

*Palm Coast Park
Community Development District*

Agenda

February 16, 2024

AGENDA

Palm Coast Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

February 9, 2024

**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, February 16, 2024 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 19, 2024 Meeting
4. Ratification Items
 - A. Proposals from Yellowstone Landscape
 - i. Pond Erosion Repair
 - ii. Irrigation Inspection Repairs
 - iii. Sawmill Branch Deceased Pine Tree Removal (2)
5. Sawmill Branch – Tract 7 Financing Items
 - A. Consideration of Financing Team Funding Agreement with D.R. Horton, Inc.
 - B. Consideration of Agreement with Project Engineer Dominion Engineering Group, Inc.
 - C. Consideration of Engagement Letter from Bryant, Miller and Olive to Serve as Bond Counsel
 - D. Consideration of Agreement for Underwriting Services from MBS Capital Markets, LLC
 - E. Consideration of Agreement with US Bank to Serve as Trustee
6. 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
7. Other Business
8. Supervisor's Requests
9. 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,

Jeremy LeBrun

Jeremy LeBrun
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, January 19, 2024 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 <i>by phone</i>	Chairman
Robert Porter	Vice Chairman
Heather Allen	Assistant Secretary
Jeff Douglas	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Clint Smith	Field Manager
Vincent Sullivan	District Counsel
George Flint <i>by phone</i>	District Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order. Mr. LeBrun called the roll, three Board members were present at the meeting and one attended via phone call constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun asked if any members of the public wish to make a public comment. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 17, 2023 Meeting

Mr. LeBrun asked for any comments, corrections, or changes to the minutes of the November 17, 2023 Board of Supervisors meeting. The Board had no changes to the minutes, so Mr. LeBrun asked for a motion of approval.

On MOTION by Mr. Porter, seconded by Ms. Allen, with all in favor, the Minutes of the November 17, 2023 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2024-02
Electing Officers**

Mr. LeBrun noted that Mr. Root had asked to step down as the Chairman of the Board which led to this election of officers. The Board decided to wait another 30 days until the next regularly scheduled meeting allowing the Vice Chair to sign anything need be and see how Mr. Root is feeling at that time to decide. This item will be tabled until then.

FIFTH ORDER OF BUSINESS**Ratification Items****A. Series 2023 Requisition #4****B. Series 2006 Requisitions #315 – #317**

As the Board had already looked through these, they decided to approve both A and B as a slate seeing no issue with what was presented.

On MOTION by Mr. Porter, seconded by Mr. Douglas, with all in favor, Series 2023 Requisition #4 and Series 2006 Requisitions #315-#317, were approved.

C. Proposal from Yellowstone Landscape for Initial Clean-up of Walking Path

Mr. LeBrun presented the proposal from Yellowstone to the Board and Mr. Smith went over the details for the clean-up of the walking path. The one time clean up would cost \$650.

On MOTION by Mr. Douglas, seconded by Mr. Porter, with all in favor, the Proposal form Yellowstone Landscape for Initial Clean-up of Walking Path, was approved.

D. Proposal from Yellowstone Landscape for Sawmill Branch Additional Maintenance

Mr. Smith stated that this proposal would be adding the maintaining of the walking path to the Yellowstone Landscape contract moving forward. Additionally, the services would include the installation 244 annuals four times per year. The cost of the additional services is \$8,552 per year starting Mach 1st.

On MOTION by Ms. Allen, seconded by Mr. Porter, with all in favor, the Proposal form Yellowstone Landscape for Sawmill Branch Additional Maintenance, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Service License Agreement with Disclosure Technology Services, LLC for EMMA Filing Assistance Software for the Series 2022 Bond Issue**

Mr. LeBrun noted that this item relates to required recording for bond issues and effects the series 2022 bond issue. As a dissemination agent, they are required to disclose certain things as part of the EMMA filing and this agreement will facilitate the filing of that information as required and the annual cost is \$1,000.00. Mr. LeBrun offered to answer any questions. Hearing none there was a motion of approval.

On MOTION by Mr. Porter, seconded by Mr. Douglas, with all in favor, the Service License Agreement with Disclosure Technology Services, LLC for EMMA Filing Assistance Software for the Series 2022 Bond Issue, was approved.

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

Mr. Sullivan stated he had nothing to report, so the next item followed.

B. Engineer and Maintenance Report**i. Yellowstone Landscape Maintenance Summary****ii. Stormwater Pond Maintenance Summary**

Mr. Smith gave a two-month landscape and stormwater pond maintenance summary to the Board. He added that the last meeting resulted in a long discussion about the condition of the 13 pedestrian bridges. He presented a proposal for pressure washing \$7,500 for five bridges that they have already completed. The remaining bridges would cost an additional \$7,250 which is under \$15,000 for all the bridges. The Board discussed their options before coming to a conclusion. Mr. Smith will look at adding this to the next year's budget depending on how often it may be needed.

Ms. Smith added that he had been contacted by the Sawmill Creek HOA representative with a parking problem on the street leaving little to no room for cars to go through. It would definitely be a problem for an emergency vehicle. He is asking for the CDD to institute new parking policies to prevent this from happening.

On MOTION by Mr. Porter, seconded by Ms. Allen, with all in favor, the Proposal for Pressure Washing all Bridges, was approved.

Ms. Smith added that he had been contacted by the Sawmill Creek HOA representative with a parking problem on the street leaving little to no room for cars to go through. It would definitely be a problem for an emergency vehicle. He is asking for the CDD to institute new parking policies to prevent this from happening. Mr. LeBrun noted that they will do some data collection to see where the issues are and look to solve the problems in the most cost-effective way. At the next meeting Mr. LeBrun will bring some options that work in other communities.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun presented the check register to the Board totaling \$89,456.44 that runs from November 1st through December 31st. He offered to answer any Board questions. Hearing none, there was a motion of approval.

On MOTION by Mr. Porter, seconded by Mr. Douglas, with all in favor, the Check Register totaling \$89,456.44, was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun reviewed the unaudited financials through December 31st. There is no action required by the Board.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Porter, Second by Mr. Douglas, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1



Proposal #383799
Date: 01/23/2024
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

80 Rivertown Rd Pond Erosion Repair

Terms: Net 30

We will backfill an area on the pond side of 80 Rivertown Rd that has washed out. We will remove St. Augustine sod in order to back fill this area and reinstall it once we are done. We will also deliver and install 1 cubic yard of soil.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor For Preparation & Installation	6.00	\$65.000	\$390.00
Soil	1.00	\$85.000	\$85.00

Client Notes

Signature

x

SUBTOTAL	\$475.00
SALES TAX	\$0.00
TOTAL	\$475.00

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: Clinton F. Smith

Title: _____

Date: 1/23/2024

Assigned To

Cesar Maldonado

Office:
cmaldonado@yellowstonelandscape.com

SECTION 2



Proposal #382251
Date: 01/18/2024
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

Irrigation inspection Repairs 1-24

Terms: Net 30

The replacement of non-functioning irrigation heads. The excavation and repair of a broken pipe located in zone 3 at the North Entrance. The excavation and repair of a broken mainline located at the South Entrance.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	7.00	\$75.000	\$525.00
6" Spray Head	2.00	\$12.855	\$25.71
Rotor	2.00	\$23.500	\$47.00
Miscellaneous Pipe & Fitting	1.00	\$250.000	\$250.00

Client Notes

Signature

x

SUBTOTAL	\$847.71
SALES TAX	\$0.00
TOTAL	\$847.71

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: Clinton F. Smith

Title: _____

Date: Jan. 22, 2024

Assigned To

Cesar Maldonado

Office:

cmaldonado@yellowstonelandscape.com

SECTION 3



Proposal #388521
Date: 02/08/2024
From: Cesar Maldonado

Proposal For

Sawmill Creek at Palm Coast Park
Sawmill Creek at Palm Coast Parkway
Palm Coast Park CDD
Governmental Management Services-CF,
LLC
219 E. Livingston Street
Orlando, FL 32801

main:
mobile:

Location

Sawmill Creek
Palm Coast, FL 32137

Sawmill Creek at Palm Coast Park: Deceased Pine Tree Removal

Terms: Net 30

The removal and disposal of 3 deceased pine trees located near the south end of the property.

ITEM DESCRIPTION

AMOUNT

Pine Tree Removal

Client Notes

Signature

x

SUBTOTAL \$1,110.00

SALES TAX \$0.00

TOTAL \$1,110.00

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: 2/08/2024

Assigned To

Cesar Maldonado
cmaldonado@yellowstonelandscape.com



Proposal #388951
Date: 02/09/2024
From: Cesar Maldonado

Proposal For

Sawmill Branch @ Palm Coast
Park
Attn: AP Sawmill Branch at Palm Coast
Park
Government Management Services
393 Palm Coast Pkwy. SW
Suite 4
Palm Coast, FL 32137

main:
mobile:

Location

Matanzas Village Ave
Palm Coast, FL 32137

Sawmill Branch @ Palm Coast Park: Deceased Tree Removal &
Disposal

Terms: Net 30

The removal and disposal of two deceased pine trees.

ITEM DESCRIPTION	AMOUNT
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Pine Tree Removal

Client Notes

Signature

x

SUBTOTAL	\$635.00
SALES TAX	\$0.00
TOTAL	\$635.00

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: ~~5/11~~ 2/09/24

Assigned To

Cesar Maldonado
cmaldonado@yellowstonelandscape.com

SECTION V

SECTION A

Developer Funding Agreement
Series 2024 Special Assessment Revenue Bonds Costs

This Developer Funding Agreement (the “ Agreement ”) is made and entered into as of the ____ day of _____, 2024, by and between the **Palm Coast Park Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Palm Coast, Flagler County, Florida (hereinafter “**District**”), and **D.R. Horton, Inc.**, , (hereinafter “**Developer**”).

Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Palm Coast, Flagler County, Florida, (the “City”) for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District anticipates issuing the Special Assessment Revenue Bonds, Series 2024 (the “**2024 Bonds**”) to fund the construction and/or acquire certain public improvements within the District; and

WHEREAS, the District will need a funding mechanism to enable it to cover the costs of issuing the Series 2024 Bonds; and

WHEREAS, the parties desire to enter in an agreement to provide the District such funds, as are necessary, to proceed with the issuance of the Series 2024 Bonds.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Developer Funding: The Developer agrees to make available to the District the monies necessary for the costs of issuing the Series 2024 Bonds. Upon execution of this Agreement, the Developer shall deposit the amount of Twenty Five Thousand Dollars (\$25,000.00) with the District (the “Deposit”) to be used to reimburse the District’s costs including but not limited to the consultant fees it incurs in its efforts to issue the 2024 Bonds (the “2024 Bond Expenses” or “Invoice”). The District, upon receipt of 2024 Bond Expenses, will apply such expenses against the Deposit. In the event the 2024 Bond Expenses exceed the amount of the Deposit, the District shall send the Developer a funding request and developer will have twenty (20) business days from receipt to pay the funding request or Developer shall be in default of this Agreement. Upon the completion of the District’s issuance of the 2024 Bonds and Developer’s satisfaction of its obligations thereunder, the District shall return the balance of Deposit to the Developer along with any reimbursed expenses from the Series 2024 Cost of Issuance Account.

2. This Agreement shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.

5. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

6. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for, trial alternative dispute resolution, or appellate proceedings.

7. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue being in Circuit Court of the Seventh Judicial Circuit, Flagler County Florida.

9. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. The Agreement shall be effective after execution by both parties hereto.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

D.R. Horton, Inc.

**Palm Coast Park Community
Development District.**

By: _____

Name: _____

Title: _____

By: _____

David Root,
Chair of the Board of Supervisors

SECTION B

**AGREEMENT FOR ENGINEERING SERVICES RELATIVE TO
PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT
SAWMILL BRANCH - TRACT 7 PROJECT SERIES 2024 BOND ISSUANCE**

THIS AGREEMENT ("Agreement") is entered into this 06 day of February, 2024 between:

Palm Coast Park Community Development District ("District"), a local unit of special-purpose government with a mailing address of 219 E. Livingston Street, Orlando, Florida, by and through its Board of Supervisors and

Dominion Engineering Group, Inc. a Florida corporation ("Engineer") located at 4348 Southpoint Blvd, Suite 201, Jacksonville, Florida, 32216 in accordance with the scope of services and for the fees set forth below.

RECITALS

WHEREAS, the District is a local Chapter 190 unit of special-purpose government established and existing pursuant to the laws of Florida, and located in Flagler County, Florida; and

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development of the lands within the District; and

WHEREAS, the District has a need to retain a professional engineer to provide certain engineering services relative to the District's anticipated issuance of the Series 2024 special assessment revenue bonds (the "2024 Bonds") to fund the construction and/or acquisition of the upcoming District's Sawmill Branch – Tract 7 Project, including but not limited to engineer's report preparation, Board meeting attendance and all other tasks incidental to the District's issuance of the 2024 Bonds (collectively, the "2024 Bond Issuance Services"); and

WHEREAS, the Engineer represents that it is licensed, qualified and capable of providing the 2024 Bond Issuance Services and has agreed to provide such services for the District in accordance with the terms of this Agreement; and

WHEREAS, the Engineer shall serve as District's professional representative with respect to the provision of the upcoming 2024 Bond Issuance Services and will give consultation and advice to the District during performance of such limited services.

NOW, THEREFORE, for consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

ARTICLE 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

ARTICLE 2. DUTIES. The Engineer will provide the 2024 Bond Issuance Services to the District, including but not limited to:

1. Preparation of an Engineer's Report relative to the issuance of the 2024 Bonds, and any other necessary reports.
2. Attendance at meetings of the District's Board of Supervisors, when requested.
3. Assistance in meeting with necessary parties involving the issuance of the 2024 Bonds.
4. Any other incidental items requested by the Board of Supervisors.

ARTICLE 3. COMPENSATION.

A. Lump Sum Amount- Compensation for the portion of the 2024 Bond Issuance Services relating to the preparation of the Engineer's Report (hereinafter, the "Report Preparation Services") shall be paid to the Engineer in a lump sum amount of Ten Thousand Dollars (\$10,000.00). The Engineer shall invoice the District upon completion of the Report Preparation Services and issuance of the final report to the District. The District shall remit payment to the Engineer within thirty (30) days of receipt of such an invoice.

B. Hourly Personnel Rates- All other tasks relative to the provision of the 2024 Bond Issuance Services shall be paid on an hourly basis in accordance with the rates set forth in the attached **Exhibit A**, which is incorporated herein by reference.

ARTICLE 4. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the completion of the 2024 Bond Issuance Services, listed as follows:

A. Expenses of transportation and living when traveling in connection with the completion of the **2024 Bond Issuance Services**, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District's travel policy.

B. Expense of reproduction, postage and handling of drawings and specifications.

ARTICLE 5. TERM OF CONTRACT. It is understood and agreed that the term of this Agreement will be from the time of execution by the parties hereof, until terminated in accordance with its terms; provided, however, that the Agreement shall automatically terminate upon the issuance of the 2024 Bonds by the District.

ARTICLE 6. SPECIAL CONSULTANTS. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

ARTICLE 7. BOOKS AND RECORDS. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida public records law. Any accounting records pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

ARTICLE 8. OWNERSHIP OF DOCUMENTS.

A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the "Work Product") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

B. The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer in the District's sole discretion, to retain possession for a longer period of time. Upon termination of Engineer's services hereunder, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District. If said work product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.

C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

ARTICLE 9. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*. Moreover,

the Engineer acknowledges and agrees that the District may use and rely upon its Engineer's Report prepared pursuant to the 2024 Bond Issuance Services in connection with the District's issuance of the 2024 Bonds, and consents to the District's use of such report in accordance therewith.

ARTICLE 10. ESTIMATE OF COST. Since Engineer has no control over the cost of labor, materials or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

ARTICLE 11. INSURANCE. Engineer shall, at its own expense, maintain insurance during the performance of the 2024 Bond Issuance Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	
Bodily Injury/Property Damage	Combined Single Limits \$1,000,000
Professional Liability for Errors and Omissions	\$1,000,000

If any such policy of insurance is a "claims made" policy, and not an "occurrence" policy, the Engineer shall, without interruption, maintain the aforementioned insurance for professional liability for errors and omissions for at least one (1) year after the completion or termination of this Agreement.

The District, its officers, Supervisors, members, agents, staff, and representatives shall be named as additional insured parties. Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

If Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required Insurance.

ARTICLE 12. CONTINGENT FEE. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ARTICLE 13. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees or anyone directly or indirectly employed by Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation of an alleged violation, made by any local, State or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Engineer or any of its agents, servants, or employees, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order Request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

ARTICLE 14. COMPLIANCE WITH PROFESSIONAL STANDARDS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees or anyone directly or indirectly employed by Engineer, shall maintain the standard of care, skill, diligence and professional competency for such work and/or services ordinarily used by members of the Engineer's profession practicing under similar circumstances at the same time and in the same locality. Engineer shall be responsible for, and warrant, the technical accuracy of its services and related documents. Any designs, drawings, reports or specifications prepared or furnished by the Engineer that contain errors, conflicts or omissions will be promptly corrected by Engineer at no cost to the District.

ARTICLE 15. AUDIT. The Engineer agrees that the District or any of its duly authorized representatives shall have access to and the right to audit and examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. Such access and right shall extend for the period during which Engineer is required to maintain said books, documents, papers, and records by the laws and regulations of the Internal Revenue Service. If an audit finds that any payment made to Engineer under this agreement is not based on allowable costs, the Engineer agrees that the payment is subject to reduction in conformity with the findings of the audit. Notwithstanding any other records retention requirement, all records required for an audit performed by the District shall be maintained until the completion of the audit and the resolution of all questions arising therefrom.

ARTICLE 16. INDEMNIFICATION. The Engineer shall indemnify and hold harmless the District and its officers and employees from liabilities, damages, losses, and costs, including but not limited to, reasonable attorneys' fees, paralegal fees and expert witness fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Engineer and other persons employed or utilized by the Engineer in the performance of the Agreement. The District agrees, to the fullest extent authorized by law, to indemnify, and hold the Engineer harmless of and from any and all liabilities, claims, causes of action, demands, suits, or losses arising from the negligent acts, errors or omissions of the District's Board of Supervisors, agents or employees, in connection with the performance of professional services under this Agreement. Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*.

ARTICLE 17. PUBLIC RECORDS. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is George Flint ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, JLEBRUN@GMSCFL.COM, OR C/O GOVERNMENTAL MANAGEMENT SERVICES - CENTRAL FLORIDA, LLC, 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

ARTICLE 18. NONDISCRIMINATION. The Engineer covenant and agree that they shall not discriminate against any employee or applicant for employment to be employed in the performance of the Agreement with respect to hiring, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment because of age, sex, or

physical handicap (except where based on a bona fide occupational qualification); or because of marital status, race, color, religion, national origin, or ancestry.

ARTICLE 19. COMPLIANCE WITH E-VERIFY SYSTEM.

A. The Engineer shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Engineer shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Engineer has knowingly violated Section 448.091, *Florida Statutes*.

B. If the Engineer anticipates entering into agreements with a subcontractor for the work, Engineer will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Engineer shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Engineer has otherwise complied with its obligations hereunder, the District shall promptly notify the Engineer. The Engineer agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Engineer or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

C. By entering into this Agreement, the Engineer represents that no public employer has terminated a contract with the Engineer under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

ARTICLE 20. CONTROLLING LAW; JURISDICTION AND VENUE. Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Jurisdiction and venue for any proceeding with respect to this Agreement shall be in Flagler County, Florida.

ARTICLE 21. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, transmitted by electronic mail (e-mail) and mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

To the District:	Palm Coast Park Community Development District 219 E. Livingston Street Orlando, FL 32801 Attn: Chairman
-------------------------	---

With a copy to: Chiumento Dwyer Hertel Grant & Kistemaker, P.L.
145 City Place, Suite 301
Palm Coast, Florida 32164
Attn: Michael Chiumento, III, Esq.

