

*Palm Coast Park  
Community Development District*

*Agenda*

*November 17, 2023*

# AGENDA

# *Palm Coast Park*

## *Community Development District*

---

219 East Livingston Street, Orlando, Florida 32801

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

November 10, 2023

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

Dear Board Members:

The regular meeting of the Board of Supervisors of **Palm Coast Park Community Development District** will be held **Friday, November 17, 2023 at 10:30 AM at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 18, 2023 Meeting
4. Consideration of Series 2023 Requisition #3
5. Consideration of Proposal from Yellowstone Landscape for Maintenance of Matanzas Woods Parkway at Sawmill Branch
6. Consideration of Addendum to the Annual Services Contract with Solitude Lake Management for Sawmill Creek Pond Maintenance
7. Consideration of Resolution 2024-01 Designating Assistant Secretary of the District
8. Ratification Items
  - A. Series 2023 Requisitions #1 - #2
  - B. LED Lighting Agreement with FP&L for Spring Lake Reverie Phase 2
  - C. Bridge Repair Proposal from S.E. Cline Construction
  - D. Pine Tree Removal Proposal from Yellowstone Landscape
  - E. Auditing Agreement with Grau & Associates for Fiscal Year 2023
9. Staff Reports
  - A. Attorney
  - B. Engineer and Maintenance Report
    - i. Yellowstone Landscape Maintenance Summary
    - ii. Stormwater Pond Maintenance Summary
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
10. Other Business
11. Supervisor's Requests
12. Adjournment

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, August 18, 2023 at 10:30 a.m. at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida.

Present and constituting a quorum were:

David Root	Chairman
Robert Porter	Vice Chairman
Heather Allen	Assistant Secretary
Jeff Douglas <i>joined late</i>	Assistant Secretary
Ken Belshe	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Clint Smith	Field Operations Manager
Michael Chiumento, III	District Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Root asked if any members of the public would like to address the Board. Tom Lowe (95 Rib Town Road) stated that at tract K, Clint was kind enough to help us get a situation resolved up there. We had a brief discussion at the last meeting. The entity that created the problem took a pretty cavalier attitude and weren't going to do much of anything. The situation has been resolved thanks to Clint in particular. Those residents up there know that the scope of what the Board does across the District every day is a lot larger than 5,000 sq ft in Sawmill Creek but they asked to pass along to all concerned a thank you.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the July 21, 2023  
Board of Supervisors Meeting and**

**Acceptance of Minutes of the July 21, 2023  
Audit Committee Meeting**

Mr. Root asked for any comments, corrections, or changes to the minutes of the July 21, 2023 Board of Supervisors and asked the Board for acceptance of the Audit Committee meeting minutes. The Board had no changes to the minutes.

On MOTION by Ms. Porter, seconded by Mr. Belshe, with all in favor, Approving the Minutes of the July 21, 2023 Board of Supervisors Meeting and Accepting the July 21, 2023 Audit Committee Meetings, were approved.

**FOURTH ORDER OF BUSINESS**

**Ratification Items**

**A. Flagler County Property Appraiser Data Sharing and Usage Agreement**

Mr. LeBrun stated that this is an agreement that the Board enters into annually. The Board agrees that they won't share any confidential information that is within the property appraiser or their data and will not share any confidential addresses or anything like that. He noted that George Flint had already signed and approved this.

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

**B. Proposal from S.E. Cline Construction to Install Irrigation Control for Landscape in Matanzas Woods West**

Mr. LeBrun stated a few months ago the Board approved a contract with Yellowstone to upgrade the landscaping on the Matanzas Woods Parkway or at least a portion of that. There is no irrigation there currently. Mr. LeBrun talked to the city about trying to get one in, but they came back and told him that they are so busy that it would be months before they can do it. Mr. LeBrun contacted S.E. Cline Construction and this is a proposal for them to install a two-inch tap on a 12-inch main. In addition to that since this went to George Flint to be put on the agenda, there is a \$1,738 charge for the meter itself. Mr. LeBrun noted that they already signed this so that they can get it going. Mr. LeBrun stated that they are just looking for the Board to ratify the charge from Cline to install the meter and then charge for the meter itself which is \$1,738.

On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, the Proposal from S.E. Cline Construction to Install Irrigation Control for Landscape in Matanzas Woods West, was ratified.

*\*Jeffery Douglas joined the meeting at this time.*

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Chiumento III had nothing further to report.

**B. Engineer and Maintenance Report**

**(1) Reverie**

Mr. Smith stated that Mr. LeBrun had handed out a contract with United Land Services for a portion of the landscape maintenance of Reverie Phase 1. Right now, there is only the road right of way and pond bank mowing. The rest of their landscaping has not been installed yet. This is a contract just to get started so they can mow the pond banks and right of ways. The rest would be added in once it is installed which I do not know the schedule on. We assessed for all the past year, plus we have an assessment for Phase 1 and 2 going forward in the next year. I do not think money will be a problem, at least for this year or next year. We have their proposal for all of Phase 1 which is \$170,000 which you looked at, at the last meeting. Because we collected assessments for all last year, anything that is in excess of the budget or what we have collected Dream Finder has agreed to pay it. I do not think they will have to for the next year. We are looking for approval of the contract and the Chairman to sign for this part and we will add the rest later as it comes on board.

On MOTION by Mr. Porter, seconded by Ms. Allen, with all in favor, the contract with United Land for mowing of ponds and ROW in Reverie Phase 1, future areas will be added-in with addendums, was approved in substantial form.

**(2) Sawmill Branch**

Mr. Smith stated a similar thing at Sawmill Branch. The landscaping is in at Sawmill Branch Phase 1 and 2. Four Star has not completely turned over yet, but we want to get started. We collected assessments for all of last year and haven't spent any money. I handed out a couple of things to the Board. The first is a proposal to do a catch up cut just because some of the banks are a little high so that is \$2,475 and another proposal to maintain for the rest of August which is \$7,095 and then a contract to begin September 1<sup>st</sup> for the yearly amount was \$101,000. He noted that contract would run for two years and one month. There is an option for a third year at the Board's discretion. Yellowstone was the low bidder on the RFP we did last summer.

Mr. Smith stated the last item is for information, I got a request to look at the walkovers over the wetlands, all coming down US1 and areas where they go through a heavily wooded area, they are getting pretty slick, so I am going to have somebody come out and look at pressure washing. It is complicated by the fact that there is no water source there, so they have to bring their own. I am looking into this.

On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, Sawmill Branch: Yellowstone Proposal #339016 (\$2,475), was approved.

On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, the Sawmill Branch: Yellowstone Proposal #340529 (\$7,095), was approved.

On MOTION by Mr. Porter, seconded by Mr. Douglas, with all in favor, the Phase 2A/2B Pricing Sheet from Yellowstone, was approved.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. LeBrun presented the check register totaling \$61,446.49 in general fund operating. The Board of Supervisor payments from general fund for Sawmill Creek \$9,788 and general fund for Reverie is \$683.33. That is a grand total of \$72,657.35. The chest register is here for your review. He stated he would be happy to answer any questions.

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

**ii. Balance Sheet and Income Statement**

Mr. LeBrun reviewed the unaudited financials through July 31. There is no action required on the Board’s part as they are just for review.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

# SECTION IV

**FORM OF REQUISITION  
PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2023**

The undersigned, a Responsible Officer of the Palm Coast Park Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as ultimate successor in interest to SunTrust Bank, as trustee (the "Trustee"), dated as of May 1, 2006, as supplemented by that certain Fifth Supplemental Trust Indenture dated as of July 1, 2023, (the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 3
- (B) Name of Payee: KB Home Jacksonville, LLC
- (C) Amount Payable: \$4,335,166
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
- (E) Fund or Account from which disbursement to be made:

The undersigned hereby certifies that:

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

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

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

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

**PALM COAST PARK  
COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Responsible Officer

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

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; (iii) amounts to be distributed are for costs associated with the mass grading related to stormwater improvements and no portion is allocated to the grading of finished lots; and (iv) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

\_\_\_\_\_  
Consulting Engineer

The Somerset at Palm Coast Park project includes, but may not be limited to, the following summary of costs:

<b>Somerset at Palm Coast Park; Palm Coast Park CDD</b>				
<b>Engineer's Estimate of Probable Cost Table 3</b>				
<b>Improvement Category</b>	<b>Phase 1 Cost</b>	<b>Phase 2 Cost</b>	<b>Phase 3 Cost</b>	<b>Total Cost</b>
Engineering and Environmental Permitting/Mitigation	N/A	N/A	N/A	\$ 822,000
Mobilization/Clearing/Demolition	\$ 944,866	\$ 725,250	\$ 674,028	\$ 2,344,144
Earthwork/Grading/Grassing	\$ 917,029	\$ 727,507	\$ 536,100	\$ 2,180,636
Roadways	\$ 1,100,913	\$ 889,231	\$ 863,999	\$ 2,854,143
Offsite Roadways (FDOT) *	\$ 733,338			\$ 733,338
Stormwater System	\$ 805,951	\$ 589,433	\$ 686,849	\$ 2,082,233
Utilities	\$ 1,971,481	\$ 1,947,238	\$ 1,291,690	\$ 5,210,409
Landscape and Hardscape	\$ 897,197	\$ 343,382	\$ 565,036	\$ 1,805,615
Parks and Open Space	\$ 75,000	\$ 75,000	\$ 75,000	\$ 225,000
Electrical Distribution (Conduit)	\$ 125,000	\$ 75,000	\$ 100,000	\$ 300,000
Contingency @ 10%	\$ 197,148	\$ 194,724	\$ 129,169	\$ 521,041
<b>Totals</b>	<b>\$ 7,767,923</b>	<b>\$ 5,566,765</b>	<b>\$ 4,921,871</b>	<b>\$19,078,559</b>

Page 17 from engineers report 5/26/23

# PIPELINE Constructors, Inc.

License # CUC087285 & CBC1254712  
Class V Fire # 77475900012006

2117 North Temple Avenue • P.O. Box 189, Starke, FL 32091  
Phone (904) 964-2019 • Fax (904) 964-2916

## Invoice

Date: 10/2/2023\*R

Invoice No: 262-16

KB Homes  
Derek Citino  
10475 Fortune Parkway, Suite 100  
Jacksonville, FL 32256

Project:  
Somerset @ Palm Coast  
Palm Coast, FL

### Description:

Current Gross Monthly Billing	\$ 153,467.10
Less 10% Retainage	\$ 15,346.71
Current Net Monthly Billing	\$ 138,120.39

Payment Due Net Thirty

### ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contact Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Engineer Certification



Mike Silverstein  
Matthews | DCCM

10/02/2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



# REQUEST FOR PAYMENT

DRAW (INVOICE) #: 262-16 \*R  
 DRAW DATE: 10-2-2023  
 PERIOD END DATE: 10-2-2023  
 PROJECT #: 262  
 PROJECT: Somerset at Palm Coast Ph 1  
 LOCATION: Palm Coast, FL

		OFFICE USE ONLY
a)	Amount of original agreement .....	\$ 6,366,288.89
b)	Net Change Orders #1 thru # <u>11</u> .....	\$ 1,588,349.81
c)	Revised agreement amount (a+b) .....	\$ 7,954,638.70
d)	Work completed to date .....	\$ 7,239,117.10
e)	Value of stored materials (itemized inventory attached) .....	\$
f)	Total completed & stored to date (d+e) .....	\$ 7,239,117.10
g)	Less previous applications (line f from previous draw) .....	\$ 7,085,650.00
h)	Current application (f-g) .....	\$ 153,467.10
i)	Less <u>10</u> % retainage (h*i) .....	\$ 15,346.71
j)	Less other deductions (State if applicable) .....	\$ 0.00
k)	Net amount this request (h-i-j) .....	\$ 138,120.39
l)	Balance to complete agreement (c-f) .....	\$ 715,521.60
m)	Job-To-Date Retainage Held .....	\$ 723,911.71

## CONDITIONAL PARTIAL WAIVER AND RELEASE OF LIEN

The undersigned subcontractor acknowledges that there are no additional costs or claims for any extras or additions for labor or material on the described real estate performed to date, except as authorized by signed Change Orders which are included on line "b" below and further certifies that all work performed or materials installed are in accordance with the approved plans and specifications on the agreement. The undersigned certifies that all laborers and materialmen with regard to the job have been fully paid and that none of such laborers and materialmen have any claims, demands or claims of lien against said premises, and the undersigned subcontractor does hereby agree to indemnify and hold harmless KB Homes, Jacksonville against any loss or damage, including a reasonable attorney's fee, which it may sustain by reason of placing or filing of liens against said real estate by subcontractor's laborers or materialmen for amounts due them for services performed to date.

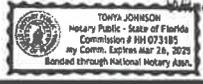
This agreement constitutes a partial release of lien to the extent of all monies due and owing, including the cost of additional labor and material for work being performed without a signed Change Order up to date hereof, and further is given in accordance with Governing Mechanics Lien Law and the undersigned subcontractor certifies that he has paid all laborers and materialmen to the date hereof and this agreement constitutes a sworn affidavit inducing KB Homes, Jacksonville to make the payment requested.

SIGNATURE MUST BE NOTARIZED OR WITNESSED BY TWO PERSONS.

Witness the hand and seal of the undersigned this 2nd day of October, 2023  
 Pipeline Constructors, Inc. By: Marney Best, PM Project Manager  
Name of Company Signature Title  
 2117 N. Temple Ave Starke, FL 32091 904-964-2019  
Address Phone

Before me, the undersigned authority, personally appeared Marney Best who, by me being first duly sworn, did acknowledge that he or she is the Project Manager of Pipeline Constructors, Inc. and as such has the authority to execute this document and that the facts stated therein are true.  
 Dated this 2nd date of October, 2023. My Commission Expires: 3/26/25

STATE OF Florida COUNTY OF Bradford  
Myra Johnson  
Notary Public



CHECK DELIVERY (CIRCLE ONE) \* DELIVER TO JOB SITE \* REGULAR MAIL \* OVERNIGHT-FEDEX/UPS # \_\_\_\_\_

**CONDITIONAL  
WAIVER AND RELEASE OF LIEN  
UPON PROGRESS PAYMENT**

The undersigned lienor, in consideration of the sum of \$ 138,120.39, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through 10-2-2023 to KB Homes, Jacksonville on the job of Somerset at Palm Coast Ph 1, to the following described property:

Job Name: Somerset at Palm Coast Ph 1  
Job Address: \_\_\_\_\_  
City, State, Zip: Palm Coast, FL

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

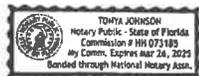
This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on October 2nd, 2023.

Pipeline Constructors, Inc.  
(Subcontractor's Name)  
By: Marney Best, PM  
Printed Name Marney Best, PM

STATE OF FLORIDA  
COUNTY OF Bradford

The foregoing instrument was acknowledged before me this 2nd day of October, 2023, by Marney Best, as Project Manager of Pipeline Constructors, Inc., who is:  
(Subcontractor's Name)  
 Personally known  
 Produced Identification  
Type of Identification Produced \_\_\_\_\_



Tonya Johnson  
NOTARY PUBLIC  
My Commission Expires 3/26/25

This is a statutory form prescribed by Section 713.20, Florida Statutes (2001).

Description of Work	Scheduled Value	From Previous Application	This Period Complete	Material Stored	Total Completed to Date	%	Balance to Finish	Retainage
<b>Clearing &amp; Demolition</b>								
NOI/NPDES Monitoring	\$ 11,500.00	\$ 9,545.00	\$ 345.00		\$ 9,890.00	86%	\$ 1,610.00	\$ 989.00
Mobilization / De-Mobilization	\$ 25,000.00	\$ 20,000.00	\$ 1,500.00		\$ 21,500.00	86%	\$ 3,500.00	\$ 2,150.00
Construction Entrance	\$ 7,000.00	\$ 5,600.00	\$ 700.00		\$ 6,300.00	90%	\$ 700.00	\$ 630.00
Silt Fence	\$ 30,821.00	\$ 30,821.00			\$ 30,821.00	100%	\$ -	\$ 3,082.10
Erosion Control	\$ 8,500.00	\$ 7,055.00	\$ 255.00		\$ 7,310.00	86%	\$ 1,190.00	\$ 731.00
Clearing	\$ 333,880.00	\$ 333,880.00	\$ -		\$ 333,880.00	100%	\$ -	\$ 33,388.00
Stripping	\$ 216,040.00	\$ 216,040.00	\$ -		\$ 216,040.00	100%	\$ -	\$ 21,604.00
Respread	\$ 166,125.00	\$ 166,125.00	\$ -		\$ 166,125.00	100%	\$ -	\$ 16,612.50
General Conditions	\$ 146,000.00	\$ 121,180.00	\$ 4,380.00		\$ 125,560.00	86%	\$ 20,440.00	\$ 12,556.00
<b>Total Clearing &amp; Demolition</b>	<b>\$ 944,866.00</b>	<b>\$ 910,246.00</b>	<b>\$ 7,180.00</b>	<b>\$ -</b>	<b>\$ 917,426.00</b>		<b>\$ 27,440.00</b>	<b>\$ 91,742.60</b>
<b>Earthwork</b>								
Cut	\$ 788,025.00	\$ 788,025.00	\$ -		\$ 788,025.00	100%	\$ -	\$ 78,802.50
Fill	\$ 212,850.00	\$ 212,850.00	\$ -		\$ 212,850.00	100%	\$ -	\$ 21,285.00
Export - Loading Only	\$ 199,200.00	\$ 199,200.00	\$ -		\$ 199,200.00	100%	\$ -	\$ 19,920.00
<b>CM #7 Export - Loading Only</b>	<b>\$ (199,200.00)</b>	<b>\$ (199,200.00)</b>	<b>\$ -</b>		<b>\$ (199,200.00)</b>	100%	<b>\$ -</b>	<b>\$ (19,920.00)</b>
Finish Grade	\$ 108,240.00	\$ 102,828.00	\$ 5,412.00		\$ 108,240.00	100%	\$ -	\$ 10,824.00
<b>CM #11 - Dirt Work for Landscaping</b>	<b>\$ 5,500.00</b>	<b>\$ 5,500.00</b>	<b>\$ -</b>		<b>\$ 5,500.00</b>	100%	<b>\$ -</b>	<b>\$ 550.00</b>
Builder Grading As-Builts	\$ 8,900.00	\$ 4,450.00	\$ -		\$ 4,450.00	50%	\$ 4,450.00	\$ 445.00
<b>Total Earthwork</b>	<b>\$ 1,123,515.00</b>	<b>\$ 1,113,653.00</b>	<b>\$ 5,412.00</b>	<b>\$ -</b>	<b>\$ 1,119,065.00</b>		<b>\$ 4,450.00</b>	<b>\$ 111,906.50</b>
<b>Seeding / Sodding</b>								
Pond #1- Sod	\$ 32,587.50	\$ 22,811.25	\$ -		\$ 22,811.25	70%	\$ 9,776.25	\$ 2,281.13
Pond #2 - Sod	\$ 40,191.25	\$ 40,191.25	\$ -		\$ 40,191.25	100%	\$ -	\$ 4,019.13
<b>CM #10 Silt Fence Pond Banks after Sodding</b>	<b>\$ 28,979.00</b>	<b>\$ 21,734.25</b>	<b>\$ -</b>		<b>\$ 21,734.25</b>	75%	<b>\$ 7,244.75</b>	<b>\$ 2,173.43</b>
Sod Haul Road Channel	\$ 9,776.25	\$ -	\$ -		\$ -	0%	\$ 9,776.25	\$ -
Sod B.O.C.	\$ 6,734.75	\$ 3,636.77	\$ -		\$ 3,636.77	54%	\$ 3,097.99	\$ 363.68
Sod Common Areas	\$ 52,357.25	\$ 15,707.18	\$ -		\$ 15,707.18	30%	\$ 36,650.08	\$ 1,570.72
Seed R.O.W. / Lots	\$ 84,216.00	\$ -	\$ -		\$ -	0%	\$ 84,216.00	\$ -
<b>Total Seeding / Sodding</b>	<b>\$ 254,842.00</b>	<b>\$ 104,080.69</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 104,080.69</b>		<b>\$ 150,761.31</b>	<b>\$ 10,408.07</b>
<b>Roadway</b>								
Mixing	\$ 107,250.00	\$ 107,250.00	\$ -		\$ 107,250.00	100%	\$ -	\$ 10,725.00
Asphalt Base	\$ 299,000.00	\$ 299,000.00	\$ -		\$ 299,000.00	100%	\$ -	\$ 29,900.00
Base Finishing	\$ 92,170.00	\$ 92,170.00	\$ -		\$ 92,170.00	100%	\$ -	\$ 9,217.00
<b>CM #2 Asphalt Paving - On Site</b>	<b>\$ 226,171.00</b>	<b>\$ 226,171.00</b>	<b>\$ -</b>		<b>\$ 226,171.00</b>	100%	<b>\$ -</b>	<b>\$ 22,617.10</b>
<b>CM #2 Prime</b>	<b>\$ 12,478.40</b>	<b>\$ 12,478.40</b>	<b>\$ -</b>		<b>\$ 12,478.40</b>	100%	<b>\$ -</b>	<b>\$ 1,247.84</b>
Pavement Marking / Signage	\$ 11,845.90	\$ 7,344.46	\$ 4,501.44		\$ 11,845.90	100%	\$ -	\$ 1,184.59
<b>CM #2 Sidewalk - On Site</b>	<b>\$ 48,776.00</b>	<b>\$ 24,388.00</b>	<b>\$ -</b>		<b>\$ 24,388.00</b>	50%	<b>\$ 24,388.00</b>	<b>\$ 2,438.80</b>
<b>CM #2 ADA Mats</b>	<b>\$ 9,650.00</b>	<b>\$ 6,755.00</b>	<b>\$ -</b>		<b>\$ 6,755.00</b>	70%	<b>\$ 2,895.00</b>	<b>\$ 675.50</b>
<b>CM #2 18" Miami Curb</b>	<b>\$ 189,520.00</b>	<b>\$ 189,520.00</b>	<b>\$ -</b>		<b>\$ 189,520.00</b>	100%	<b>\$ -</b>	<b>\$ 18,952.00</b>
<b>CM #2 City Standard Curb</b>	<b>\$ 3,337.00</b>	<b>\$ 3,337.00</b>	<b>\$ -</b>		<b>\$ 3,337.00</b>	100%	<b>\$ -</b>	<b>\$ 333.70</b>

