Palm Coast Park
Community Development District

Agenda

March 15, 2024

AGENDA

Palm Coast Park
Community Development District

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

March 8, 2024

Board of Supervisors
Palm Coast Park
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Palm Coast Park Community Development District** will be held **Friday, March 15, 2024 at 10:30 AM at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 16, 2024 Meeting
4. Sawmill Branch – Tract 7 Financing Items
    A. Consideration of Supplemental Engineer's Report
    B. Consideration of Supplemental Assessment Methodology Report
    C. Consideration of Resolution 2024-02 Declaring Special Assessments
    D. Consideration of Resolution 2024-03 Setting a Public Hearing for Special Assessments
5. Staff Reports
    A. Attorney
    B. Engineer and Maintenance Report
        i. Landscape Maintenance Summary Report
        ii. Stormwater Maintenance Service Reports
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
6. Other Business
7. Supervisor's Requests
8. Adjournment

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

Sincerely,

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, February 16, 2024 at 10:30 a.m. at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida.

Present and constituting a quorum were:

David Root *by phone*	Chairman
Robert Porter	Vice Chairman
Heather Allen	Assistant Secretary
Jeff Douglas	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
George Flint	GMS
Clint Smith	Field Manager
Michael Chiumento	District Counsel
Sara Zare *by phone*	MBS Capital Markets
Bill Schaefer *by phone*	Dominion Engineering

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. LeBrun asked if any members of the public wish to make a public comment.

- Jeff Hobson – 39 Oak Leaf Way – For both the General and Saw Mill Creek, are the reserves kept for streets and utilities? Board member answered utilities no because they have been turned over to the City of Palm Coast, but for the road reserves yes. Mr. Hobson also asked if there is any money in the General Funds for fixing standing water on the pathways. Board member noted there is very limited money in the master budget that does the bridges and walkway along US1. An area was repaired a couple of years ago at Saw

Mill Creek that was really bad. If it is something that stands for more than a day or two then bring it to the Board's attention.

- Sandy – Thanked Clint for answering her emails promptly, kindly, and respectfully about the bridges being taken care of. Mr. Porter noted the Board approved the pressure washing of the remaining bridges and the guy that will do it has been waiting on a hydrant meter from the city to have a water source and that was put in yesterday so he should be on those remaining bridges pretty soon.
- Dave Bullington – River Town Rd – Contacted Clint numerous times on cleaning of the pond and trail debris and he has always responded quickly and resolved the issues.

THIRD ORDER OF BUSINESS **Approval of Minutes of the January 19, 2024 Meeting**

Mr. LeBrun asked for approval of the minutes from the January 19, 2024 Board of Supervisors meeting. He noted he would be happy to take any comments or revisions and if not, looking for a motion to approve those minutes.

> On MOTION by Mr. Porter, seconded by Ms. Allen, with all in favor, the Minutes of the January 19, 2024 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS **Ratification Items**

A. Proposals from Yellowstone Landscape
- **i. Pond Erosion Repair**
- **ii. Irrigation Inspection Repairs**
- **iii. Sawmill Branch Deceased Pine Tree Removal (2)**

Mr. Smith noted these were three things that happened in the last month that were minor but he approved to repair and they were now asking for the Board to ratify them. He noted these include washout on a pond, a series of irrigation repairs, and some dead pine trees along US1 that would have fallen into some of the adjoining properties so had all of those taken out. The total of all three of those is $2,432.71.

> On MOTION by Mr. Porter, seconded by Mr. Douglas, with all in favor, the Three Proposals from Yellowstone Landscape, were ratified.

FIFTH ORDER OF BUSINESS **Sawmill Branch – Tract 7 Financing Items**

A. Consideration of Financing Team Funding Agreement with D.R. Horton, Inc.

Mr. LeBrun asked Counsel to review the agreement. Mr. Chiumento stated all of those are fine, standard form. Mr. LeBrun noted this would fund the professional services to start the bond process. These are all similar forms to what was done during the last bond series.

B. Consideration of Agreement with Project Engineer Dominion Engineering Group, Inc.

Mr. LeBrun noted that Dominion would serve as the Engineer of the project. He noted they would still have their District Engineer who would review and certify along with the Project Engineer. Their agreement is included in the agenda package.

C. Consideration of Engagement Letter from Bryant, Miller and Olive to Serve as Bond Counsel

Mr. LeBrun noted that BMO will oversee the District's interest. This was a handout under separate cover. This is similar to previous documents this Board has worked with on previous bond issues.

D. Consideration of Agreement for Underwriting Services from MBS Capital Markets, LLC

Mr. LeBrun noted MBS was on the phone for questions about the underwriter agreement or process.

E. Consideration of Agreement with US Bank to Serve as Trustee

Mr. LeBrun noted they have used US Bank previously on past bond issues. Mr. Porter noted for the audience, Saw Mill Branch 7 is the piece that Horton is doing at the extreme North end across from the Agricultural Museum. There are 411 lots and it will be a gated 55 plus restricted community. As we go through this, on each phase of Saw Mill, we will come back and induct doing bonds so that esssentially everyone that gets in there will end up making bond payments. Mr. Flint noted these actions are just starting the financing process for the bond issue and would only impact the people in tract 7. Mr. Porter noted Dominion is the Design Engineer on Tract 7 & 6. Mr. Schaefer with Dominion noted they had the opportunity to do the Assessment Area for parcel 6A & B and also for Phase 1 & 2 so far of Saw Mill Branch at Palm Coast Park.

> On MOTION by Mr. Douglas, seconded by Mr. Porter, with all in favor, Sawmill Branch – Tract 7 Financing Items A-E, were approved.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Chiumento had nothing to report, so the next item followed.

B. Engineer and Maintenance Report

Mr. Smith noted two items from this morning. One was the result of a drive through at Saw Mill Branch yesterday, there were some pine trees in the conservation area that blew over and fell into the pond so are blocking the maintenance of the pond bank. He received a proposal for $580 from Yellowstone to remove those trees.

> On MOTION by Ms. Allen, seconded by Mr. Porter, with all in favor, the Proposal from Yellowstone for Removal of Dead Pine Trees, was approved.

Mr. Smith stated that several months ago right before the end of the fiscal year, he had a long discussion about landscape maintenance in Reverie. We had actually bid that out and the Dream Finders at Reverie wanted to use United Land Services. We approved doing that even though United Land was more than Yellowstone. We had collected assessments for the entire year and not paid anything up until August. The subdivision is well funded and all of the assessments were paid by Dream Finders. The only thing that came online in August was mowing pond banks and some limited road right of way. They have just finished their buffer landscaping and the 100 ft. buffer that goes on US 1. United Land sent a proposal for landscape, irrigation, mulch and buffer planning which is $85,231 per year and the right of way mowing is $13,937 per year. This all falls within what was discussed back in August. I am looking for approval to sign that. That would be for this year and then we would rebudget in May to make sure they are still covered. Mr. Douglas asked if that takes square footage of grass off Yellowstone's plate. Mr. Clint stated yes it will.

> On MOTION by Mr. Porter, seconded by Mr. Douglas, with all in favor, the Agreements with United Land Services for maintenance of the Reverie US 1 Buffer and ROW Landscape, was approved.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun presented the check register to the Board on page 51 of the agenda. He noted in the General Fund there are checks 232-246. This reflects the assessments that have been collected for those months that are on this check register. The total for the General Fund for checks

232-246 is $3,999,617.81. The General Fund for Board of Supervisors, this is a State Statute allowed Supervisor payments for meetings which totals $738.80. The General Fund for Saw Mill checks 125-130 for $23,638.39. The General Fund for Reverie which is checks 31-34 totaling $6,706.33. The grand total of the chest register for the record is $4,030,701.33. Behind that is the detailed check register. He noted he would be happy to take any questions. Hearing none.

> On MOTION by Mr. Douglas, seconded by Mr. Porter, with all in favor, the Check Register totaling $4,030,701.33, was approved.

ii. Balance Sheet and Income Statement

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

SEVENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

SECTION A

SUPPLEMENTAL ENGINEER'S REPORT
TO THE 2006 MASTER ENGINEER'S REPORT
FOR
PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT

Sawmill Branch - Phase 7 Project

Prepared for:

BOARD OF SUPERVISORS

PALM COAST PARK CDD

March XX, 2024

DOMINION ENGINEERING GROUP, LLC

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Jacksonville, Florida 32216

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INTRODUCTION

THE DEVELOPMENT

Palm Coast Park is a mixed-use master planned development (the "Development") located entirely in the City of Palm Coast, Flagler County, Florida. Palm Coast Park is located west of the I-95 corridor with Daytona Beach to the South and Jacksonville to the north (see Figure 1).

The Development is an approved Development of Regional Impact (DRI). The development order governing the DRI was approved on December 7, 2004. The current plan (the "Master Development Plan") for the lands within the Palm Coast Park DRI is shown on Figure 2. Palm Coast Park DRI is a master-planned mixed-use development that will promote orderly and responsible growth.

PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT

The development currently includes the Palm Coast Park Community Development District (the "District"), established on September 13, 2005. The lands within the District consist of 4,719 acres in the Palm Coast Park Development of Regional Impact (DRI). According to the establishment rule (42AAA-1 of FLWAC), the boundary was amended in 2008 to remove approximately 59 acres that was located outside the DRI and resulted in the District encompassing 4,719 acres. The District will consist of single family residential, multifamily residential, commercial and industrial uses. Below is a copy of the land use as described in the Master Development Plan, as is shown on Figure 2.