To the Engineer: Dominion Engineering Group, Inc.
4348 Southpoint Blvd, Suite 201
Jacksonville, Florida 32216

ARTICLE 22. ASSIGNMENT. Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to the terms of this Agreement.

ARTICLE 23. TERMINATION. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon seven (7) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the contract, the Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential or other damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

ARTICLE 24. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.

ARTICLE 24. ACCEPTANCE. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have hereunder placed their respective hand and seals the date noted above.

ATTEST:

PALM COAST PARK COMMUNITY
DEVELOPMENT DISTRICT, a special-
purpose government

Secretary/Assistant Secretary

Chairman/Vice Chairman

ATTEST:

DOMINION ENGINEERING GROUP,
INC., a Florida Corporation

Michele DeBernardis

W. E. Schaefer, P.E.

Signature

William E. Schaefer, President

Name/Title

Dominion Engineering Group, LLC Hourly Rate Schedule - 2024

<u>POSITION</u>	<u>HOURLY RATE</u>
Principal	\$ 210 /Hr.
Professional Engineer	\$ 155 /Hr.
Engineer	\$ 135 /Hr.
Senior Engineering Designer	\$ 130 /Hr.
Cadd Technician	\$ 90 /Hr.
Administrative Support	\$ 85 /Hr.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/06/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	The Dekins Corporation 1361 13th Ave, Ste 235 Jacksonville Beach, FL 32250	CONTACT NAME: Kim Kurland PHONE (A/C, No, Ext): (904)241-5553 E-MAIL ADDRESS: kimk@dekens.com FAX (A/C, No): (904)241-5557
INSURED	Dominion Engineering Group, Inc. 4348 Southpoint Boulevard Suite 201 Jacksonville, FL 32216	INSURER(S) AFFORDING COVERAGE INSURER A: The Hartford INSURER B: Infinity Insurance Co INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: 00001036-11526131

REVISION NUMBER: 24

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		21 SBM BV0955	04/21/2023	04/21/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		509-82008-0807-002	11/25/2023	11/25/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Deductibles \$ 500
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A	21WECAC8HCP	05/22/2023	05/22/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Palm Coast Park Community Development District - Sawmill Branch 219 E. Livingston Street Orlando, FL 32801	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Kim Kurland</i> (KNK)
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/6/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER GHG Insurance 1000 Riverside Ave., Suite 500 Jacksonville FL 32204	CONTACT NAME: Kim Miazga PHONE (A/C, No, Ext): 904-421-8600 FAX (A/C, No): 904-421-8601 E-MAIL ADDRESS: info@ghgins.com
INSURED Dominion Engineering Group 4348 Southpoint Boulevard #201 Jacksonville FL 32216	INSURER(S) AFFORDING COVERAGE INSURER A : Texas Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :
DOMIENG-01	NAIC # 16543

COVERAGES**CERTIFICATE NUMBER:** 1069515383**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability Claims Made			BFLPMLTFL01130002145301	5/15/2023	5/15/2024	Each Claim Aggregate \$1,000,000 \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Palm Coast Park Community Development District –
Sawmill Branch
219 E. Livingston Street
Orlando FL 32801

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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SECTION C

*This item will be provided under
separate cover*

SECTION D



MBS CAPITAL MARKETS, LLC

AGREEMENT FOR UNDERWRITING SERVICES PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT

March 15, 2024

Board of Supervisors
Palm Coast Park Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the "Underwriter") offers to enter into this agreement (the "Agreement") with the Palm Coast Park Community Development District (the "District") which, upon your acceptance of this offer, will be binding upon the District and the Underwriter. This agreement relates to the proposed issuance of bonds (the "Bonds") to acquire and/or construct certain public infrastructure improvements for Sawmill Branch – Tract 7. This Agreement will cover the engagement for the Bonds and will be supplemented for future bond issuances as may be applicable.

1. **Scope of Services:** MBS intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.
 - Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
 - Preparation of rating strategies and presentations related to the issue being underwritten.
 - Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
 - Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
 - Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
 - Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
 - Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
 - Preparation of post-sale reports for the issue, if any.
 - Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.



MBS CAPITAL MARKETS, LLC

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2. **Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel which fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of 2% of the par amount of Bonds issued or \$50,000.
3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon 90 days written notice to the non-terminating party.
4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.
5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.



MBS CAPITAL MARKETS, LLC

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This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,
MBS Capital Markets, LLC

A handwritten signature in blue ink, appearing to read "BSealy", is positioned above a horizontal line.

Brett Sealy
Managing Partner

Approved and Accepted By:

Title:

Date:



MBS CAPITAL MARKETS, LLC

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EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.



MBS CAPITAL MARKETS, LLC

Page | 5

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

SECTION E



Global Corporate Trust
500 West Cypress Creek Road, Suite 460
Fort Lauderdale, Florida 33309

February 9, 2024

Jeremy LeBrun
Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801

Re: Palm Coast Park Community Development District
Special Assessment Bonds, Series 2024

Mr. Flint:

Thank you for the opportunity to continue to provide our services to Palm Coast Park Community Development District. This letter will confirm U.S. Bank's fee structure for the referenced issuance.

Acceptance Fee	\$2,125
Closing Expenses	\$150 (Not to Exceed)
Annual Trustee, Paying Agent & Registrar Fee (0.033% of Bonds O/S, Min \$3,950 & Max \$7,950)	\$3,950
Pivot (Online document access and reporting)	Waived
Ongoing Out-of-Pocket Expenses	7.75% of Annual Fees
Trustee Counsel Fee	\$6,000 (Not to Exceed)

Extraordinary Administration Services ("EAS") are duties, responsibilities or activities not expected to be provided by the trustee or agent at the outset of the transaction, not routine or customary, and/or not incurred in the ordinary course of business, and which may require analysis or interpretation. Billing for fees and expenses related to EAS is appropriate in instances where particular inquiries, events or developments are unexpected, even if the possibility of such circumstances could have been identified at the inception of the transaction, or as changes in law, procedures, or the cost of doing business demand. At our option, EAS may be charged on an hourly (time expended multiplied by current hourly rate), flat or special fee basis at such rates or in such amounts in effect at the time of such services, which may be modified by us in our sole discretion from time to time. In addition, all fees and expenses incurred by the trustee or agent, in connection with the trustee's or agent's EAS and ordinary administration services and including without limitation the fees and expenses of legal counsel, financial advisors and other professionals, charges for document amendments and substitutions, tenders, optional redemptions, UCC filings, investment agreements, outside held money market funds, default administration, wire transfers, checks, internal transfers and securities transactions, travel expenses, communication costs, postage (including express mail and overnight delivery charges), copying charges and the like will be payable, at cost, to the trustee or agent. EAS fees are due and payable in addition to annual or ordinary administration fees. Failure to pay for EAS owed to U.S. Bank within 45 days may result in interest being charged on amounts owed to U.S. Bank for EAS fees and expenses at the prevailing market rate. This proposal and the fees detailed herein are subject in all aspects to U.S. Bank's review and acceptance of the final financing documents which set forth our duties and responsibilities. Fees are subject to change at our discretion and upon written notice. Fees paid in advance will not be prorated. The fees set forth above and any subsequent modifications thereof are part of your agreement. Finalization of the transaction constitutes agreement to the terms and conditions set forth herein, including agreement to any subsequent changes upon proper written notice. In the event your transaction is not finalized, any related expenses will be billed to the client directly.

All fees and expenses are payable in advance. Again, thank you for the opportunity to provide our services to the District and the District's professional team. Please contact me at 954.938.2476 if you have any questions or need any additional information.

Sincerely,

Scott A. Schuhle

Scott A. Schuhle, Vice President

IMPORTANT INFORMATION ABOUT PROCEDURES FOR OPENING A NEW ACCOUNT:

To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a Trust or other legal entity we will ask for documentation to verify its formation and existence as a legal entity. We may also ask to see financial statements, licenses, identification and other relevant documentation from individuals claiming authority to represent the entity.

SECTION VI

SECTION C

SECTION 1

Palm Coast Park
Community Development District
Check Register Summary & ACH Debit Summary
January 1, 2024 through January 31, 2024

Fund	Date	Check #'s/Vendor	Amount
------	------	------------------	--------

Check Register

General Fund- Wells Fargo (Operating)

1/9/24	232-242	\$	3,984,979.98
1/10/24	243-244	\$	13,015.43
1/23/24	245	\$	122.40
1/25/24	246	\$	1,500.00
Subtotal			\$ 3,999,617.81

General Fund- Board of Supervisors

1/24/24	50113- J. Douglas	\$	184.70
1/24/24	50114- H. Allen	\$	184.70
1/24/24	50115- B. Porter	\$	184.70
1/24/24	50116- D. Root	\$	184.70
Subtotal BOS Checks			\$ 738.80

General Fund- Wells Fargo (SMC)

1/10/24	125-128	\$	11,855.06
1/25/24	129-130	\$	11,783.33
Subtotal			\$ 23,638.39

General Fund- Wells Fargo (SLR)