Previously Claimed

Claim \$10,943.46

Prior Claim - \$400,038.33  
Current Claim \$279,985.44

Prior Claim - \$0  
Current Claim \$201,600

	\$	35,664.0	\$	11,634.24	\$	1,030,588.60	\$	3,700.00	\$	146,623.70	\$	103,058.86
Gravel Haul Road	\$	35,664.0										
Gravel Haul Road Materials	\$	133,950.0										
Paving As-Builts	\$	7,400.0										
<b>Total Roadway</b>	\$	<b>1,177,212.30</b>	\$	<b>1,018,954.36</b>	\$	<b>1,030,588.60</b>	\$	<b>3,700.00</b>	\$	<b>146,623.70</b>	\$	<b>103,058.86</b>
<b>Storm Drain</b>												
Curb Inlet	\$	90,032.60	\$	90,032.60	\$	90,032.60	\$	90,032.60	\$	90,032.60	\$	9,003.26
E Inlet	\$	43,903.50	\$	43,903.50	\$	43,903.50	\$	43,903.50	\$	43,903.50	\$	4,390.35
Control Structure	\$	47,882.10	\$	47,882.10	\$	47,882.10	\$	47,882.10	\$	47,882.10	\$	4,788.21
15" MES	\$	2,438.50	\$	2,438.50	\$	2,438.50	\$	2,438.50	\$	2,438.50	\$	243.85
<b>CM #1 deleted 15" MES</b>	\$	<b>(2,438.50)</b>	\$	<b>(2,438.50)</b>	\$	<b>(2,438.50)</b>	\$	<b>(2,438.50)</b>	\$	<b>(2,438.50)</b>	\$	<b>(243.85)</b>
18" MES	\$	1,319.25	\$	1,319.25	\$	1,319.25	\$	1,319.25	\$	1,319.25	\$	131.93
<b>CM #1 deleted 18" MES</b>	\$	<b>(1,319.25)</b>	\$	<b>(1,319.25)</b>	\$	<b>(1,319.25)</b>	\$	<b>(1,319.25)</b>	\$	<b>(1,319.25)</b>	\$	<b>(131.93)</b>
24" MES	\$	9,143.25	\$	9,143.25	\$	9,143.25	\$	9,143.25	\$	9,143.25	\$	914.33
<b>CM #1 deleted 24" MES</b>	\$	<b>(9,143.25)</b>	\$	<b>(9,143.25)</b>	\$	<b>(9,143.25)</b>	\$	<b>(9,143.25)</b>	\$	<b>(9,143.25)</b>	\$	<b>(914.33)</b>
30" MES	\$	2,432.30	\$	2,432.30	\$	2,432.30	\$	2,432.30	\$	2,432.30	\$	243.23
<b>CM #1 deleted 30" MES</b>	\$	<b>(2,432.30)</b>	\$	<b>(2,432.30)</b>	\$	<b>(2,432.30)</b>	\$	<b>(2,432.30)</b>	\$	<b>(2,432.30)</b>	\$	<b>(243.23)</b>
36" MES	\$	33,167.75	\$	33,167.75	\$	33,167.75	\$	33,167.75	\$	33,167.75	\$	3,316.78
<b>CM #1 deleted 36" MES</b>	\$	<b>(24,122.00)</b>	\$	<b>(24,122.00)</b>	\$	<b>(24,122.00)</b>	\$	<b>(24,122.00)</b>	\$	<b>(24,122.00)</b>	\$	<b>(2,412.20)</b>
Grade Rings	\$	4,719.00	\$	4,719.00	\$	4,719.00	\$	4,719.00	\$	4,719.00	\$	471.90
15" HP	\$	21,491.82	\$	21,491.82	\$	21,491.82	\$	21,491.82	\$	21,491.82	\$	2,149.18
18" HP	\$	30,993.60	\$	30,993.60	\$	30,993.60	\$	30,993.60	\$	30,993.60	\$	3,099.36
24" HP	\$	52,639.05	\$	52,639.05	\$	52,639.05	\$	52,639.05	\$	52,639.05	\$	5,263.91
30" HP	\$	18,176.40	\$	18,176.40	\$	18,176.40	\$	18,176.40	\$	18,176.40	\$	1,817.64
36" HP	\$	113,710.85	\$	113,710.85	\$	113,710.85	\$	113,710.85	\$	113,710.85	\$	11,371.09
15" RCP	\$	11,224.00	\$	11,224.00	\$	11,224.00	\$	11,224.00	\$	11,224.00	\$	1,122.40
18" RCP	\$	14,208.00	\$	14,208.00	\$	14,208.00	\$	14,208.00	\$	14,208.00	\$	1,420.80
30" RCP	\$	6,130.00	\$	6,130.00	\$	6,130.00	\$	6,130.00	\$	6,130.00	\$	613.00
36" RCP	\$	110,544.00	\$	110,544.00	\$	110,544.00	\$	110,544.00	\$	110,544.00	\$	11,054.40
Underdrain	\$	40,140.00	\$	40,140.00	\$	40,140.00	\$	40,140.00	\$	40,140.00	\$	4,014.00
TV	\$	33,737.10	\$	33,737.10	\$	33,737.10	\$	33,737.10	\$	33,737.10	\$	3,373.71
Dewater	\$	87,443.20	\$	87,443.20	\$	87,443.20	\$	87,443.20	\$	87,443.20	\$	8,744.32
Layout	\$	14,575.00	\$	14,575.00	\$	14,575.00	\$	14,575.00	\$	14,575.00	\$	1,457.50
Paving & Drainage As-Builts	\$	15,900.00	\$	15,900.00	\$	15,900.00	\$	15,900.00	\$	15,900.00	\$	1,590.00
<b>Total Storm Drain</b>	\$	<b>766,495.97</b>	\$	<b>758,545.97</b>	\$	<b>758,545.97</b>	\$	<b>758,545.97</b>	\$	<b>758,545.97</b>	\$	<b>75,854.60</b>
<b>Water</b>												
10" DR18	\$	31,803.23	\$	31,803.23	\$	31,803.23	\$	31,803.23	\$	31,803.23	\$	3,180.32
<b>CM #1 10" DR18</b>	\$	<b>2,886.78</b>	\$	<b>2,886.78</b>	\$	<b>2,886.78</b>	\$	<b>2,886.78</b>	\$	<b>2,886.78</b>	\$	<b>288.68</b>
8" DR18	\$	152,355.20	\$	152,355.20	\$	152,355.20	\$	152,355.20	\$	152,355.20	\$	15,235.52
6" DR18	\$	3,198.25	\$	3,198.25	\$	3,198.25	\$	3,198.25	\$	3,198.25	\$	319.83
12" x 10" Wet Tapp	\$	17,973.45	\$	17,973.45	\$	17,973.45	\$	17,973.45	\$	17,973.45	\$	1,797.35
Single Service(s)	\$	63,295.90	\$	63,295.90	\$	63,295.90	\$	63,295.90	\$	63,295.90	\$	6,329.59
Long Single Service(s)	\$	60,919.50	\$	60,919.50	\$	60,919.50	\$	60,919.50	\$	60,919.50	\$	6,091.95

Prior Claim - \$0  
 Current Claim \$3,330

Lift Station Service	\$ 1,995.65	\$ 1,995.65	\$ -	\$ -	\$ 1,995.65	100%	\$ -	\$ 199.57
10" Gate Valve	\$ 3,946.20	\$ 3,946.20	\$ -	\$ -	\$ 3,946.20	100%	\$ -	\$ 394.62
8" Gate Valve	\$ 19,590.20	\$ 19,590.20	\$ -	\$ -	\$ 19,590.20	100%	\$ -	\$ 1,959.02
CM #1 added 8" Gate Valve	\$ 7,183.93	\$ 7,183.93	\$ -	\$ -	\$ 7,183.93	100%	\$ -	\$ 718.39
6" Gate Valve	\$ 20,109.50	\$ 20,109.50	\$ -	\$ -	\$ 20,109.50	100%	\$ -	\$ 2,010.95
CM #1 added 6" Gate Valve	\$ 4,977.57	\$ 4,977.57	\$ -	\$ -	\$ 4,977.57	100%	\$ -	\$ 497.76
Fire Hydrant	\$ 34,796.00	\$ 34,796.00	\$ -	\$ -	\$ 34,796.00	100%	\$ -	\$ 3,479.60
CM #1 added Fire Hydrant	\$ 9,196.46	\$ 9,196.46	\$ -	\$ -	\$ 9,196.46	100%	\$ -	\$ 919.65
10" Misc. Fittings	\$ 17,537.70	\$ 17,537.70	\$ -	\$ -	\$ 17,537.70	100%	\$ -	\$ 1,753.77
CM #1 added 10" Misc. Fittings	\$ 4,040.92	\$ 4,040.92	\$ -	\$ -	\$ 4,040.92	100%	\$ -	\$ 404.09
8" Misc. Fittings	\$ 26,898.90	\$ 26,898.90	\$ -	\$ -	\$ 26,898.90	100%	\$ -	\$ 2,689.89
CM #1 added 8" Misc. Fittings	\$ 7,234.50	\$ 7,234.50	\$ -	\$ -	\$ 7,234.50	100%	\$ -	\$ 723.45
6" Misc. Fittings	\$ 4,306.00	\$ 4,306.00	\$ -	\$ -	\$ 4,306.00	100%	\$ -	\$ 430.60
CM #1 added 6" Misc. Fittings	\$ (4,306.00)	\$ (4,306.00)	\$ -	\$ -	\$ (4,306.00)	100%	\$ -	\$ (430.60)
Restraints / Wire	\$ 20,795.75	\$ 20,795.75	\$ -	\$ -	\$ 20,795.75	100%	\$ -	\$ 2,079.58
PT / BT	\$ 8,500.00	\$ 8,500.00	\$ -	\$ -	\$ 8,500.00	50%	\$ 4,250.00	\$ 425.00
Layout	\$ 4,600.00	\$ 4,600.00	\$ -	\$ -	\$ 4,600.00	100%	\$ -	\$ 460.00
Wire Testing	\$ 12,420.00	\$ 12,420.00	\$ -	\$ -	\$ 12,420.00	50%	\$ 6,210.00	\$ 621.00
Water As-Builts	\$ 5,200.00	\$ 5,200.00	\$ -	\$ -	\$ 5,200.00	50%	\$ 2,600.00	\$ 260.00
<b>Total Water</b>	<b>\$ 541,455.59</b>	<b>\$ 528,395.59</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 528,395.59</b>		<b>\$ 13,060.00</b>	<b>\$ 52,839.56</b>
<b>ReUse Water</b>								
CM #1 - 8" DR18	\$ 107,264.98	\$ 107,264.98	\$ -	\$ -	\$ 107,264.98	100%	\$ -	\$ 10,726.50
6" DR18	\$ 108,207.12	\$ 108,207.12	\$ -	\$ -	\$ 108,207.12	100%	\$ -	\$ 10,820.71
CM #1 deleted 6" DR18	\$ (48,610.17)	\$ (48,610.17)	\$ -	\$ -	\$ (48,610.17)	100%	\$ -	\$ (4,861.02)
CM #1 added 8x8 Wet Tapp Single Service(s)	\$ 10,546.38	\$ 10,546.38	\$ -	\$ -	\$ 10,546.38	100%	\$ -	\$ 1,054.64
CM #1 added Single Service(s)	\$ 44,480.25	\$ 44,480.25	\$ -	\$ -	\$ 44,480.25	100%	\$ -	\$ 4,448.03
Long Single Service(s)	\$ 774.41	\$ 774.41	\$ -	\$ -	\$ 774.41	100%	\$ -	\$ 77.44
CM #1 added Long Single Service(s)	\$ 84,762.00	\$ 84,762.00	\$ -	\$ -	\$ 84,762.00	100%	\$ -	\$ 8,476.20
CM #10 - Added 3 ReUse Services (Short Phase)	\$ 991.19	\$ 991.19	\$ -	\$ -	\$ 991.19	100%	\$ -	\$ 99.12
CM #1 added 8" Gate Valve	\$ 3,531.75	\$ 3,531.75	\$ -	\$ -	\$ 3,531.75	100%	\$ -	\$ 353.18
6" Gate Valve	\$ 14,367.86	\$ 14,367.86	\$ -	\$ -	\$ 14,367.86	100%	\$ -	\$ 1,436.79
CM #1 deleted 6" Gate Valve	\$ 12,065.70	\$ 12,065.70	\$ -	\$ -	\$ 12,065.70	100%	\$ -	\$ 1,206.57
CM #1 added 8" Misc. Fittings	\$ (5,743.35)	\$ (5,743.35)	\$ -	\$ -	\$ (5,743.35)	100%	\$ -	\$ (574.34)
6" Misc. Fittings	\$ 7,971.54	\$ 7,971.54	\$ -	\$ -	\$ 7,971.54	100%	\$ -	\$ 797.15
CM #1 added 6" Misc. Fittings	\$ 9,737.55	\$ 9,737.55	\$ -	\$ -	\$ 9,737.55	100%	\$ -	\$ 973.76
Restraints / Wire	\$ 467.09	\$ 467.09	\$ -	\$ -	\$ 467.09	100%	\$ -	\$ 46.71
CM #1 - Restraints / Wire	\$ 10,707.00	\$ 10,707.00	\$ -	\$ -	\$ 10,707.00	100%	\$ -	\$ 1,070.70
PT / BT	\$ 5,408.63	\$ 5,408.63	\$ -	\$ -	\$ 5,408.63	100%	\$ -	\$ 540.86
Layout	\$ 8,000.00	\$ 8,000.00	\$ -	\$ -	\$ 8,000.00	50%	\$ 4,000.00	\$ 400.00
Wire Testing	\$ 4,200.00	\$ 4,200.00	\$ -	\$ -	\$ 4,200.00	100%	\$ -	\$ 420.00
ReUse Main As-Builts	\$ 12,875.40	\$ 12,875.40	\$ -	\$ -	\$ 12,875.40	50%	\$ 6,437.70	\$ 643.77
	\$ 4,800.00	\$ 4,800.00	\$ -	\$ -	\$ 4,800.00	50%	\$ 2,400.00	\$ 240.00

	\$	396,805.33	\$	383,967.63	\$	-	\$	-	\$	12,837.70	\$	383,967.63	\$	38,396.76		
<b>Total ReUse Water</b>																
<b>Sanitary Sewer</b>																
Manhole "A" (s)	\$	170,308.30	\$	170,308.30	\$	-	-	-	-			\$	170,308.30	100%	\$	17,030.83
Manhole Lined	\$	16,881.90	\$	16,881.90	\$	-	-	-	-			\$	16,881.90	100%	\$	1,688.19
Grade Rings	\$	8,040.00	\$	8,040.00	\$	-	-	-	-			\$	8,040.00	100%	\$	804.00
8" PVC	\$	226,548.52	\$	226,548.52	\$	-	-	-	-			\$	226,548.52	100%	\$	22,654.85
Services	\$	169,845.75	\$	169,845.75	\$	-	-	-	-			\$	169,845.75	100%	\$	16,984.58
Dewater	\$	101,080.00	\$	101,080.00	\$	-	-	-	-			\$	101,080.00	100%	\$	10,108.00
Layout	\$	6,325.00	\$	6,325.00	\$	-	-	-	-			\$	6,325.00	100%	\$	632.50
CM #1 added Layout	\$	1,093.30	\$	1,093.30	\$	-	-	-	-			\$	1,093.30	100%	\$	109.33
TV	\$	40,558.35	\$	40,558.35	\$	-	-	-	-			\$	40,558.35	100%	\$	4,055.84
Sewer As-Builts	\$	7,475.00	\$	7,475.00	\$	-	-	-	-			\$	7,475.00	50%	\$	373.75
CM #1 added Sewer As-Builts	\$	780.00	\$	780.00	\$	-	-	-	-			\$	780.00	100%	\$	78.00
CM #1 added/ revised Sewer Manholes	\$	28,083.38	\$	28,083.38	\$	-	-	-	-			\$	28,083.38	100%	\$	2,808.34
<b>Total Sanitary Sewer</b>	\$	<b>777,019.50</b>	\$	<b>773,282.00</b>	\$	-	-	-	-			\$	<b>773,282.00</b>		\$	<b>77,328.20</b>
<b>Force Main</b>																
8" DR18	\$	12,966.40	\$	12,966.40	\$	-	-	-	-			\$	12,966.40	100%	\$	1,296.64
CM #1 deleted 8" DR18	\$	(12,694.08)	\$	(12,694.08)	\$	-	-	-	-			\$	(12,694.08)	100%	\$	(1,269.41)
CM #1 added 6" DR18	\$	8,363.04	\$	8,363.04	\$	-	-	-	-			\$	8,363.04	100%	\$	836.30
CM #1 added 6" Gate Valve	\$	1,914.45	\$	1,914.45	\$	-	-	-	-			\$	1,914.45	100%	\$	191.45
8" Misc. Fittings	\$	16,866.50	\$	16,866.50	\$	-	-	-	-			\$	16,866.50	100%	\$	1,686.65
CM #1 deleted 8" Misc. Fittings	\$	(16,177.65)	\$	(16,177.65)	\$	-	-	-	-			\$	(16,177.65)	100%	\$	(1,617.77)
CM #1 added 6" Misc. Fittings	\$	12,425.05	\$	12,425.05	\$	-	-	-	-			\$	12,425.05	100%	\$	1,242.51
Restraints / Wire	\$	2,383.35	\$	2,383.35	\$	-	-	-	-			\$	2,383.35	100%	\$	238.34
CM #1 deleted 8" Restraints / Wire	\$	(2,383.35)	\$	(2,383.35)	\$	-	-	-	-			\$	(2,383.35)	100%	\$	(238.34)
CM #1 - 6" Restraints / Wire	\$	1,653.90	\$	1,653.90	\$	-	-	-	-			\$	1,653.90	100%	\$	165.39
Layout	\$	1,200.00	\$	1,200.00	\$	-	-	-	-			\$	1,200.00	100%	\$	120.00
Wire Testing	\$	662.40	\$	662.40	\$	-	-	-	-			\$	662.40	100%	\$	66.24
PT/BT	\$	1,500.00	\$	1,500.00	\$	-	-	-	-			\$	1,500.00	100%	\$	150.00
Force Main As-Builts	\$	1,500.00	\$	1,500.00	\$	-	-	-	-			\$	1,500.00	100%	\$	150.00
<b>Total Force Main</b>	\$	<b>30,180.01</b>	\$	<b>30,180.01</b>	\$	-	-	-	-			\$	<b>30,180.01</b>		\$	<b>3,018.00</b>
<b>Lift Station</b>																
Wet Well	\$	74,712.70	\$	74,712.70	\$	-	-	-	-			\$	74,712.70	100%	\$	7,471.27
Lift Station	\$	278,300.00	\$	97,405.00	\$	44,528.00	-	-	-			\$	141,933.00	51%	\$	14,193.30
Dewater	\$	19,250.00	\$	19,250.00	\$	-	-	-	-			\$	19,250.00	100%	\$	1,925.00
Survey	\$	2,500.00	\$	2,500.00	\$	-	-	-	-			\$	2,500.00	100%	\$	250.00
Start Up	\$	2,500.00	\$	-	\$	-	-	-	-			\$	-	0%	\$	-
<b>Total Lift Station</b>	\$	<b>377,262.70</b>	\$	<b>193,867.70</b>	\$	<b>44,528.00</b>						\$	<b>238,395.70</b>		\$	<b>23,839.57</b>
<b>CM #3 - FDOT Roadway Phase 1</b>																
Mixing	\$	23,343.75	\$	23,343.75	\$	-	-	-	-			\$	23,343.75	100%	\$	2,334.38
Limerock Base	\$	70,840.00	\$	70,840.00	\$	-	-	-	-			\$	70,840.00	100%	\$	7,084.00
Base Finishing	\$	21,834.00	\$	21,834.00	\$	-	-	-	-			\$	21,834.00	100%	\$	2,183.40

Asphalt Paving - 3" SP Binder Traffic C	\$ 62,712.10	\$ 62,712.10	\$ -	\$ -	\$ 62,712.10	100%	\$ -	\$ 6,271.21
Prime	\$ 2,401.74	\$ 2,401.74	\$ -	\$ -	\$ 2,401.74	100%	\$ -	\$ 240.17
Pavement Marking/Signage	\$ 19,928.70	\$ 9,964.35	\$ -	\$ -	\$ 9,964.35	50%	\$ 9,964.35	\$ 996.44
Curbs & Gutter	\$ 7,268.00	\$ 7,268.00	\$ -	\$ -	\$ 7,268.00	100%	\$ -	\$ 726.80
Concrete Median	\$ 18,375.00	\$ -	\$ 18,375.00	\$ -	\$ 18,375.00	100%	\$ -	\$ 1,837.50
Sodded Shoulder	\$ 8,907.25	\$ -	\$ -	\$ -	\$ -	0%	\$ 8,907.25	\$ -
Demo (Asphalt & Limerock)	\$ 24,350.00	\$ 24,350.00	\$ -	\$ -	\$ 24,350.00	100%	\$ -	\$ 2,435.00
MOT	\$ 19,800.00	\$ 14,850.00	\$ 1,980.00	\$ -	\$ 16,830.00	85%	\$ 2,970.00	\$ 1,683.00
Silt Fence	\$ 8,806.00	\$ 8,806.00	\$ -	\$ -	\$ 8,806.00	100%	\$ -	\$ 880.60
30x19 ERCP - Ph 1	\$ 24,992.00	\$ 24,992.00	\$ -	\$ -	\$ 24,992.00	100%	\$ -	\$ 2,499.20
30x19 MES - Ph 1	\$ 12,600.00	\$ 12,600.00	\$ -	\$ -	\$ 12,600.00	100%	\$ -	\$ 1,260.00
Regrade Swales	\$ 13,200.00	\$ 13,200.00	\$ -	\$ -	\$ 13,200.00	100%	\$ -	\$ 1,320.00
Earthwork	\$ 9,000.00	\$ 9,000.00	\$ -	\$ -	\$ 9,000.00	100%	\$ -	\$ 900.00
Testing	\$ 4,425.00	\$ 4,425.00	\$ -	\$ -	\$ 4,425.00	100%	\$ -	\$ 442.50
Survey/ Asbuilts	\$ 11,050.00	\$ 5,525.00	\$ -	\$ -	\$ 5,525.00	50%	\$ 5,525.00	\$ 552.50
General Conditions	\$ 10,000.00	\$ 9,000.00	\$ 500.00	\$ -	\$ 9,500.00	95%	\$ 500.00	\$ 950.00
<b>Total Roadway</b>	<b>\$ 373,833.54</b>	<b>\$ 325,111.94</b>	<b>\$ 20,855.00</b>	<b>\$ -</b>	<b>\$ 345,966.94</b>		<b>\$ 27,866.60</b>	<b>\$ 34,596.69</b>
<b>CM # 4 - FDOT Roadway Haul Road</b>								
Mixing	\$ 4,125.00	\$ 4,125.00	\$ -	\$ -	\$ 4,125.00	100%	\$ -	\$ 412.50
Limerock Base	\$ 12,650.00	\$ 12,650.00	\$ -	\$ -	\$ 12,650.00	100%	\$ -	\$ 1,265.00
Base Finishing	\$ 3,645.00	\$ 3,645.00	\$ -	\$ -	\$ 3,645.00	100%	\$ -	\$ 364.50
Asphalt Paving - 1st Lift - 2.5"	\$ 10,023.75	\$ -	\$ -	\$ -	\$ -	0%	\$ 10,023.75	\$ -
Asphalt Paving - 2nd Lift - 1.5"	\$ 6,905.25	\$ -	\$ -	\$ -	\$ -	0%	\$ 6,905.25	\$ -
Prime	\$ 400.95	\$ 400.95	\$ -	\$ -	\$ 400.95	100%	\$ -	\$ 40.10
Pavement Marking/Signage	\$ 5,553.90	\$ 2,776.95	\$ -	\$ -	\$ 2,776.95	50%	\$ 2,776.95	\$ 277.70
Sodded Shoulder	\$ 3,619.39	\$ -	\$ -	\$ -	\$ -	0%	\$ 3,619.39	\$ -
MOT	\$ 4,950.00	\$ 4,950.00	\$ -	\$ -	\$ 4,950.00	100%	\$ -	\$ 495.00
29x45 ERCP - Haul Road	\$ 36,864.00	\$ 36,864.00	\$ -	\$ -	\$ 36,864.00	100%	\$ -	\$ 3,686.40
29x45 MES - Haul Road	\$ 24,740.00	\$ 12,370.00	\$ -	\$ -	\$ 12,370.00	50%	\$ 12,370.00	\$ 1,237.00
Flowable Fill	\$ 18,595.50	\$ 18,595.50	\$ -	\$ -	\$ 18,595.50	100%	\$ -	\$ 1,859.55
Pumping Flowable	\$ 3,105.00	\$ 3,105.00	\$ -	\$ -	\$ 3,105.00	100%	\$ -	\$ 310.50
Earthwork	\$ 9,850.00	\$ 9,850.00	\$ -	\$ -	\$ 9,850.00	100%	\$ -	\$ 985.00
Testing	\$ 2,800.00	\$ 1,400.00	\$ 840.00	\$ -	\$ 2,240.00	80%	\$ 560.00	\$ 224.00
Survey/ Asbuilts	\$ 4,800.00	\$ 2,400.00	\$ -	\$ -	\$ 2,400.00	50%	\$ 2,400.00	\$ 240.00
General Conditions	\$ 4,571.00	\$ 3,199.70	\$ 457.10	\$ -	\$ 3,656.80	80%	\$ 914.20	\$ 365.68
<b>Total Roadway</b>	<b>\$ 157,198.74</b>	<b>\$ 116,332.10</b>	<b>\$ 1,297.10</b>	<b>\$ -</b>	<b>\$ 117,629.20</b>		<b>\$ 39,569.54</b>	<b>\$ 11,762.92</b>
<b>CM # 5 - FDOT Roadway Phase 3</b>								
Mixing	\$ 32,765.63	\$ 32,765.63	\$ -	\$ -	\$ 32,765.63	100%	\$ -	\$ 3,276.56
Limerock Base	\$ 80,960.00	\$ 72,864.00	\$ 8,096.00	\$ -	\$ 80,960.00	100%	\$ -	\$ 8,096.00
Base Finishing	\$ 27,216.00	\$ -	\$ 27,216.00	\$ -	\$ 27,216.00	100%	\$ -	\$ 2,721.60
Asphalt Paving - 3" SP Binder Traffic C	\$ 70,673.90	\$ -	\$ -	\$ -	\$ -	0%	\$ 70,673.90	\$ -
Prime	\$ 2,993.76	\$ -	\$ 2,993.76	\$ -	\$ 2,993.76	100%	\$ -	\$ 299.38