Figure 1 District Location Map

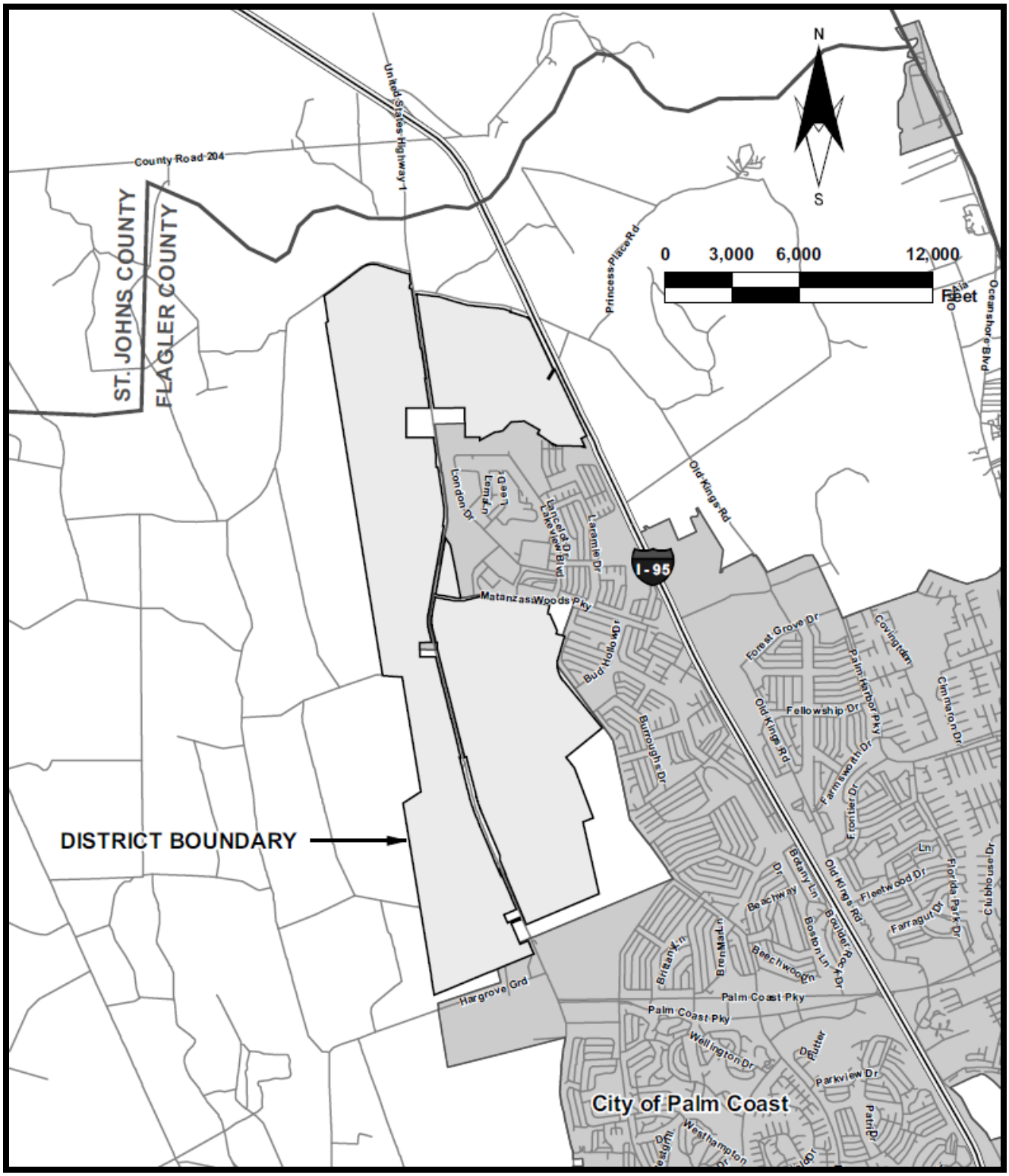
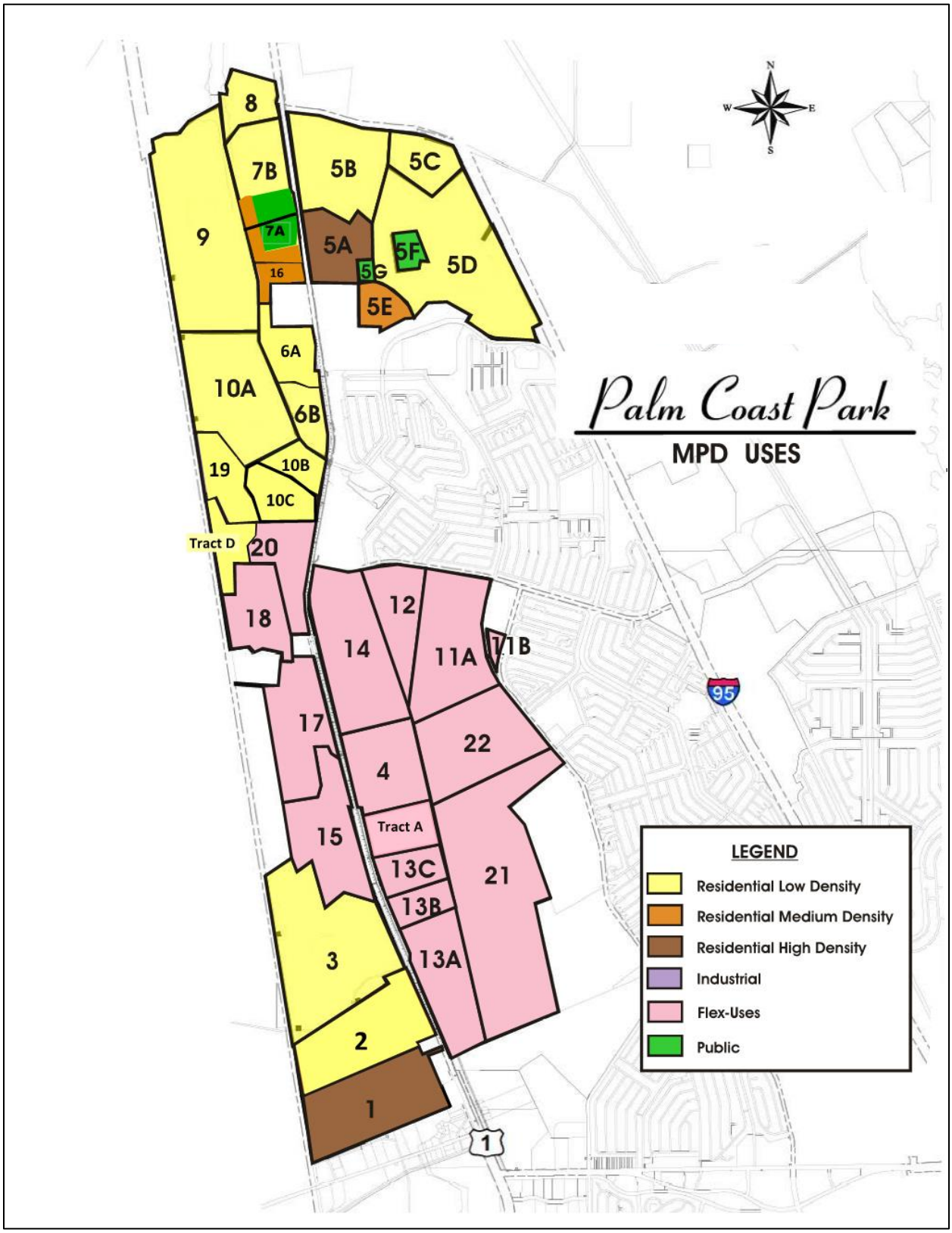


Figure 2. District Master Development Plan



PURPOSE AND SCOPE OF THE IMPROVEMENTS

PURPOSE

The District was established for the purpose of financing or acquiring, constructing, maintaining and operating all or a portion of the infrastructure necessary for community development within the District. The District previously adopted that certain Master Engineer's Report dated January 17, 2006 and revised on April 20, 2006, which contains a description of the improvements anticipated to be funded, acquired, operated and/or maintained by the District ("**Improvement Plan**"). The District's overall Improvement Plan, as described in the Master Engineer's Report, consisted of Master Infrastructure Improvements and Future Improvements. In 2006, the District issued its Special Assessment Bonds, Series 2006 (the "Series 2006 Bonds"), to finance, fund, plan, establish, acquire, and/or construct the Master Infrastructure Improvements, benefiting all lands within boundaries of District. Any future bond issuances to fund Future Improvements were expected to be parcel specific.

The purpose of this Supplemental Engineer's Report is to describe the Future Improvements identified in the Master Engineer's Report that are required to develop approximately 140.44 gross acres within the District's boundaries (the "Sawmill Branch - Phase 7"). These improvements and related costs described herein are necessary to complete the development of Phase 7 ("Sawmill Branch – Phase 7 Project"). The District intends to fund a portion of the Sawmill Branch – Phase 7 Project through the issuance of its Special Assessment Revenue Bonds, Series 2024 (the "**2024 Bonds**"). Any portion of the Sawmill Branch – Phase 7 Project not financed with the 2024 Bonds will be funded by the Developer.

Phase 7 is composed of approximately 140.44 acres of the Palm Coast Park DRI and is generally located west of State Road 5, north of Matanzas Woods Parkway and west of Hulett Branch. The metes and bounds description of the proposed external boundaries of Phase 7 in the District is set forth in Appendix A and the boundary is shown on Figure 3. The mix of lots include 411 lots that are 50 feet wide and a minimum of 120 feet deep. A site plan is shown on Figure 4.

The proposed land uses are tabled below. The proposed improvements will benefit all developable acres within the District and will provide environmental preservation, landscaping, signage, streetlighting, roadways, stormwater management, environmental management and parks to the District. The neighborhood infrastructure will provide direct benefit to those specific lands within Phase 7 of the District, each as more specifically set forth below:

PROPOSED LAND USES

The following table outlines the proposed unit counts by approximate developable acreage and units.

	Land Use	Acres	Residential Units
1.	Single Family Lots (50' wide)	64.20	411
2.	Wetlands and Upland Buffers, Lakes and Right of Ways	63.71	
3.	Amenity, Parks, and Open Space	12.53	
	TOTAL	**140.44**	**411**