1/10/24	31-33	\$	6,106.33
1/25/24	34	\$	600.00
Subtotal			\$ 6,706.33

Total		\$	4,030,701.33
--------------	--	-----------	---------------------

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/09/24	00024	1/08/24	01082024 202401 300-20700-10000 11.16 FY24 ASSESSMENTS		*	10,929.20	
		1/08/24	01082024 202401 300-13100-10300 FY24 COMMISSIONS FEE		*	218.58-	
		1/08/24	01082024 202401 300-20700-10000 11.29 FY24 ASSESSMENTS		*	37,254.57	
		1/08/24	01082024 202401 300-13100-10300 FY24 COMMISSIONS FEE		*	745.09-	
		1/08/24	01082024 202401 300-20700-10000 12.13 FY24 ASSESSMENTS		*	122,245.68	
		1/08/24	01082024 202401 300-13100-10300 FY24 COMMISSIONS FEE		*	2,444.91-	
PALM COAST PARK CDD						167,020.87	000232
1/09/24	00023	1/08/24	01082024 202401 300-20700-10000 11.16 FY24 ASSESSMENTS		*	113,036.06	
		1/08/24	01082024 202401 300-13100-10200 FY24 COMMISSIONS FEE		*	2,260.72-	
		1/08/24	01082024 202401 300-20700-10000 11.29 FY24 ASSESSMENTS		*	385,308.35	
		1/08/24	01082024 202401 300-13100-10200 FY24 COMMISSIONS FEE		*	7,706.17-	
		1/08/24	01082024 202401 300-20700-10000 12.13 FY24 ASSESSMENTS		*	1,264,335.51	
		1/08/24	01082024 202401 300-13100-10200 FY24 COMMISSIONS FEE		*	25,286.71-	
PALM COAST PARK CDD						1,727,426.32	000233
1/09/24	00038	1/08/24	01082024 202401 300-20700-10000 11.16 FY24 ASSESSMENTS		*	22,048.50	
		1/08/24	01082024 202401 300-13100-10800 FY24 COMMISSIONS FEE		*	440.97-	
		1/08/24	01082024 202401 300-20700-10000 11.29 FY24 ASSESSMENTS		*	75,157.19	
		1/08/24	01082024 202401 300-13100-10800 FY24 COMMISSIONS FEE		*	1,503.14-	
		1/08/24	01082024 202401 300-20700-10000 12.13 FY24 ASSESSMENTS		*	246,617.82	
		1/08/24	01082024 202401 300-13100-10800 FY24 COMMISSIONS FEE		*	4,932.36-	
PALM COAST PARK CDD						336,947.04	000234
1/09/24	00039	1/08/24	01082024 202401 300-20700-10000 11.16 FY24 ASSESSMENTS		*	44,643.41	
		1/08/24	01082024 202401 300-13100-10900 FY24 COMMISSIONS FEE		*	892.87-	

PCPC PALM COAST PRK AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/08/24	01082024 202401 300-20700-10000 11.29 FY24 ASSESSMENTS		*	152,176.91	
		1/08/24	01082024 202401 300-13100-10900 FY24 COMMISSIONS FEE		*	3,043.54-	
		1/08/24	01082024 202401 300-20700-10000 12.13 FY24 ASSESSMENTS		*	499,347.26	
		1/08/24	01082024 202401 300-13100-10900 FY24 COMMISSIONS FEE		*	9,986.94-	
PALM COAST PARK CDD						682,244.23	000235
1/09/24	00040	1/08/24	01082024 202401 300-20700-10300 11.16 FY24 ASSESSMENTS		*	15,980.59	
		1/08/24	01082024 202401 300-13100-10110 FY24 COMMISSIONS FEE		*	319.61-	
		1/08/24	01082024 202401 300-20700-10300 11.29 FY24 ASSESSMENTS		*	54,473.37	
		1/08/24	01082024 202401 300-13100-10110 FY24 COMMISSIONS FEE		*	1,089.47-	
		1/08/24	01082024 202401 300-20700-10300 12.13 FY24 ASSESSMENTS		*	178,746.77	
		1/08/24	01082024 202401 300-13100-10110 FY24 COMMISSIONS FEE		*	3,574.94-	
PALM COAST PARK CDD-SLR						244,216.71	000236
1/09/24	00045	1/08/24	01082024 202401 300-20700-10000 11.16 FY24 ASSESSMENTS		*	23,309.05	
		1/08/24	01082024 202401 300-13100-10910 FY24 COMMISSIONS FEE		*	466.18-	
		1/08/24	01082024 202401 300-20700-10000 11.29 FY24 ASSESSMENTS		*	79,454.05	
		1/08/24	01082024 202401 300-13100-10910 FY24 COMMISSIONS FEE		*	1,589.08-	
		1/08/24	01082024 202401 300-20700-10000 12.13 FY24 ASSESSMENTS		*	260,717.38	
		1/08/24	01082024 202401 300-13100-10910 FY24 COMMISSIONS FEE		*	5,214.35-	
PALM COAST PARK CDD						356,210.87	000237
1/09/24	00046	1/08/24	01082024 202401 300-20700-10400 11.16 FY24 ASSESSMENTS		*	4,744.84	
		1/08/24	01082024 202401 300-13100-10120 FY24 COMMISSIONS FEE		*	94.90-	
		1/08/24	01082024 202401 300-20700-10400 11.29 FY24 ASSESSMENTS		*	16,173.84	
		1/08/24	01082024 202401 300-13100-10120 FY24 COMMISSIONS FEE		*	323.48-	

PCPC PALM COAST PRK AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		1/08/24	01082024 202401 300-20700-10400 12.13 FY24 ASSESSMENTS		*	53,072.21	
		1/08/24	01082024 202401 300-13100-10120 FY24 COMMISSIONS FEE		*	1,061.44-	
PALM COAST PARK CDD-SOMERSET							72,511.07 000238
1/09/24	00035	1/08/24	01082024 202401 300-20700-10100 11.16 FY24 ASSESSMENTS		*	20,516.33	
		1/08/24	01082024 202401 300-13100-10100 FY24 COMMISSIONS FEE		*	410.33-	
		1/08/24	01082024 202401 300-20700-10100 11.29 FY24 ASSESSMENTS		*	69,934.44	
		1/08/24	01082024 202401 300-13100-10100 FY24 COMMISSIONS FEE		*	1,398.69-	
		1/08/24	01082024 202401 300-20700-10100 12.13 FY24 ASSESSMENTS		*	229,480.10	
		1/08/24	01082024 202401 300-13100-10100 FY24 COMMISSIONS FEE		*	4,589.60-	
PALM COAST PARK CDD-SAWMILL CREEK							313,532.25 000239
1/09/24	99999	1/09/24	VOID 202401 000-00000-00000 VOID CHECK		C	.00	
*****INVALID VENDOR NUMBER*****							.00 000240
1/09/24	99999	1/09/24	VOID 202401 000-00000-00000 VOID CHECK		C	.00	
*****INVALID VENDOR NUMBER*****							.00 000241
1/09/24	00014	11/15/23	11152023 202401 300-13100-10200 COMM THRU 11.15		*	2,260.72	
		11/15/23	11152023 202401 300-13100-10300 COMM THRU 11.15		*	218.58	
		11/15/23	11152023 202401 300-13100-10800 COMM THRU 11.15		*	440.97	
		11/15/23	11152023 202401 300-13100-10900 COMM THRU 11.15		*	892.87	
		11/15/23	11152023 202401 300-13100-10910 COMM THRU 11.15		*	466.18	
		11/15/23	11152023 202401 300-13100-10110 COMM THRU 11.15		*	319.61	
		11/15/23	11152023 202401 300-13100-10100 COMM THRU 11.15		*	410.33	
		11/15/23	11152023 202401 300-13100-10120 COMM THRU 11.15		*	94.90	
		11/15/23	11152023 202401 310-51300-32400 COMM THRU 11.15		*	338.37	

PCPC PALM COAST PRK AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/29/23		11292023	202401 300-13100-10200 COMM THRU 11.29		*	7,706.17	
11/29/23		11292023	202401 300-13100-10300 COMM THRU 11.29		*	745.09	
11/29/23		11292023	202401 300-13100-10800 COMM THRU 11.29		*	1,503.14	
11/29/23		11292023	202401 300-13100-10900 COMM THRU 11.29		*	3,043.54	
11/29/23		11292023	202401 300-13100-10910 COMM THRU 11.29		*	1,589.08	
11/29/23		11292023	202401 300-13100-10110 COMM THRU 11.29		*	1,089.47	
11/29/23		11292023	202401 300-13100-10100 COMM THRU 11.29		*	1,398.69	
11/29/23		11292023	202401 300-13100-10120 COMM THRU 11.29		*	323.48	
11/29/23		11292023	202401 310-51300-32400 COMM THRU 11.29		*	1,153.41	
12/13/23		12132023	202401 300-13100-10200 COMM THRU 12.13		*	25,286.71	
12/13/23		12132023	202401 300-13100-10300 COMM THRU 12.13		*	2,444.91	
12/13/23		12132023	202401 300-13100-10800 COMM THRU 12.13		*	4,932.36	
12/13/23		12132023	202401 300-13100-10900 COMM THRU 12.13		*	9,986.94	
12/13/23		12132023	202401 300-13100-10910 COMM THRU 12.13		*	5,214.35	
12/13/23		12132023	202401 300-13100-10110 COMM THRU 12.13		*	3,574.94	
12/13/23		12132023	202401 300-13100-10100 COMM THRU 12.13		*	4,589.60	
12/13/23		12132023	202401 300-13100-10120 COMM THRU 12.13		*	1,061.44	
12/13/23		12132023	202401 310-51300-32400 COMM THRU 12.13		*	3,784.77	
SUZANNE JOHNSTON						84,870.62	000242
1/10/24	00020	1/01/24	98 202401 310-51300-34000 JAN MANAGEMENT FEES		*	3,710.00	
		1/01/24	98 202401 310-51300-35200 JAN WEBSITE ADMIN		*	106.00	
		1/01/24	98 202401 310-51300-31300 JAN DISSEM AGENT SERVICES		*	208.33	
		1/01/24	98 202401 310-51300-51000 OFFICE SUPPLIES		*	.03	