Pavement Marking/Signage	\$ 19,928.70	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 19,928.70	\$ -
Sodded Shoulder	\$ 8,907.25	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 8,907.25	\$ -
Demo (Asphalt & Limerock)	\$ 24,350.00	\$ 18,262.50	\$ 6,087.50	\$ -	\$ -	\$ -	100%	\$ 24,350.00	\$ 2,435.00
MOT	\$ 19,800.00	\$ 14,850.00	\$ 1,980.00	\$ -	\$ -	\$ -	85%	\$ 16,830.00	\$ 1,683.00
Silt Fence	\$ 8,412.88	\$ 8,412.88	\$ -	\$ -	\$ -	\$ -	100%	\$ 8,412.88	\$ 841.29
DBI -1	\$ 3,265.00	\$ 3,265.00	\$ -	\$ -	\$ -	\$ -	100%	\$ 3,265.00	\$ 326.50
DBI -2	\$ 3,265.00	\$ 3,265.00	\$ -	\$ -	\$ -	\$ -	100%	\$ 3,265.00	\$ 326.50
MH (0-4)	\$ 9,376.00	\$ 9,376.00	\$ -	\$ -	\$ -	\$ -	100%	\$ 9,376.00	\$ 937.60
MH Convert Existing Inlet to MH	\$ 6,938.00	\$ 6,938.00	\$ -	\$ -	\$ -	\$ -	100%	\$ 6,938.00	\$ 693.80
29x45 MES	\$ 24,740.00	\$ 14,596.60	\$ -	\$ -	\$ -	\$ -	59%	\$ 14,596.60	\$ 1,459.66
29x45 ERCP	\$ 49,152.00	\$ 49,152.00	\$ -	\$ -	\$ -	\$ -	100%	\$ 49,152.00	\$ 4,915.20
15" RCP	\$ 1,800.00	\$ 1,800.00	\$ -	\$ -	\$ -	\$ -	100%	\$ 1,800.00	\$ 180.00
Regrade Swales	\$ 13,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 13,200.00	\$ -
Earthwork	\$ 9,000.00	\$ 6,750.00	\$ 2,250.00	\$ -	\$ -	\$ -	100%	\$ 9,000.00	\$ 900.00
Testing	\$ 4,425.00	\$ 3,540.00	\$ -	\$ -	\$ -	\$ -	80%	\$ 885.00	\$ 354.00
Survey/ Asbuilts	\$ 11,050.00	\$ 5,525.00	\$ -	\$ -	\$ -	\$ -	50%	\$ 5,525.00	\$ 552.50
General Conditions	\$ 10,000.00	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	60%	\$ 4,000.00	\$ 600.00
<b>Total Roadway</b>	<b>\$ 442,219.11</b>	<b>\$ 257,362.60</b>	<b>\$ 48,623.26</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 136,233.25</b>	<b>\$ 30,598.59</b>
<b>CM #6 - Clearing &amp; Demolition Phase 2</b>									
Silt Fence/Survey	\$ 19,184.00	\$ 19,184.00	\$ -	\$ -	\$ -	\$ -	100%	\$ 19,184.00	\$ 1,918.40
Erosion Control	\$ 8,500.00	\$ 5,100.00	\$ 425.00	\$ -	\$ -	\$ -	65%	\$ 2,975.00	\$ 552.50
N.O.I.	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	100%	\$ -	\$ 250.00
N.P.D.E.S.	\$ 9,000.00	\$ 5,400.00	\$ 450.00	\$ -	\$ -	\$ -	65%	\$ 3,150.00	\$ 585.00
Clearing	\$ 163,200.00	\$ 163,200.00	\$ -	\$ -	\$ -	\$ -	100%	\$ -	\$ 16,320.00
Stripping	\$ 105,600.00	\$ 105,600.00	\$ -	\$ -	\$ -	\$ -	100%	\$ -	\$ 10,560.00
<b>Total Clearing &amp; Demolition Phase 2</b>	<b>\$ 307,984.00</b>	<b>\$ 300,984.00</b>	<b>\$ 875.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 6,125.00</b>	<b>\$ 30,185.90</b>
<b>CM #6 - Earthwork Phase 2</b>									
Fill	\$ 261,250.00	\$ 248,187.50	\$ 13,062.50	\$ -	\$ -	\$ -	100%	\$ -	\$ 26,125.00
<b>Total Earthwork</b>	<b>\$ 261,250.00</b>	<b>\$ 248,187.50</b>	<b>\$ 13,062.50</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ 26,125.00</b>
<b>CM #8 - Sleeves</b>									
Sleeves	\$ 15,738.06	\$ 15,738.06	\$ -	\$ -	\$ -	\$ -	100%	\$ -	\$ 1,573.81
<b>Total Sleeves</b>	<b>\$ 15,738.06</b>	<b>\$ 15,738.06</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ 1,573.81</b>
<b>CM #9 - Amentity Center Utility Services</b>									
Utility Services	\$ 6,760.85	\$ 6,760.85	\$ -	\$ -	\$ -	\$ -	100%	\$ -	\$ 676.09
<b>Total Sleeves</b>	<b>\$ 6,760.85</b>	<b>\$ 6,760.85</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ 676.09</b>
<b>Total All Scope of Work</b>	<b>\$ 7,954,638.70</b>	<b>\$ 7,085,650.00</b>	<b>\$ 153,467.10</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 715,521.60</b>	<b>\$ 723,911.71</b>

Description of Work	Scheduled Value	From Previous Application	This Period Complete	Material Stored	Total Completed to Date	%	Balance to Finish	Retainage
<b>Clearing &amp; Demolition</b>								
NOI/NPDES Monitoring	\$ 11,500.00	\$ 8,625.00	\$ 230.00		\$ 8,855.00	77%	\$ 2,645.00	\$ 885.50
Mobilization / De-Mobilization	\$ 25,000.00	\$ 16,250.00	\$ 500.00		\$ 16,750.00	67%	\$ 8,250.00	\$ 1,675.00
Construction Entrance	\$ 7,000.00	\$ 3,500.00	\$ 350.00		\$ 3,850.00	55%	\$ 3,150.00	\$ 385.00
Silt Fence	\$ 30,821.00	\$ 30,821.00	\$ -		\$ 30,821.00	100%	\$ -	\$ 3,082.10
Erosion Control	\$ 8,500.00	\$ 6,375.00	\$ 170.00		\$ 6,545.00	77%	\$ 1,955.00	\$ 654.50
Clearing	\$ 333,880.00	\$ 333,880.00	\$ -		\$ 333,880.00	100%	\$ -	\$ 33,388.00
Stripping	\$ 216,040.00	\$ 216,040.00	\$ -		\$ 216,040.00	100%	\$ -	\$ 21,604.00
Respread	\$ 166,125.00	\$ 149,512.50	\$ 16,612.50		\$ 166,125.00	100%	\$ -	\$ 16,612.50
General Conditions	\$ 146,000.00	\$ 109,500.00	\$ 2,920.00		\$ 112,420.00	77%	\$ 33,580.00	\$ 11,242.00
<b>Total Clearing &amp; Demolition</b>	<b>\$ 944,866.00</b>	<b>\$ 874,503.50</b>	<b>\$ 20,782.50</b>	<b>\$ -</b>	<b>\$ 895,286.00</b>		<b>\$ 49,580.00</b>	<b>\$ 89,528.60</b>

<b>Earthwork</b>								
Cut	\$ 788,025.00	\$ 669,821.25	\$ 78,802.50		\$ 748,623.75	95%	\$ 39,401.25	\$ 74,862.38
Fill	\$ 717,858.00	\$ 707,707.50	\$ -		\$ 707,707.50	98%	\$ 10,647.50	\$ 37,770.75

Export - Loading On								
<b>CM #7 Export - Load</b>								
Finish Grade								
Builder Grading As-1								
<b>Total Earthwork</b>								
Pond #1 - Sod								1.13
Pond #2 - Sod								3.19
<b>CM #10 Silt Fence P</b>								9.13
Sod Haul Road Char								3.74
Sod B.O.C.								-
Sod Common Areas	\$ 52,357.25	\$ -	\$ 15,707.18		\$ 15,707.18	30%	\$ 36,650.08	\$ 1,570.72
Seed R.O.W. / Lots	\$ 84,216.00	\$ -	\$ -		\$ -	0%	\$ 84,216.00	\$ -
<b>Total Seeding / Sodding</b>	<b>\$ 254,842.00</b>	<b>\$ 60,725.86</b>	<b>\$ 37,378.60</b>	<b>\$ -</b>	<b>\$ 98,104.47</b>		<b>\$ 156,737.54</b>	<b>\$ 9,810.45</b>

<b>Roadway</b>								
Mixing	\$ 107,250.00	\$ 49,335.00	\$ 57,915.00		\$ 107,250.00	100%	\$ -	\$ 10,725.00
Asphalt Base	\$ 299,000.00	\$ 155,480.00	\$ -		\$ 155,480.00	52%	\$ 143,520.00	\$ 15,548.00
Base Finishing	\$ 92,170.00	\$ 47,928.40	\$ -		\$ 47,928.40	52%	\$ 44,241.60	\$ 4,792.84
<b>CM #2 Asphalt Paving - On Site</b>	<b>\$ 226,171.00</b>	<b>\$ 119,870.63</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 119,870.63</b>	<b>53%</b>	<b>\$ 106,300.37</b>	<b>\$ 11,987.06</b>
<b>CM #2 Prime</b>	<b>\$ 12,478.40</b>	<b>\$ 6,613.55</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,613.55</b>	<b>53%</b>	<b>\$ 5,864.85</b>	<b>\$ 661.36</b>
Pavement Marking / Signage	\$ 11,845.90	\$ 7,344.46	\$ -		\$ 7,344.46	62%	\$ 4,501.44	\$ 734.45
<b>CM #2 Sidewalk - On Site</b>	<b>\$ 48,776.00</b>	<b>\$ 24,388.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,388.00</b>	<b>50%</b>	<b>\$ 24,388.00</b>	<b>\$ 2,438.80</b>
<b>CM #2 ADA Mats</b>	<b>\$ 9,650.00</b>	<b>\$ 6,755.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,755.00</b>	<b>70%</b>	<b>\$ 2,895.00</b>	<b>\$ 675.50</b>
<b>CM #2 18" Miami Curb</b>	<b>\$ 189,520.00</b>	<b>\$ 92,864.80</b>	<b>\$ 87,179.20</b>	<b>\$ -</b>	<b>\$ 180,044.00</b>	<b>95%</b>	<b>\$ 9,476.00</b>	<b>\$ 18,004.40</b>
<b>CM #2 City Standard Curb</b>	<b>\$ 3,337.00</b>	<b>\$ 3,337.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,337.00</b>	<b>100%</b>	<b>\$ -</b>	<b>\$ 333.70</b>
Gravel Haul Road	\$ 35,664.00	\$ 26,748.00	\$ -		\$ 26,748.00	75%	\$ 8,916.00	\$ 2,674.80

# PREVIOUS REQUISITION #2 FOR REFERENCE

## SECTION V



*Excellence*  
IN COMMERCIAL LANDSCAPING



Landscape Maintenance Services Proposal  
*prepared for*  
**SAWMILL BRANCH MEDIAN  
ADD ON**



Clint Smith  
Operations Manager  
**Palm Coast Park CDD**

Matanzas Village Ave

November 08, 2023



## LANDSCAPE MAINTENANCE

Your commercial landscape is a valuable investment and retaining that value ultimately comes down to excellent landscape maintenance.

The following is a summary of the proposed scope of services to be provided. It serves as an outline, detailing the Best Practices that our company has developed in order to ensure that we provide consistent landscape maintenance services to your property and meet all the contractual specifications of your landscape maintenance agreement.

## MOWING

- Schedule of mowing is determined by the type of turf being serviced and adjusted to coincide with seasonal growth rates to maintain a consistent, healthy appearance.
- Scheduled cuts missed due to inclement weather will be made up as soon as possible.
- Mower blades will be kept sharp at all times to prevent tearing of grass leaves.
- Turf growth regulators may be used to assist in maintaining a consistent and healthy appearance of the turf.
- Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance.
- Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance health and vigor.

## EDGING & TRIMMING

- Yellowstone Landscape will neatly edge and trim around all plant beds, curbs, streets, trees, buildings, etc. to maintain shape and configuration.
- Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris. All walks will be blown after edging to maintain a clean, well-groomed appearance.
- All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass. "Hard" edging, "soft" edging and string trimming will be performed in conjunction with turf mowing operations.
- Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers or chemical means, as environmental conditions permit.





### DEBRIS REMOVAL

- Prior to mowing, each area will be patrolled for trash and other debris to reduce the risk of object propulsion and scattering, excluding areas concentrated with trash (e.g., dumpster zones, dock areas, and construction sites).
- Landscape debris generated on the property during landscape maintenance is the sole responsibility of Yellowstone Landscape, and will be removed no additional expense to the Client.

### FERTILIZER

- Turf grass will be fertilized as appropriate in accordance with type using a premium turf fertilizer containing minor elements.
- Various ratios of Nitrogen, Phosphorus, and Potassium (NPK) will be utilized for different growing seasons and environmental conditions. All sidewalks, roads, curbs, and patios will be swept clean of granular fertilizer after applications to minimize staining.

### INSECT, DISEASE, & WEED CONTROL

- Treatment of turf areas for damaging insect infestation or disease and weed control will be the responsibility of Yellowstone Landscape.
- All products will be applied as directed by the manufacturer's instructions and in accordance with all state and federal regulations.
- Yellowstone Landscape must possess and maintain an active certified Pest Control License issued through the local governing department responsible for issuing such licenses. Only trained applicators will apply agricultural chemicals.
- Access to a water source on the Client's property must be provided for use in spray applications.

## SHRUBS

- All pruning and thinning will be performed to retain the intended shape and function of plant material using proper horticultural techniques. Shrubs will be trimmed with a slight inward slope rising from the bottom of the plant to retain proper fullness of foliage at all levels.
- Plant growth regulators may be used to provide consistent and healthy appearance for certain varieties of plant material and ground covers.
- Clippings are to be removed by Yellowstone Landscape following pruning.

## TREE MAINTENANCE

- Trees will be cleared of sprouts from trunk. "Lifting" of limbs up to 10 feet above the ground is included.
- Palm Trees will have only brown or broken fronds removed at time of pruning.
- Yellowstone Landscape will maintain staking and guying of new trees. Re-staking of trees due to extreme weather is provided as a separate, billable service.

## FERTILIZATION

- Shrubs and ground cover will be fertilized with a recommended analysis containing a balanced minor nutrient package with a minimum 50% slow-release Nitrogen source product. Fertilization typically occurs in spring and fall, according to environmental conditions.
- Ornamental and Shade Trees will be fertilized utilizing a balanced tree fertilizer at recommended rates according to size.
- Palm Trees will be fertilized utilizing a balanced palm tree fertilizer at recommended rates according to size.

## INSECT, DISEASE, & WEED CONTROL

- Plants will be treated chemically as needed to effectively control insect infestation and disease as environmental and horticultural conditions permit. In extraordinary cases where disease or pests resist standard chemical treatments, Yellowstone Landscape will offer suggestions regarding the best course of action.
- Open ground in plant beds will be treated by manual or chemical means to control weed pressure as environmental, horticultural, and weather conditions permit.
- Yellowstone Landscape will maintain a log listing all applications and will have MSDS sheets available for each product used on the Client's property.
- The Client must provide access to a suitable water source on their property for use by Yellowstone Landscape in spray applications



## EDGING & TRIMMING

- Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
- “Weedeating” type edging will not be used around trees.

## IRRIGATION SYSTEM SPECIFICATIONS

- Irrigation inspections include inspection of sprinkler heads, timer mechanism, and each zone. In addition, the system will be inspected visually for hot spots and line breaks with each additional visit to the property.
- Irrigation rotors and spray nozzles will be kept free of grass and other plant material to ensure proper performance.
- Minor nozzle adjustments and cleaning and timer adjustments will be performed with no additional charge.
- Yellowstone Landscape will promptly inform the client of any system malfunction or deficiencies.
- Repairs for items such as head replacement, broken lines, pumps or timers will be performed upon the client’s approval and billed accordingly.
- Any damage caused by Yellowstone Landscape personnel shall be repaired promptly at no cost to the Client.

## ANNUAL FLOWERS

- Annual flower beds will be serviced to remove flowers that are fading or dead (“deadheading”) to prolong blooming time and to improve the general appearance of the plant.
- All soils are to be roto-tilled after removing and prior to installing new flowers.
- “Flower Saver Plus®” (or comparable product) containing beneficial soil micro-organisms and rich organic soil nutrients, will be incorporated in the annual flower planting soil at the time of each flower change.
- Supplemental top-dressing with a controlled-release fertilizer and/or soluble liquid fertilizer will be applied to enhance flowering and plant vigor.

- Yellowstone Landscape will provide extra services, special services and/or landscape enhancements over and above the specifications of landscape maintenance agreement at an additional charge with written approval from an authorized management representative of the Client.
- Property inspections will be conducted regularly by an authorized Yellowstone Landscape representative. Yellowstone Landscape will document and correct any landscape maintenance deficiencies identified within one week, or provide a status update for work requiring a longer period to accomplish.
- Yellowstone Landscape will provide the Client with a contact list for use in case of emergencies and will have personnel on call after regular business hours to respond accordingly.





- Yellowstone Landscape will provide all labor, transportation and supervision necessary to perform the work described herein.
- Field personnel will be equipped with all necessary supplies, tools, parts and equipment and trained to perform work in a safe manner.
- Personnel will be licensed for all applicable maintenance functions, including any pesticide or supplemental nutrient applications, as required by law.
- Yellowstone Landscape service vehicles will be well maintained and clean in appearance. Vehicles must be properly licensed and tagged, and operated only by licensed personnel.
- All Yellowstone Landscape vehicles must operate in a safe and courteous manner while on the Client's property. Pedestrians have the right-of-way and service vehicles are expected to yield.
- All trailers, storage facilities, and maintenance equipment must be in good condition and present a clean and neat appearance.
- Tools and equipment must be properly suited for their purpose and used in a safe manner, utilizing the appropriate safety gear at all times.

# SERVICE MAP

The image below depicts the boundaries of the serviceable areas of your landscape as understood for the purposes of developing this proposal.



# SAWMILL BRANCH MEDIAN & POND TRIMMING

MAINTENANCE SERVICES	PRICE
<b>Median 01 Services</b> Includes Mowing, Edging, String Trimming, Weeding, Debris Removal & Cleanup	\$5,000
<b>Median 02 Services</b> Includes Mowing, Edging, String Trimming, Weeding, Debris Removal & Cleanup	\$8,500
<b>Pond Bank Trimming - (Based on Applying \$12,000 from Roadway Service)</b> Includes String trimming of all pond banks with pond mowing occurrences	\$12,500
<b>ADD ON TOTAL</b>	<b>\$26,000</b>

ADDITIONAL SERVICES (NOT INCLUDED IN ANNUAL GRAND TOTAL)	PRICE
<b>Pond Bank Cleanup (One time service)</b> Includes initial service for pond banks that have not been trimmed	\$5,280

SAWMILL BRANCH ADDENDUM TOTAL

\$26,000.00

SAWMILL BRANCH MONTHLY ADDENDUM TOTAL

\$2,166.67

# YOUR SERVICE CALENDAR

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

SERVICE	
Median Service	30
Pond Bank Trimming	20

**CLIENT NAME:** Palm Coast Park CDD

**BILLING ADDRESS:**

**PROPERTY CONTACT:** Clint Smith

**PROPERTY CONTACT EMAIL:** clintsmith@aol.com

**PROPERTY CONTACT PHONE:** +13869314496

**CONTRACT EFFECTIVE DATE:** **September 01, 2023**

**CONTRACT EXPIRATION DATE:** August 31, 2024

**INITIAL TERM:** One Year

**PROPERTY NAME:** Sawmill Branch Median Add On

**PROPERTY ADDRESS:** Matanzas Village Ave

**CONTRACTOR:** Yellowstone Landscape, PO Box 849, Bunnell, FL 32110

**YELLOWSTONE CONTACT:** Business Development Manager

**YELLOWSTONE CONTACT EMAIL:** jdistler@yellowstonelandscape.com

**YELLOWSTONE CONTACT PHONE:** 386-237-8621

**YELLOWSTONE SCOPE OF SERVICES:** The Client agrees to engage Yellowstone Landscape to provide the services and work as described.

# AGREEMENT

**COMPENSATION SCHEDULE:**

The Client agrees to pay Yellowstone Landscape **\$26,000.00** annually, in equal monthly installments billed in the amount of **\$2,166.67** upon receipt of invoice.

Charges will increase at the commencement of each additional automatic twelve (12) month renewal term per the Agreement Renewal section on the following page of this agreement. The TERMS AND CONDITIONS following and the EXHIBITS attached hereto constitute part of this agreement.