Figure 3. General Location of Phase 7 Project

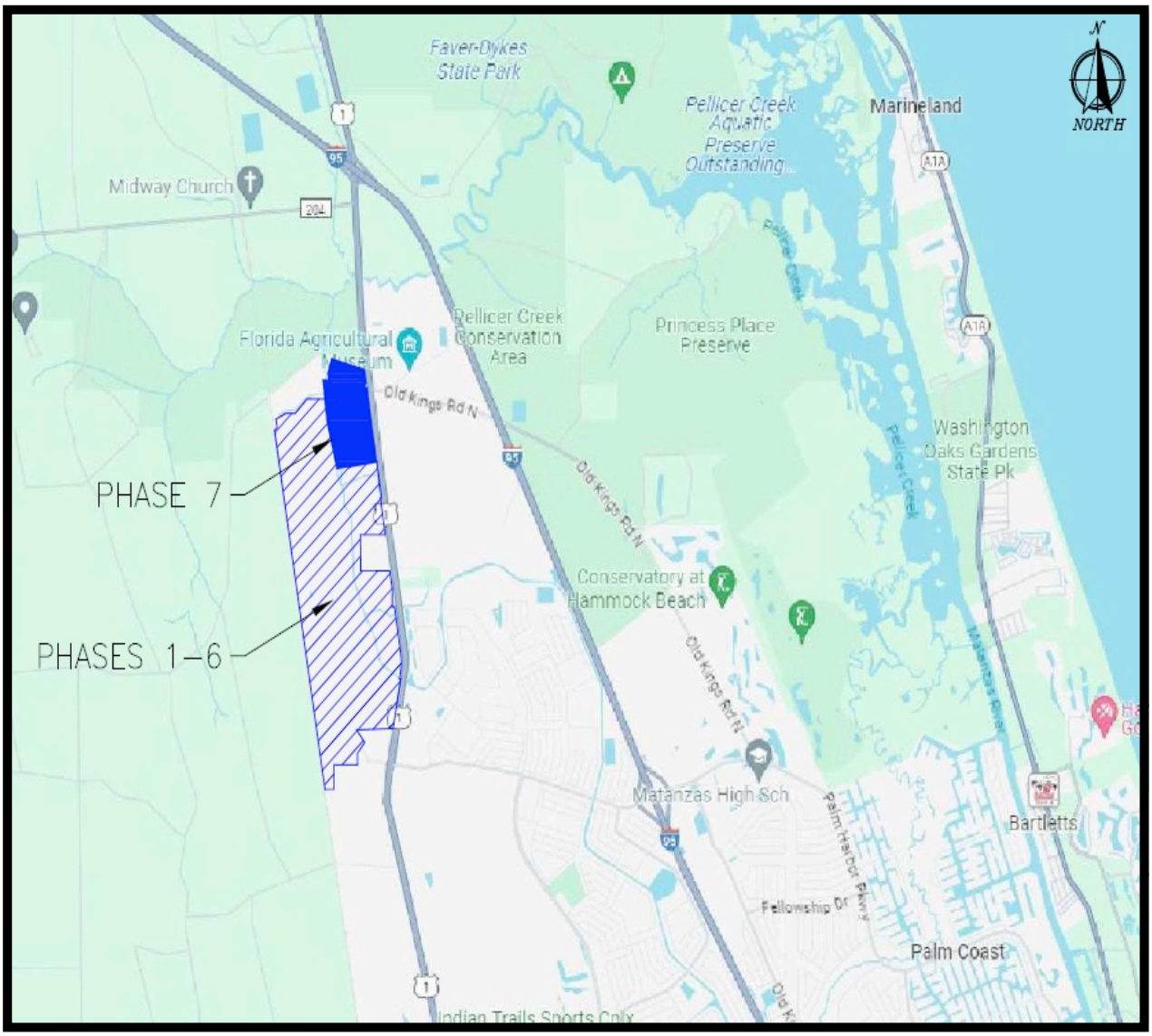
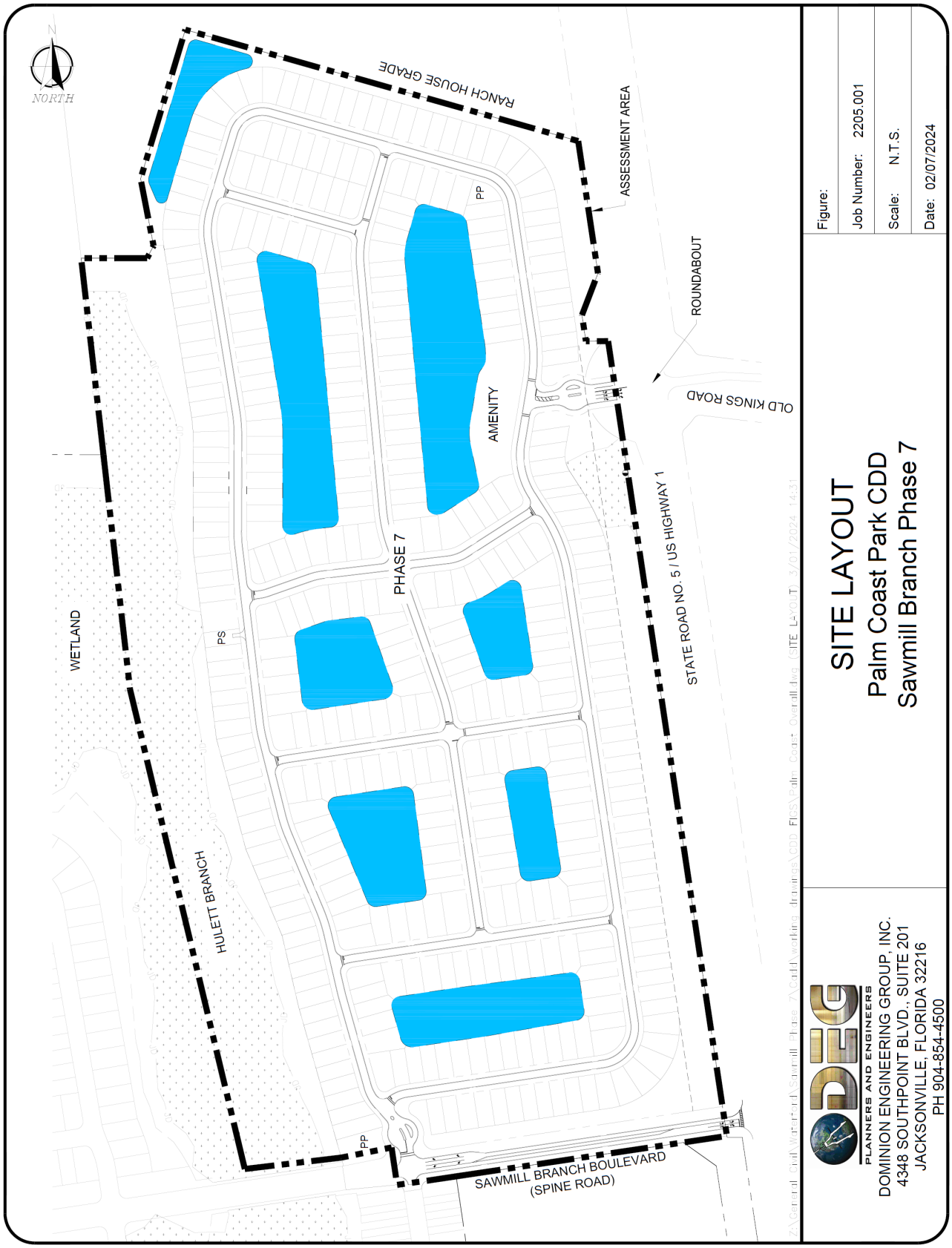


Figure 4. Sawmill Branch - Phase 7 Site Plan with Assessment Area Boundary



PHASE 7 IMPROVEMENTS

The Sawmill Branch – Phase 7 Project infrastructure improvements will benefit and provide environmental preservation, landscaping, signage, street lighting, District roadways, stormwater and environmental management, and parks for the District. The below infrastructure improvements currently comprise the Sawmill Branch – Phase 7 Project proposed to be provided by the District. The infrastructure consists of the following categories as further described herein:

Master Stormwater System

The District will be acquiring a drainage systems that collects and "treats" the stormwater by temporarily holding it in on-site retention/settlement basins before discharging to the regional drainage system known as Hulet Branch. The stormwater collection system will consist of a stabilized subgrade, limerock base and curbs with inlets, piping system and ponds. These will all be constructed consistent with the specifications of City of Palm Coast.

The design of the asphalt, roadway base and subgrade will be prepared in accordance with the current State of Florida Manual of Minimum Standards for Design, Construction and Maintenance of Streets and Highways, City of Palm Coast Road Construction Specifications, and current AASHTO policies.

The removal of surface drainage from the roadways will be accomplished by storm sewer systems including curb and gutter, inlets and pipes along each side of the roadways that will collect and convey surface drainage to stormwater retention ponds located along the roadways. Protection of the road base material from undermining will be accomplished by underdrain systems as needed along each side of the roadways. The underdrain system will bleed off excess groundwater and discharge to the roadside storm sewer system.

The costs of the stormwater management facilities include clearing, earthwork operations to ensure a continuously functioning stormwater system, drainage structures, and wetland mitigation for the construction of the stormwater system. The material excavated from the ponds will be disposed of as costly as possible.

Utility - Water, Reuse and Sewer

The onsite water distribution, reuse distribution and sanitary sewer infrastructure will be acquired by the District and dedicated to the City of Palm Coast, a public utility provider who will then provide service to the residents. The costs associated with the construction of the water distribution, wastewater collection, and reuse water distribution infrastructure were estimated. This includes one wastewater pumping station and the discharge force main.

District Roadways

The District will acquire both collector roads and local roads throughout the Development to allow residents access to the neighborhoods, amenities and open spaces.

Major Collector Roadway – Sawmill Branch Boulevard
Sawmill Branch Boulevard will serve as a primary access point into the southern half of Phase 7 development from SR-5 (US-1). The intersection of Sawmill Branch Boulevard and US-1 will have a signal to allow safe entry and exit to the Development. This two-lane roadway is divided with a median for about 600 feet. This road will provide access to the local roads that serve the residential lots. Upgraded street lighting along Sawmill Branch Boulevard will be purchased by the district and will be maintained by Florida Power and Light. Sidewalks for pedestrians and bicyclists will parallel the roadway beginning at US-1. District installed and maintained landscape and wetland preserve areas border along the roadway and in the median and the landscaping is irrigated with reclaimed water. This improvement also includes utility improvements that will serve as the major trunk line systems that connect Phase 7 with the regional utility system.

Local Roads
Local roads will be constructed from the collector roadways to serve as access to the residential lots. These two-lane roads will consist of pavement and curbs. Hardwood Trail, Pellicer Branch Road, Heartwood Trail and Greenwood Drive will serve as secondary access roads into Phase 7 .

Entrances and Landscaping

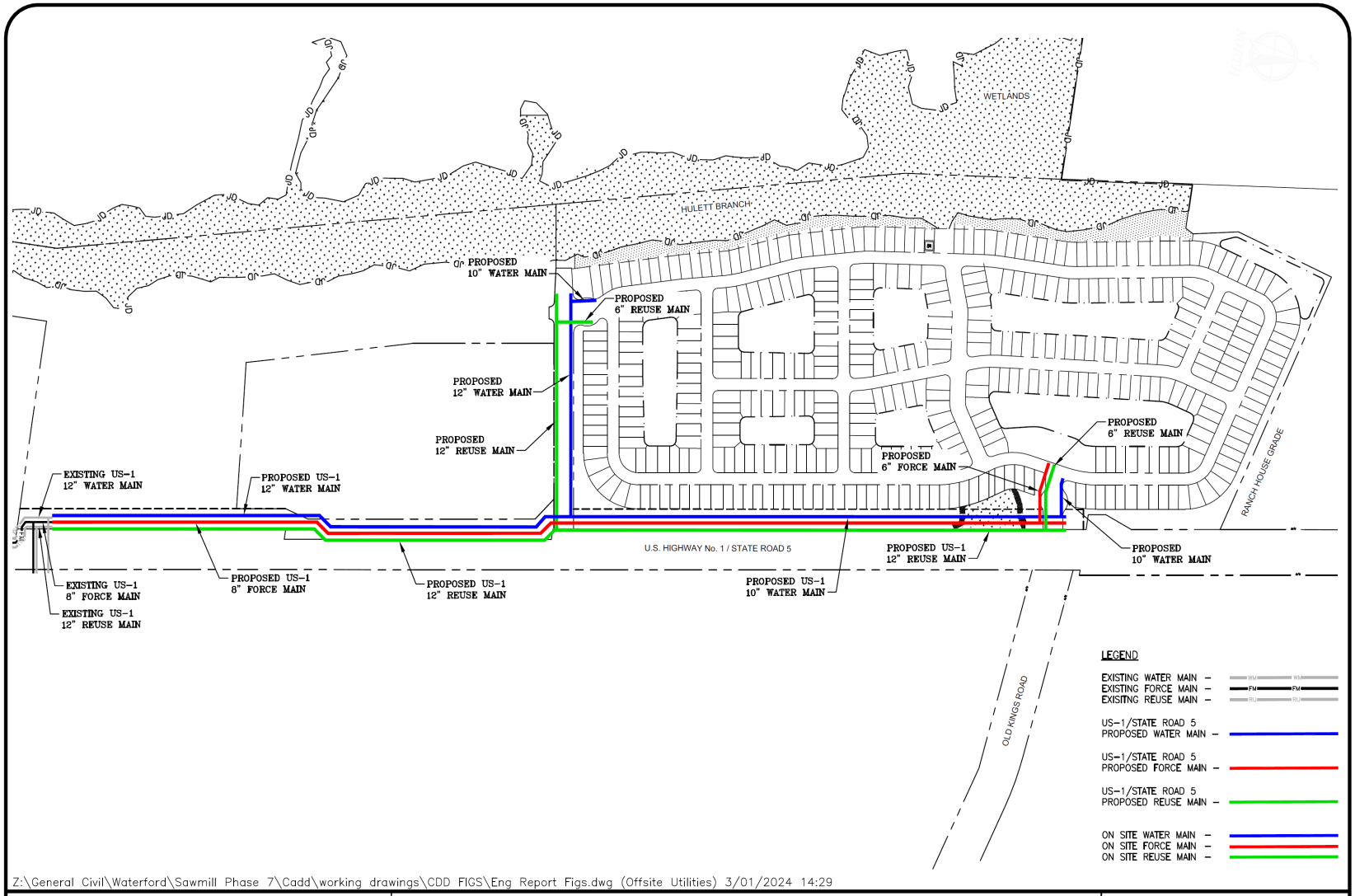
The District will acquire monumentation and landscaping along entrances, as well as, street tree plantings along the interior streets of the District. Gated access from Sawmill Branch Boulevard and US-1 will accommodate resident access and have a turnaround before the gates for vehicles not afforded entry.