PCPC PALM COAST PRK AMOSSING

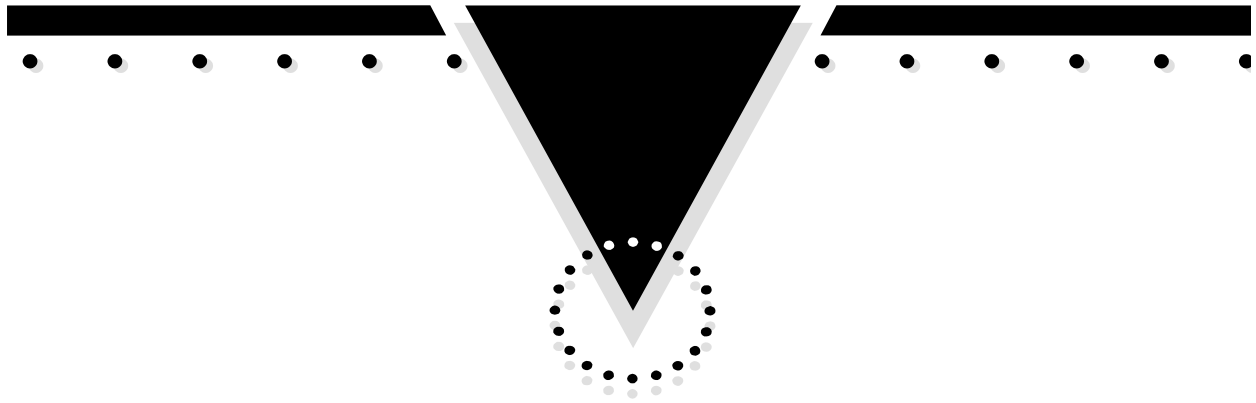
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/01/24 98	202401 310-51300-42000		*	27.49	
		POSTAGE					
		1/01/24 98	202401 310-51300-42000		*	49.08	
		SIMPLY STAMPS SEAL STAMP					
				GMS-CENTRAL FLORIDA, LLC			4,100.93 000243
1/10/24 00009		1/01/24 PC637912	202401 320-53800-46100		*	8,914.50	
		JAN LANDSCAPE MAINTENANCE					
				YELLOWSTONE LANDSCAPE			8,914.50 000244
1/23/24 00033		12/31/23 12312023	202312 300-21700-10000		*	122.40	
		Q423 941 TAX RETURN					
				UNITED STATES TREASURY			122.40 000245
1/25/24 00001		1/20/24 01202024	202401 320-53800-34100		*	1,500.00	
		01/24 SERVICES AGREEMENT					
				CLINTON SMITH CONSULTING LLC			1,500.00 000246
TOTAL FOR BANK D						3,999,617.81	
TOTAL FOR REGISTER						3,999,617.81	

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50113	2	JEFFREY DOUGLAS	184.70	1/24/2024
50114	7	HEATHER ALLEN	184.70	1/24/2024
50115	6	ROBERT S PORTER	184.70	1/24/2024
50116	1	DAVID ROOT	184.70	1/24/2024
TOTAL FOR REGISTER			738.80	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/10/24	00007	1/01/24 99	202401 310-51300-31300	JAN DISSEM AGENT SERVICES	*	416.67	
				GMS-CENTRAL FLORIDA, LLC			416.67 000125
1/10/24	00003	1/01/24 PSI03932	202401 320-53800-46300	JAN LAKE MAINT SMC	*	668.23	
		1/01/24 PSI03943	202401 320-53800-46300	JAN LAKE MAINT SMB	*	1,692.00	
				SOLITUDE LAKE MANAGEMENT			2,360.23 000126
1/10/24	00004	1/01/24 PC637929	202401 320-53800-46100	JAN LANDSCAPE MAINT SMC	*	3,813.16	
				YELLOWSTONE LANDSCAPE			3,813.16 000127
1/10/24	00004	12/27/23 PC637631	202312 320-53800-46100	INITIAL POND CLEAN UP	*	5,265.00	
				YELLOWSTONE LANDSCAPE			5,265.00 000128
1/25/24	00002	1/20/24 01202024	202401 320-53800-34100	01/24 SVC AGMT SMB2AB	*	600.00	
		1/20/24 01202024	202401 320-53800-34100	01/24 SVC AGMT SMC	*	600.00	
				CLINTON SMITH CONSULTING LLC			1,200.00 000129
1/25/24	00004	1/01/24 PC644864	202401 320-53800-46100	JAN LANDSCAPE MAINT SMB	*	10,583.33	
				YELLOWSTONE LANDSCAPE			10,583.33 000130
TOTAL FOR BANK A						23,638.39	
TOTAL FOR REGISTER						23,638.39	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/10/24	00001	1/01/24 101	202401 310-51300-31300	JAN DISSEM AGENT SERVICES	*	208.33	
				GMS-CENTRAL FLORIDA, LLC			208.33 000031
1/10/24	00004	1/01/24 PSI03929	202401 320-53800-46300	JAN LAKE MAINT PHASE 1	*	684.00	
		1/01/24 PSI03929	202401 320-53800-46300	JAN LAKE MAINT PHASE 2	*	530.00	
				SOLITUDE LAKE MANAGEMENT			1,214.00 000032
1/10/24	00005	1/01/24 61744	202401 320-53800-46100	JAN POND MOWING	*	4,684.00	
				FLORIDA ULS OPERATING LLC			4,684.00 000033
1/25/24	00003	1/20/24 01202024	202401 320-53800-34100	01/24 SERVICES AGREEMENT	*	600.00	
				CLINTON SMITH CONSULTING LLC			600.00 000034
TOTAL FOR BANK A						6,706.33	
TOTAL FOR REGISTER						6,706.33	

SECTION 2



Palm Coast Park

Community Development District

Unaudited Financial Reporting
January 31, 2024



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Palm Coast Park
Community Development District
 Combined Balance Sheet
 January 31, 2024

Governmental Fund Types

	<u>General</u>	<u>GF</u> <u>Sawmill Sub</u>	<u>GF</u> <u>Spring Lake Reverie</u>	<u>GF</u> <u>Somerset</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>CR</u> <u>Sawmill Sub</u>	<u>CR</u> <u>Spring Lake Reverie</u>	<u>CR</u> <u>Somerset</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>
Assets																		
Cash- Checking Account	\$951,222	\$146,085	\$146,827	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$1,244,134
Due from General Fund	----	\$338,670	\$263,797	\$78,325	\$138,500	\$13,391	\$27,015	\$54,700	\$28,560	----	----	----	----	----	----	----	----	\$942,959
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	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$0
Due from Other	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$0
Investments:																		
Money Market Account	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$0
Reserve	----	----	----	----	\$1,276,601	\$145,530	\$271,395	\$401,692	\$209,730	----	----	----	----	----	----	----	----	\$2,304,948
Revenue	----	----	----	----	\$1,952,995	\$177,690	\$351,446	\$697,322	\$356,211	----	----	----	----	----	----	----	----	\$3,535,663
Prepayment	----	----	----	----	\$13,750	----	----	----	----	----	----	----	----	----	----	----	----	\$13,750
Cap. Interest	----	----	----	----	----	----	----	----	\$1,293	----	----	----	----	----	----	----	----	\$1,293
Acquisition and Construction	----	----	----	----	----	----	----	----	----	----	----	----	\$2,286,836	\$12,120	\$15,109	\$21,196	\$13,511	\$2,335,261
Cost of Issuance	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$0
Deposits	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$0
Prepaid Expenses	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$0
Total Assets	\$951,222	\$484,755	\$410,625	\$78,325	\$3,381,846	\$336,611	\$649,857	\$1,153,714	\$595,794	\$0	\$0	\$0	\$2,286,836	\$12,120	\$15,109	\$21,196	\$13,511	\$10,378,009
Liabilities																		
Accounts Payable	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$0
Accrued Expenses	\$0	\$2,743	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$2,743
FICA Payable	\$153	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$153
Due to General Fund	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$0
Due to 2006 DSF	\$138,500	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$138,500
Due to 2019 DSF	\$13,391	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$13,391
Due to 2021 DSF	\$27,015	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$27,015
Due to 2022 DSF	\$54,700	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$54,700
Due to 2023 DSF	\$28,560	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$28,560
Due to Spring Lake Reverie	\$19,581	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$19,581
Due to Sawmill Subdivision	\$25,138	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$25,138
Due to Somerset	\$5,814	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$5,814
Deposit- Somerset	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$0
Fund Equity																		
Net Assets	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$0
Fund Balances																		
Unassigned	\$638,370	\$482,012	\$410,625	\$78,325	----	----	----	----	----	\$0	\$0	\$0	----	----	----	----	----	\$1,609,331
Nonspendable- Prepaid	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	\$0
Restricted for Capital Projects	----	----	----	----	----	----	----	----	----	----	----	----	\$2,286,836	\$12,120	\$15,109	\$21,196	\$13,511	\$2,335,261
Restricted for Debt Service	----	----	----	----	\$3,381,846	\$336,611	\$649,857	\$1,153,714	\$595,794	----	----	----	----	----	----	----	----	\$6,117,822
Total Liabilities, Fund Equity, Other	\$951,222	\$484,755	\$410,625	\$78,325	\$3,381,846	\$336,611	\$649,857	\$1,153,714	\$595,794	\$0	\$0	\$0	\$2,286,836	\$12,120	\$15,109	\$21,196	\$13,511	\$10,378,009

Palm Coast Park
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending January 31, 2024