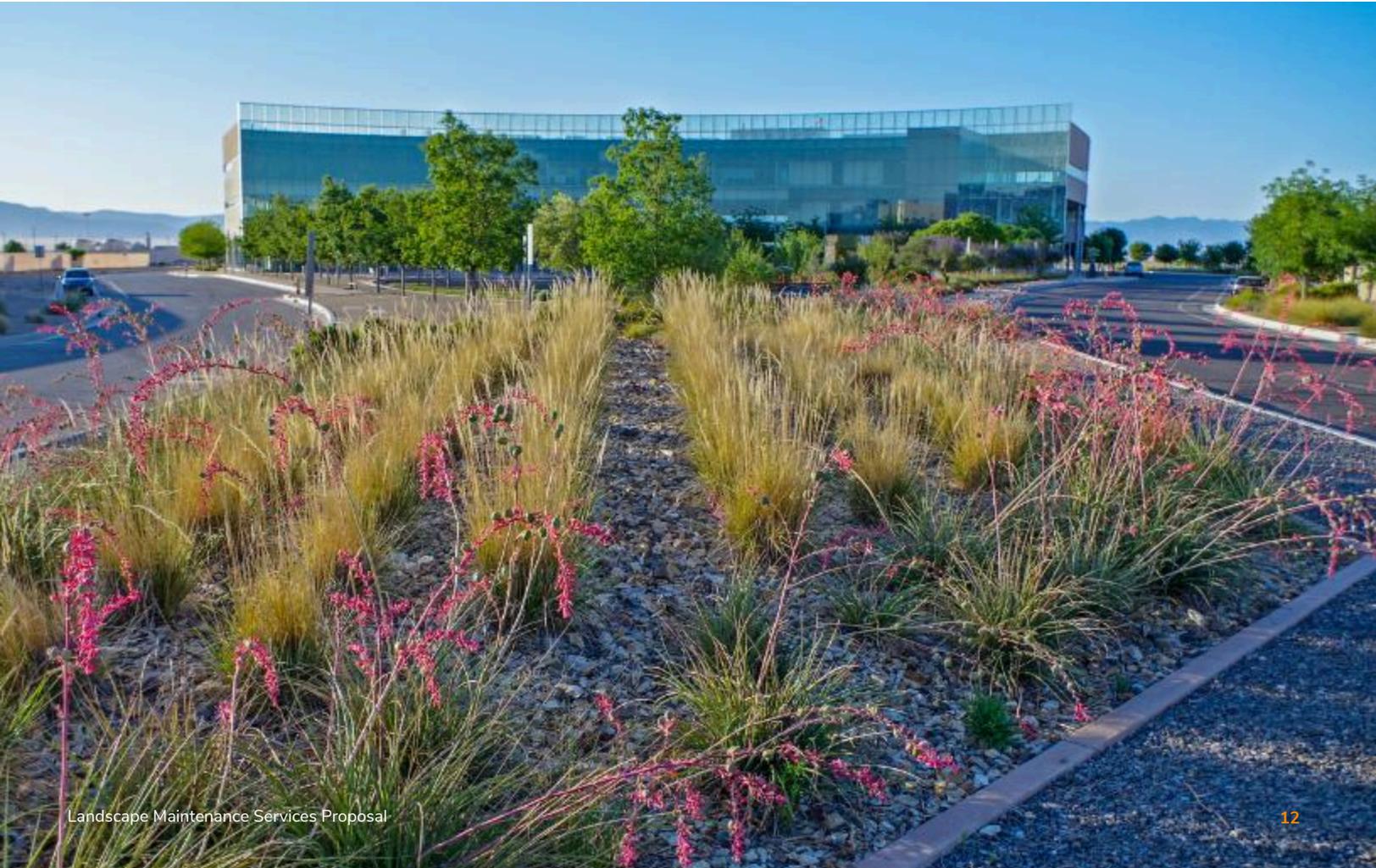
**Presented by:** Yellowstone Landscape

**Accepted by:** Palm Coast Park CDD



**Printed Name:** Clint Smith  
**Date:**

**Printed Name:** Christopher Adornetti, Officer  
**Date:**



## TERMS & CONDITIONS

**Entire Agreement:** This Landscape Management Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

**Acceptance of Agreement:** The Agreement constitutes Yellowstone Landscape (hereafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

**Price, Quality, and Working Conditions:** The amounts in the "Compensation Schedule" include all labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including Plans, Specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services.

**Assignment:** Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim, or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

**Relationship of Parties:** The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

**Agreement Renewal:** Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional twelve (12) month term and will continue to renew at the end of each successive twelve (12) month unless canceled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3.0% at the commencement of each additional automatic twelve (12) month renewal term.

**Payment Terms:** Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" on the preceding page of this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. Our preferred payment method is ACH transfer. If Client chooses to pay by check or money order, payments should be mailed to the address indicated on the invoice.

**Termination for Cause:** It is agreed that either party may terminate this agreement given (30) thirty days' notice in writing. However, the following conditions must be met in order to substantiate the cancellation of the agreement. Yellowstone will be given 30 days written notice to correct any issues that the Client feels justify the cancellation of the agreement. Yellowstone must receive notification in writing that the issue has not been resolved to the established level of satisfaction prior to termination. Final billing will be prorated to reflect services rendered until the termination date. Please note that the equal monthly payment in no way represents the value of work performed in any given month. In the event of cancellation, the Client agrees to pay Yellowstone any amount above and beyond the payments for actual work performed.

**Default:** In the event that Client breaches its obligations under this Agreement to permit and cooperate with Yellowstone's performance of its duties or Client fails to make payment for any Services within 30 days of receipt of Yellowstone's invoice, Yellowstone may, but shall not be obligated to, suspend Services until the breach is cured and/or until all arrearages have been paid in full. This Agreement will terminate automatically and without notice upon the insolvency of, or upon the filing of a bankruptcy petition by or against Client.

**Claims:** Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

**Jurisdiction:** By entering into this Agreement and unless otherwise agreed the parties agree that the courts of the State of Florida, or the courts of the United States located in the Middle District of the State of Florida, shall have the sole and exclusive jurisdiction to entertain any action between the parties hereto and the parties hereto waive any and all objections to venue being in the state courts located in Flagler County (and agree that the sole venue for such challenges shall be Flagler County) or the Middle District of Florida, if federal jurisdiction is appropriate. Should the parties not agree on the State of Florida as the appropriate jurisdiction for legal challenges, the parties agree the state in which the job site is located will be designated as the appropriate legal jurisdiction for all legal disputes and challenges to the contract or the work related thereto.

**Insurance:** Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

- a. Worker's Compensation Insurance with statutory limits;
- b. Employer's Liability Insurance with limits of not less than \$1,000,000;
- c. Commercial General Liability Insurance with combined single limits of not less than \$1,000,000 per occurrence/\$2,000,000 annual aggregate;
- d. Comprehensive Automobile Liability Insurance, including owned, non-owned, and hired vehicles, with combined single limits of not less than \$1,000,000.
- e. Umbrella Coverage \$10,000,000 per occurrence/\$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance and Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal, or material modification of the policies. When requested by Client, the original insurance policies required of Yellowstone will be made available for review.

**Licenses:** Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

**Indemnification for Third Party Claims:** Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses, and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

**Limitation of Liability:** Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses, and damages, whether in contract, tort, or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for incidental, consequential, special, or punitive damages.

**Indirect Damages:** Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental, or punitive damages (including but not limited to loss of use, income, profits, financing, or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services.

**Excusable Delays and Risk of Loss:** Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

**Watering Restrictions and Drought Conditions:** Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability, and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

**Warranty:** Yellowstone's warranties shall not be in effect in the event of misuse, abuse or negligence by Client or any party affiliated with same. Additionally, Yellowstone's warranties shall not be in effect in the event of freeze, flood, fire and/or any other acts of God.

**Nonwaiver:** No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

**Construction:** The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

**Change in Law:** This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.



*Excellence*  
IN COMMERCIAL LANDSCAPING

**THANK YOU FOR YOUR TRUST**

We look forward to working with you!

---

[YELLOWSTONELANDSCAPE.COM](http://YELLOWSTONELANDSCAPE.COM)

# SECTION VI

**ADDENDUM TO AN ANNUAL SERVICES CONTRACT**

CUSTOMER NAME: **Sawmill Creek at Palm Coast Park CDD (10114)**  
SUBMITTED TO: **Clint Smith, clintsmith@aol.com**  
CONTRACT SUBMISSION DATE: October 13, 2023  
SUBMITTED BY: David Cottrell, North Florida Business Development Consultant  
SERVICES: Monthly Applications of EutroSORB WC to Pond 3 for Nutrient Remediation.

This agreement (the "Agreement") is an Addendum to the current Services Contract by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") and will begin on the first of the month following acceptance by the Customer, under the same terms and conditions for the same period as the current **Pond Maintenance** Services Contract signed on **09/22/2020** except as amended here.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. PAYMENT TERMS. The Contract Addendum Price is **\$2,424.00**. SOLitude shall invoice Customer **\$202.00 per month** for the Services to be provided under this Addendum. The price indicated in this Addendum shall be billed in addition to the regular monthly contract invoice amount and shall renew with the same terms and for the same time period as the existing contract.

**ACCEPTED AND APPROVED:**

**SOLITUDE LAKE MANAGEMENT, LLC.**

**Palm Coast Park CDD (10144)**

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

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

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

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

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

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

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

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

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



**Please Remit All Payments to:**

**1320 Brookwood Drive Suite H  
Little Rock AR 72202**

**Customer's Address for Notice Purposes:**

---

---

---

**Please Mail All Contracts to:**

**2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453**

---

**SCHEDULE A - SERVICES**  
**EUTROSORB REMEDIATION SERVICES**

**Remove Phosphorus. Restore Water Quality.**

Eutrosorb® is fast emerging as the best new technology for removing phosphorus from ponds, lakes and reservoirs.

- Patented Phosphorus Locking Technology
- Rapid & Permanent Removal of Phosphorus
- Reduced Potential for Cyanobacteria Toxins
- Total Maximum Daily Load (TMDL) Compliance Solution

**The Problem**

Phosphorus enrichment of waterbodies negatively impacts water quality. The accumulation and internal recycling of phosphorus in waterbodies has significant and lasting impacts on the aquatic ecosystem, drinking water supplies, recreation and sustaining water quality standards. For example, 1 lb of phosphorus can support up to 500 lbs of algae (Minnesota Sea Grant, 2011).

**The Impact**

Excessive levels of phosphorus in water and sediments alter the balance of an aquatic ecosystem. Algae production is out of balance, water use is negatively impacted and water quality degrades. What were once beneficial algae communities can become nuisance and toxic cyanobacteria (blue-green algae) blooms with potential health impacts to humans, animals and aquatic organisms. In addition, excessive phosphorus levels can result in regulatory implications due to exceeding of total maximum daily load (TMDL) thresholds and state and/or federal water quality standards.

**Watershed Management Isn't Enough**

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



Even when external sources of phosphorus have been curtailed by watershed management practices, the internal recycling of phosphorus in waterbodies can continue to degrade water quality and fuel nuisance and harmful algal growth.

### **The Solution**

Eutrosorb rapidly binds and removes bio-available phosphorus from a waterbody and restores water quality. With a reduction in bio-available phosphorus, a waterbody typically shifts to phosphorus limited conditions, experiences reduced algae productivity and biomass, and results in conditions less favorable for cyanobacteria proliferation.

### **Water Quality Restoration**

Eutrosorb provides an unmatched technology to reset the eutrophication clock (aging process) of waterbodies by removing free reactive phosphorus (bio-available) and restoring water quality. Eutrosorb provides water resource managers a new solution to Reset the Clock by specifically targeting and quantifiably removing phosphorus from a waterbody.

### **Rapid and Permanent Phosphorus Removal**

Eutrosorb has a high affinity to rapidly bind and permanently remove free reactive phosphorus (FRP) from the water column shortly after application. As Eutrosorb settles to the bottom of a waterbody, the product continues to filter phosphorus by binding FRP released from the sediment on its available sites. Once FRP is bound to Eutrosorb, it is no longer available to algae for assimilation and growth.

### **Effective in Diverse Water Conditions**

Eutrosorb is an environmentally compatible and effective solution in a wide range of water chemistries in ponds, lakes and reservoirs. Eutrosorb programs require no buffer to protect water quality and aquatic life during and after application. The removal of phosphorus from the water by Eutrosorb is attributed to a rare earth mineral that binds to phosphate molecules and forms a highly stable terminal compound that integrates within the sediments and is not bio-available for use by algae and other aquatic organisms.

### **The Result**

Significant and measurable reduction in internal phosphorus levels and restored water quality. Eutrosorb is rapidly emerging as the new standard to remove phosphorus and restore water quality in ponds, lakes and reservoirs.

#### Eutrosorb Program Design and Monitoring

Program design, implementation strategies and project cost are based on site-specific conditions

Water quality management objectives

Water quality parameters

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



Nutrient budget assessment (internal and external loading)

**Recommended Eutrosorb Management Strategy:**

1. A maintenance dose of **3 Prescription Dose Units of Eutrosorb WC** will be applied to the pond on a **one (1) time per month** basis to reduce eutrophication and remove free radical phosphorus from the water column, thus reducing its availability in the pond and limiting the primary excess nutrient responsible for water quality degradation and excessive nuisance algae and invasive aquatic weed growth.
2. Eutrosorb is a revolutionary proprietary product formulation offered to our clients as part of our long standing nationally recognized status as a SePRO Preferred Applicator.

Given the favorable features of the Eutrosorb, such as its very low toxicity, its ability to permanently bind FRP over a wide range of water chemistries, and the fact that it does not form flocs, Eutrosorb is fast emerging as the most effective phosphorus locking technology for in-situ management.

**General Qualifications:**

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

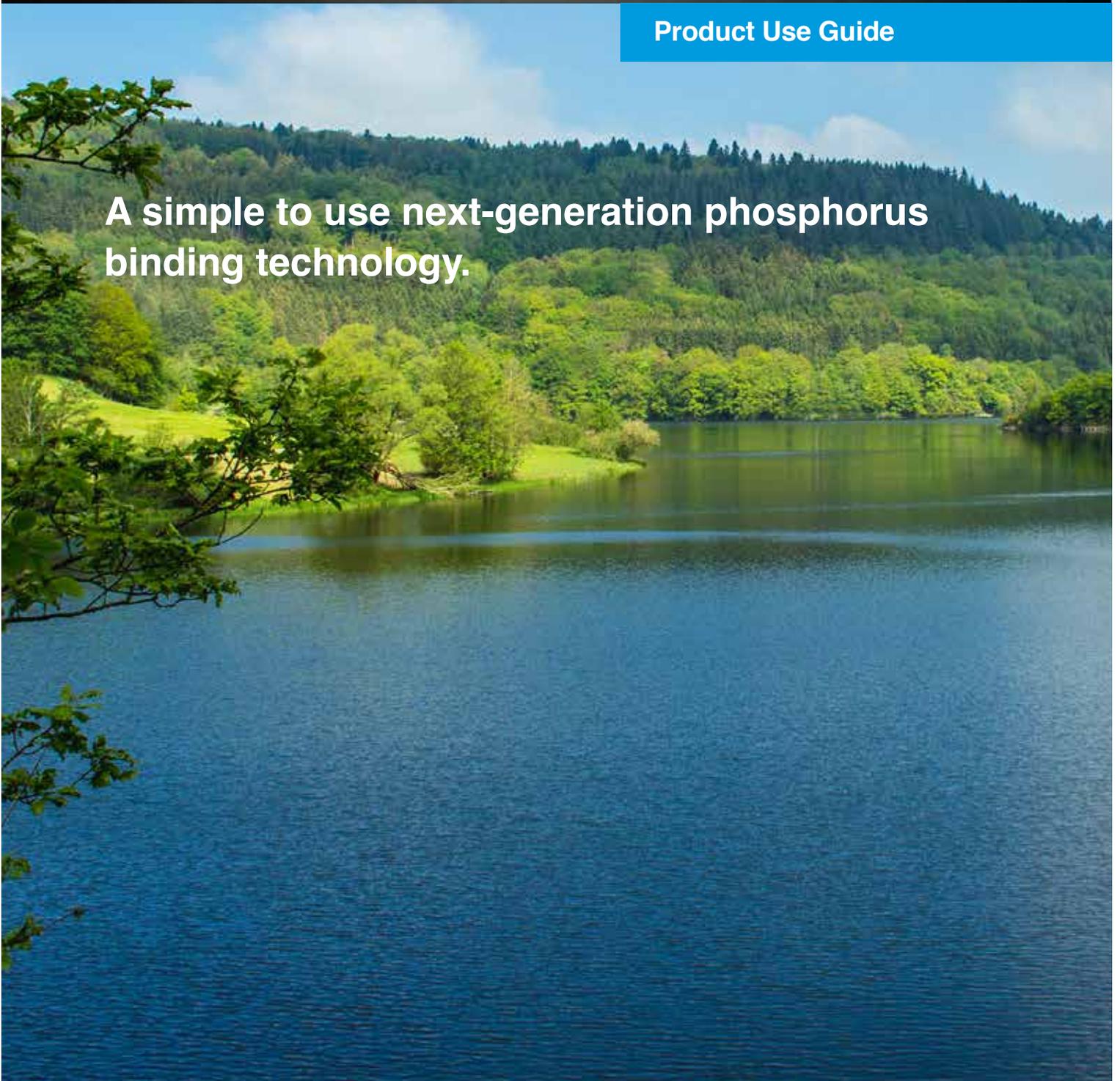
# EutroSORB<sup>®</sup> WC

Water Column Phosphorus Inactivator



Product Use Guide

A simple to use next-generation phosphorus binding technology.



# EutroSORB WC. Water quality protection and restoration just got easier!

**Eutrophication** - an increase in surface water concentration levels of phosphorus and nitrogen that degrade water quality and negatively impact the health of an aquatic ecosystem when excess levels are reached. Phosphorus is a key limiting nutrient in water resources—one pound of phosphorus can support five hundred pounds of algae growth.



20 PDU container

EutroSORB WC is a proprietary aqueous blend of phosphate binding minerals for rapid and permanent inactivation of phosphorus from the water column.

EutroSORB WC is simple to use and reduces phosphorus concentrations in natural waters when applied to surface water resources containing phosphorus.

EutroSORB WC can be easily applied via surface spray application, sub-surface injections, or poured into areas where good mixing occurs. The material is an aqueous solution that **does not** require a slurry mix prior to application, as with other clay-based technologies.

## Assessment Recommendations for EutroSORB WC

As with all in-water treatments, it is important to have an accurate assessment of the surface acres and average water depth for the water body being treated with EutroSORB WC. It is also important to understand how

many pounds of phosphorus are in the water column being treated. To determine the pounds of phosphorus, the following formula can be used:

$$\text{Surface Acres} \times \text{Average Depth of Water} \times \text{Total P (ppb)}^* \times 0.0027 = \text{Lbs. of Phosphorus}$$

\*A SeSCRIPT analysis from SePRO's lab services can be used to determine Total P (TP). Go to [sepro.com/aquatics/lab](http://sepro.com/aquatics/lab) for more information.

## Prescription Guidelines for EutroSORB WC

Once the pounds of phosphorus have been determined in the water column, the following formula can be used to determine how many PDUs are required to inactivate the calculated volume of phosphorus:

$$\text{Lbs. of Phosphorus} \times 10 = \text{PDUs of EutroSORB WC}$$

What is a PDU? EutroSORB WC utilizes the new, precise system of rate recommendations and product measurements called Prescription Dose Units (PDU).

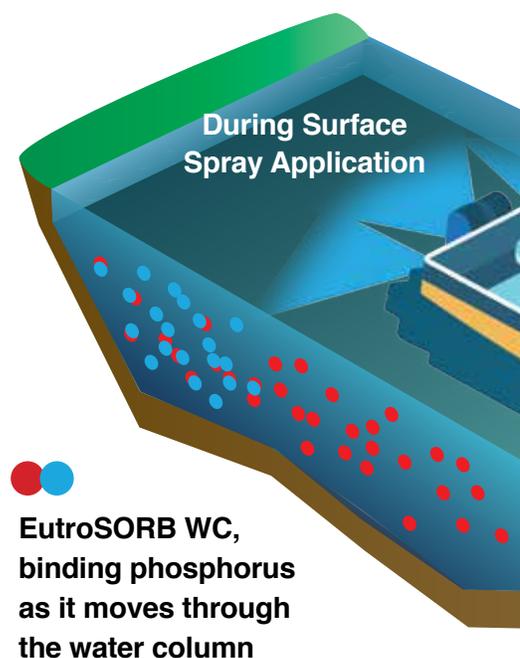
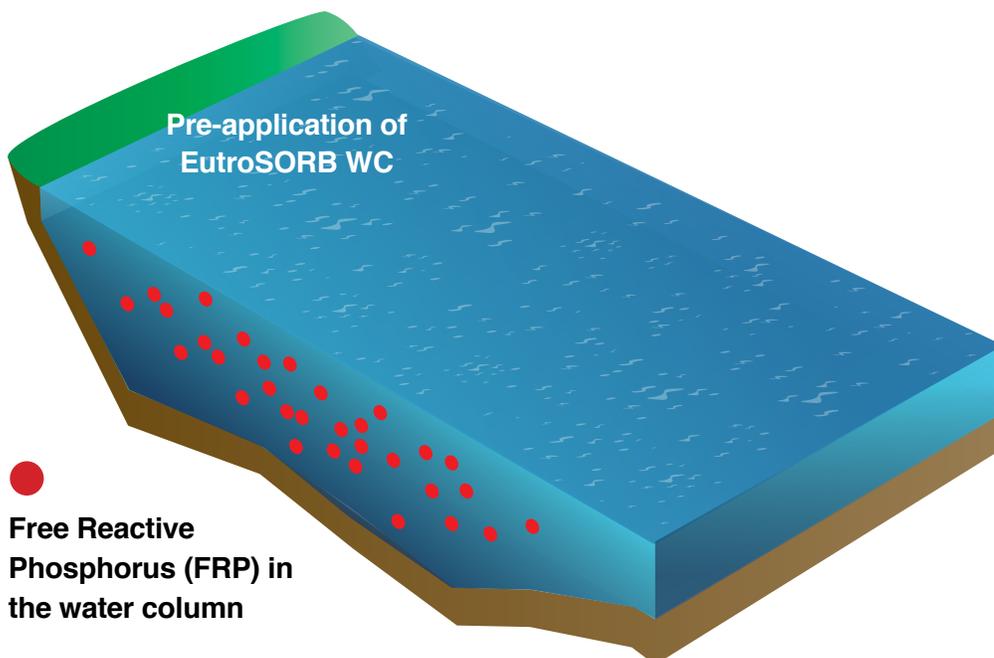
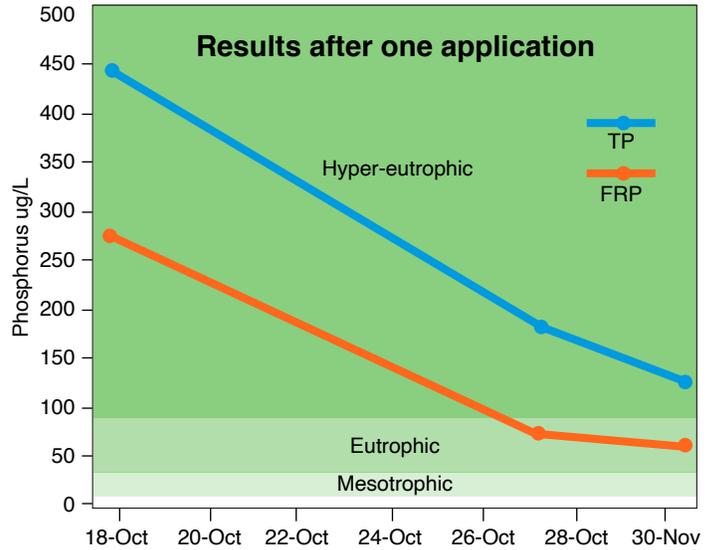




Image courtesy of AQUA DOC Lake & Pond Management



### Phosphorus Removal Efficiency

EutroSORB WC is very effective at binding phosphorus. Each PDU of EutroSORB WC will inactivate 0.1 lbs. of phosphorus from the water column. It only takes 10 PDUs of EutroSORB WC to inactivate 1 lb. of phosphorus rapidly and permanently.