Parks

Parks are planned throughout Phase 7. The open space is planned to be accessible to the residents as a passive recreation area for birding, hiking, viewing, and other non-invasive observation of the natural area systems which are planned to be preserved as a part of the overall plan. The neighborhood parks that will be acquired by the District consists of, pocket parks and a linear park with an 8-foot-wide paved path along Hulett Branch that begins at the existing 8-foot-wide paths path along US-1 and ends at Sawmill Branch Boulevard just north of Springwood Drive. Within the planned residential areas there are two (2) pocket parks proposed to provide readily accessible green spaces to residents. This pocket parks will include trees, grass, and other park amenities such as sitting areas and playground equipment.

Offsite Improvements

The District will acquire utility improvements outside the property boundary. These utilities will include connecting water, reuse and force main to the regional system at US-1. The offsite utilities will be constructed in the linear park area immediately west of the US-1 right-of-way. The location of the utilities is illustrated in the below Figure 5, Offsite Utilities.



Z:\General Civil\Waterford\Sawmill Phase 7\Cadd\working drawings\CDD FIGS\Eng Report Figs.dwg (Offsite Utilities) 3/01/2024 14:29

PLANNERS AND ENGINEERS
DOMINION ENGINEERING GROUP, INC.
4348 SOUTHPOINT BLVD., SUITE 201
JACKSONVILLE, FLORIDA 32216
PH 904-854-4500

OFFSITE UTILITIES

Palm Coast Park CDD
Sawmill Branch Phase 7

Figure: 5

Job Number: 2205.001

Scale: N.T.S.

Date: 02/07/2024

Electrical Distribution

Street Lighting construction and equipment in the residential areas will be provided by Florida Power and Light. Street Light wiring, fixtures and all related equipment will be provided by, and will remain in the ownership and maintenance control of, Florida Power and Light.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities for the infrastructure improvements within the District vary by the improvement as noted in the following table:

Improvement	Ownership	Maintenance Entity
Single Family Lots	Private	Private
Wetland (environmental) Compliance and Mitigation	CDD	CDD
Lakes and Stormwater Management Facilities	CDD	CDD
Internal Utilities	CITY OF PALM COAST UTILTIES	CITY OF PALM COAST UTILTIES
Parks and Open Space (1)	CDD	CDD
Landscape and Hardscape	CDD	CDD
Environmental Conservation Easements	CDD	CDD
Offsite Road Improvements	CDD	CDD

Notes:

1. Amenity Center to be conveyed to the Homeowners Association.

BASIS OF THE COST OPINION

Infrastructure costs were based upon construction contracts, bids, construction drawing takeoffs, and from the approved Development of Regional Impact (DRI). The infrastructure improvements may be divided into several construction/acquisition packages. Those packages consist of the offsite roadway, utilities, stormwater management, park, upgraded lighting and landscaping. The total costs for the public improvements in Phase 7 are **$16,273,780**. The costs are based upon unit costs for construction in Northeast Florida with a ten percent contingency.

The below infrastructure improvements currently comprise the proposed Sawmill Branch – Phase 7 Project. This supplement to the original Engineer's Report dated April 20, 2006 reflects the costs for the Sawmill Branch – Phase 7 Project. The table accurately reflects the costs after having awarded the site contract and finalized engineering. The Sawmill Branch – Phase 7 Project includes, but may not necessarily be limited to, the following summary of costs. A contingency of 10% has been added to the subtotal of the improvement category.

Improvement Category	**Costs**
Engineering and Environmental Permitting	214,680
Master Stormwater System	3,543,457
Utilities	5,056,407
Roadway Improvements	3,760,801
Landscape and Hardscape	1,300,000
Parks	100,000
Electrical Distribution	819,000
Sub-totals	$14,794,345
Contingency @ 10%	1,479,435
Totals	**$16,273,780**

Note: Offsite Improvement costs are included in their respective Improvement Category (Utilities, Roadway, and Landscape)

PERMIT APPROVALS AND CONSTRUCTION STATUS

There are no outstanding construction permits for the onsite improvements associated with Phase 7 . The following table outlines the current status of the projects underway and planned within the District. Construction plan approval for all of Phase 7 has been obtained. The Developer is moving forward with significant improvements within the District.

Palm Coast Park CDD Permit Approvals & Construction Project Status Sawmill Branch - Phase 7 Project					
Project Description	Construction Completed to Date	Permit			
		Army Corps of Engineers	St. Johns River WMD	City of Palm Coast	FDEP Water & Sewer
Drainage	50%	X	X	X	N/A
Utilities	50%	X	X	X	X
Onsite Roadways	45%	X	X	X	N/A
Offsite Utility Improvements	100%	X	X	X	N/A
Landscape	0%	N/A	X	X	N/A
Parks	10%	X	X	X	X

X- Permit Issued
R – Permit in review
N/A – Not applicable
0 - Not submitted

ENGINEER'S CERTIFICATION

In our opinion, the improvements cost estimates are fair and reasonable, and we have no reason to believe that the improvements described herein cannot be constructed and installed at such costs and in the construction time frames as described in this report. The construction costs were determined utilizing actual bid unit prices from the actual construction contracts, with a ten percent (10%) contingency. We expect that all improvements to be constructed can be completed on schedule. Permits necessary to complete the improvements will be acquired in the normal course of business. We, therefore, believe that the District will be well served by the infrastructure improvements discussed in this report. The improvements, if constructed to the designs described herein, will be sufficient to support the Development as described in this Engineering Report.

I hereby certify that the foregoing is a true and correct copy of the updated Improvement Plan.

_____

William E. Schaefer II, P.E.
Florida Registration No. 40229
Dominion Engineering Group, Inc.

Place Seal Here

Appendix A

Legal Description

LEGAL DESCRIPTION

LEGAL DESCRIPTION: PROPOSED SAWMILL BRANCH AT PALM COAST PHASE 7

A PARCEL OF LAND LYING WEST OF U.S. HIGHWAY NO. 1 (STATE ROAD 5) IN GOVERNMENT SECTIONS 9, 16 AND 47, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2282, PAGES 1695 THROUGH 1703, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT SECTION 17, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 89°28'57" WEST ALONG THE SOUTH LINE OF SAID SECTION 17 FOR A DISTANCE OF 1,667.92 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RAILROAD RIGHT OF WAY (A 150 FOOT RIGHT-OF-WAY): THENCE DEPARTING SAID SOUTH LINE OF SECTION 17, NORTH 09°09'13" WEST ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE FOR A DISTANCE OF 3898.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 17; THENCE ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE, NORTH 54°24'01" EAST ALONG SAID NORTHERLY LINE OF SECTION 17 FOR A DISTANCE OF 139.61 FEET; THENCE NORTH 09°09'13" WEST FOR A DISTANCE OF 326.06 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY, NORTH 62°02'35" EAST FOR A DISTANCE OF 465.68 FEET; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 391.61 FEET; THENCE NORTH 43°07'13" EAST FOR A DISTANCE OF 725.79 FEET; THENCE SOUTH 89°50'08" EAST FOR A DISTANCE OF 783.66 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 06°27'37" WEST FOR A DISTANCE OF 663.74 FEET; THENCE NORTH 89°59'00" EAST FOR A DISTANCE OF 221.02 FEET; THENCE NORTH 27°37'20" EAST FOR A DISTANCE OF 46.78 FEET; THENCE NORTH 10°56'45" WEST FOR A DISTANCE OF 229.07 FEET; THENCE NORTH 16°43'09" EAST FOR A DISTANCE OF 521.68 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THOSE LANDS THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 546, PAGES 1197 THROUGH 1221, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE SOUTH 74°10'00" EAST ALONG SAID SOUTHERLY BOUNDARY LINE OF SJRWMD LANDS FOR A DISTANCE OF 1,368.66 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5); THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE SOUTH 08°29'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 448.18 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 20°56'30" WEST FOR A DISTANCE OF 150.00 FEET; THENCE SOUTH 08°29'47" EAST FOR A DISTANCE OF 88.69 FEET TO A POINT ON THE SOUTH LINE OF GOVERNMENT SECTION 9, TOWNSHIP 10 SOUTH, RANGE 30 EAST; THENCE NORTH 89°54'17" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 74.52 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5); THENCE DEPARTING SAID SOUTH LINE OF SECTION 9, SOUTH 08°29'47" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 424.83 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 08°29'47" EAST FOR A DISTANCE OF 2,269.81 FEET; THENCE SOUTH 81°30'13" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1012.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°30'13" WEST, 35.36 FEET TO A POINT; THENCE SOUTH 81°30'13" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 08°29'47" WEST, A DISTANCE OF 1.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 87°08'15", AN ARC LENGTH OF 38.02 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°03'55" WEST, 34.46 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 84°21'57" WEST, A DISTANCE OF 168.17 FEET; THENCE SOUTH 81°30'13" WEST, A DISTANCE OF 314.91 FEET; THENCE NORTH 13°27'02" WEST, A DISTANCE OF 1773.46 FEET; THENCE NORTH 06°27'37" WEST, A DISTANCE OF 791.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 6,117,741.59 SQUARE FEET OR 140.44 ACRES MORE OR LESS.

SECTION B

MASTER

ASSESSMENT METHODOLOGY

FOR THE

SAWMILL BRANCH – PHASE 7 PROJECT

FOR

PALM COAST PARK

COMMUNITY DEVELOPMENT DISTRICT

Date: March 15, 2024

Prepared by

Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801

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GMS-CF, LLC does not represent the Palm Coast Park Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Palm Coast Park Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Palm Coast Park Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District plans to issue approximately $21,550,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain infrastructure improvements within an assessment area within the District consisting of Phase 7 of Sawmill Branch development within the boundaries of the District (herein "Sawmill Branch – Phase 7") more specifically described in the Supplemental Engineer's Report to the 2006 Master Engineer's Report For Palm Coast Park Community Development District Sawmill Branch – Phase 7 Project dated March 15, 2024 prepared by Dominion Engineering Group, LLC which report may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of infrastructure improvements that benefit property owners within Sawmill Branch - Phase 7 within the District.