	Adopted Budget	Prorated Budget 1/31/24	Actual 1/31/24	Variance
<u>Revenues</u>				
Operations and Maintenance Assessments- Tax Roll	\$310,942	\$305,431	\$305,431	\$0
Assessments - Direct	\$0	\$0	\$0	\$0
Interest Earnings	\$150	\$50	\$0	(\$50)
Miscellaneous Income	\$0	\$0	\$0	\$0
Total Revenues	\$311,092	\$305,481	\$305,431	(\$50)
<u>Administrative Expenditures</u>				
Supervisors Fees	\$12,000	\$4,000	\$1,600	\$2,400
FICA Taxes	\$924	\$308	\$122	\$186
Arbitrage	\$600	\$200	\$0	\$200
Dissemination Agent	\$2,500	\$833	\$1,333	(\$500)
Assessment Administration	\$5,300	\$5,300	\$5,300	\$0
Engineering	\$7,980	\$2,660	\$89	\$2,572
Attorney Fees	\$12,000	\$4,000	\$0	\$4,000
Management Fees	\$44,520	\$14,840	\$14,840	\$0
Website Maintenance & Hosting	\$1,272	\$1,272	\$1,553	(\$281)
Website	\$1,800	\$600	\$424	\$176
Trustee Fees	\$4,500	\$3,882	\$3,882	\$0
Annual Audit	\$9,000	\$3,000	\$0	\$3,000
Postage and Freight	\$3,000	\$1,000	\$539	\$461
Insurance- General Liability	\$9,050	\$9,050	\$8,111	\$939
Printing and Binding	\$1,000	\$333	\$169	\$164
Legal Advertising	\$1,200	\$400	\$0	\$400
Tax Collector Fees	\$5,945	\$5,277	\$5,277	\$0
Contingency	\$1,000	\$333	\$0	\$333
Office Supplies	\$450	\$150	\$1	\$149
Meeting Room Rental	\$1,200	\$400	\$180	\$220
Dues & Licenses	\$175	\$175	\$175	\$0
Total Administrative	\$125,416	\$58,013	\$43,594	\$14,419
<u>Field Expenditures</u>				
Professional Services	\$18,000	\$6,000	\$6,000	\$0
Landscape Maintenance	\$115,000	\$38,333	\$35,658	\$2,675
Preserve Management	\$10,000	\$3,333	\$0	\$3,333
Repairs & Maintenance	\$7,500	\$7,500	\$7,500	\$0
Insurance- Property & Casualty	\$17,176	\$17,176	\$19,416	(\$2,240)
Contingency	\$18,000	\$6,000	\$0	\$6,000
Total Field	\$185,676	\$78,343	\$68,574	\$9,769
Total Expenditures	\$311,092	\$136,356	\$112,168	\$24,188
Excess Revenue/(Expenditures)	\$0		\$193,262	
Beginning Fund Balance	\$0		\$445,107	
Ending Fund Balance	\$0		\$638,370	

Palm Coast Park
Community Development District
General Fund- Sawmill Subdivision
Statement of Revenues & Expenditures
For Period Ending January 31, 2024

	Adopted Budget	Prorated Budget 1/31/24	Actual 1/31/24	Variance
<u>Revenues</u>				
Operations and Maintenance Assessments- Tax Roll	\$377,660	\$345,069	\$345,069	\$0
Total Revenues	\$377,660	\$345,069	\$345,069	\$0
<u>Administrative Expenditures</u>				
Tax Collector Fees	\$7,959	\$6,399	\$6,399	\$0
Arbitrage	\$1,200	\$400	\$0	\$400
Trustee Fees	\$9,000	\$3,625	\$3,625	\$0
Dissemination Agent	\$5,000	\$1,667	\$1,667	(\$0)
Postage and Freight	\$1,000	\$333	\$0	\$333
Attorney Fees	\$2,000	\$667	\$0	\$667
Other Current Charges	\$500	\$167	\$0	\$167
Total Administrative	\$26,659	\$13,257	\$11,690	\$1,567
<u>Field Expenditures</u>				
Professional Fees	\$14,400	\$4,800	\$4,800	\$0
Landscape Maintenance	\$179,000	\$59,667	\$60,278	(\$611)
Electricity- Streetlights	\$26,000	\$8,667	\$5,503	\$3,164
Electricity- Irrigation/Signs	\$3,100	\$1,033	\$256	\$777
Utility- Irrigation	\$41,400	\$13,800	\$6,470	\$7,330
R&M- Signage	\$2,000	\$667	\$0	\$667
R&M Storm Water- Pond	\$34,500	\$11,500	\$9,037	\$2,463
Insurance-Property & Casualty	\$5,000	\$1,667	\$0	\$1,667
Repairs and Maintenance	\$12,500	\$4,167	\$1,951	\$2,216
Contingency	\$10,000	\$3,333	\$0	\$3,333
Interfund Transfer Out	\$0	\$0	\$0	\$0
Total Field	\$327,900	\$109,300	\$88,294	\$21,006
<u>Reserves</u>				
Roadway Reserves	\$23,101	\$0	\$0	\$0
Total Reserves	\$23,101	\$0	\$0	\$0
Total Expenditures	\$377,660	\$122,557	\$99,985	\$22,572
Excess Revenue/(Expenditures)	\$0		\$245,084	
Beginning Fund Balance	\$0		\$236,928	
Ending Fund Balance	\$0		\$482,012	

Palm Coast Park
Community Development District
General Fund- Spring Lake Reverie
Statement of Revenues & Expenditures
For Period Ending January 31, 2024

	Adopted Budget	Prorated Budget 1/31/24	Actual 1/31/24	Variance
<u>Revenues</u>				
Operations and Maintenance Assessments- Tax Roll	\$293,699	\$268,781	\$268,781	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
Total Revenues	\$293,699	\$268,781	\$268,781	\$0
<u>Administrative Expenditures</u>				
Tax Collector Fees	\$6,546	\$4,984	\$4,984	\$0
Arbitrage	\$600	\$200	\$0	\$200
Trustee Fees	\$4,500	\$1,500	\$938	\$563
Dissemination Agent	\$2,500	\$833	\$833	\$0
Postage and Freight	\$750	\$250	\$0	\$250
Attorney Fees	\$1,000	\$333	\$0	\$333
Other Current Charges	\$250	\$83	\$0	\$83
Total Administrative	\$16,146	\$8,184	\$6,755	\$1,429
<u>Field Expenditures</u>				
Professional Fees	\$7,200	\$2,400	\$2,400	\$0
Landscape Maintenance	\$150,000	\$50,000	\$18,736	\$31,264
Electricity- Streetlights	\$62,000	\$20,667	\$0	\$20,667
Electricity- Irrigation/Signs	\$1,000	\$333	\$0	\$333
Utility- Irrigation	\$17,000	\$5,667	\$0	\$5,667
R&M- Signage	\$1,000	\$333	\$0	\$333
R&M Storm Water- Pond	\$17,000	\$5,667	\$4,856	\$811
Insurance-Property & Casualty	\$12,500	\$4,167	\$0	\$4,167
Repairs and Maintenance	\$7,500	\$2,500	\$0	\$2,500
Contingency	\$3,204	\$1,068	\$0	\$1,068
Total Field	\$278,404	\$92,801	\$25,992	\$66,809
<u>Reserves</u>				
Roadway Reserves	\$31,000	\$0	\$0	\$0
Total Reserves	\$31,000	\$0	\$0	\$0
Total Expenditures	\$325,550	\$100,985	\$32,747	\$68,239
Excess Revenue/(Expenditures)	(\$31,851)		\$236,034	
Beginning Fund Balance	\$31,851		\$174,590	
Ending Fund Balance	\$0		\$410,625	

Palm Coast Park
Community Development District
General Fund- Somerset
Statement of Revenues & Expenditures
For Period Ending January 31, 2024

	Adopted Budget	Prorated Budget 1/31/24	Actual 1/31/24	Variance
<u>Revenues</u>				
Operations and Maintenance Assessments- Tax Roll	\$87,203	\$79,805	\$79,805	\$0
Developer Contributions	\$53,665	\$0	\$0	\$0
Total Revenues	\$140,868	\$79,805	\$79,805	\$0
<u>Administrative Expenditures</u>				
Tax Collector Fees	\$2,818	\$1,480	\$1,480	\$0
Arbitrage	\$600	\$200	\$0	\$200
Trustee Fees	\$4,500	\$1,500	\$0	\$1,500
Dissemination Agent	\$2,500	\$833	\$0	\$833
Postage and Freight	\$750	\$250	\$0	\$250
Attorney Fees	\$1,000	\$333	\$0	\$333
Other Current Charges	\$250	\$83	\$0	\$83
Total Administrative	\$12,418	\$4,680	\$1,480	\$3,200
<u>Field Expenditures</u>				
Professional Fees	\$7,200	\$2,400	\$0	\$2,400
Landscape Maintenance	\$75,000	\$25,000	\$0	\$25,000
Electricity- Streetlights	\$2,000	\$667	\$0	\$667
Electricity- Irrigation/Signs	\$1,000	\$333	\$0	\$333
Utility- Irrigation	\$15,000	\$5,000	\$0	\$5,000
R&M- Signage	\$1,000	\$333	\$0	\$333
R&M Storm Water- Pond	\$5,000	\$1,667	\$0	\$1,667
Insurance-Property & Casualty	\$5,000	\$1,667	\$0	\$1,667
Repairs and Maintenance	\$5,000	\$1,667	\$0	\$1,667
Contingency	\$5,000	\$1,667	\$0	\$1,667
Total Field	\$121,200	\$40,400	\$0	\$40,400
<u>Reserves</u>				
Roadway Reserves	\$7,250	\$0	\$0	\$0
Total Reserves	\$7,250	\$0	\$0	\$0
Total Expenditures	\$140,868	\$45,080	\$1,480	\$43,600
Excess Revenue/(Expenditures)	\$0		\$78,325	
Beginning Fund Balance	\$31,851		\$0	
Ending Fund Balance	\$31,851		\$78,325	

Palm Coast Park

Community Development District

Debt Service Fund Series 2006
Statement of Revenues & Expenditures
For Period Ending January 31, 2024

	Adopted Budget	Prorated Budget 1/31/24	Actual 1/31/24	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$2,077,418	\$1,901,180	\$1,901,180	\$0
Special Assessments- Off Roll	\$0	\$0	\$0	\$0
Special Assessments- Prepayment	\$0	\$0	\$2,910	\$2,910
Interest Income	\$12,500	\$4,167	\$43,881	\$39,715
Total Revenues	\$2,089,918	\$1,905,346	\$1,947,971	\$42,625
<u>Expenditures</u>				
Tax Collector	\$41,548	\$35,254	\$35,254	\$0
Interfund Transfer Out	\$7,000	\$2,333	\$24,093	(\$21,759)
<u>Series 2006</u>				
Interest-11/1	\$559,028	\$559,028	\$559,028	\$0
Special Call-11/1	\$0	\$0	\$1,355,000	(\$1,355,000)
Principal-5/1	\$940,000	\$0	\$0	\$0
Interest-5/1	\$559,028	\$0	\$0	\$0
Special Call-5/1	\$0	\$0	\$0	\$0
Total Expenditures	\$2,106,604	\$596,614	\$1,973,374	(\$1,376,759)
Excess Revenues/(Expenditures)	(\$16,686)		(\$25,402)	
Beginning Fund Balance	\$939,888		\$3,407,248	
Ending Fund Balance	\$923,202		\$3,381,846	
	Due From General		\$138,500	
	Reserve		\$1,276,601	
	Revenue		\$1,952,995	
	Prepayment		\$13,750	
	Interest		----	
	Balance		\$3,381,846	