10 PDUs = Inactivates 1 pound of P

\*1 PDU is equivalent to 16 oz.

**Pro Tip:** If algae are present, treat with a SePRO algaecide (e.g., Captain XTR, Cutrine Plus, SeClear Algaecide and Water Quality Enhancer, Oximycin P5, etc.) 3 - 5 days prior to the initial application of EutroSORB WC.

**Fun Fact:** 1 pound of phosphorus in water can support 500 pounds of algae growth.

### General Maintenance

One pound of P Inactivation Program	
Spring	4 PDUs per acre
Summer	4 PDUs per acre
Fall	2 PDUs per acre

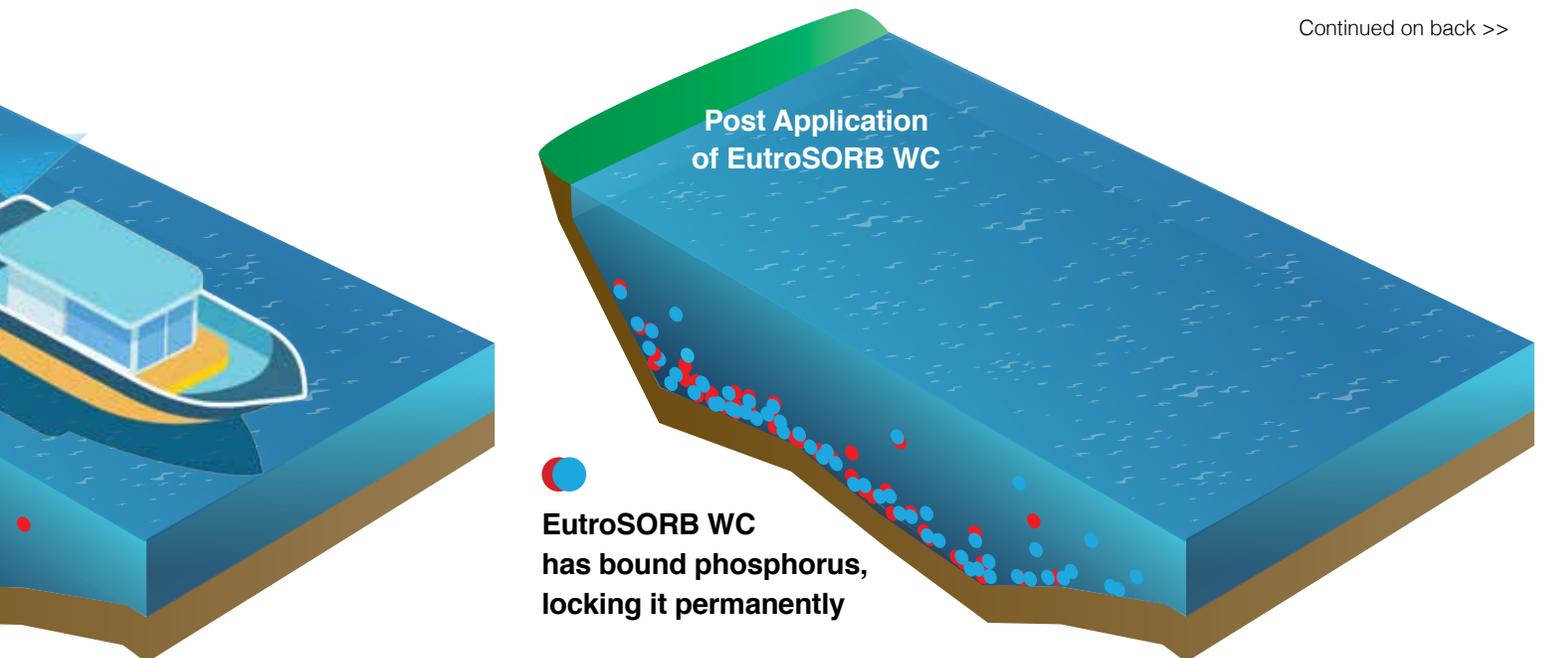
### Application Directions

EutroSORB WC can be used in surface waters such as lakes, ponds, reservoirs, rivers, streams, canals, ditches, etc.

EutroSORB WC can be applied via surface spray application, sub-surface injections, or poured into areas where good mixing occurs such as intakes or fill pipes.

For best results, distribute EutroSORB WC uniformly over the surface of the water body or the area targeted for

Continued on back >>



phosphorus inactivation. When making applications to flowing water (e.g., rivers, streams, canals, ditches, etc.), inject, drip, or pour EutroSORB WC at a location where adequate mixing occurs to optimize phosphorus binding.

Contact a SePRO Technical Specialist for tank-mix compatibility and assistance with more dynamic systems and projects, or visit **eutrosorb.com** for more information.

### **Ecological Assessment**

EutroSORB WC does not impact water quality or chemistry. It has an excellent safety profile with no environmental, health, or safety concerns associated with this technology.

### **Summary**

EutroSORB WC is a simple to use next-generation phosphorus binding technology that can be used to remove excess phosphorus rapidly and permanently from surface water resources—because water quality protection and restoration does not have to be difficult.



Also available in 2,200 PDU totes

### **EutroSORB WC Benefits**

- Easy to use formulation
  - No slurry required
  - Low volume use rates
- Rapid and permanent inactivation of phosphorus
- Safe for fish, invertebrates, and personnel
- No irrigation restrictions
- Patent pending

**To purchase or for more information**, contact your SePRO Technical Specialist at **1-800-419-7779**, visit **sepro.com**, or contact a SePRO Distributor Partner



Visit **eutrosorb.com**

## **SECTION VII**

**RESOLUTION 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Secretary.

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

**SECTION 1.** Jeremy LeBrun is appointed Assistant Secretary.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

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

ATTEST:

**PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

# SECTION VIII

# SECTION A



4. Each disbursement represents a Cost of the Project which has not previously been paid.

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

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

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

**PALM COAST PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL**

**FOR NON-COST OF ISSUANCE REQUESTS ONLY**

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

\_\_\_\_\_  
Consulting Engineer

**Palm Coast Park CDD**  
**Reimbursement Request - Special Assessment Bonds, Series 2023 (Somerset)**  
**Cost of Issuance**

Check Date	Vendor	District Check #	Amount
9/26/22	Chiumento Dwyer Hertel	88	\$ 236.00
10/26/22	Daytona News Journal	96	\$ 198.72
11/22/22	Daytona News Journal	105	\$ 198.72
1/31/23	Matthews Design Group	140	\$ 10,000.00
1/31/23	Matthews Design Group	140	\$ 2,650.00
<b>Total Due</b>			<b>\$ 13,283.44</b>

Please make check payable as:

Palm Coast Park CDD  
219 East Livingston Street  
Orlando, FL 32801

Or Wire Funds as follows:

Palm Coast Park CDD  
Bank: Wells Fargo Bank  
ABA# 121000248  
Account #: 4122876972



**Fee Detail**

Date	Description	Hours	Rate	Total
8/15/2022	VLS Reviewed and annotated Engineer's report and Assessment Methodology.	0.80	\$295.00/hr	\$236.00
		<b>Hours Total</b>	<b>0.80</b>	<b>Fee Total</b>
				<b>\$236.00</b>

**Expense Detail**

Date	Description	Quantity	Rate	Total
<i>No expenses have been charged for this invoice.</i>				
			<b>Expenses Total</b>	<b>\$0.00</b>

Fees	\$236.00
Expense	\$0.00
<b>Current Due</b>	<b>\$236.00</b>
<b>Outstanding Balance</b>	<b>\$0.00</b>
<b>Total Due</b>	<b>\$236.00</b>

**Timekeeper Summary**

Timekeeper	Hours
Vincent Sullivan	0.80
<b>Total Hours</b>	<b>0.80</b>

# LOCALiQ

The Daytona Beach News-Journal  
Daytona Pennysaver

<b>ACCOUNT NAME</b> Pc Park Cdd		<b>ACCOUNT #</b> 464692	<b>PAGE #</b> 1 of 1
<b>INVOICE #</b> 0004945282	<b>BILLING PERIOD</b> Sep 1- Sep 30, 2022	<b>PAYMENT DUE DATE</b> October 20, 2022	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (Included in amt due)</b> \$0.00	<b>TOTAL AMOUNT DUE</b> \$198.72	
<b>BILLING ACCOUNT NAME AND ADDRESS</b> Pc Park Cdd ACCTS PAYABLE Cmnty Dev. Dist. 219 E. Livingston St. Orlando, FL 32801-1508 		<b>BILLING INQUIRIES/ADDRESS CHANGES</b> 1-877-736-7612 or smb@ccc.gannett.com	<b>FEDERAL ID</b> 47-2390983
<p>Legal Entity: Gannett Media Corp.                  Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.                  All funds payable in US dollars.</p>			

00004646920000000000000049452820001987267249

Starting in October ad placements will be assessed a monthly creative processing fee to cover fees associated with award winning ad design, toning, imaging, and sizing. Previous Account Number: **DBN 1005620**

Date	Description	Amount
9/1/22	Balance Forward	\$0.00

001.300.22.102

**Legal Advertising:**

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
9/29/22	DTB Daytona Beach News-Journal	7840145	10/21 Public Hearing		2	2.0000 x 18 in	
			09/29/22-7840145-Credit Adjustment			-\$1,758.92	\$198.72



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

# LOCALiQ

The Daytona Beach News-Journal  
Daytona Pennysaver

<b>ACCOUNT NAME</b> Pc Park Cdd		<b>PAYMENT DUE DATE</b> October 20, 2022		<b>AMOUNT PAID</b>		
<b>ACCOUNT NUMBER</b> 464692		<b>INVOICE NUMBER</b> 0004945282				
<b>CURRENT DUE</b> \$198.72	<b>30 DAYS PAST DUE</b> \$0.00	<b>60 DAYS PAST DUE</b> \$0.00	<b>90 DAYS PAST DUE</b> \$0.00	<b>120+ DAYS PAST DUE</b> \$0.00	<b>UNAPPLIED PAYMENTS</b> \$0.00	<b>TOTAL AMOUNT DUE</b> \$198.72

**REMITTANCE ADDRESS** (Include Account# & Invoice# on check)  
  
Daytona Beach News-Journal  
P.O. Box 630476  
Cincinnati, OH 45263-0476

**TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:**

VISA     MASTERCARD     DISCOVER     AMEX

Card Number \_\_\_\_\_  
Exp Date    /    /    CVV Code \_\_\_\_\_  
Signature    \_\_\_\_\_    Date    \_\_\_\_\_

00004646920000000000000049452820001987267249





The Daytona Beach News-Journal  
Daytona Pennysaver

<b>ACCOUNT NAME</b> Pc Park Cdd		<b>ACCOUNT #</b> 464692	<b>PAGE #</b> 1 of 1
<b>INVOICE #</b> 0005037295	<b>BILLING PERIOD</b> Oct 1- Oct 31, 2022	<b>PAYMENT DUE DATE</b> November 20, 2022	
<b>PREPAY (Memo info)</b> \$0.00	<b>UNAPPLIED (Included in amt due)</b> \$0.00	<b>TOTAL AMOUNT DUE</b> \$397.44	
<b>BILLING ACCOUNT NAME AND ADDRESS</b> Pc Park Cdd ACCTS PAYABLE Cmnty Dev. Dist. 219 E. Livingston St. Orlando, FL 32801-1508 		<b>BILLING INQUIRIES/ADDRESS CHANGES</b> 1-877-736-7612 or smb@ccc.gannett.com	<b>FEDERAL ID</b> 47-2390983
<p>Legal Entity: Gannett Media Corp.  Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.  All funds payable in US dollars.</p>			

0000464692000000000000050372950003974467243

Starting in October ad placements will be assessed a monthly creative processing fee to cover fees associated with award winning ad design, toning, imaging, and sizing. Previous Account Number: ~~DAIN\_1005920~~

Date	Description	Amount
10/1/22	Balance Forward	1.300.22.102 \$198.72

**Legal Advertising:**

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
✓ 10/6/22	DTB Daytona Beach News-Journal	7840145	10/21 Public Hearing		✓	2.0000 x 18 in	
			09/29/2022-7840145-Credit Adjustment			-\$1,481.02	\$198.72

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT



The Daytona Beach News-Journal  
Daytona Pennysaver

<b>ACCOUNT NAME</b> Pc Park Cdd		<b>PAYMENT DUE DATE</b> November 20, 2022		<b>AMOUNT PAID</b>		
<b>ACCOUNT NUMBER</b> 464692		<b>INVOICE NUMBER</b> 0005037295				
<b>CURRENT DUE</b> \$198.72	<b>30 DAYS PAST DUE</b> \$198.72	<b>60 DAYS PAST DUE</b> \$0.00	<b>90 DAYS PAST DUE</b> \$0.00	<b>120+ DAYS PAST DUE</b> \$0.00	<b>UNAPPLIED PAYMENTS</b> \$0.00	<b>TOTAL AMOUNT DUE</b> \$397.44

REMITTANCE ADDRESS (Include Account # & Invoice # on check)

Daytona Beach News-Journal  
P.O. Box 630476  
Cincinnati, OH 45263-0476

TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:

VISA     MASTERCARD     DISCOVER     AMEX

Card Number \_\_\_\_\_  
Exp Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_    CVV Code \_\_\_\_\_  
Signature \_\_\_\_\_    Date \_\_\_\_\_

0000464692000000000000050372950003974467243

**PROOF OF PUBLICATION**

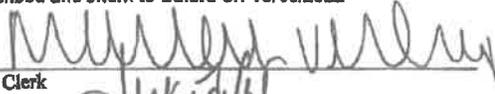
PALM COAST PARK PC PARK CDD  
ACCTS PAYABLE  
PC PARK CDD  
219 E Livingston ST  
Cmnty Dev. Dist.  
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who, on oath says that he/she is LEGAL COORDINATOR of The News-Journal, a daily and Sunday newspaper, published at Daytona Beach in Volusia and Flagler Counties, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL in the Circuit Court, was published in said newspaper in the issues dated or by publication on the newspaper's website, if authorized, on:

09/29/2022, 10/06/2022

Affiant further says that The News-Journal is a newspaper published at Daytona Beach, in said Volusia County, Florida, and that the said newspaper has heretofore been continuously published in said Volusia County, Florida each day and Sunday and has been entered as second-class mail matter at the post office in Daytona Beach, in said Volusia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.  
Subscribed and sworn to before on 10/06/2022

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown  
97925

My commission expires  
Publication Cost: \$794.88  
Order No: 7840145 # of Copies: 1  
Customer No: 464892  
PO #:

VICKY FELTY  
Notary Public  
State of Wisconsin

**THIS IS NOT AN INVOICE!**



*Please do not use this form for payment remittance.*





Project Manager Fred "Rudd" Jones



David Root  
Palm Coast Park CDD  
219 E Livingston Street  
Orlando, FL 32801

October 6, 2022  
Invoice No: 187947

Project 22144.00 Somerset at Palm Coast Park CDD

Please call Rudd Jones if you have any questions or concerns regarding your project.

For billing inquiries, please contact our Accounting Department.

Professional Services through September 30, 2022

Phase	001	Engineer's Report		
<b>Fee</b>				
Total Fee		12,500.00		
Percent Complete	80.00	Total Earned	10,000.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	10,000.00	
		Total Fee		10,000.00
		<b>Total Due:</b>		<b>\$10,000.00</b>

<b>Billed to Date</b>			
	<b>Current Due</b>	<b>Prior Billed</b>	<b>Billed to Date</b>
Fee	10,000.00	0.00	10,000.00
Totals	10,000.00	0.00	10,000.00

7 Waldo Street, St. Augustine, FL 32084 | P: 904.826.1334 | F: 904.826.4547 | www.MDGinc.com  
 Invoices are due upon receipt. Prompt payments are critical to keeping your project on schedule. MDG accepts all major credit cards for a 3.5% convenience fee. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued.  
 We appreciate your business and cooperation with timely payments.

Project Manager Fred "Rudd" Jones



David Root  
Palm Coast Park CDD  
219 E Livingston Street  
Orlando, FL 32801

November 8, 2022  
Invoice No: 188127

Project 22144.00 Somerset at Palm Coast Park CDD

Please call Rudd Jones if you have any questions or concerns regarding your project.

For billing inquiries, please contact our Accounting Department.

Professional Services through October 31, 2022

Phase	001	Engineer's Report		
<b>Fee</b>				
Total Fee		12,500.00		
Percent Complete	100.00	Total Earned	12,500.00	
		Previous Fee Billing	10,000.00	
		Current Fee Billing	2,500.00	
		Total Fee		2,500.00
<b>Finance Charge</b>				
1.50 % of 10,000.00		(balance over 30 days)		150.00
				<b>Total Due: \$2,650.00</b>

**Outstanding Invoices**

Number	Date	Balance
187947	10/6/2022	10,000.00
<b>Total</b>		<b>10,000.00</b>

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Fee	2,500.00	10,000.00	12,500.00
Interest	150.00	0.00	150.00
<b>Totals</b>	<b>2,650.00</b>	<b>10,000.00</b>	<b>12,650.00</b>

7 Waldo Street, St. Augustine, FL 32084 | P: 904.826.1334 | F: 904.826.4547 | www.MDGinc.com

*Invoices are due upon receipt. Prompt payments are critical to keeping your project on schedule. MDG accepts all major credit cards for a 3.5% convenience fee. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 16% annual accrued. We appreciate your business and cooperation with timely payments.*





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

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

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

**PALM COAST PARK COMMUNITY  
DEVELOPMENT DISTRICT**

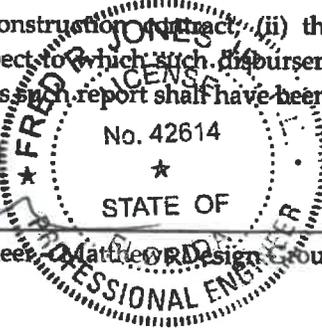
By:   
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL**

**FOR NON-COST OF ISSUANCE REQUESTS ONLY**

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

  
Consulting Engineer, Matthew R. Design Group, Inc.



**AUG 18 2023**



**8/18/2023**

District Engineer – Singhofen & Associates, Inc.

The Somerset at Palm Coast Park project includes, but may not be limited to, the following summary of costs:

<b>Somerset at Palm Coast Park; Palm Coast Park CDD</b>				
<b>Engineer's Estimate of Probable Cost Table 3</b>				
<b>Improvement Category</b>	<b>Phase 1 Cost</b>	<b>Phase 2 Cost</b>	<b>Phase 3 Cost</b>	<b>Total Cost</b>
Engineering and Environmental Permitting/Mitigation	N/A	N/A	N/A	\$ 822,000
Mobilization/Clearing/Demolition	\$ 944,866	\$ 725,250	\$ 674,028	\$ 2,344,144
Earthwork/Grading/Grassing	\$ 917,029	\$ 727,507	\$ 536,100	\$ 2,180,636
Roadways	\$ 1,100,913	\$ 889,231	\$ 863,999	\$ 2,854,143
Offsite Roadways (FDOT) *	\$ 733,338			\$ 733,338
Stormwater System	\$ 805,951	\$ 589,433	\$ 686,849	\$ 2,082,233
Utilities	\$ 1,971,481	\$ 1,947,238	\$ 1,291,690	\$ 5,210,409
Landscape and Hardscape	\$ 897,197	\$ 343,382	\$ 565,036	\$ 1,805,615
Parks and Open Space	\$ 75,000	\$ 75,000	\$ 75,000	\$ 225,000
Electrical Distribution (Conduit)	\$ 125,000	\$ 75,000	\$ 100,000	\$ 300,000
Contingency @ 10%	\$ 197,148	\$ 194,724	\$ 129,169	\$ 521,041
<b>Totals</b>	<b>\$ 7,767,923</b>	<b>\$ 5,566,765</b>	<b>\$ 4,921,871</b>	<b>\$19,078,559</b>

Page 17 from engineers report 5/26/23



# REQUEST FOR PAYMENT

DRAW (INVOICE) #: 262-13  
 DRAW DATE: 7/24/23  
 PERIOD END DATE: 7/31/23  
 PROJECT # 262  
 PROJECT: Somerset at Palm Coast Ph 1  
 LOCATION: Palm Coast, FL

		OFFICE USE ONLY
a)	Amount of original agreement	\$ 6,366,288.89
b)	Net Change Orders #1 thru # <u>10</u>	\$ 1,582,849.81
c)	Revised agreement amount (a+b)	\$ 7,949,138.70
d)	Work completed to date	\$ 6,216,734.61
e)	Value of stored materials (Itemized Inventory attached)	\$ 72,864.00
f)	Total completed & stored to date (d+e)	\$ 6,289,598.61
g)	Less previous applications (line f from previous draw)	\$ 5,687,985.72
h)	Current application (f-g)	\$ 601,612.89
i)	Less <u>10</u> % retainage (h*%)	\$ 60,161.29
j)	Less other deductions (State if applicable)	\$ 0.00
k)	Net amount this request (h-i-j)	\$ 541,451.60
l)	Balance to complete agreement (c-f)	\$ 1,659,540.09
m)	Job-To-Date Retainage Held	\$ 628,959.86

## CONDITIONAL PARTIAL WAIVER AND RELEASE OF LIEN

The undersigned subcontractor acknowledges that there are no additional costs or claims for any extras or additions for labor or material on the described real estate performed to date, except as authorized by signed Change Orders which are included on line "b" below and further certifies that all work performed or materials installed are in accordance with the approved plans and specifications on the agreement. The undersigned certifies that all laborers and materialmen with regard to the job have been fully paid and that none of such laborers and materialmen have any claims, demands or claims of lien against said premises, and the undersigned subcontractor does hereby agree to indemnify and hold harmless KB Homes, Jacksonville against any loss or damage, including a reasonable attorney's fee, which it may sustain by reason of placing or filing of liens against said real estate by subcontractor's laborers or materialmen for amounts due them for services performed to date.

This agreement constitutes a partial release of lien to the extent of all monies due and owing, including the cost of additional labor and material for work being performed without a signed Change Order up to date hereof, and further is given in accordance with Governing Mechanics Lien Law and the undersigned subcontractor certifies that he has paid all laborers and materialmen to the date hereof and this agreement constitutes a sworn affidavit including KB Homes, Jacksonville to make the payment requested.

SIGNATURE MUST BE NOTARIZED OR WITNESSED BY TWO PERSONS

Witness the hand and seal of the undersigned this 24th day of July, 2023  
 Pipeline Constructors, Inc.

By: Maurey Best, PM Project Manager  
 Signature Title  
 904-964-2019  
 Phone

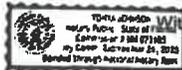
2117 N. Temple Ave Starke, FL 32091  
 Address

Before me, the undersigned authority, personally appeared Maurey Best who, by me being first duly sworn, did acknowledge that he or she is the Project Manager of Pipeline Constructors, Inc. and as such has the authority to execute this document and that the facts stated therein are true.