1.1 Purpose

This Master Assessment Methodology Report for the Sawmill Branch – Phase 7 Project (the "Assessment Report") provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties in Sawmill Branch - Phase 7 within the District. This Assessment Report allocates the debt to assessable properties within Sawmill Branch - Phase 7 based on the special benefits each receives from the Capital Improvement Plan (herein the "Sawmill Branch - Phase 7 Project"). The Sawmill Branch - Phase 7 Project is depicted in Table 2. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject. Additional master methodology reports will be produced for the other assessment areas within the District.

The District intends to impose non ad valorem special assessments on the benefited lands within Sawmill Branch - Phase 7 within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 4,719 acres in the City of Palm Coast, Flagler County, Florida. Phase 7 includes approximately 140.44 acres and envisions 411 residential units (herein the "Sawmill Branch – Phase 7 Development"). The

proposed Sawmill Branch - Phase 7 Development Program is depicted in Table 1. It is recognized that such land use plan may change, and this report will be modified accordingly.

The improvements contemplated by the District in the Sawmill Branch - Phase 7 Project will provide facilities that benefit the assessable property within Sawmill Branch - Phase 7. Specifically, the District may construct and/or acquire certain engineering & environmental permitting, master stormwater system, utilities, roadway improvements, landscape & hardscape, electrical distribution, parks, contingency, and related professional fees. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Sawmill Branch - Phase 7 Project.
2. The District Engineer determines the assessable acres that benefit from the District's Sawmill Branch - Phase 7 Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Sawmill Branch - Phase 7 Project.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis within Sawmill Branch - Phase 7. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to assessable property within Sawmill Branch - Phase 7 different in kind and degree than general benefits, for properties within it's borders outside of Sawmill Branch – Phase 7 as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Sawmill Branch - Phase 7 within the District. The implementation of the Sawmill Branch - Phase 7 Project enables properties within Sawmill Branch - Phase 7 to be developed. Without the District's Sawmill Branch - Phase 7 Project, there would be no infrastructure to support development of land within Sawmill Branch - Phase 7. Without these improvements, development of the property within Sawmill Branch - Phase 7 within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Sawmill Branch - Phase 7 within the District and outside the boundaries of the District will benefit from the provision of the District's Sawmill Branch - Phase 7 Project. However, these benefits will be incidental to the District's Sawmill Branch - Phase 7 Project, which is designed solely to meet the needs of property within Sawmill Branch - Phase 7 within the District. Properties outside the District boundaries and outside Sawmill Branch - Phase 7 do not depend upon the District's Sawmill Branch - Phase 7 Project. The property owners within Sawmill Branch - Phase 7 are therefore receiving special benefits not received by those outside the District's boundaries and outside of Sawmill Branch - Phase 7 within the District.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

1) The properties must receive a special benefit from the improvements being paid for.
2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within Sawmill Branch - Phase 7 within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Sawmill Branch - Phase 7 Project that is necessary to support full development of property within Sawmill Branch - Phase 7 will cost approximately $16,273,780. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of special assessment bonds (the "Bonds"), the funding of debt service reserves and capitalized interest, will be approximately $21,550,000. Additionally, funding required to complete the Sawmill Branch - Phase 7 Project not derived from the Bonds is anticipated to be funded by the Developer. Without the Sawmill Branch - Phase 7 Project, the property would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue up to $21,550,000 in Bonds to fund the District's Sawmill Branch - Phase 7 Project for Sawmill Branch - Phase 7, provide for capitalized

interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the $21,550,000 in debt to the properties benefiting from the Sawmill Branch - Phase 7 Project.

Table 1 identifies the land uses as identified by the Developer and current landowners of the land within Sawmill Branch - Phase 7. The District has a proposed Engineer's Report for the Sawmill Branch - Phase 7 Project needed to support the Sawmill Branch - Phase 7 Development. The construction costs relating thereto are outlined in Table 2. The improvements needed to support the Sawmill Branch - Phase 7 Development within Sawmill Branch - Phase 7 are described in detail in the Engineer's Report and are estimated to cost $16,273,780. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the Project and related costs was determined by the District's Underwriter to total approximately $21,550,000. Table 3 shows the breakdown of the Bond sizing. In Table 3, the Bond sizing includes the estimated Bond sizing for Sawmill Branch - Phase 7 in order to determine benefit for the Sawmill Branch - Phase 7. The District is not obligated to fund all of the Sawmill Branch - Phase 7 Project.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The Sawmill Branch - Phase 7 Project funded by District Bonds benefits all developable acres within Sawmill Branch - Phase 7 of the District.

The initial assessments will be levied on an equal basis to all acres within Sawmill Branch - Phase 7 of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Sawmill Branch - Phase 7 of the District are benefiting from the proposed Sawmill Branch - Phase 7 Project.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive based on a first platted first assigned basis. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Sawmill Branch - Phase 7 Development Plan will be completed and the debt relating to the Bonds will be allocated to the planned approximately 493 residential units within Sawmill Branch - Phase 7 within the District, which are the beneficiaries of the Sawmill Branch - Phase 7 Project, as depicted in Table 5 and Table 6. If there are changes to the Sawmill Branch - Phase 7 Development Plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

Until all the land within Sawmill Branch - Phase 7 within the District has been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands could be subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Sawmill Branch - Phase 7 Project consists of acquire certain engineering & environmental permitting, master stormwater system, utilities, roadway improvements, landscape & hardscape, electrical distribution, parks, contingency, and related professional fees. There is ***one*** residential product types within the planned development within Sawmill Branch - Phase 7 as reflected in Table 1. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the Sawmill Branch - Phase 7 Project on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Sawmill Branch - Phase 7 Project relating to Sawmill Branch - Phase 7 will provide several types of systems, facilities and services for its residents. These include acquire certain engineering & environmental permitting, master stormwater system, utilities, roadway improvements, landscape & hardscape, electrical distribution, parks, contingency, and related professional fees. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

For the provision of Sawmill Branch - Phase 7 Project relating to the Sawmill Branch - Phase 7 Development, the special and peculiar benefits are:

1) the added use of the property,
2) added enjoyment of the property, and
3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the Sawmill Branch - Phase 7 Project is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to Sawmill Branch - Phase 7 derived from the acquisition and/or construction of the District's Sawmill Branch - Phase 7 Project relating to the Sawmill Branch - Phase 7 Development have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of Sawmill Branch - Phase 7 in the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Sawmill Branch - Phase 7 Project is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will

determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service, then no debt reduction payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will initially distribute the liens across the property within Sawmill Branch - Phase 7 within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land within Sawmill Branch - Phase 7 within the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's Sawmill Branch - Phase 7 Project will be distributed evenly across the gross acres of Sawmill Branch - Phase 7 within the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

TABLE 1
PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY FOR THE SAWMILL BRANCH - PHASE 7 PROJECT

Product Types	No. of Units *	ERUs per Unit (1)	Total ERUs
Single-Family 50'	411	1.00	411.00
Total Units	411		411.00

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a Single Family 50' unit equal to 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
MASTER ASSESSMENT METHODOLOGY FOR THE SAWMILL BRANCH - PHASE 7 PROJECT

Sawmill Branch - Phase 7 Project (1)	Total Cost Estimate
Engineering & Environmental Permitting	$214,680
Master Stormwater System	$3,543,457
Utilities	$5,056,407
Roadway Improvements	$3,760,801
Landscape & Hardscape	$1,300,000
Parks	$100,000
Electrical Distribution	$819,000
Contingency	$1,479,435
Total	$16,273,780

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated March 15, 2024

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY FOR THE SAWMILL BRANCH - PHASE 7 PROJECT

Description		**Total**
Construction Funds	$	16,273,780
Debt Service Reserve	$	1,646,415
Capitalized Interest	$	2,795,000
Underwriters Discount	$	430,000
Cost of Issuance	$	400,000
Rounding	$	4,805
Par Amount*	**$**	**21,550,000**

Bond Assumptions:

Average Coupon	6.50%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the Bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
MASTER ASSESSMENT METHODOLOGY FOR THE SAWMILL BRANCH - PHASE 7 PROJECT

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single-Family 50'	411	1.0	411	100.00%	$16,273,780	$39,596
Totals	411		411	100.00%	$16,273,780	

* Unit mix is subject to change based on marketing and other factc

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY FOR THE SAWMILL BRANCH - PHASE 7 PROJECT

		Total	**Per Unit**
Product Types	No. of Units *	Series 2024 Principal	Series 2024 Principal
Single-Family 50'	411	$ 21,550,000	$ 52,433
Totals	411	$ 21,550,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY FOR THE SAWMILL BRANCH - PHASE 7 PROJECT

		Total	**Per Unit (Net)**	**Per Unit (Gross)**
Product Types	No. of Units *	Series 2024 Assessment	Series 2024 Assessment	Series 2024 Assessment
Single-Family 50'	411	$1,646,415	$4,005.88	$4,261.57
Totals	411	$ 1,646,415		

(1) This amount includes collection fees and early payment discounts when collected on the County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
MASTER ASSESSMENT METHODOLOGY FOR THE SAWMILL BRANCH - PHASE 7 PROJECT

			Total		Per Acre		
Owner	Property*	Acres	Series 2024 Principal Allocation	Series 2024 Annual Assessment Allocation	Series 2024 Principal	Series 2024 Net Annual Assessment	Sereis 2024 Gross Annual Debt Assessment (1)
DR Horton Inc.	Phase 7	140.44	$ 21,550,000	$ 1,646,415	$ 153,446	$ 11,723	$ 12,472
Totals		140.44	$ 21,550,000	$ 1,646,415			

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	6.50%
Maximum Annual Debt Service	$1,646,415

