Total Revenues</b>	<b>\$0</b>	<b>\$49,339</b>	<b>\$126,104</b>	<b>\$7,159</b>	<b>\$6,671</b>	<b>\$343</b>	<b>\$218</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$191,334</b>
<u>Administrative Expenditures</u>													
Tax Collector Fees	\$0	\$0	\$987	\$0	\$2,661	\$140	\$4	\$0	\$0	\$0	\$0	\$0	\$3,793
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	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$500
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>\$2,745</b>	<b>\$224</b>	<b>\$88</b>	<b>\$83</b>	<b>\$83</b>	<b>\$83</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,396</b>
<u>Field Expenditures</u>													
Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$600
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>\$600</b>	<b>\$0</b>	<b>\$0</b>	<b>\$600</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>\$2,745</b>	<b>\$224</b>	<b>\$88</b>	<b>\$83</b>	<b>\$83</b>	<b>\$683</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,996</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>	<b>\$49,339</b>	<b>\$125,117</b>	<b>\$4,056</b>	<b>\$3,926</b>	<b>\$119</b>	<b>\$130</b>	<b>(\$83)</b>	<b>(\$83)</b>	<b>\$817</b>	<b>\$0</b>	<b>\$0</b>	<b>\$183,338</b>

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

**Series 2006 Special Assessment Bonds**

Interest Rate:	5.70%
Maturity Date:	5/1/37
Reserve Fund Definition:	6.966 % Outstanding
Reserve Fund Requirement:	\$ 1,366,381
Reserve Fund Balance:	\$ 1,430,535
 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)
Less: May 1, 2023 (Mandatory)	\$ (890,000)
Less: November 1, 2022 (Special Call)	\$ (5,000)
 Current Bonds Outstanding	 \$ 19,615,000

**Series 2019 Special Assessment Bonds**

Interest Rate:	3.4% - 4.3%
Maturity Date:	5/1/50
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 145,564
Reserve Fund Balance:	\$ 145,727
 Bonds Outstanding- 12/04/19	 \$ 3,770,000
Less: May 1, 2021 (Mandatory)	\$ (40,000)
Less: May 1, 2022 (Mandatory)	\$ (40,000)
Less: May 1, 2023 (Mandatory)	\$ (40,000)
 Current Bonds Outstanding	 \$ 3,650,000

**Series 2021 Special Assessment Bonds- Spring Lake Tracts 2 & 3**

Interest Rate:	2.4-4.0%
Maturity Date:	5/1/52
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 271,395
Reserve Fund Balance:	\$ 271,395
 Bonds Outstanding- 12/23/2021	 \$ 8,065,000
Less: May 1, 2023 (Mandatory)	\$ (105,000)

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

Current Bonds Outstanding	\$ 7,960,000
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**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:	\$ 401,692
 Bonds Outstanding- 6/10/2022	 \$ 12,225,000
Less: May 1, 2023 (Mandatory)	\$ (200,000)
Current Bonds Outstanding	\$ 12,025,000

**Palm Coast Park**  
Community Development District  
Construction Schedule, Series 2021

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
3/1/23			Interest	\$ 8.54
3/2/23			Transfer from Reserve	\$ 808.57
4/3/23			Interest	\$ 12.53
4/4/23			Transfer from Reserve	\$ 922.46
5/1/23			Interest	\$ 15.85
5/2/23			Transfer from Reserve	\$ 944.61
6/1/23			Interest	\$ 21.15
6/2/23			Transfer from Reserve	\$ 1,029.37
7/3/23			Interest	\$ 24.65
7/5/23			Transfer from Reserve	\$ 1,010.25
<b>TOTAL SOURCES</b>				<b>\$ 7,423,262.54</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>\$ 7,692.42</b>
Investment Balance Per Bank Statement				\$ 7,692.42
Less: Outstanding Requisitions				\$ -
Adjusted Balance				\$ 7,692.42
Variance				\$ (0.00)

**Palm Coast Park**  
**Community Development District**  
**Construction Schedule, Series 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
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
3/2/23			Interest	\$ 9.10
4/4/23			Interest	\$ 10.47
5/2/23			Interest	\$ 10.26
5/3/23			Transfer from Reserve	\$ 1,725.56
6/1/23			Interest	\$ 13.15
7/5/23			Interest	\$ 13.27
7/27/23			Interest	\$ 11.52
7/31/23			Transfer from Reserve	\$ 3,044.07
<b>TOTAL SOURCES</b>				<b>\$ 11,404,803.42</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>\$ 11,584.01</b>
Investment Balance Per Bank Statement				\$ 11,584.01
Less: Outstanding Requisitions				\$ -
Adjusted Balance				\$ 11,584.01
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
02/27/23	\$7,585.25	\$ 3,500.52	\$ 362.95	\$ 732.22	\$ 1,482.59	\$ 342.88	\$ 681.34	\$ 482.75
03/30/23	\$4,819.82	\$ 2,224.30	\$ 230.63	\$ 465.27	\$ 942.07	\$ 217.87	\$ 432.94	\$ 306.74
06/16/23	\$1,825.54	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,825.54
<b>TOTAL COLLECTED</b>	<b>\$4,217,039.34</b>	<b>\$1,938,077.95</b>	<b>\$200,950.85</b>	<b>\$405,397.25</b>	<b>\$820,840.96</b>	<b>\$189,837.94</b>	<b>\$377,225.80</b>	<b>\$284,708.59</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>107%</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	7/13/23	\$ 40,941.28	\$ -
<b>Total</b>		<b>\$ 163,765.12</b>	<b>\$ 145,313.60</b>	<b>\$ 18,451.52</b>		<b>\$ 163,765.12</b>	<b>\$ -</b>