Dated this 24th date of July, 2023 My Commission Expires: 3/26/25

STATE OF Florida COUNTY OF Bradford

Maurey Johnson  
 Notary Public



CHECK DELIVERY (CIRCLE ONE) \* DELIVER TO JOB SITE \* REGULAR MAIL \* OVERNIGHT-FEDEX/UPS #

Pipeline Constructors, Inc.  
 JOB NAME: Somerset Phase 1  
 Schedule of Values

Billing No. 262-13

Date: 7/24/2023  
 Thru Date: 7/31/2023

Description of Work	Scheduled Value	From Previous Application	This Period Complete	Material Stored	Total Completed to Date	%	Balance to Finish	Retainage
<b>Clearing &amp; Demolition</b>								
NOI/NPDES Monitoring	\$ 11,500.00	\$ 8,625.00	\$ 230.00		\$ 8,855.00	77%	\$ 2,645.00	\$ 885.50
Mobilization / De-Mobilization	\$ 25,000.00	\$ 16,250.00	\$ 500.00		\$ 16,750.00	67%	\$ 8,250.00	\$ 1,675.00
Construction Entrance	\$ 7,000.00	\$ 3,500.00	\$ 350.00		\$ 3,850.00	55%	\$ 3,150.00	\$ 385.00
Silt Fence	\$ 30,821.00	\$ 30,821.00	\$ -		\$ 30,821.00	100%	\$ -	\$ 3,082.10
Erosion Control	\$ 8,500.00	\$ 6,375.00	\$ 170.00		\$ 6,545.00	77%	\$ 1,955.00	\$ 654.50
Clearing	\$ 333,880.00	\$ 333,880.00	\$ -		\$ 333,880.00	100%	\$ -	\$ 33,388.00
Stripping	\$ 216,040.00	\$ 216,040.00	\$ -		\$ 216,040.00	100%	\$ -	\$ 21,604.00
Respread	\$ 166,125.00	\$ 149,512.50	\$ 16,612.50		\$ 166,125.00	100%	\$ -	\$ 16,612.50
General Conditions	\$ 146,000.00	\$ 109,500.00	\$ 2,920.00		\$ 112,420.00	77%	\$ 33,580.00	\$ 11,242.00
<b>Total Clearing &amp; Demolition</b>	<b>\$ 944,866.00</b>	<b>\$ 874,503.50</b>	<b>\$ 20,782.50</b>	<b>\$ -</b>	<b>\$ 885,286.00</b>		<b>\$ 49,580.00</b>	<b>\$ 89,528.60</b>
<b>Earthwork</b>								
Cut	\$ 788,025.00	\$ 669,821.25	\$ 78,802.50		\$ 748,623.75	95%	\$ 39,401.25	\$ 74,862.38
Fill	\$ 212,850.00	\$ 202,207.50	\$ -		\$ 202,207.50	95%	\$ 10,642.50	\$ 20,220.75
Export - Loading Only	\$ 199,200.00	\$ 199,200.00	\$ -		\$ 199,200.00	100%	\$ -	\$ 19,920.00
CM #7 Export - Loading Only	\$ (199,200.00)	\$ (199,200.00)	\$ -		\$ (199,200.00)	100%	\$ -	\$ (19,920.00)
Finish Grade	\$ 108,240.00	\$ 54,120.00	\$ 27,060.00		\$ 81,180.00	75%	\$ 27,060.00	\$ 8,118.00
Builder Grading As-Builts	\$ 8,900.00	\$ -	\$ -		\$ -	0%	\$ 8,900.00	\$ -
<b>Total Earthwork</b>	<b>\$ 1,118,015.00</b>	<b>\$ 926,148.75</b>	<b>\$ 106,862.50</b>	<b>\$ -</b>	<b>\$ 1,032,011.25</b>		<b>\$ 86,003.75</b>	<b>\$ 109,201.13</b>
<b>Seeding / Sodding</b>								
Pond #1- Sod	\$ 32,587.50	\$ 3,258.75	\$ 17,923.13		\$ 21,181.88	65%	\$ 11,405.63	\$ 2,118.19
Pond #2 - Sod	\$ 40,191.25	\$ 38,181.69	\$ 2,009.56		\$ 40,191.25	100%	\$ -	\$ 4,019.13
CM #10 Silt Fence Pond Banks after Sodding	\$ 28,979.00	\$ 15,648.66	\$ 1,738.74		\$ 17,387.40	60%	\$ 11,591.60	\$ 1,738.74
Sod Haul Road Channel	\$ 9,776.25	\$ -	\$ -		\$ -	0%	\$ 9,776.25	\$ -
Sod B.O.C.	\$ 6,734.75	\$ 3,636.77	\$ -		\$ 3,636.77	54%	\$ 3,097.99	\$ 363.68
Sod Common Areas	\$ 52,357.25	\$ -	\$ 15,707.18		\$ 15,707.18	30%	\$ 36,650.08	\$ 1,570.72
Seed R.O.W. / Lots	\$ 84,216.00	\$ -	\$ -		\$ -	0%	\$ 84,216.00	\$ -
<b>Total Seeding / Sodding</b>	<b>\$ 254,842.00</b>	<b>\$ 60,725.86</b>	<b>\$ 37,378.60</b>	<b>\$ -</b>	<b>\$ 98,104.47</b>		<b>\$ 156,737.54</b>	<b>\$ 9,810.45</b>
<b>Roadway</b>								
Mixing	\$ 107,250.00	\$ 49,335.00	\$ 57,915.00		\$ 107,250.00	100%	\$ -	\$ 10,725.00
Asphalt Base	\$ 299,000.00	\$ 155,480.00	\$ -		\$ 155,480.00	52%	\$ 143,520.00	\$ 15,548.00
Base Finishing	\$ 92,170.00	\$ 47,928.40	\$ -		\$ 47,928.40	52%	\$ 44,241.60	\$ 4,792.84
CM #2 Asphalt Paving - On Site	\$ 226,171.00	\$ 119,870.63	\$ -		\$ 119,870.63	53%	\$ 106,300.37	\$ 11,987.06
CM #2 Prime	\$ 12,478.40	\$ 6,613.55	\$ -		\$ 6,613.55	53%	\$ 5,864.85	\$ 661.36
Pavement Marking / Signage	\$ 11,845.90	\$ 7,344.46	\$ -		\$ 7,344.46	62%	\$ 4,501.44	\$ 734.45
CM #2 Sidewalk - On Site	\$ 48,776.00	\$ 24,388.00	\$ -		\$ 24,388.00	50%	\$ 24,388.00	\$ 2,438.80
CM #2 ADA Mats	\$ 9,650.00	\$ 6,755.00	\$ -		\$ 6,755.00	70%	\$ 2,895.00	\$ 675.50
CM #2 18" Miami Curb	\$ 189,520.00	\$ 92,864.80	\$ 87,179.20		\$ 180,044.00	95%	\$ 9,476.00	\$ 18,004.40
CM #2 City Standard Curb	\$ 3,337.00	\$ 3,337.00	\$ -		\$ 3,337.00	100%	\$ -	\$ 333.70
Gravel Haul Road	\$ 35,664.00	\$ 26,748.00	\$ -		\$ 26,748.00	75%	\$ 8,916.00	\$ 2,674.80

# SECTION B



Pole Description	# Installed	# Removed
18.5v ' Black Washington Pole	58	224

- (b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.
- (c) Modification to existing facilities other than described above or additional notes (explain fully): \_\_\_\_\_

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

**FPL AGREES:**

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

**THE CUSTOMER AGREES:**

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$128.15. These charges may be adjusted subject to review and approval by the FPSC.
3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$0.00 prior to FPL's installing the requested installation or modification.
4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plans necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
10. For FPL-owned fixtures on customer-owned systems:
  - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
  - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
  - c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

**IT IS MUTUALLY AGREED THAT:**

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
  - a. the addition of lighting facilities;
  - b. the removal of lighting facilities; and
  - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL lighting facilities. Payments shall be made by the Customer in advance of any relocation.  
Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.

14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates approved by the FPSC) plus removal cost.
16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
18. This Agreement supersedes all previous Agreements or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.
21. The lighting facilities shall remain the property of FPL in perpetuity.
22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

Palm Coast Park CDD  
Customer (Print or type name of Organization)

By:   
Signature (Authorized Representative)

David R. Root  
(Print or type name)

Title: Chairman

FLORIDA POWER & LIGHT COMPANY

By:   
(Signature)

Chris Venoy  
(Print or type name)

Title: FPL LT-1 Representative

# SECTION C



S.E. Cline Construction, Inc  
 P.O.Box 354425  
 Palm Coast, FL 32185  
 Phone (386) 446-6444  
 Fax (386) 446-6481

**BILL TO**

Palm Coast Park Comm Dev Dist  
 C/O GMS-Central Florida, LLC  
 219 E Livingston Street  
 Orlando FL 32801

**INVOICE**

DATE 9/29/2023  
 INVOICE NO. 10386  
 JOB NO. 1134  
 TERMS UPON RECEIPT  
 DUE DATE 9/29/2023  
 P.O. NO.  
 PHONE NO. (386) 931-4496

Date	Description	Qty/Hrs	U/M	Rate	Extended Price
9/29/2023	Repair / Replace Damaged Deck Boards & Hand Rail	1.00	LS	2,172.51	2,172.51

Locations: Bridges #9 / #10 / #11 / #12 / #13

*A late fee of 1 1/2% will be charged to accounts 30 days past due.  
 Credit cards accepted for an additional convenience fee of 3.5%  
 Thank You for Your Business*

AMOUNT \$ 2,172.51  
 SALES TAX \$ 0.00  
 TOTAL AMOUNT DUE \$ 2,172.51

*C. Cline  
 10/02/2023*

# SECTION D



Proposal #358576  
Date: 10/09/2023  
From: Cesar Maldonado

Proposal For

Location

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

main:  
mobile:

Sawmill Creek  
Palm Coast, FL 32137

Sawmill Creek at Palm Coast Park: Deceased Pine Tree Removal

Terms: Net 30

The removal and disposal of 4 Deceased pine trees located near the south end of the property.

ITEM DESCRIPTION	AMOUNT
------------------	--------

Pine Tree Removal

Client Notes

SUBTOTAL	\$1,110.00
SALES TAX	\$0.00
TOTAL	\$1,110.00

Signature

x

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

Assigned To

Print Name: Clint Smith

Cesar Maldonado  
cmaldonado@yellowstonelandscape.com

Title: Field Services Mgr.

Date: 10/11/2023

# SECTION E



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

October 23, 2023

Board of Supervisors  
Palm Coast Park Community Development District  
219 East Livingston Street  
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Palm Coast Park Community Development District, Flagler County, Florida ("the District") for the fiscal year ended September 30, 2023, with an option for four (4) additional annual renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Palm Coast Park Community Development District as of and for the fiscal year ended September 30, 2023, with an option for four (4) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

#### **Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your representatives will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates 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 Auditor 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 Grau & Associate'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 Grau & Associates, Grau & Associates 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 GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSOFL.COM, PH: (407) 841-5524.**

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$9,500 for the September 30, 2023 audit. The fees for the fiscal years 2024, 2025, 2026 and 2027 will not exceed \$9,600, \$9,700, \$9,800 and \$9,900, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Palm Coast Park Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

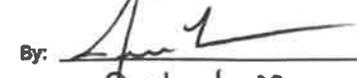
Very truly yours,

Grau & Associates

  
\_\_\_\_\_  
Antonio J. Grau

**RESPONSE:**

This letter correctly sets forth the understanding of Palm Coast Park Community Development District.

By:  Jeremy LeBun  
Title: District Manager  
Date: 10/24/23



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



**Peer Review  
Program**

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

**Peer Review Team**  
**FICPA Peer Review Committee**

**850.224.2727, x5957**

**cc: Daniel Hevia, Racquel McIntosh**

**Firm Number: 900004390114**

**Review Number: 594791**

# SECTION IX

# SECTION B

# SECTION 1

# **Palm Coast Park CDD Landscape Maintenance Log US 1 Frontage Park, Sawmill Branch & Sawmill Creek 31-Oct-23**

9/4/2023	All Turf Areas Mowed
9/15/2023	Trash Can Liners
9/15/2023	Edging & Weed Spraying
10/4/2023	All Turf Areas Mowed
10/13/2023	Edging & Weed Spraying
10/13/2023	Trash Can Liners
10/18/2023	Tree Limb Raising
9/14/2023	Site Inspection W/ Clint Smith
9/28/2023	Site Inspection W/ Clint Smith
10/5/2023	Site Inspection W/ Clint Smith
10/19/2023	Site Inspection W/ Clint Smith
10/26/2023	Site Inspection W/ Clint Smith
10/19/2023	Deceased Pine Tree Removal

## SECTION 2

Service Report



Work Order

Work Order Number: 00288858  
Created Date: 7/20/2023

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

Work Details

Specialist Comments to Customer: Good morning today I treated ponds by atv very well for flumentus algae platonic algae and submersed aquatics throughout all ponds inspected all ponds added dye to pond with platonic algae should be clearing up into week will follow up on that as needed water levels are normal winds are mild as well removed lots of big trash and debris from pond would recommend added fish to smaller pond such as carp as it would be and advantage in future and also ponds could use a treatment of midge flies if interested in that I would be happy to assist with that and point u in the right direction thanks and have a great day!!

Prepared By: CORTNEY DUNFORD

Work Order Assets

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

Service Parameters

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

Service Report



Work Order  
Work Order Number 00340698  
Created Date 9/29/2023

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

Work Details

Specialist Comments to Customer: Good morning. Today, I treated pond for minor platonic. I treated pond 2 for minor platonic. I treated pond. 3 for bladderwart platonic and Chara. Lastly, I dyed pond 4 to help prevent algae blooms. Thank you, and have a great day, your spray tech, Corey.

Prepared By: MIKE FREENY

Work Order Assets

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

Service Parameters

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

Service Report



Work Order  
Work Order Number 00392479  
Created Date 10/12/2023

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

Work Details

Specialist Comments to Customer: Good morning. I treated pond 1 for shoreline grass filamentous algae and southern elodea. I treated pond 2 for shoreline grass and filamentous algae. I treated pond 3 for shoreline grass filamentous algae and chara. Lastly, I added dye to pond 4 as well as ponds 1 2 and 3. Thank you, and have a great day, your spray tech, Corey.

Prepared By Corey Yawn

Work Order Assets

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

Service Parameters

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

Service Report



Work Order  
 Work Order Number 00380718  
 Created Date 10/20/2023

Account Sawmill Branch at Palm Coast Park CDD  
 Contact Adam Rice  
 Address Matanzas Village Avenue  
 Palm Coast, FL 32137  
 United States

Work Details

Specialist Comments to Customer  
 Good no today I treated 4 of your ponds for platonic algae as well as regular algae and I removed trash debris from ponds 1-12 Your ponds are In good shape at this time.While treating I noticed some fish,small turtles,and a few baby alligators I will be back at the end of this month to treat the rest of your ponds Thank you and have a great rest of your day your spray tech william.

Prepared By William McTizic

Work Order Assets

Asset	Status	Product Work Type
Pond 1	Inspected	
Pond 6	Inspected	
Pond 11	Inspected	
Pond 3	Treated	
Pond 4	Inspected	
Pond 8	Inspected	
Pond 9	Treated	
Pond 12	Treated	
Pond 13	Inspected	
Pond 16	Inspected	
Pond 14	Treated	
Pond 5	Inspected	
Pond 7	Inspected	
Pond 10	Inspected	
Pond 15	Inspected	
Pond 2	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Pond 15	SHORELINE WEED CONTROL	
Pond 15	LAKE WEED CONTROL	
Pond 15	ALGAE CONTROL	
Pond 15	MONITORING	

Service Report



Work Order  
Work Order Number 00380718

Account Sawmill Branch at Palm Coast Park CDD  
Contact Adam Rice  
Address Matanzas Village Avenue  
Palm Coast, FL 32137  
United States

Created Date 10/20/2023

Pond 16	SHORELINE WEED CONTROL
Pond 16	LAKE WEED CONTROL
Pond 16	ALGAE CONTROL
Pond 16	MONITORING
Pond 13	SHORELINE WEED CONTROL
Pond 13	LAKE WEED CONTROL
Pond 13	ALGAE CONTROL
Pond 13	MONITORING
Pond 12	SHORELINE WEED CONTROL
Pond 12	LAKE WEED CONTROL
Pond 12	ALGAE CONTROL
Pond 12	MONITORING
Pond 10	SHORELINE WEED CONTROL
Pond 10	LAKE WEED CONTROL
Pond 10	ALGAE CONTROL
Pond 10	MONITORING
Pond 7	SHORELINE WEED CONTROL
Pond 7	LAKE WEED CONTROL
Pond 7	ALGAE CONTROL
Pond 7	MONITORING
Pond 14	SHORELINE WEED CONTROL
Pond 14	LAKE WEED CONTROL
Pond 14	ALGAE CONTROL
Pond 14	MONITORING
Pond 5	SHORELINE WEED CONTROL
Pond 5	LAKE WEED CONTROL
Pond 5	ALGAE CONTROL
Pond 5	MONITORING
Pond 9	SHORELINE WEED CONTROL
Pond 9	LAKE WEED CONTROL
Pond 9	ALGAE CONTROL
Pond 9	MONITORING
Pond 8	SHORELINE WEED CONTROL
Pond 8	LAKE WEED CONTROL

Service Report



Work Order  
Work Order Number 00380718

Account Sawmill Branch at Palm Coast Park CDD  
Contact Adam Rice  
Address Matanzas Village Avenue  
Palm Coast, FL 32137  
United States

Created Date 10/20/2023

Pond 8	ALGAE CONTROL
Pond 8	MONITORING
Pond 4	SHORELINE WEED CONTROL
Pond 4	LAKE WEED CONTROL
Pond 4	ALGAE CONTROL
Pond 4	MONITORING
Pond 3	SHORELINE WEED CONTROL
Pond 3	LAKE WEED CONTROL
Pond 3	ALGAE CONTROL
Pond 3	MONITORING
Pond 11	SHORELINE WEED CONTROL
Pond 11	LAKE WEED CONTROL
Pond 11	ALGAE CONTROL
Pond 11	MONITORING
Pond 6	SHORELINE WEED CONTROL
Pond 6	LAKE WEED CONTROL
Pond 6	ALGAE CONTROL
Pond 6	MONITORING
Pond 1	SHORELINE WEED CONTROL
Pond 1	LAKE WEED CONTROL
Pond 1	ALGAE CONTROL
Pond 1	MONITORING
Pond 2	SHORELINE WEED CONTROL
Pond 2	LAKE WEED CONTROL
Pond 2	ALGAE CONTROL
Pond 2	MONITORING
Pond 2	
Pond 15	
Pond 10	
Pond 7	
Pond 5	
Pond 14	
Pond 16	
Pond 13	

Service Report



**Work Order**

**Work Order Number**      00380718

**Created Date**          10/20/2023

- Pond 12
- Pond 9
- Pond 8
- Pond 4
- Pond 3
- Pond 11
- Pond 6
- Pond 1

**Account**

Sawmill Branch at Palm Coast Park CDD

**Contact**

Adam Rice

**Address**

Matanzas Village Avenue  
Palm Coast, FL 32137  
United States

Service Report



Work Order  
 Work Order Number 00371137  
 Created Date 9/28/2023

Account Reverie at Palm Coast Park CDD  
 Contact Clint Smith  
 Address Wellfield Grade and U.S. 1  
 Palm Coast, FL 32137  
 United States

Work Details

Specialist Comments to Customer: Good morning due to scattered thunderstorms I inspected ponds as well as removed some debris. I will be back at the beginning of the month to continue treatments. Thank you and have a great rest of your day your spray tech william .  
 Prepared By: William McTizic

Work Order Assets

Asset	Status	Product/Work Type
Reverie at Palm Coast Park Pond 4	Inspected	
Reverie at Palm Coast Park Pond 3	Inspected	
Reverie at Palm Coast Park Pond 2	Inspected	
Reverie at Palm Coast Park Pond 7	Inspected	
Reverie at Palm Coast Park Pond 8	Inspected	
Reverie at Palm Coast Park Pond 5A	Inspected	
Reverie at Palm Coast Park Pond 6	Inspected	
Reverie at Palm Coast Park Pond 5	Inspected	
Reverie at Palm Coast Park Pond 5B	Inspected	
Reverie at Palm Coast Park Pond 9	Inspected	

Service Parameters

Asset	Product/Work Type	Specialist Comments to Customer
Reverie at Palm Coast Park Pond 9	SHORELINE WEED CONTROL	
Reverie at Palm Coast Park Pond 9	LAKE WEED CONTROL	
Reverie at Palm Coast Park Pond 9	ALGAE CONTROL	
Reverie at Palm Coast Park Pond 9	MONITORING	
Reverie at Palm Coast Park Pond 8	SHORELINE WEED CONTROL	
Reverie at Palm Coast Park Pond 8	LAKE WEED CONTROL	
Reverie at Palm Coast Park Pond 8	ALGAE CONTROL	
Reverie at Palm Coast Park Pond 8	MONITORING	
Reverie at Palm Coast Park Pond 7	SHORELINE WEED CONTROL	
Reverie at Palm Coast Park Pond 7	LAKE WEED CONTROL	
Reverie at Palm Coast Park Pond 7	ALGAE CONTROL	
Reverie at Palm Coast Park Pond 7	MONITORING	

Service Report



Work Order		Account	Reverie at Palm Coast Park CDD
Work Order Number	00371137	Contact	Clint Smith
		Address	Wellfield Grade and U.S. 1 Palm Coast, FL 32137 United States

Created Date 9/28/2023

Reverie at Palm Coast Park Pond 5B	SHORELINE WEED CONTROL
Reverie at Palm Coast Park Pond 5B	LAKE WEED CONTROL
Reverie at Palm Coast Park Pond 5B	ALGAE CONTROL
Reverie at Palm Coast Park Pond 5B	MONITORING
Reverie at Palm Coast Park Pond 6	SHORELINE WEED CONTROL
Reverie at Palm Coast Park Pond 6	LAKE WEED CONTROL
Reverie at Palm Coast Park Pond 6	ALGAE CONTROL
Reverie at Palm Coast Park Pond 6	MONITORING
Reverie at Palm Coast Park Pond 5A	SHORELINE WEED CONTROL
Reverie at Palm Coast Park Pond 5A	LAKE WEED CONTROL
Reverie at Palm Coast Park Pond 5A	ALGAE CONTROL
Reverie at Palm Coast Park Pond 5A	MONITORING
Reverie at Palm Coast Park Pond 5	SHORELINE WEED CONTROL
Reverie at Palm Coast Park Pond 5	LAKE WEED CONTROL
Reverie at Palm Coast Park Pond 5	ALGAE CONTROL
Reverie at Palm Coast Park Pond 5	MONITORING
Reverie at Palm Coast Park Pond 4	SHORELINE WEED CONTROL
Reverie at Palm Coast Park Pond 4	LAKE WEED CONTROL
Reverie at Palm Coast Park Pond 4	ALGAE CONTROL
Reverie at Palm Coast Park Pond 4	MONITORING
Reverie at Palm Coast Park Pond 3	SHORELINE WEED CONTROL
Reverie at Palm Coast Park Pond 3	LAKE WEED CONTROL
Reverie at Palm Coast Park Pond 3	ALGAE CONTROL
Reverie at Palm Coast Park Pond 3	MONITORING
Reverie at Palm Coast Park Pond 2	SHORELINE WEED CONTROL
Reverie at Palm Coast Park Pond 2	LAKE WEED CONTROL
Reverie at Palm Coast Park Pond 2	ALGAE CONTROL
Reverie at Palm Coast Park Pond 2	MONITORING
Reverie at Palm Coast Park Pond 9	
Reverie at Palm Coast Park Pond 5B	
Reverie at Palm Coast Park Pond 5	
Reverie at Palm Coast Park Pond 6	
Reverie at Palm Coast Park Pond 5A	
Reverie at Palm Coast Park Pond 8	