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

Exhibit A Legal Description

LEGAL DESCRIPTION

LEGAL DESCRIPTION: PROPOSED SAWMILL BRANCH AT PALM COAST PHASE 7

A PARCEL OF LAND LYING WEST OF U.S. HIGHWAY NO. 1 (STATE ROAD 5) IN GOVERNMENT SECTIONS 9, 16 AND 47, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2282, PAGES 1695 THROUGH 1703, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT SECTION 17, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 89°28'57" WEST ALONG THE SOUTH LINE OF SAID SECTION 17 FOR A DISTANCE OF 1,667.92 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RAILROAD RIGHT OF WAY (A 150 FOOT RIGHT-OF-WAY): THENCE DEPARTING SAID SOUTH LINE OF SECTION 17, NORTH 09°09'13" WEST ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE FOR A DISTANCE OF 3898.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 17; THENCE ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE, NORTH 54°24'01" EAST ALONG SAID NORTHERLY LINE OF SECTION 17 FOR A DISTANCE OF 139.61 FEET; THENCE NORTH 09°09'13" WEST FOR A DISTANCE OF 326.06 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY, NORTH 62°02'35" EAST FOR A DISTANCE OF 465.68 FEET; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 391.61 FEET; THENCE NORTH 43°07'13" EAST FOR A DISTANCE OF 725.79 FEET; THENCE SOUTH 89°50'08" EAST FOR A DISTANCE OF 783.66 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 06°27'37" WEST FOR A DISTANCE OF 663.74 FEET; THENCE NORTH 89°59'00" EAST FOR A DISTANCE OF 221.02 FEET; THENCE NORTH 27°37'20" EAST FOR A DISTANCE OF 46.78 FEET; THENCE NORTH 10°56'45" WEST FOR A DISTANCE OF 229.07 FEET; THENCE NORTH 16°43'09" EAST FOR A DISTANCE OF 521.68 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THOSE LANDS THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 546, PAGES 1197 THROUGH 1221, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE SOUTH 74°10'00" EAST ALONG SAID SOUTHERLY BOUNDARY LINE OF SJRWMD LANDS FOR A DISTANCE OF 1,368.66 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5); THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE SOUTH 08°29'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 448.18 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 20°56'30" WEST FOR A DISTANCE OF 150.00 FEET; THENCE SOUTH 08°29'47" EAST FOR A DISTANCE OF 88.69 FEET TO A POINT ON THE SOUTH LINE OF GOVERNMENT SECTION 9, TOWNSHIP 10 SOUTH, RANGE 30 EAST; THENCE NORTH 89°54'17" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 74.52 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5); THENCE DEPARTING SAID SOUTH LINE OF SECTION 9, SOUTH 08°29'47" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 424.83 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 08°29'47" EAST FOR A DISTANCE OF 2,269.81 FEET; THENCE SOUTH 81°30'13" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1012.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°30'13" WEST, 35.36 FEET TO A POINT; THENCE SOUTH 81°30'13" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 08°29'47" WEST, A DISTANCE OF 1.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 87°08'15", AN ARC LENGTH OF 38.02 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°03'55" WEST, 34.46 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 84°21'57" WEST, A DISTANCE OF 168.17 FEET; THENCE SOUTH 81°30'13" WEST, A DISTANCE OF 314.91 FEET; THENCE NORTH 13°27'02" WEST, A DISTANCE OF 1773.46 FEET; THENCE NORTH 06°27'37" WEST, A DISTANCE OF 791.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 6,117,741.59 SQUARE FEET OR 140.44 ACRES MORE OR LESS.

SECTION C

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHICH COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the Palm Coast Park Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's *Supplemental Engineer's Report to the 2006 Master Engineer's Report for Sawmill Branch – Phase 7 Project,* dated March 2024, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Assessment Methodology for the Sawmill Branch – Phase 7 Project*, dated March 15, 2024, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o George Flint, Governmental Management Service – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

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

1. Assessments shall be levied to defray a portion of the cost of the Improvements.

2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

3. The total estimated cost of the Improvements is $*16,273,780* (the "Estimated Cost").

4. The Assessments will defray approximately $*21,550,000* which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

6. The Assessments shall only be levied on the lots and within the land within the District which are adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated on the assessment plat referenced herein and as benefited thereby and further designated on the assessment plat referenced herein and as referenced in **Exhibit A**. These Bonds shall not be levied upon any other lot but shall only apply to the lots identified within **Exhibit A**.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Flagler County and to provide such other notice as may be required by law or desired in the best interests of the District.

11. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 15th day of March, 2024.

ATTEST:

PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: *Supplemental Engineer's Report to the Master Engineer's Report for Sawmill Branch – Phase 7 Project*, dated March, 2024

Exhibit B: *Master Assessment Methodology for Sawmill Branch – Phase 7 Project,* dated March 15, 2024

Exhibit A

Supplemental Engineer's Report to the Master Engineer's Report for Sawmill Branch – Phase 7 Project, dated March, 2024

[*See attached*]

Exhibit B

Master Assessment Methodology for Sawmill Branch – Phase 7 Project dated March 15, 2024

[*See attached*]

SECTION D

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2024 AT 10:30 A.M. AT THE HILTON GARDEN INN PALM COAST/TOWN CENTER, 55 TOWN CENTER BLVD., PALM COAST, FLORIDA 32164, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, *FLORIDA STATUTES*.

WHEREAS, the Board of Supervisors of the Palm Coast Park Community Development District (the "Board") has previously adopted Resolution 2024-02 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHICH COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2024-02, a Preliminary Special Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager, 219 East Livingston Street, Orlando, Florida 32801 (the "District Office").

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

1. There is hereby declared a public hearing to be held at 10:30 a.m. on _____, 2024 at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida 32164, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing

or submit their comments in writing prior to the hearing to the office of the District Manager, 219 East Livingston Street, Orlando, Florida 32801.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Flagler County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 15th day of March, 2024.

ATTEST**:**

PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

SECTION V

SECTION B

SECTION 1

Palm Coast Park CDD Landscape Maintenance Log
Yellowstone Landscaping
Jan - Feb 2024

1/22/2024	Edging & Weed Spraying
1/25/2024	Edging & Weed Spraying
2/15/2024	Edging & Weed Spraying
1/15/2024	Bridge Leaf Blowing
1/24/2024	Bridge Leaf Blowing
2/8/2024	Bridge Leaf Blowing
2/26/2024	Bridge Leaf Blowing
1/11/2024	Site Inspection W/ Clint Smith
1/25/2024	Site Inspection W/ Clint Smith
2/8/2024	Site Inspection W/ Clint Smith
2/15/2024	Site Inspection W/ Clint Smith
2/28/2024	Site Inspection W/ Clint Smith
1/9/2024	Trash Can Removed
2/8/2024	Trash Can Removed

SECTION 2

Service Report

SOLITUDE LAKE MANAGEMENT

Work Order		Account	Reverie at Palm Coast Park CDD
Work Order Number	00475268	Contact	Clint Smith
		Address	Wellfield Grade and U.S. 1 Palm Coast, FL 32137 United States
Created Date	1/22/2024		

Work Details

Specialist Comments to Customer	Good afternoon today I treated your ponds for minor shoreline grass as well as dollar weeds.I also removed trash debris from your ponds.While on site I removed a large amount of trash from your ponds.I also seen some alligators as well as some large fish during my treatment.Overall your ponds are in excellent condition at this time.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
Reverie at Palm Coast Park Pond 11	Inspected	
Reverie at Palm Coast Park Lake 1	Inspected	
Reverie at Palm Coast Park Pond 10	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 10		
Reverie at Palm Coast Park Lake 1		
Reverie at Palm Coast Park Pond 11		

Service Report

SOLITUDE LAKE MANAGEMENT

Work Order		Account	Reverie at Palm Coast Park CDD
Work Order Number	00475268	Contact	Clint Smith
		Address	Wellfield Grade and U.S. 1 Palm Coast, FL 32137 United States
Created Date	1/22/2024		

Service Report

SOLITUDE LAKE MANAGEMENT

Work Order		Account	Reverie at Palm Coast Park CDD
Work Order Number	00474447	Contact	Clint Smith
		Address	Wellfield Grade and U.S. 1 Palm Coast, FL 32137 United States
Created Date	1/25/2024		

Work Details

Specialist Comments to Customer	Good afternoon today I treated for minor shoreline grass as well as cattails and dollar weeds.I also removed a large amount of trash debris.During my treatment I seen some fish as well as some vultures and turtles.Overall your ponds are in great condition.I will have to follow up on the large pond woth the boat due to bad erosion around that pond.	Prepared By	William McTizic

Work Order Assets

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

Service Report

SOLITUDE LAKE MANAGEMENT

Work Order

Work Order Number 00474447

Created Date 1/25/2024

Account Reverie at Palm Coast Park CDD

Contact Clint Smith

Address Wellfield Grade and U.S. 1
Palm Coast, FL 32137
United States

Reverie at Palm Coast Park Pond 7	ALGAE CONTROL	
Reverie at Palm Coast Park Pond 7	MONITORING	
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 4		
Reverie at Palm Coast Park Pond 3		
Reverie at Palm Coast Park Pond 2		

Service Report

SOLITUDE LAKE MANAGEMENT

Work Order		Account	Reverie at Palm Coast Park CDD
Work Order Number	00474447	Contact	Clint Smith
		Address	Wellfield Grade and U.S. 1 Palm Coast, FL 32137 United States
Created Date	1/25/2024		

Reverie at Palm Coast Park Pond 8		
Reverie at Palm Coast Park Pond 5A		
Reverie at Palm Coast Park Pond 6		
Reverie at Palm Coast Park Pond 5B		
Reverie at Palm Coast Park Pond 5		
Reverie at Palm Coast Park Pond 7		

Service Report

SOLITUDE LAKE MANAGEMENT

Work Order	00495772	Account	Reverie at Palm Coast Park CDD
Work Order Number	00495772	Contact	Clint Smith
		Address	Wellfield Grade and U.S. 1 Palm Coast, FL 32137 United States
Created Date	2/14/2024		

Work Details

Specialist Comments to Customer	Good afternoon today I spot treated for grass and cattails as well as removed trash debris.While treating it was extremely windy.I also seen some small alligators and fish in the ponds.Overall your ponds are in great condition at this time 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
Reverie at Palm Coast Park Pond 6	Inspected	
Reverie at Palm Coast Park Pond 5A	Inspected	
Reverie at Palm Coast Park Pond 9	Inspected	
Reverie at Palm Coast Park Pond 5	Inspected	
Reverie at Palm Coast Park Pond 5B	Inspected	
Reverie at Palm Coast Park Pond 8	Inspected	
Reverie at Palm Coast Park Pond 7	Inspected	
Reverie at Palm Coast Park Pond 3	Inspected	
Reverie at Palm Coast Park Pond 4	Inspected	
Reverie at Palm Coast Park Pond 2	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	

Service Report

SOLITUDE LAKE MANAGEMENT

Work Order	00495772	Account	Reverie at Palm Coast Park CDD
Work Order Number	00495772	Contact	Clint Smith
		Address	Wellfield Grade and U.S. 1 Palm Coast, FL 32137 United States
Created Date	2/14/2024		

Reverie at Palm Coast Park Pond 7	ALGAE CONTROL	
Reverie at Palm Coast Park Pond 7	MONITORING	
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 2		
Reverie at Palm Coast Park Pond 4		
Reverie at Palm Coast Park Pond 3		
Reverie at Palm Coast Park Pond 7		

Service Report

SOLITUDE LAKE MANAGEMENT

Work Order	00495772	Account	Reverie at Palm Coast Park CDD
Work Order Number	00495772	Contact	Clint Smith
		Address	Wellfield Grade and U.S. 1 Palm Coast, FL 32137 United States
Created Date	2/14/2024		

Reverie at Palm Coast Park Pond 8		
Reverie at Palm Coast Park Pond 5B		
Reverie at Palm Coast Park Pond 5		
Reverie at Palm Coast Park Pond 9		
Reverie at Palm Coast Park Pond 5A		
Reverie at Palm Coast Park Pond 6		

Service Report

SOLITUDE LAKE MANAGEMENT

Work Order	00495534	Account	Reverie at Palm Coast Park CDD
Work Order Number	00495534	Contact	Clint Smith
		Address	Wellfield Grade and U.S. 1 Palm Coast, FL 32137 United States
Created Date	2/27/2024		

Work Details

Specialist Comments to Customer	Good afternoon today I treated your ponds for grass,cattails,dollar weeds,and algae.I also removed trash debris from your ponds.During my treatment I seen an alligator as well as some fish and turtles.Overall your ponds are in great condition at this time and I will be back next month to treat your ponds again.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 11	Inspected	
Reverie at Palm Coast Park Lake 1	Inspected	
Reverie at Palm Coast Park Pond 10	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 10		
Reverie at Palm Coast Park Lake 1		
Reverie at Palm Coast Park Pond 11		