Palm Coast Park

Community Development District

Debt Service Fund Series 2019
Statement of Revenues & Expenditures
For Period Ending January 31, 2024

	Adopted Budget	Prorated Budget 1/31/24	Actual 1/31/24	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$200,861	\$183,821	\$183,821	\$0
Interest Income	\$2,000	\$667	\$3,460	\$2,793
Total Revenues	\$202,861	\$184,487	\$187,281	\$2,793
<u>Expenditures</u>				
Tax Collector	\$4,017	\$3,409	\$3,409	\$0
Interfund Transfer Out	\$1,378	\$459	\$2,788	(\$2,329)
<u>Series 2019</u>				
Interest-11/1	\$76,695	\$76,695	\$76,695	\$0
Principal-5/1	\$40,000	\$0	\$0	\$0
Interest-5/1	\$76,695	\$0	\$0	\$0
Total Expenditures	\$198,785	\$80,563	\$82,892	(\$2,329)
Excess Revenues/(Expenditures)	\$4,076		\$104,389	
Beginning Fund Balance	\$86,371		\$232,222	
Ending Fund Balance	\$90,447		\$336,611	

Due From General	\$13,391
Reserve	\$145,530
Revenue	\$177,690
Balance	\$336,611

Palm Coast Park

Community Development District

Debt Service Fund Series 2021
Statement of Revenues & Expenditures
For Period Ending January 31, 2024

	Adopted Budget	Prorated Budget 1/31/24	Actual 1/31/24	Variance
<u>Revenues</u>				
Special Assessments-Tax Roll	\$405,218	\$370,839	\$370,839	\$0
Interest Income	\$8,500	\$2,833	\$6,355	\$3,522
Interfund Transfer In	\$0	\$0	\$0	\$0
Total Revenues	\$413,718	\$373,672	\$377,194	\$3,522
<u>Expenditures</u>				
Tax Collector	\$8,104	\$6,876	\$6,876	\$0
Interfund Transfer Out	\$6,006	\$2,002	\$4,829	(\$2,827)
<u>Series 2021</u>				
Interest-11/1	\$143,189	\$143,189	\$143,189	\$0
Principal-5/1	\$110,000	\$0	\$0	\$0
Interest-5/1	\$143,189	\$0	\$0	\$0
Total Expenditures	\$410,488	\$152,067	\$154,894	(\$2,827)
Excess Revenues/(Expenditures)	\$3,230		\$222,300	
Beginning Fund Balance	\$153,838		\$427,557	
Ending Fund Balance	\$157,068		\$649,857	

Due From General	\$27,015
Reserve	\$271,395
Revenue	\$351,446
Cap Interest	----
Balance	\$649,857

Palm Coast Park

Community Development District

Debt Service Fund Series 2022
Statement of Revenues & Expenditures
For Period Ending January 31, 2024

	Adopted Budget	Prorated Budget 1/31/24	Actual 1/31/24	Variance
<u>Revenues</u>				
Special Assessments-Tax Roll	\$820,478	\$750,868	\$750,868	\$0
Interest Income	\$7,000	\$2,333	\$10,057	\$7,724
Total Revenues	\$827,478	\$753,201	\$760,925	\$7,724
<u>Expenditures</u>				
Tax Collector	\$16,410	\$13,923	\$13,923	\$0
Interfund Transfer Out	\$4,225	\$1,408	\$7,148	(\$5,739)
<u>Series 2022</u>				
Interest Expense 11/1	\$297,841	\$297,841	\$297,841	\$0
Principal Expense 5/1	\$210,000	\$0	\$0	\$0
Interest Expense 5/1	\$297,841	\$0	\$0	\$0
Total Expenditures	\$826,317	\$299,249	\$318,912	(\$5,739)
Excess Revenues/(Expenditures)	\$1,161		\$442,013	
Beginning Fund Balance	\$306,845		\$711,701	
Ending Fund Balance	\$308,006		\$1,153,714	

Due From General	\$54,700
Reserve	\$401,692
Revenue	\$697,322
Cap Interest	----
Balance	\$1,153,714

Palm Coast Park

Community Development District

Debt Service Fund Series 2023
Statement of Revenues & Expenditures
For Period Ending January 31, 2024

	Adopted Budget	Prorated Budget 1/31/24	Actual 1/31/24	Variance
<u>Revenues</u>				
Bond Proceeds	0	\$0	\$0	\$0
Special Assessments-Tax Roll	\$428,386	\$392,040	\$392,040	\$0
Interest Income	\$2,500	\$833	\$4,537	\$3,704
Interfund Transfer In	\$0	\$0	\$0	\$0
Total Revenues	\$430,886	\$392,874	\$396,577	\$3,704
<u>Expenditures</u>				
Tax Collector	\$8,568	\$7,270	\$7,270	\$0
Interfund Transfer Out	\$0	\$0	\$3,732	(\$3,732)
<u>Series 2022</u>				
Interest Expense 11/1	\$88,123	\$88,123	\$88,123	\$0
Principal Expense 5/1	\$90,000	\$0	\$0	\$0
Interest Expense 5/1	\$165,230	\$0	\$0	\$0
Total Expenditures	\$351,921	\$88,123	\$99,124	(\$3,732)
Excess Revenues/(Expenditures)	\$78,965		\$297,453	
Beginning Fund Balance	\$88,123		\$298,341	
Ending Fund Balance	\$167,088		\$595,794	

Due From General	\$28,560
Reserve	\$209,730
Revenue	\$356,211
Cap Interest	\$1,293
Balance	\$595,794

Palm Coast Park

Community Development District

Capital Reserve - Sawmill
Statement of Revenues & Expenditures
For Period Ending January 31, 2024

	Adopted Budget	Prorated Budget 1/31/24	Actual 1/31/24	Variance
<u>Revenues</u>				
Operating Transfer In	\$43,500	\$0	\$0	\$0
Interest Income	\$1,000	\$0	\$0	\$0
Total Revenues	\$44,500	\$0	\$0	\$0
<u>Expenditures</u>				
Capital Outlay - Sawmill	\$0	\$0	\$0	\$0
Other Current Charges	\$250	\$0	\$0	\$0
Total Expenditures	\$250	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$44,250		\$0	
Beginning Fund Balance	\$88,123		\$0	
Ending Fund Balance	\$132,373		\$0	

Palm Coast Park

Community Development District

Capital Reserve - Spring Lake Reverie
Statement of Revenues & Expenditures
For Period Ending January 31, 2024

	Adopted Budget	Prorated Budget 1/31/24	Actual 1/31/24	Variance
<u>Revenues</u>				
Operating Transfer In	\$31,000	\$0	\$0	\$0
Interest Income	\$1,000	\$0	\$0	\$0
Total Revenues	\$32,000	\$0	\$0	\$0
<u>Expenditures</u>				
Capital Outlay - SLR	\$0	\$0	\$0	\$0
Other Current Charges	\$250	\$0	\$0	\$0
Total Expenditures	\$250	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$31,750		\$0	
Beginning Fund Balance	\$22,000		\$0	
Ending Fund Balance	\$53,750		\$0	

Palm Coast Park

Community Development District

Capital Reserve - Somerset
Statement of Revenues & Expenditures
For Period Ending January 31, 2024

	Adopted Budget	Prorated Budget 1/31/24	Actual 1/31/24	Variance
<u>Revenues</u>				
Operating Transfer In	\$7,250	\$0	\$0	\$0
Interest Income	\$1,000	\$0	\$0	\$0
Total Revenues	\$8,250	\$0	\$0	\$0
<u>Expenditures</u>				
Capital Outlay - Somerset	\$0	\$0	\$0	\$0
Other Current Charges	\$250	\$0	\$0	\$0
Total Expenditures	\$250	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$8,000		\$0	
Beginning Fund Balance	\$22,000		\$0	
Ending Fund Balance	\$30,000		\$0	

Palm Coast Park
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For Period Ending January 31, 2024

	Series 2006	Series 2019	Series 2021	Series 2022	Series 2023
<u>Revenues</u>					
Interest Income	\$40,659	\$182	\$211	\$292	\$51,261
Interfund Transfer In	\$24,093	\$2,788	\$4,829	\$7,148	\$3,732
Impact Fees	\$0	\$0	\$0	\$0	\$0
Bond Proceeds	\$0	\$0	\$0	\$0	\$0
Bond Premium	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$64,752	\$2,970	\$5,040	\$7,439	\$54,993
<u>Expenditures</u>					
Capital Outlay	\$50,238	\$0	\$0	\$0	\$4,398,679
Interfund Transfer Out	\$0	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0	\$0
Underwriters Discount	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$50,238	\$0	\$0	\$0	\$4,398,679
Excess Revenues/(Expenditures)	\$14,514	\$2,970	\$5,040	\$7,439	(\$4,343,686)
Beginning Fund Balance	\$2,272,322	\$9,150	\$10,069	\$13,757	\$4,357,196
Ending Fund Balance	\$2,286,836	\$12,120	\$15,109	\$21,196	\$13,511