Service Report



Work Order  
Work Order Number      00371137

Account                      Reverie at Palm Coast Park CDD  
Contact                      Clint Smith  
Address                      Wellfield Grade and U.S. 1  
                                    Palm Coast, FL 32137  
                                    United States

Created Date              9/28/2023

Reverie at Palm Coast Park Pond 7		
Reverie at Palm Coast Park Pond 2		
Reverie at Palm Coast Park Pond 3		
Reverie at Palm Coast Park Pond 4		

Service Report



<b>Work Order</b>		<b>Account</b>	Reverie at Palm Coast Park CDD
<b>Work Order Number</b>	00371302	<b>Contact</b>	Clint Smith
<b>Created Date</b>	9/26/2023	<b>Address</b>	Wellfield Grade and U.S. 1 Palm Coast, FL 32137 United States

Work Details

<b>Specialist Comments to Customer</b>	Good afternoon today I treated your ponds for shoreline grass. While treating I removed about 4 trashbags full of trash put of the ponds. I also noticed the erosion around most of the ponds is pretty bad. I would like to suggest Sox erosion repair. That would fix the erosion around the ponds. I also noticed some alligators as well as some fish in your ponds. Thank you and have a great rest of your day your spray tech william.	<b>Prepared By</b>	William McTizic
--	---	--------------------	-----------------

Work Order Assets

Asset	Status	Product Work Type
Reverie at Palm Coast Park Pond 10	Inspected	
Reverie at Palm Coast Park Lake 1	Inspected	
Reverie at Palm Coast Park Pond 11	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Reverie at Palm Coast Park Pond 10	SHORELINE WEED CONTROL	
Reverie at Palm Coast Park Pond 10	LAKE WEED CONTROL	
Reverie at Palm Coast Park Pond 10	ALGAE CONTROL	
Reverie at Palm Coast Park Pond 10	MONITORING	
Reverie at Palm Coast Park Pond 11	SHORELINE WEED CONTROL	
Reverie at Palm Coast Park Pond 11	LAKE WEED CONTROL	
Reverie at Palm Coast Park Pond 11	ALGAE CONTROL	
Reverie at Palm Coast Park Pond 11	MONITORING	
Reverie at Palm Coast Park Lake 1	SHORELINE WEED CONTROL	
Reverie at Palm Coast Park Lake 1	LAKE WEED CONTROL	
Reverie at Palm Coast Park Lake 1	ALGAE CONTROL	
Reverie at Palm Coast Park Lake 1	MONITORING	
Reverie at Palm Coast Park Pond 11		
Reverie at Palm Coast Park Lake 1		
Reverie at Palm Coast Park Pond 10		

# SECTION C

# SECTION 1

**Palm Coast Park**  
**Community Development District**  
Check Register Summary & ACH Debit Summary  
October 1, 2023 through October 31, 2023

Fund	Date	Check #'s/Vendor	Amount
<b><u>Check Register</u></b>			
<i>General Fund- Wells Fargo (Operating)</i>			
	10/12/23	213-217	\$ 16,901.48
	10/20/23	218	\$ 275.40
	10/25/23	219-223	\$ 7,762.12
		<b>Subtotal</b>	<b>\$ 24,939.00</b>
<i>General Fund- Wells Fargo (SMC)</i>			
	10/12/23	98-102	\$ 14,804.69
	10/25/23	103-105	\$ 1,800.00
		<b>Subtotal</b>	<b>\$ 16,604.69</b>
<i>General Fund- Wells Fargo (SLR)</i>			
	10/12/23	16-19	\$ 6,106.33
	10/25/23	20	\$ 600.00
		<b>Subtotal</b>	<b>\$ 6,706.33</b>
<b>Total</b>			<b>\$ 48,250.02</b>

\*\*\* CHECK DATES 10/01/2023 - 10/31/2023 \*\*\*

PALM COAST PARK GENERAL FUND  
BANK D WELLS FARGO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/12/23	00010	10/02/23 88853	202310 310-51300-54000		*	175.00	
			2023/2024 DISTRICT FILING	DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 000213
10/12/23	00020	10/01/23 85	202310 310-51300-34000		*	3,710.00	
			OCT MANAGEMENT FEES				
		10/01/23 85	202310 310-51300-35200		*	106.00	
			OCT WEBSITE ADMIN				
		10/01/23 85	202310 310-51300-31300		*	208.33	
			OCT DISSEM AGENT SERVICES				
		10/01/23 85	202310 310-51300-51000		*	.36	
			OFFICE SUPPLIES				
		10/01/23 85	202310 310-51300-42000		*	61.08	
			POSTAGE				
		10/01/23 85	202310 310-51300-42500		*	1.20	
			COPIES	GMS-CENTRAL FLORIDA, LLC			4,086.97 000214
10/12/23	00006	10/01/23 21654	202310 310-51300-35300		*	1,552.50	
			CDD WEBSITE 10/01-09/30	INNERSYNC			1,552.50 000215
10/12/23	00012	9/29/23 10386	202309 320-53800-46000		*	2,172.51	
			BDGE 9,10,11,12,13 REPAIR	S.E. CLINE CONSTRUCTION, INC			2,172.51 000216
10/12/23	00009	10/01/23 PC606457	202310 320-53800-46100		*	8,914.50	
			OCT LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE			8,914.50 000217
10/20/23	00033	9/30/23 09302023	202310 300-21700-10000		*	275.40	
			Q323 941 TAX RETURN	UNITED STATES TREASURY			275.40 000218
10/25/23	00003	10/16/23 17708	202309 310-51300-31500		*	424.00	
			SEPT GENERAL COUNSEL	CHIUMENTO DWYER HERTEL GRANT			424.00 000219
10/25/23	00001	10/20/23 10202023	202310 320-53800-34100		*	1,500.00	
			10/23 SERVICES AGREEMENT	CLINTON SMITH CONSULTING LLC			1,500.00 000220
10/25/23	00004	9/27/23 5914040	202309 310-51300-48000		*	38.12	
			9.27 FY24 MEETING SCHDLE	DAYTONA NEWS-JOURNAL			38.12 000221

PCPC PALM COAST PRK AMOSSING

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 11/10/23

PAGE 2

\*\*\* CHECK DATES 10/01/2023 - 10/31/2023 \*\*\*

PALM COAST PARK GENERAL FUND  
BANK D WELLS FARGO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/25/23	00041	9/29/23	3	202310 310-51300-31300		DISCLOSURE SERVICES LLC	*	500.00	500.00	000222
-----										
10/25/23	00020	9/30/23	89	202310 310-51300-31700		GMS-CENTRAL FLORIDA, LLC	*	5,300.00	5,300.00	000223
-----										
								TOTAL FOR BANK D	24,939.00	
								TOTAL FOR REGISTER	24,939.00	

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 11/10/23

PAGE 1

\*\*\* CHECK DATES 10/01/2023 - 10/31/2023 \*\*\*

PALM COAST PARK SAWMILL CREEK  
BANK A WELLS FARGO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/12/23	00007	10/01/23	86	202310	310-51300-31300			OCT DISSEMINATION AGENT GMS-CENTRAL FLORIDA, LLC	*	416.67	416.67	000098
10/12/23	00003	10/01/23	PSI01475	202310	320-53800-46300			OCT LAKE MAINT SMC SOLITUDE LAKE MANAGEMENT	*	466.19	466.19	000099
10/12/23	00003	10/01/23	PSI01580	202310	320-53800-46300			OCT LAKE MAINT SMB SOLITUDE LAKE MANAGEMENT	*	1,692.00	1,692.00	000100
10/12/23	00004	10/01/23	PC594336	202310	320-53800-46100			OCT LANDSCAPE MAINT SMB YELLOWSTONE LANDSCAPE	*	8,416.67	8,416.67	000101
10/12/23	00004	10/01/23	PC606459	202310	320-53800-46100			OCT LANDSCAPE MAINT SMC YELLOWSTONE LANDSCAPE	*	3,813.16	3,813.16	000102
10/25/23	00002	10/20/23	10202023	202310	320-53800-34100			10/23 SVC AGMT SMB2AB CLINTON SMITH CONSULTING LLC	*	600.00	600.00	000103
10/25/23	00002	10/20/23	10202023	202310	320-53800-34100			10/23 SVC AGMT SMC CLINTON SMITH CONSULTING LLC	*	600.00	600.00	000104
10/25/23	00002	9/20/23	09202023	202309	320-53800-34100			09/23 SVC AGMT SMC CLINTON SMITH CONSULTING LLC	*	600.00	600.00	000105
TOTAL FOR BANK A										16,604.69		
TOTAL FOR REGISTER										16,604.69		

PCPC PALM COAST PRK AMOSSING

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 11/10/23

PAGE 1

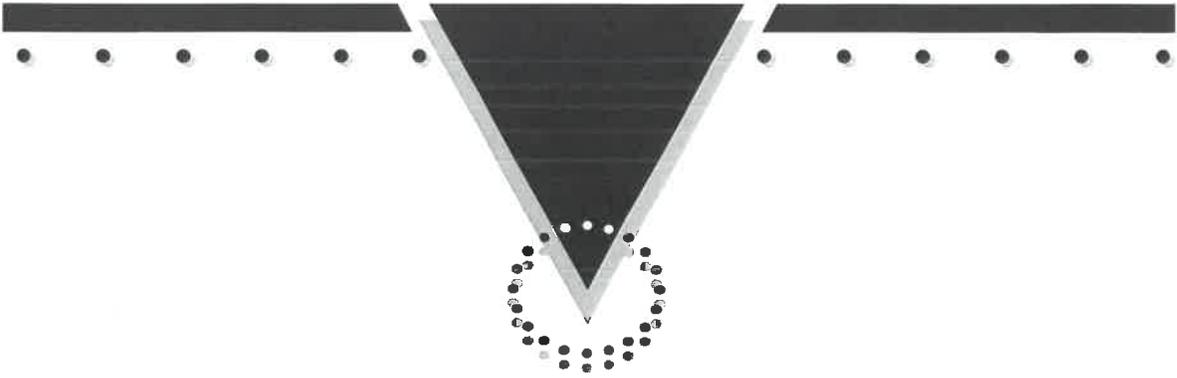
\*\*\* CHECK DATES 10/01/2023 - 10/31/2023 \*\*\*

PALM COAST SPRING LAKE REVERIE  
BANK A WELLS FARGO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/12/23	00001	10/01/23	88	2023	10	310-51300-31300			GMS-CENTRAL FLORIDA, LLC	*	208.33	208.33	000016
10/12/23	00004	10/01/23	PSI01903	2023	10	320-53800-46300			SOLITUDE LAKE MANAGEMENT	*	530.00	530.00	000017
10/12/23	00004	10/01/23	PSI01907	2023	10	320-53800-46300			SOLITUDE LAKE MANAGEMENT	*	684.00	684.00	000018
10/12/23	00005	10/01/23	48149	2023	10	320-53800-46100			FLORIDA ULS OPERATING LLC	*	4,684.00	4,684.00	000019
10/25/23	00003	10/20/23	10202023	2023	10	320-53800-34100			CLINTON SMITH CONSULTING LLC	*	600.00	600.00	000020
TOTAL FOR BANK A											6,706.33		
TOTAL FOR REGISTER											6,706.33		

PCPC PALM COAST PRK AMOSSING

# SECTION 2



# Palm Coast Park

## Community Development District

Unaudited Financial Reporting  
October 31, 2023



# TABLE OF CONTENTS

1	<u>Balance Sheet</u>
2	<u>General Fund Statement</u>
3	<u>General Fund- Sawmill Subdivision</u>
4	<u>General Fund-Spring Lake Reverie</u>
5	<u>General Fund-Somerset</u>
6	<u>Debt Service Statement Series 2006</u>
7	<u>Debt Service Statement Series 2019</u>
8	<u>Debt Service Statement Series 2021</u>
9	<u>Debt Service Statement Series 2022</u>
10	<u>Debt Service Statement Series 2023</u>
11	<u>Capital Reserve - Sawmill Subdivision</u>
12	<u>Capital Reserve - Spring Lake Reverie</u>
13	<u>Capital Reserve - Somerset</u>
14	<u>Capital Project Statements Series 2006, 2019, 2021 and 2022</u>
15	<u>Month by Month- General Fund</u>
16	<u>Month by Month- General Fund- Sawmill Creek</u>
17	<u>Month by Month- General Fund- Spring Lake Reverie</u>
18-19	<u>Long Term Debt Report</u>
20	<u>Construction Schedule, Series 2021 Bonds</u>

21 Construction Schedule, Series 2022 Bonds

22 Assessment Receipts Schedule

**Palm Coast Park**  
Community Development District

Combined Balance Sheet  
October 31, 2023

*Governmental Fund Types*

	General	GF Sawmill Sub	GF Spring Lake Reverts	GF Sawmill Sub	Debt Service 2006	Debt Service 2019	Debt Service 2021	Debt Service 2022	Debt Service 2022	CR Sawmill Sub	CR Spring Lake Reverts	CR Sawmill Sub	Capital Projects 2006	Capital Projects 2019	Capital Projects 2021	Capital Projects 2022	Capital Projects 2022	Totals (In thousands only)
<b>Assets</b>																		
Cash- Checking Account	\$41,053	\$216,959	\$166,946															\$794,340
Due from General Fund																		\$0
Assessment Receivable																		\$0
Due from Sawmill Creek																		\$0
Due from Spring Lake																		\$0
Due from Debt 2019																		\$0
Due from Spring Lake Reverts																		\$0
Due from Capital Projects	\$2,177																	\$2,177
Due from Other																		\$0
<b>Investments:</b>																		\$0
Money Market Account																		\$0
Reserve					\$14,305	\$145,727	\$271,395	\$401,692	\$249,730									\$2,450,079
Revenue					\$781,081	\$86,876	\$156,648	\$311,371										\$1,336,175
Prepayment					\$1,204,323				\$89,000									\$1,204,323
Cap. Interest																		\$99,000
Acquisition and Construction													\$2,286,594	\$9,831	\$11,306	\$15,583	\$4,377,264	\$9,000
Cost of Issuance																		\$2,325,313
Deposits																		\$0
Prepaid Expenses	\$31,409	\$3,625	\$938															\$35,971
<b>Total Assets</b>	<b>\$444,420</b>	<b>\$220,584</b>	<b>\$167,884</b>	<b>\$0</b>	<b>\$3,415,938</b>	<b>\$232,602</b>	<b>\$428,243</b>	<b>\$713,063</b>	<b>\$298,730</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,286,594</b>	<b>\$9,831</b>	<b>\$11,306</b>	<b>\$15,583</b>	<b>\$4,377,264</b>	<b>\$6,246,778</b>
<b>Liabilities</b>																		
Accounts Payable	\$89	\$1,110	\$1,214															\$2,413
FFCA Payables	\$0	\$2,743																\$2,743
Due to General Fund	\$31																	\$31
Due to 2006 DSF																		\$0
Due to 2019 DSF																		\$0
Due to 2021 DSF																		\$0
Due to 2022 DSF																		\$0
Due to Spring Lake Reverts																		\$0
Due to Sawmill Subdividen																		\$0
Deposit- Somerset																		\$0
<b>Fund Equity</b>																		
Net Assets																		\$0
Fund Balances																		\$0
Unassigned	\$444,301	\$216,731	\$166,670	\$0						\$0	\$0							\$827,702
Nonspendable- Prepaid																		\$0
Restricted for Capital Projects																		\$2,325,313
Restricted for Debt Service					\$3,415,938	\$232,602	\$428,243	\$713,063	\$298,730				\$2,286,594	\$9,831	\$11,306	\$15,583	\$4,377,264	\$5,088,377
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$444,420</b>	<b>\$220,584</b>	<b>\$167,884</b>	<b>\$0</b>	<b>\$3,415,938</b>	<b>\$232,602</b>	<b>\$428,243</b>	<b>\$713,063</b>	<b>\$298,730</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,286,594</b>	<b>\$9,831</b>	<b>\$11,306</b>	<b>\$15,583</b>	<b>\$4,377,264</b>	<b>\$6,246,778</b>

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

	Adopted Budget	Prorated Budget 10/31/23	Actual 10/31/23	Variance
<i><u>Revenues</u></i>				
Operations and Maintenance Assessments- Tax Roll	\$310,942	\$20,873	\$20,873	\$0
Assessments - Direct	\$0	\$0	\$0	\$0
Interest Earnings	\$150	\$13	\$0	(\$13)
Miscellaneous Income	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$311,092</b>	<b>\$20,885</b>	<b>\$20,873</b>	<b>(\$13)</b>
<i><u>Administrative Expenditures</u></i>				
Supervisors Fees	\$12,000	\$1,000	\$0	\$1,000
FICA Taxes	\$924	\$77	\$0	\$77
Arbitrage	\$600	\$50	\$0	\$50
Dissemination Agent	\$2,500	\$208	\$708	(\$500)
Assessment Administration	\$5,300	\$5,300	\$5,300	\$0
Engineering	\$7,980	\$665	\$89	\$577
Attorney Fees	\$12,000	\$1,000	\$0	\$1,000
Management Fees	\$44,520	\$3,710	\$3,710	\$0
Website Maintenance & Hosting	\$1,272	\$1,272	\$1,553	(\$281)
Website	\$1,800	\$150	\$106	\$44
Trustee Fees	\$4,500	\$375	\$0	\$375
Annual Audit	\$9,000	\$750	\$0	\$750
Postage and Freight	\$3,000	\$250	\$61	\$189
Insurance- General Liability	\$9,050	\$9,050	\$0	\$9,050
Printing and Binding	\$1,000	\$83	\$1	\$82
Legal Advertising	\$1,200	\$100	\$0	\$100
Tax Collector Fees	\$5,945	\$495	\$0	\$495
Contingency	\$1,000	\$83	\$0	\$83
Office Supplies	\$450	\$38	\$0	\$37
Meeting Room Rental	\$1,200	\$100	\$0	\$100
Dues & Licenses	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$125,416</b>	<b>\$24,932</b>	<b>\$11,703</b>	<b>\$13,229</b>
<i><u>Field Expenditures</u></i>				
Professional Services	\$18,000	\$1,500	\$1,500	\$0
Landscape Maintenance	\$115,000	\$9,583	\$8,915	\$669
Preserve Management	\$10,000	\$833	\$0	\$833
Repairs & Maintenance	\$7,500	\$625	\$0	\$625
Insurance- Property & Casualty	\$17,176	\$17,176	\$0	\$17,176
Contingency	\$18,000	\$1,500	\$0	\$1,500
<b>Total Field</b>	<b>\$185,676</b>	<b>\$31,218</b>	<b>\$10,415</b>	<b>\$20,803</b>
<b>Total Expenditures</b>	<b>\$311,092</b>	<b>\$56,150</b>	<b>\$22,117</b>	<b>\$34,032</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>		<b>(\$1,245)</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$445,546</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$444,301</b>	

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

	Adopted Budget	Prorated Budget 10/31/23	Actual 10/31/23	Variance
<i>Revenues</i>				
Operations and Maintenance Assessments- Tax Roll	\$377,660	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$377,660</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<i>Administrative Expenditures</i>				
Tax Collector Fees	\$7,959	\$7,959	\$0	\$7,959
Arbitrage	\$1,200	\$100	\$0	\$100
Trustee Fees	\$9,000	\$0	\$0	\$0
Dissemination Agent	\$5,000	\$417	\$417	(\$0)
Postage and Freight	\$1,000	\$83	\$0	\$83
Attorney Fees	\$2,000	\$167	\$0	\$167
Other Current Charges	\$500	\$42	\$0	\$42
<b>Total Administrative</b>	<b>\$26,659</b>	<b>\$8,767</b>	<b>\$417</b>	<b>\$8,351</b>
<i>Field Expenditures</i>				
Professional Fees	\$14,400	\$1,200	\$1,200	\$0
Landscape Maintenance	\$179,000	\$14,917	\$13,340	\$1,577
Electricity- Streetlights	\$26,000	\$2,167	\$1,376	\$791
Electricity- Irrigation/Signs	\$3,100	\$258	\$63	\$195
Utility- Irrigation	\$41,400	\$3,450	\$1,643	\$1,807
R&M- Signage	\$2,000	\$167	\$0	\$167
R&M Storm Water- Pond	\$34,500	\$2,875	\$2,158	\$717
Insurance-Property & Casualty	\$5,000	\$417	\$0	\$417
Repairs and Maintenance	\$12,500	\$1,042	\$0	\$1,042
Contingency	\$10,000	\$833	\$0	\$833
Interfund Transfer Out	\$0	\$0	\$0	\$0
<b>Total Field</b>	<b>\$327,900</b>	<b>\$27,325</b>	<b>\$19,780</b>	<b>\$7,545</b>
<i>Reserves</i>				
Roadway Reserves	\$23,101	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$23,101</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$377,660</b>	<b>\$36,092</b>	<b>\$20,197</b>	<b>\$15,895</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>		<b>(\$20,197)</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$236,928</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$216,731</b>	

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

	<b>Adopted Budget</b>	<b>Prorated Budget 10/31/23</b>	<b>Actual 10/31/23</b>	<b>Variance</b>
<i>Revenues</i>				
Operations and Maintenance Assessments- Tax Roll	\$293,699	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$293,699</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<i>Administrative Expenditures</i>				
Tax Collector Fees	\$6,546	\$546	\$0	\$546
Arbitrage	\$600	\$50	\$0	\$50
Trustee Fees	\$4,500	\$375	\$0	\$375
Dissemination Agent	\$2,500	\$208	\$208	\$0
Postage and Freight	\$750	\$63	\$0	\$63
Attorney Fees	\$1,000	\$83	\$0	\$83
Other Current Charges	\$250	\$21	\$0	\$21
<b>Total Administrative</b>	<b>\$16,146</b>	<b>\$1,346</b>	<b>\$208</b>	<b>\$1,137</b>
<i>Field Expenditures</i>				
Professional Fees	\$7,200	\$600	\$600	\$0
Landscape Maintenance	\$150,000	\$12,500	\$4,684	\$7,816
Electricity- Streetlights	\$62,000	\$5,167	\$0	\$5,167
Electricity- Irrigation/Signs	\$1,000	\$83	\$0	\$83
Utility- Irrigation	\$17,000	\$1,417	\$0	\$1,417
R&M- Signage	\$1,000	\$83	\$0	\$83
R&M Storm Water- Pond	\$17,000	\$1,417	\$2,428	(\$1,011)
Insurance-Property & Casualty	\$12,500	\$1,042	\$0	\$1,042
Repairs and Maintenance	\$7,500	\$625	\$0	\$625
Contingency	\$3,204	\$267	\$0	\$267
<b>Total Field</b>	<b>\$278,404</b>	<b>\$23,200</b>	<b>\$7,712</b>	<b>\$15,488</b>
<i>Reserves</i>				
Roadway Reserves	\$31,000	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$31,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$325,550</b>	<b>\$24,546</b>	<b>\$7,920</b>	<b>\$16,626</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$31,851)</b>		<b>(\$7,920)</b>	
<b>Beginning Fund Balance</b>	<b>\$31,851</b>		<b>\$174,590</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$166,670</b>	