Service Report

SOLITUDE LAKE MANAGEMENT

Work Order		Account	Sawmill Branch at Palm Coast Park CDD
Work Order Number	00492002	Contact	Clint Smith
		Address	Matanzas Village Avenue Palm Coast, FL 32137 United States
Created Date	1/22/2024		

Work Details

Specialist Comments to Customer	Good afternoon today I spot treated for shoreline grass as well as cattails.I also removed some trash debris from your ponds.During my treatment I seen some alligators as well as some turtles and wild turkeys.Your ponds are overall in excellent condition.I will be back at the end of this month to treat your ponds again.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 12	Inspected	
Pond 8	Inspected	
Pond 9	Inspected	
Pond 3	Inspected	
Pond 4	Inspected	
Pond 6	Inspected	
Pond 11	Inspected	
Pond 1	Inspected	
Pond 15	Inspected	
Pond 2	Inspected	
Pond 7	Inspected	
Pond 10	Inspected	
Pond 14	Inspected	
Pond 5	Inspected	
Pond 13	Inspected	
Pond 16	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

SOLITUDE LAKE MANAGEMENT

Work Order		Account	Sawmill Branch at Palm Coast Park CDD
Work Order Number	00492002	Contact	Clint Smith
		Address	Matanzas Village Avenue Palm Coast, FL 32137 United States
Created Date	1/22/2024		

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

SOLITUDE LAKE MANAGEMENT

Work Order		Account	Sawmill Branch at Palm Coast Park CDD
Work Order Number	00492002	Contact	Clint Smith
		Address	Matanzas Village Avenue Palm Coast, FL 32137 United States
Created Date	1/22/2024		

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 16		
Pond 13		
Pond 5		
Pond 14		
Pond 10		
Pond 7		
Pond 2		
Pond 15		

Service Report

SOLITUDE
LAKE MANAGEMENT

Work Order		Account	Sawmill Branch at Palm Coast Park CDD
Work Order Number	00492002	Contact	Clint Smith
		Address	Matanzas Village Avenue Palm Coast, FL 32137 United States
Created Date	1/22/2024		

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

Service Report

SOLITUDE LAKE MANAGEMENT

Work Order		Account	Sawmill Branch at Palm Coast Park CDD
Work Order Number	00488414	Contact	Clint Smith
		Address	Matanzas Village Avenue Palm Coast, FL 32137 United States
Created Date	1/25/2024		

Work Details

Specialist Comments to Customer	Good afternoon today I treated for minor algae as well as removed trash debris from your ponds.While on site I seen some wild turkeys, alligators,and some fish.Overall your ponds are in excellent condition I will be back next month to treat your ponds again.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 12	Inspected	
Pond 8	Inspected	
Pond 9	Inspected	
Pond 1	Inspected	
Pond 3	Inspected	
Pond 4	Inspected	
Pond 6	Inspected	
Pond 11	Inspected	
Pond 15	Inspected	
Pond 2	Inspected	
Pond 13	Inspected	
Pond 16	Inspected	
Pond 7	Inspected	
Pond 10	Inspected	
Pond 14	Inspected	
Pond 5	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	
Pond 16	SHORELINE WEED CONTROL	

Service Report

SOLITUDE LAKE MANAGEMENT

Work Order

Work Order Number 00488414

Created Date 1/25/2024

Account Sawmill Branch at Palm Coast Park CDD

Contact Clint Smith

Address Matanzas Village Avenue
Palm Coast, FL 32137
United States

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
Pond 8	ALGAE CONTROL

Service Report

SOLITUDE LAKE MANAGEMENT

Work Order

Work Order Number 00488414

Created Date 1/25/2024

Account Sawmill Branch at Palm Coast Park CDD

Contact Clint Smith

Address Matanzas Village Avenue
Palm Coast, FL 32137
United States

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 5		
Pond 14		
Pond 10		
Pond 7		
Pond 16		
Pond 13		
Pond 2		
Pond 15		
Pond 11		

Service Report

SOLITUDE
LAKE MANAGEMENT

Work Order		Account	Sawmill Branch at Palm Coast Park CDD
Work Order Number	00488414	Contact	Clint Smith
		Address	Matanzas Village Avenue Palm Coast, FL 32137 United States
Created Date	1/25/2024		

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

Service Report

SOLITUDE LAKE MANAGEMENT

Work Order	00508577	Account	Sawmill Branch at Palm Coast Park CDD
Work Order Number	00508577	Contact	Clint Smith
		Address	Matanzas Village Avenue Palm Coast, FL 32137 United States
Created Date	2/27/2024		

Work Details

Specialist Comments to Customer	Good morning today I treated your ponds for minor algae as well as minor shoreline grass,cattails,and dollar weeds.I added some dye.During my treatment I removed some trash debris from your ponds.Overall your ponds are in excellent condition at this time.I will be back tomorrow 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 6	Inspected	
Pond 11	Inspected	
Pond 1	Inspected	
Pond 12	Inspected	
Pond 8	Inspected	
Pond 9	Inspected	
Pond 3	Inspected	
Pond 4	Inspected	
Pond 14	Inspected	
Pond 5	Inspected	
Pond 13	Inspected	
Pond 16	Inspected	
Pond 15	Inspected	
Pond 2	Inspected	
Pond 7	Inspected	
Pond 10	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

SOLITUDE LAKE MANAGEMENT

Work Order	00508577	Account	Sawmill Branch at Palm Coast Park CDD
Work Order Number	00508577	Contact	Clint Smith
		Address	Matanzas Village Avenue Palm Coast, FL 32137 United States
Created Date	2/27/2024		

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

SOLITUDE LAKE MANAGEMENT

Work Order	00508577	Account	Sawmill Branch at Palm Coast Park CDD
Work Order Number	00508577	Contact	Clint Smith
		Address	Matanzas Village Avenue Palm Coast, FL 32137 United States
Created Date	2/27/2024		

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 10		
Pond 7		
Pond 2		
Pond 15		
Pond 16		
Pond 13		
Pond 5		
Pond 14		

Service Report

SOLITUDE LAKE MANAGEMENT

Work Order	00508577	Account	Sawmill Branch at Palm Coast Park CDD
Work Order Number	00508577	Contact	Clint Smith
		Address	Matanzas Village Avenue Palm Coast, FL 32137 United States
Created Date	2/27/2024		

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

Service Report

SOLITUDE LAKE MANAGEMENT

Work Order	00500716	Account	Sawmill Branch at Palm Coast Park CDD
Work Order Number	00500716	Contact	Clint Smith
		Address	Matanzas Village Avenue Palm Coast, FL 32137 United States
Created Date	2/28/2024		

Work Details

Specialist Comments to Customer	Good afternoon today I spot treated for grass,dollar weeds,and cattails.I also removed some trash debris from your ponds as well as inspected them.Overall your ponds are in great shape and your water levels are normal.I will be back next month to treat your ponds again.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 6	Inspected	
Pond 11	Inspected	
Pond 1	Inspected	
Pond 8	Inspected	
Pond 9	Inspected	
Pond 3	Inspected	
Pond 4	Inspected	
Pond 12	Inspected	
Pond 14	Inspected	
Pond 5	Inspected	
Pond 13	Inspected	
Pond 16	Inspected	
Pond 15	Inspected	
Pond 2	Inspected	
Pond 7	Inspected	
Pond 10	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

SOLITUDE LAKE MANAGEMENT

Work Order	00500716	Account	Sawmill Branch at Palm Coast Park CDD
Work Order Number	00500716	Contact	Clint Smith
		Address	Matanzas Village Avenue Palm Coast, FL 32137 United States
Created Date	2/28/2024		

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

SOLITUDE LAKE MANAGEMENT

Work Order	00500716	Account	Sawmill Branch at Palm Coast Park CDD
Work Order Number	00500716	Contact	Clint Smith
		Address	Matanzas Village Avenue Palm Coast, FL 32137 United States
Created Date	2/28/2024		

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

Service Report

SOLITUDE LAKE MANAGEMENT

Work Order	00500716	Account	Sawmill Branch at Palm Coast Park CDD
Work Order Number	00500716	Contact	Clint Smith
		Address	Matanzas Village Avenue Palm Coast, FL 32137 United States
Created Date	2/28/2024		

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

Service Report

SOLITUDE LAKE MANAGEMENT

Work Order		Account	Sawmill Creek at Palm Coast Park CDD
Work Order Number	00474751	Contact	Clint Smith
Created Date	1/29/2024	Address	FL-5 32137, FL 32137

Work Details

Specialist Comments to Customer	I treated all 4 ponds for platonic algae and filamentous algae. I went hard on the pond yall had a complaint from my treatment should do the trick. 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

SOLITUDE LAKE MANAGEMENT

Work Order	00495105	Account	Sawmill Creek at Palm Coast Park CDD
Work Order Number	00495105	Contact	Clint Smith
Created Date	2/29/2024	Address	FL-5 32137, FL 32137

Work Details

Specialist Comments to Customer	Good morning I inspected pond 1 and will be back in early March to treat pond for minor filamentous algae. We couldn't treat due to no safe boat access. I inspected pond 2 and saw no visible algae and no shoreline grass. I also removed some debris. I inspected pond 3 and saw no visible algae and removed debris lastly I inspected and removed debris from pond 4. 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	

SECTION C

SECTION 1

Palm Coast Park
Community Development District
Check Register Summary & ACH Debit Summary
February 1, 2024 through February 29, 2024

Fund	Date	Check #'s/Vendor		Amount
		Check Register		
General Fund- Wells Fargo (Operating)				
	2/2/24	247-255	$	313,113.63
	2/8/24	256-257	$	9,788.10
	2/21/24	258-259	$	5,766.55
		Subtotal	**$**	**328,668.28**
General Fund- Board of Supervisors				
	2/20/24	50117- J. Douglas	$	184.70
	2/20/24	50118- H. Allen	$	184.70
	2/20/24	50119- B. Porter	$	184.70
	2/20/24	50120- D. Root	$	184.70
		Subtotal BOS Checks	**$**	**738.80**
General Fund- Wells Fargo (SMC)				
	2/8/24	131-136	$	18,529.43
	2/21/24	137-139	$	5,057.30
		Subtotal	**$**	**23,586.73**
General Fund- Wells Fargo (SLR)				
	2/8/24	35-38	$	6,348.00
	2/21/24	39-41	$	4,848.96
		Subtotal	**$**	**11,196.96**
General Fund- Wells Fargo (SOM)				
	2/26/24	1	$	1,041.65
		Subtotal	**$**	**1,041.65**
Total			**$**	**365,232.42**