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	\$20,873	\$0	\$74,589	\$209,968	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 305,431
Assessments - Direct	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Interest Earnings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Total Revenues	\$20,873	\$0	\$74,589	\$209,968	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 305,431
<u>Administrative Expenditures</u>													
Supervisors Fees	\$0	\$800	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,600
FICA Taxes	\$0	\$61	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 122
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Dissemination Agent	\$708	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,333
Assessmnet Administration	\$5,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 5,300
Engineering	\$89	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 89
Attorney Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Management Fees	\$3,710	\$3,710	\$3,710	\$3,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 14,840
Website Maintenance & Hosting	\$1,553	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,553
Website	\$106	\$106	\$106	\$106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 424
Trustee Fees	\$3,882	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 3,882
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Postage and Freight	\$61	\$104	\$297	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 539
Insurance- General Liability	\$8,111	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 8,111
Printing and Binding	\$1	\$0	\$168	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 169
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Tax Collector Fees	\$0	\$0	\$0	\$5,277	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 5,277
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Office Supplies	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1
Meeting Room Rental	\$0	\$0	\$180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 180
Dues & Licenses	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 175
Total Administrative	\$23,696	\$4,990	\$4,670	\$10,239	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 43,594
<u>Field Expenditures</u>													
Professional Services	\$1,500	\$1,500	\$1,500	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 6,000
Landscape Maintenance	\$8,915	\$8,915	\$8,915	\$8,915	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 35,658
Preserve Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Repairs & Maintenance	\$0	\$0	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 7,500
Insurance- Property & Casualty	\$19,416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 19,416
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Total Field	\$29,831	\$10,415	\$17,915	\$10,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 68,574
Total Expenditures	\$53,526	\$15,405	\$22,584	\$20,653	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 112,168
Excess Revenue/(Expenditures)	(\$32,653)	(\$15,405)	\$52,005	\$189,315	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 193,262

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	\$0	\$90,451	\$254,618	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 345,069
Total Revenues	\$0	\$0	\$90,451	\$254,618	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 345,069
<u>Administrative Expenditures</u>													
Tax Collector Fees	\$0	\$0	\$0	\$6,399	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 6,399
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Trustee Fees	\$3,625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 3,625
Dissemination Agent	\$417	\$417	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,667
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	\$ -
Total Administrative	\$4,042	\$417	\$417	\$6,815	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 11,690
<u>Field Expenditures</u>													
Professional Fees	\$1,200	\$1,200	\$1,200	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 4,800
Landscape Maintenance	\$13,340	\$12,230	\$20,312	\$14,396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 60,278
Electricity- Streetlights	\$1,376	\$1,376	\$1,376	\$1,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 5,503
Electricity- Irrigation/Signs	\$63	\$64	\$64	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 256
Utility- Irrigation	\$1,643	\$1,606	\$1,522	\$1,699	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 6,470
R&M- Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
R&M Storm Water- Pond	\$2,158	\$2,158	\$2,360	\$2,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 9,037
Insurance-Property & Casualty	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Repairs and Maintenance	\$1,029	\$409	\$513	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,951
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Interfund Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Total Field	\$20,809	\$19,043	\$27,347	\$21,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 88,294
<u>Reserves</u>													
Roadway Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Total Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Total Expenditures	\$24,851	\$19,460	\$27,763	\$27,911	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 99,985
Excess Revenue/ (Expenditures)	(\$24,851)	(\$19,460)	\$62,687	\$226,708	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 245,084

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	\$0	\$70,454	\$198,327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 268,781
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	\$0	\$0	\$0	\$ -
Total Revenues	\$0	\$0	\$70,454	\$198,327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 268,781
<u>Administrative Expenditures</u>													
Tax Collector Fees	\$0	\$0	\$0	\$4,984	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 4,984
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Trustee Fees	\$938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 938
Dissemination Agent	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 833
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	\$ -
Total Administrative	\$1,146	\$208	\$208	\$5,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 6,755
<u>Field Expenditures</u>													
Professional Fees	\$600	\$600	\$600	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 2,400
Landscape Maintenance	\$4,684	\$4,684	\$4,684	\$4,684	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 18,736
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	\$1,214	\$1,214	\$1,214	\$1,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 4,856
Insurance-Property & Casualty	\$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	\$ -
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Total Field	\$6,498	\$6,498	\$6,498	\$6,498	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 25,992
<u>Reserves</u>													
Roadway Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Total Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Total Expenditures	\$7,644	\$6,706	\$6,706	\$11,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 32,747
Excess Revenue/(Expenditures)	(\$7,644)	(\$6,706)	\$63,748	\$186,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 236,034

Palm Coast Park CDD
General Fund- Somerset
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues</u>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$0	\$20,919	\$58,886	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 79,805
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	\$0	\$0	\$0	\$ -
Total Revenues	\$0	\$0	\$20,919	\$58,886	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 79,805
<u>Administrative Expenditures</u>													
Tax Collector Fees	\$0	\$0	\$0	\$1,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,480
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Dissemination Agent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
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	\$ -
Total Administrative	\$0	\$0	\$0	\$1,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,480
<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	\$ -
Insurance-Property & Casualty	\$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	\$ -
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Total Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
<u>Reserves</u>													
Roadway Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Total Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Total Expenditures	\$0	\$0	\$0	\$1,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,480
Excess Revenue/(Expenditures)	\$0	\$0	\$20,919	\$57,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 78,325

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:	\$ 1,271,992
Reserve Fund Balance:	\$ 1,276,601
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)
Less: November 1, 2023 (Special Call)	\$ (1,355,000)
Current Bonds Outstanding	\$ 18,260,000

Series 2019 Special Assessment Bonds	
Interest Rate:	3.4% - 4.3%
Maturity Date:	5/1/50
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 145,564
Reserve Fund Balance:	\$ 145,530
Bonds Outstanding- 12/04/19	\$ 3,770,000
Less: May 1, 2021 (Mandatory)	\$ (40,000)
Less: May 1, 2022 (Mandatory)	\$ (40,000)
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
8/1/23			Interest	\$ 29.92
8/2/23			Transfer from Reserve	\$ 1,073.91
9/1/23			Interest	\$ 39.47
9/5/23			Transfer from Reserve	\$ 1,233.18
10/2/23			Interest	\$ 43.53
10/3/23			Transfer from Reserve	\$ 1,193.40
11/1/23			Interest	\$ 51.02
11/2/23			Transfer from Reserve	\$ 1,233.33
12/1/23			Interest	\$ 54.78
12/2/23			Transfer from Reserve	\$ 1,184.84
1/1/24			Interest	\$ 61.51
1/1/24			Transfer from Reserve	\$ 1,217.66
TOTAL SOURCES				\$ 7,430,679.09
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)
TOTAL USES				\$ (7,415,570.12)
ADJUSTED REMAINING BALANCE				\$ 15,108.97
Investment Balance Per Bank Statement				\$ 15,108.97
Less: Outstanding Requisitions				\$ -
Adjusted Balance				\$ 15,108.97
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
8/1/23			Interest	\$ 6.52
8/2/23			Transfer from Reserve	\$ 287.23
9/1/23			Interest	\$ 57.76
9/5/23			Transfer from Reserve	\$ 1,821.39
10/2/23			Interest	\$ 59.39
10/3/23			Transfer from Reserve	\$ 1,766.35
11/1/23			Interest	\$ 70.28
11/2/23			Transfer from Reserve	\$ 1,825.48
12/1/23			Interest	\$ 76.03
12/2/23			Transfer from Reserve	\$ 1,753.68
1/1/24			Interest	\$ 85.83
1/2/24			Transfer from Reserve	\$ 1,802.32
TOTAL SOURCES				\$ 11,414,415.68
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)
ADJUSTED REMAINING BALANCE				\$ 21,196.27
Investment Balance Per Bank Statement				\$ 21,196.27
Less: Outstanding Requisitions				\$ -
Adjusted Balance				\$ 21,196.27
Variance				\$ 0.00

PALM COAST PARK
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENTS FY2024 RECEIPTS

Certified to Tax Collector

GROSS ASSESSMENTS	\$	5,209,659	\$	2,163,991	\$	209,231	\$	422,102	\$	854,665	\$	446,234	\$	305,936	\$	392,770	\$	90,836	\$	323,894
NET ASSESSMENTS	\$	5,001,273	\$	2,077,431	\$	200,862	\$	405,218	\$	820,478	\$	428,385	\$	293,699	\$	377,059	\$	87,203	\$	310,938

DISTRIBUTION DATE	NET ASSESSMENTS RECEIVED	DEBT SERVICE SERIES 2006	DEBT SERVICE SERIES 2019	DEBT SERVICE SERIES 2021	DEBT SERVICE SERIES 2022	DEBT SERVICE SERIES 2023	O&M SPRING LAKE REVERIE	O&M SAWMILL SUBDIVISION	O&M SOMERSET	O&M ASSESSMENTS
10/31/23	\$ 1,639.15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,639.15
10/31/23	\$ 19,233.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,233.70
11/16/23	\$ 272,126.58	\$ 113,036.06	\$ 10,929.20	\$ 22,048.50	\$ 44,643.41	\$ 23,309.05	\$ 15,980.59	\$ 20,516.33	\$ 4,744.84	\$ 16,918.60
11/29/23	\$ 927,603.48	\$ 385,308.35	\$ 37,254.57	\$ 75,157.19	\$ 152,176.91	\$ 79,454.05	\$ 54,473.37	\$ 69,934.44	\$ 16,173.84	\$ 57,670.76
12/13/23	\$ 3,043,801.24	\$ 1,264,335.51	\$ 122,245.68	\$ 246,617.82	\$ 499,347.26	\$ 260,717.38	\$ 178,746.77	\$ 229,480.10	\$ 53,072.21	\$ 189,238.51
12/28/23	\$ 333,428.89	\$ 138,499.84	\$ 13,391.23	\$ 27,015.40	\$ 54,700.29	\$ 28,559.92	\$ 19,580.56	\$ 25,138.07	\$ 5,813.72	\$ 20,729.86
TOTAL COLLECTED	\$4,597,833.04	\$1,901,179.76	\$183,820.68	\$370,838.91	\$750,867.87	\$392,040.40	\$268,781.29	\$345,068.94	\$79,804.61	\$305,430.58
PERCENTAGE COLLECTED	92%	92%	92%	92%	92%	92%	92%	92%	92%	98%
		0.415380444	0.040162175	0.081022972	0.164053832	0.085655192	0.058724849	0.075392605	0.017436161	0.062171771