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

	Adopted Budget	Prorated Budget 10/31/23	Actual 10/31/23	Variance
<i>Revenues</i>				
Operations and Maintenance Assessments- Tax Roll	\$87,203	\$0	\$0	\$0
Developer Contributions	\$53,665	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$140,868</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<i>Administrative Expenditures</i>				
Tax Collector Fees	\$2,818	\$235	\$0	\$235
Arbitrage	\$600	\$50	\$0	\$50
Trustee Fees	\$4,500	\$375	\$0	\$375
Dissemination Agent	\$2,500	\$208	\$0	\$208
Postage and Freight	\$750	\$63	\$0	\$63
Attorney Fees	\$1,000	\$83	\$0	\$83
Other Current Charges	\$250	\$21	\$0	\$21
<b>Total Administrative</b>	<b>\$12,418</b>	<b>\$1,035</b>	<b>\$0</b>	<b>\$1,035</b>
<i>Field Expenditures</i>				
Professional Fees	\$7,200	\$600	\$0	\$600
Landscape Maintenance	\$75,000	\$6,250	\$0	\$6,250
Electricity- Streetlights	\$2,000	\$167	\$0	\$167
Electricity- Irrigation/Signs	\$1,000	\$83	\$0	\$83
Utility- Irrigation	\$15,000	\$1,250	\$0	\$1,250
R&M- Signage	\$1,000	\$83	\$0	\$83
R&M Storm Water- Pond	\$5,000	\$417	\$0	\$417
Insurance-Property & Casualty	\$5,000	\$417	\$0	\$417
Repairs and Maintenance	\$5,000	\$417	\$0	\$417
Contingency	\$5,000	\$417	\$0	\$417
<b>Total Field</b>	<b>\$121,200</b>	<b>\$10,100</b>	<b>\$0</b>	<b>\$10,100</b>
<i>Reserves</i>				
Roadway Reserves	\$7,250	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$7,250</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$140,868</b>	<b>\$11,135</b>	<b>\$0</b>	<b>\$11,135</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>		<b>\$0</b>	
<b>Beginning Fund Balance</b>	<b>\$31,851</b>		<b>\$0</b>	
<b>Ending Fund Balance</b>	<b>\$31,851</b>		<b>\$0</b>	

# Palm Coast Park

## Community Development District

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

	Adopted Budget	Prorated Budget 10/31/23	Actual 10/31/23	Variance
<b>Revenues</b>				
Special Assessments- Tax Roll	\$2,077,418	\$0	\$0	\$0
Special Assessments- Off Roll	\$0	\$0	\$0	\$0
Special Assessments- Prepayment	\$0	\$0	\$0	\$0
Interest Income	\$12,500	\$1,042	\$14,980	\$13,939
<b>Total Revenues</b>	<b>\$2,089,918</b>	<b>\$1,042</b>	<b>\$14,980</b>	<b>\$13,939</b>
<b>Expenditures</b>				
Tax Collector	\$41,548	\$3,462	\$0	\$3,462
Interfund Transfer Out	\$7,000	\$583	\$6,290	(\$5,707)
<b>Series 2006</b>				
Interest-11/1	\$559,028	\$0	\$0	\$0
Special Call-11/1	\$0	\$0	\$0	\$0
Principal-5/1	\$940,000	\$0	\$0	\$0
Interest-5/1	\$559,028	\$0	\$0	\$0
Special Call-5/1	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$2,106,604</b>	<b>\$4,046</b>	<b>\$6,290</b>	<b>(\$2,245)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$16,686)</b>		<b>\$8,690</b>	
<b>Beginning Fund Balance</b>	<b>\$939,888</b>		<b>\$3,407,248</b>	
<b>Ending Fund Balance</b>	<b>\$923,202</b>		<b>\$3,415,938</b>	

Due From General	----
Reserve	\$1,430,535
Revenue	\$781,081
Prepayment	\$1,204,323
Interest	----
<b>Balance</b>	<b>\$3,415,938</b>

# Palm Coast Park Community Development District

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

	Adopted Budget	Prorated Budget 10/31/23	Actual 10/31/23	Variance
<b>Revenues</b>				
Special Assessments- Tax Roll	\$200,861	\$0	\$0	\$0
Interest Income	\$2,000	\$167	\$1,021	\$854
<b>Total Revenues</b>	<b>\$202,861</b>	<b>\$167</b>	<b>\$1,021</b>	<b>\$854</b>
<b>Expenditures</b>				
Tax Collector	\$4,017	\$335	\$0	\$335
Interfund Transfer Out	\$1,378	\$115	\$641	(\$526)
<b>Series 2019</b>				
Interest-11/1	\$76,695	\$0	\$0	\$0
Principal-5/1	\$40,000	\$0	\$0	\$0
Interest-5/1	\$76,695	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$198,785</b>	<b>\$450</b>	<b>\$641</b>	<b>(\$191)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$4,076</b>		<b>\$380</b>	
<b>Beginning Fund Balance</b>	<b>\$86,371</b>		<b>\$232,222</b>	
<b>Ending Fund Balance</b>	<b>\$90,447</b>		<b>\$232,602</b>	
			Due From General	----
			Reserve	\$145,727
			Revenue	\$86,876
			<b>Balance</b>	<b>\$232,602</b>

# Palm Coast Park

## Community Development District

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

	Adopted Budget	Prorated Budget 10/31/23	Actual 10/31/23	Variance
<b>Revenues</b>				
Special Assessments-Tax Roll	\$405,218	\$0	\$0	\$0
Interest Income	\$8,500	\$708	\$1,880	\$1,171
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$413,718</b>	<b>\$708</b>	<b>\$1,880</b>	<b>\$1,171</b>
<b>Expenditures</b>				
Tax Collector	\$8,104	\$675	\$0	\$675
Interfund Transfer Out	\$6,006	\$501	\$1,193	(\$693)
<b>Series 2021</b>				
Interest-5/1	\$143,189	\$0	\$0	\$0
Principal-5/1	\$110,000	\$0	\$0	\$0
Interest-5/1	\$143,189	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$410,488</b>	<b>\$1,176</b>	<b>\$1,193</b>	<b>(\$18)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$3,230</b>		<b>\$686</b>	
<b>Beginning Fund Balance</b>	<b>\$153,838</b>		<b>\$427,557</b>	
<b>Ending Fund Balance</b>	<b>\$157,068</b>		<b>\$428,243</b>	

Due From General	----
Reserve	\$271,395
Revenue	\$156,848
Cap Interest	----
<b>Balance</b>	<b>\$428,243</b>

# Palm Coast Park

## Community Development District

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

	Adopted Budget	Prorated Budget 10/31/23	Actual 10/31/23	Variance
<b>Revenues</b>				
Special Assessments-Tax Roll	\$820,478	\$0	\$0	\$0
Interest Income	\$7,000	\$583	\$3,129	\$2,545
<b>Total Revenues</b>	<b>\$827,478</b>	<b>\$583</b>	<b>\$3,129</b>	<b>\$2,545</b>
<b>Expenditures</b>				
Tax Collector	\$16,410	\$1,368	\$0	\$1,368
Interfund Transfer Out	\$4,225	\$352	\$1,766	(\$1,414)
<b>Series 2022</b>				
Interest Expense 11/1	\$297,841	\$0	\$0	\$0
Principal Expense 5/1	\$210,000	\$0	\$0	\$0
Interest Expense 5/1	\$297,841	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$826,317</b>	<b>\$352</b>	<b>\$1,766</b>	<b>(\$47)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$1,161</b>		<b>\$1,362</b>	
<b>Beginning Fund Balance</b>	<b>\$306,845</b>		<b>\$711,701</b>	
<b>Ending Fund Balance</b>	<b>\$308,006</b>		<b>\$713,063</b>	

Due From General	----
Reserve	\$401,692
Revenue	\$311,371
Cap Interest	----
<b>Balance</b>	<b>\$713,063</b>

# Palm Coast Park

## Community Development District

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

	Adopted Budget	Prorated Budget 10/31/23	Actual 10/31/23	Variance
<u>Revenues</u>				
Bond Proceeds	0	\$0	\$0	\$0
Special Assessments-Tax Roll	\$428,386	\$0	\$0	\$0
Interest Income	\$2,500	\$208	\$1,312	\$1,103
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$430,886</b>	<b>\$208</b>	<b>\$1,312</b>	<b>\$1,103</b>
<u>Expenditures</u>				
Tax Collector	\$8,568	\$714	\$0	\$714
Interfund Transfer Out	\$0	\$0	\$922	(\$922)
<u>Series 2022</u>				
Interest Expense 11/1	\$88,123	\$0	\$0	\$0
Principal Expense 5/1	\$90,000	\$0	\$0	\$0
Interest Expense 5/1	\$165,230	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$351,921</b>	<b>\$0</b>	<b>\$922</b>	<b>(\$208)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$78,965</b>		<b>\$389</b>	
<b>Beginning Fund Balance</b>	<b>\$88,123</b>		<b>\$298,341</b>	
<b>Ending Fund Balance</b>	<b>\$167,088</b>		<b>\$298,730</b>	

Due From General	----
Reserve	\$209,730
Revenue	----
Cap Interest	\$89,000
<b>Balance</b>	<b>\$298,730</b>

# Palm Coast Park

## Community Development District

Capital Reserve - Sawmill  
Statement of Revenues & Expenditures  
For Period Ending October 31, 2023

	Adopted Budget	Prorated Budget 10/31/23	Actual 10/31/23	Variance
<b>Revenues</b>				
Operating Transfer In	\$43,500	\$0	\$0	\$0
Interest Income	\$1,000	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$44,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Expenditures</b>				
Capital Outlay - Sawmill	\$0	\$0	\$0	\$0
Other Current Charges	\$250	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$250</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$44,250</b>		<b>\$0</b>	
<b>Beginning Fund Balance</b>	<b>\$88,123</b>		<b>\$0</b>	
<b>Ending Fund Balance</b>	<b>\$132,373</b>		<b>\$0</b>	

# Palm Coast Park

## Community Development District

Capital Reserve - Spring Lake Reverie  
Statement of Revenues & Expenditures  
For Period Ending October 31, 2023

	Adopted Budget	Prorated Budget 10/31/23	Actual 10/31/23	Variance
<b>Revenues</b>				
Operating Transfer In	\$31,000	\$0	\$0	\$0
Interest Income	\$1,000	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$32,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Expenditures</b>				
Capital Outlay - SLR	\$0	\$0	\$0	\$0
Other Current Charges	\$250	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$250</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$31,750</b>		<b>\$0</b>	
<b>Beginning Fund Balance</b>	<b>\$22,000</b>		<b>\$0</b>	
<b>Ending Fund Balance</b>	<b>\$53,750</b>		<b>\$0</b>	

# Palm Coast Park

## Community Development District

Capital Reserve - Somerset  
Statement of Revenues & Expenditures  
For Period Ending October 31, 2023

	Adopted Budget	Prorated Budget 10/31/23	Actual 10/31/23	Variance
<b>Revenues</b>				
Operating Transfer In	\$7,250	\$0	\$0	\$0
Interest Income	\$1,000	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$8,250</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Expenditures</b>				
Capital Outlay - Somerset	\$0	\$0	\$0	\$0
Other Current Charges	\$250	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$250</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$8,000</b>		<b>\$0</b>	
<b>Beginning Fund Balance</b>	<b>\$22,000</b>		<b>\$0</b>	
<b>Ending Fund Balance</b>	<b>\$30,000</b>		<b>\$0</b>	

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

	Series 2006	Series 2019	Series 2021	Series 2022	Series 2023
<b>Revenues</b>					
Interest Income	\$9,982	\$40	\$44	\$59	\$19,146
Interfund Transfer In	\$6,290	\$641	\$1,193	\$1,766	\$922
Impact Fees	\$0	\$0	\$0	\$0	\$0
Bond Proceeds	\$0	\$0	\$0	\$0	\$0
Bond Premium	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$16,273</b>	<b>\$681</b>	<b>\$1,237</b>	<b>\$1,826</b>	<b>\$20,068</b>
<b>Expenditures</b>					
Capital Outlay	\$0	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0	\$0
Underwriters Discount	\$0	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$16,273</b>	<b>\$681</b>	<b>\$1,237</b>	<b>\$1,826</b>	<b>\$20,068</b>
<b>Beginning Fund Balance</b>	<b>\$2,272,322</b>	<b>\$9,150</b>	<b>\$10,069</b>	<b>\$13,757</b>	<b>\$4,357,196</b>
<b>Ending Fund Balance</b>	<b>\$2,288,594</b>	<b>\$9,831</b>	<b>\$11,306</b>	<b>\$15,583</b>	<b>\$4,377,264</b>

Palm Coast Park CDD  
General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b><i>Revenues</i></b>													
Operations and Maintenance Assessments- Tax Roll	\$20,873	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 20,873
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	-
<b>Total Revenues</b>	<b>\$20,873</b>	<b>\$0</b>	<b>20,873</b>										
<b><i>Administrative Expenditures</i></b>													
Supervisors Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
FICA Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Dissemination Agent	\$708	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	708
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3,710
Website Maintenance & Hosting	\$1,553	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1,553
Website	\$106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	106
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Postage and Freight	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	61
Insurance- General Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Printing and Binding	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Tax Collector Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0
Meeting Room Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Dues & Licenses	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	175
<b>Total Administrative</b>	<b>\$11,703</b>	<b>\$0</b>	<b>11,703</b>										
<b><i>Field Expenditures</i></b>													
Professional Services	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1,500
Landscape Maintenance	\$8,915	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	8,915
Preserve Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Insurance- Property & Casualty	\$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	-
<b>Total Field</b>	<b>\$10,415</b>	<b>\$0</b>	<b>10,415</b>										
<b>Total Expenditures</b>	<b>\$22,117</b>	<b>\$0</b>	<b>22,117</b>										
<b>Excess Revenue/(Expenditures)</b>	<b>(\$1,245)</b>	<b>\$0</b>	<b>(1,245)</b>										

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b><i>Revenues</i></b>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ -</b>
<b><i>Administrative Expenditures</i></b>													
Tax Collector Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
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	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 417
Postage and Freight	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Attorney Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
<b>Total Administrative</b>	<b>\$417</b>	<b>\$0</b>	<b>\$ 417</b>										
<b><i>Field Expenditures</i></b>													
Professional Fees	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,200
Landscape Maintenance	\$13,340	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 13,340
Electricity- Streetlights	\$1,376	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,376
Electricity- Irrigation/Signs	\$63	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 63
Utility- Irrigation	\$1,643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,643
R&M- Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
R&M Storm Water- Pond	\$2,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 2,158
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	\$ -
Interfund Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
<b>Total Field</b>	<b>\$19,780</b>	<b>\$0</b>	<b>\$ 19,780</b>										
<b><i>Reserves</i></b>													
Roadway Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
<b>Total Reserves</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$20,197</b>	<b>\$0</b>	<b>\$ 20,197</b>										
<b>Excess Revenue/(Expenditures)</b>	<b>(\$20,197)</b>	<b>\$0</b>	<b>\$ (20,197)</b>										

Palm Coast Park CDD  
General Fund- Spring Lake Reverie  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b><i>Revenues</i></b>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
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	\$ -
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ -</b>
<b><i>Administrative Expenditures</i></b>													
Tax Collector Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
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	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 208
Postage and Freight	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Attorney Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
<b>Total Administrative</b>	<b>\$208</b>	<b>\$0</b>	<b>\$ 208</b>										
<b><i>Field Expenditures</i></b>													
Professional Fees	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 600
Landscape Maintenance	\$4,684	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 4,684
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	\$2,428	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 2,428
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	\$ -
<b>Total Field</b>	<b>\$7,712</b>	<b>\$0</b>	<b>\$ 7,712</b>										
<b><i>Reserves</i></b>													
Roadway Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
<b>Total Reserves</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$7,920</b>	<b>\$0</b>	<b>\$ 7,920</b>										
<b>Excess Revenue/(Expenditures)</b>	<b>(\$7,920)</b>	<b>\$0</b>	<b>(\$7,920)</b>										

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

<b>Series 2006 Special Assessment Bonds</b>	
Interest Rate:	5.70%
Maturity Date:	5/1/37
Reserve Fund Definition:	6.966 % Outstanding
Reserve Fund Requirement:	\$ 1,366,381
Reserve Fund Balance:	\$ 1,430,535
Bonds Outstanding- 6/30/2015	\$ 31,780,000
Less: May 1, 2008 (Mandatory)	\$ (410,000)
Less: May 1, 2009 (Mandatory)	\$ (435,000)
Less: May 1, 2010 (Mandatory)	\$ (460,000)
Less: May 1, 2011 (Mandatory)	\$ (490,000)
Less: May 1, 2012 (Mandatory)	\$ (515,000)
Less: May 1, 2013 (Mandatory)	\$ (545,000)
Less: May 1, 2014 (Mandatory)	\$ (580,000)
Less: May 1, 2015 (Mandatory)	\$ (615,000)
Less: May 1, 2016 (Mandatory)	\$ (650,000)
Less: May 1, 2017 (Mandatory)	\$ (685,000)
Less: May 1, 2018 (Mandatory)	\$ (730,000)
Less: May 1, 2019 (Mandatory)	\$ (770,000)
Less: May 1, 2020 (Mandatory)	\$ (815,000)
Less: May 1, 2021 (Mandatory)	\$ (865,000)
Less: May 1, 2022 (Mandatory)	\$ (915,000)
Less: November 1, 2022 (Special Call)	\$ (1,790,000)
Less: May 1, 2023 (Mandatory)	\$ (890,000)
Less: November 1, 2022 (Special Call)	\$ (5,000)
Current Bonds Outstanding	\$ 19,615,000

<b>Series 2019 Special Assessment Bonds</b>	
Interest Rate:	3.4% - 4.3%
Maturity Date:	5/1/50
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 145,564
Reserve Fund Balance:	\$ 145,727
Bonds Outstanding- 12/04/19	\$ 3,770,000
Less: May 1, 2021 (Mandatory)	\$ (40,000)
Less: May 1, 2022 (Mandatory)	\$ (40,000)
Less: May 1, 2023 (Mandatory)	\$ (40,000)
Current Bonds Outstanding	\$ 3,650,000

<b>Series 2021 Special Assessment Bonds- Spring Lake Tracts 2 &amp; 3</b>	
Interest Rate:	2.4-4.0%
Maturity Date:	5/1/52
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 271,395
Reserve Fund Balance:	\$ 271,395
Bonds Outstanding- 12/23/2021	\$ 8,065,000
Less: May 1, 2023 (Mandatory)	\$ (105,000)
Current Bonds Outstanding	\$ 7,960,000

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

<b>Series 2022 Special Assessment Bonds- Sawmill Branch Phase 2</b>	
Interest Rate:	4.15-5.125%
Maturity Date:	5/1/51
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 401,692
Reserve Fund Balance:	\$ 401,692
Bonds Outstanding- 6/10/2022	\$ 12,225,000
Less: May 1, 2023 (Mandatory)	\$ (200,000)
<b>Current Bonds Outstanding</b>	<b>\$ 12,025,000</b>

**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
<b>TOTAL SOURCES</b>				<b>\$ 7,426,875.95</b>
2/18/22	1	Spring Lake Asset, LLC	Spring Lake Payment Application Nos 1, 2, & 3 (Progress Payments - P & S Paving, Inc.)	\$ (3,041,171.48)
3/8/22	2	Spring Lake Asset, LLC	Spring Lake Payment Application #4 (Progress Payments - P & S Paving, Inc.)	\$ (151,558.03)
3/31/22	3	Spring Lake Asset, LLC	Spring Lake Payment Application #5 (Progress Payments - P & S Paving, Inc.)	\$ (317,127.39)
4/26/22	4	Spring Lake Asset, LLC	Spring Lake Payment Application #6 (Progress Payments - P & S Paving, Inc.)	\$ (382,995.91)
5/25/22	5	Spring Lake Asset, LLC	Spring Lake Payment Application #7 (Progress Payments - P & S Paving, Inc.)	\$ (442,409.35)
7/5/22	6	Spring Lake Asset, LLC	Spring Lake Payment Application #8 (Progress Payments - P & S Paving, Inc.)	\$ (744,321.21)
8/4/22	7	Spring Lake Asset, LLC	Spring Lake Payment Application #9 (Progress Payments - P & S Paving, Inc.)	\$ (750,545.85)
9/14/22	8	Spring Lake Asset, LLC	Spring Lake Payment Application #10 (Progress Payments - P & S Paving, Inc.)	\$ (790,086.12)
10/13/22	9	Spring Lake Asset, LLC	Spring Lake Payment Application #11 (Progress Payments - P & S Paving, Inc.)	\$ (792,384.53)
10/13/22	10	Spring Lake Asset, LLC	Spring Lake Payment Application #12 (Progress Payments - P & S Paving, Inc.)	\$ (2,970.25)
<b>TOTAL USES</b>				<b>\$ (7,415,570.12)</b>
<b>ADJUSTED REMAINING BALANCE</b>				<b>\$ 11,305.83</b>
				Investment Balance Per Bank Statement \$ 11,305.83
				Less: Outstanding Requisitions \$ -
				Adjusted Balance \$ 11,305.83
				Variance \$ (0.00)

**Palm Coast Park**  
**Community Development District**  
**Construction Schedule, Series 2022**

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Amount</b>
6/21/22			Bond issuance proceeds series 2022	\$ 11,393,097.58
7/5/22			Interest	\$ 15.82
8/2/22			Interest	\$ 49.05
9/2/22			Interest	\$ 49.05
9/6/22			Interest	\$ 7.91
9/20/22			Transfer from Reserve	\$ 4.02
12/1/22			Transfer from Reserve	\$ 5,868.29
1/4/23			Interest	\$ 2.42
2/1/23			Transfer from Reserve	\$ 863.06
2/2/23			Interest	\$ 8.82
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				\$ 57.76
9/5/23				\$ 1,821.39
10/2/23			Interest	\$ 59.39
10/3/23			Transfer from Reserve	\$ 1,766.35
<b>TOTAL SOURCES</b>				<b>\$ 11,408,802.06</b>
9/7/22	1	Forestar (USA) Real Estate Group Inc.	Sawmill Branch Phase 1 & 2 (Construction Costs - Earthworks of Florida, LLC Pay Application #21)	\$ (9,786,899.52)
9/7/22	1	Palm Coast Park CDD	Sawmill Branch Phase 1 & 2 (Construction Costs - Earthworks of Florida, LLC Pay Application #21)	\$ (1,606,319.89)
TOTAL USES				\$ (11,393,219.41)
<b>ADJUSTED REMAINING BALANCE</b>				<b>\$ 15,582.65</b>
				Investment Balance Per Bank Statement \$ 15,582.65
				Less: Outstanding Requisitions \$ -
				Adjusted Balance \$ 15,582.65
				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
<b>TOTAL COLLECTED</b>	<b>\$20,872.85</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$20,872.85</b>
<b>PERCENTAGE COLLECTED</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>7%</b>
		0.415380444	0.046162175	0.081022972	0.164053832	0.085655192	0.058724849	0.075392605	0.017436161	0.062171771