*** CHECK DATES 02/01/2024 - 02/29/2024 *** PALM COAST PARK GENERAL FUND
BANK D WELLS FARGO

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/02/24	00024	12/28/23	12282023	202402	300-20700-10000		*	13,391.23		
			12.28 FY24 ASSESSMENTS							
		12/28/23	12282023	202402	300-13100-10300		*	267.82-		
			FY24 COMMISSION FEE							
						PALM COAST PARK CDD			13,123.41	000247
2/02/24	00023	12/28/23	12282023	202402	300-20700-10000		*	138,499.84		
			12.28 FY24 ASSESSMENTS							
		12/28/23	12282023	202402	300-13100-10200		*	2,770.00-		
			FY24 COMMISSION FEE							
						PALM COAST PARK CDD			135,729.84	000248
2/02/24	00038	12/28/23	12282023	202402	300-20700-10000		*	27,015.40		
			12.28 FY24 ASSESSMENTS							
		12/28/23	12282023	202402	300-13100-10800		*	540.31-		
			FY24 COMMISSION FEE							
						PALM COAST PARK CDD			26,475.09	000249
2/02/24	00039	12/28/23	12282023	202402	300-20700-10000		*	54,700.29		
			12.28 FY24 ASSESSMENTS							
		12/28/23	12282023	202402	300-13100-10900		*	1,094.01-		
			FY24 COMMISSIONS FEE							
						PALM COAST PARK CDD			53,606.28	000250
2/02/24	00040	12/28/23	12282023	202402	300-20700-10300		*	19,580.56		
			12.28 FY24 ASSESSMENTS							
		12/28/23	12282023	202402	300-13100-10110		*	391.61-		
			FY24 COMMISSION FEE							
						PALM COAST PARK CDD-SLR			19,188.95	000251
2/02/24	00045	12/28/23	12282023	202402	300-20700-10000		*	28,559.92		
			12.28 FY24 ASSESSMENTS							
		12/28/23	12282023	202402	300-13100-10910		*	571.20-		
			FY24 COMMISSION FEE							
						PALM COAST PARK CDD			27,988.72	000252
2/02/24	00046	12/28/23	12282023	202402	300-20700-10400		*	5,813.72		
			12.28 FY24 ASSESSMENTS							
		12/28/23	12282023	202402	300-13100-10120		*	116.27-		
			FY24 COMMISSION FEE							
						PALM COAST PARK CDD-SOMERSET			5,697.45	000253
2/02/24	00035	12/28/23	12282023	202402	300-20700-10100		*	25,138.07		
			12.28 FY24 ASSESSMENTS							
		12/28/23	12282023	202402	300-13100-10100		*	502.76-		
			FY24 COMMISSIONS FEE							
						PALM COAST PARK CDD-SAWMILL CREEK			24,635.31	000254

*** CHECK DATES 02/01/2024 - 02/29/2024 ***
PALM COAST PARK GENERAL FUND
BANK D WELLS FARGO

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/02/24	00014	12/28/23	12282023	202402	300-13100-10200		*	2,770.00		
			COMM THRU 12.28							
		12/28/23	12282023	202402	300-13100-10300		*	267.82		
			COMM THRU 12.28							
		12/28/23	12282023	202402	300-13100-10800		*	540.31		
			COMM THRU 12.28							
		12/28/23	12282023	202402	300-13100-10900		*	1,094.01		
			COMM THRU 12.28							
		12/28/23	12282023	202402	300-13100-10910		*	571.20		
			COMM THRU 12.28							
		12/28/23	12282023	202402	300-13100-10110		*	391.61		
			COMM THRU 12.28							
		12/28/23	12282023	202402	300-13100-10100		*	502.76		
			COMM THRU 12.28							
		12/28/23	12282023	202402	300-13100-10120		*	116.27		
			COMM TRHU 12.28							
		12/28/23	12282023	202402	310-51300-32400		*	414.60		
			COMM TRHU 12.28							
						SUZANNE JOHNSTON			6,668.58	000255
2/08/24	00003	1/25/24	18406	202311	310-51300-31500		*	873.60		
			NOV GENERAL COUNSEL							
						CHIUMENTO DWYER HERTEL GRANT			873.60	000256
2/08/24	00009	2/01/24	PC648181	202402	320-53800-46100		*	8,914.50		
			FEB LANDSCAPE MAINTENACE							
						YELLOWSTONE LANDSCAPE			8,914.50	000257
2/21/24	00001	2/20/24	02202024	202402	320-53800-34100		*	1,500.00		
			02/24 SERVICES AGREEMENT							
						CLINTON SMITH CONSULTING LLC			1,500.00	000258
2/21/24	00020	2/01/24	103	202402	310-51300-34000		*	3,710.00		
			FEB MANAGEMENT FEES							
		2/01/24	103	202402	310-51300-35200		*	106.00		
			FEB WEBSITE ADMIN							
		2/01/24	103	202402	310-51300-31300		*	208.33		
			FEB DISSEM AGENT SERVICES							
		2/01/24	103	202402	310-51300-51000		*	20.60		
			OFFICE SUPPLIES							
		2/01/24	103	202402	310-51300-42000		*	105.82		
			POSTAGE							
		2/01/24	103	202402	310-51300-42500		*	115.80		
			COPIES							
						GMS-CENTRAL FLORIDA, LLC			4,266.55	000259

TOTAL FOR BANK D 328,668.28

PCPC PALM COAST PRK AMOSSING

*** CHECK DATES 02/01/2024 - 02/29/2024 ***
PALM COAST PARK GENERAL FUND
BANK D WELLS FARGO

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	...EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
									TOTAL FOR REGISTER		328,668.28		

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50117	2	JEFFREY DOUGLAS	184.70	2/20/2024
50118	7	HEATHER ALLEN	184.70	2/20/2024
50119	6	ROBERT S PORTER	184.70	2/20/2024
50120	1	DAVID ROOT	184.70	2/20/2024

TOTAL FOR REGISTER 738.80

*** CHECK DATES 02/01/2024 - 02/29/2024 ***
PALM COAST PARK SAWMILL CREEK
BANK A WELLS FARGO

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/08/24	00010	2/05/24	7324-02-	202402	310-51300-31400			*	450.00		
			SERIES 2019 BONDS								
							AMTEC			450.00	000131
2/08/24	00003	2/01/24	PSI04704	202402	320-53800-46300			*	1,692.00		
			FEB LAKE MAINT SMB								
		2/02/24	PSI04752	202402	320-53800-46300			*	668.23		
			FEB LAKE MAINT SMC								
							SOLITUDE LAKE MANAGEMENT			2,360.23	000132
2/08/24	00004	2/01/24	PC648196	202402	320-53800-46100			*	3,813.16		
			FEB LANDSCAPE MAINT SMC								
							YELLOWSTONE LANDSCAPE			3,813.16	000133
2/08/24	00004	2/01/24	PC648227	202402	320-53800-46100			*	10,583.33		
			FEB LANDSCAPE MAINT SMB								
							YELLOWSTONE LANDSCAPE			10,583.33	000134
2/08/24	00004	2/02/24	PC653075	202402	320-53800-46100			*	847.71		
			IRRIGATION REPAIRS								
							YELLOWSTONE LANDSCAPE			847.71	000135
2/08/24	00004	2/02/24	PC653076	202402	320-53800-46100			*	475.00		
			POND EROSION REPAIR								
							YELLOWSTONE LANDSCAPE			475.00	000136
2/21/24	00002	2/20/24	02202024	202402	320-53800-34100			*	600.00		
			02/24 SVC AGMT SMC								
		2/20/24	02202024	202402	320-53800-34100			*	600.00		
			02/24 SVC AGMT SMB2AB								
							CLINTON SMITH CONSULTING LLC			1,200.00	000137
2/21/24	00007	2/01/24	104	202402	310-51300-31300			*	416.67		
			FEB DISSEM AGENT SERVICES								
							GMS-CENTRAL FLORIDA, LLC			416.67	000138
2/21/24	00022	1/25/24	7199345	202401	310-51300-32300			*	3,030.47		
			SR 2019 TRUSTEE FEE FY24								
		1/25/24	7199345	202401	300-15500-10000			*	1,010.16		
			SR 2019 TRUSTEE FEE FY25								
							U.S. BANK			4,040.63	000139

TOTAL FOR BANK A 24,186.73

TOTAL FOR REGISTER 24,186.73

*** CHECK DATES 02/01/2024 - 02/29/2024 ***
PALM COAST SPRING LAKE REVERIE
BANK A WELLS FARGO

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/08/24	00006	2/05/24	7325-02-	202402	310-51300-31400		*	450.00		
			SERIES 2021 BONDS							
						AMTEC			450.00	000035
2/08/24	00004	2/01/24	PSI04706	202402	320-53800-46300		*	684.00		
			FEB LAKE MAINT PHASE 1							
						SOLITUDE LAKE MANAGEMENT			684.00	000036
2/08/24	00004	2/01/24	PSI47061	202402	320-53800-46300		*	530.00		
			FEB LAKE MAINT PHASE 2							
						SOLITUDE LAKE MANAGEMENT			530.00	000037
2/08/24	00005	2/01/24	66317	202402	320-53800-46100		*	4,684.00		
			FEB POND MOWING							
						FLORIDA ULS OPERATING LLC			4,684.00	000038
2/21/24	00003	2/20/24	02202024	202402	320-53800-34100		*	600.00		
			02/24 SERVICES AGREEMENT							
						CLINTON SMITH CONSULTING LLC			600.00	000039
2/21/24	00001	2/01/24	106	202402	310-51300-31300		*	208.33		
			FEB DISSEM AGENT SERVICES							
						GMS-CENTRAL FLORIDA, LLC			208.33	000040
2/21/24	00002	1/25/24	7202364	202401	310-51300-32300		*	3,030.47		
			FY24 SE2021 TRUSTEE FEE							
		1/25/24	7202364	202401	300-15500-10000		*	1,010.16		
			FY25 SE2021 TRUSTEE FEE							
						U.S. BANK			4,040.63	000041

TOTAL FOR BANK A 11,196.96

TOTAL FOR REGISTER 11,196.96

*** CHECK DATES 02/01/2024 - 02/29/2024 ***
PALM COAST SOMERSET
BANK A WELLS FARGO

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/26/24	00001	10/01/23	87	202310	310-51300-31300			*	208.33		
			OCT DISSEM AGENT SERVICES								
		11/01/23	92	202311	310-51300-31300			*	208.33		
			NOV DISSEM AGENT SERVICES								
		12/01/23	96	202312	310-51300-31300			*	208.33		
			DEC DESSEM AGENT SERVICES								
		1/01/24	100	202401	310-51300-31300			*	208.33		
			JAN DISSEM AGENT SERVICES								
		2/01/24	105	202402	310-51300-31300			*	208.33		
			FEB DISSEM AGENT SERVICES								
							GMS-CENTRAL FLORIDA, LLC			1,041.65	000001

TOTAL FOR BANK A 1,041.65

TOTAL FOR REGISTER 1,041.65

SECTION 2

Palm Coast Park

Community Development District

Unaudited Financial Reporting
February 29, 2024

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Palm Coast Park
Community Development District
Combined Balance Sheet
February 29, 2024

Governmental Fund Types

	General	GF Sawmill Sub	GF Spring Lake Reverie	GF Somerset	Debt Service 2006	Debt Service 2019	Debt Service 2021	Debt Service 2022	Debt Service 2023	CR Sawmill Sub	CR Spring Lake Reverie	CR Somerset	Capital Projects 2006	Capital Projects 2019	Capital Projects 2021	Capital Projects 2022	Capital Projects 2023	Totals (memorandum only)
Assets																		
Cash- Checking Account	$612,484	$460,813	$399,036	$77,167	----	----	----	----	----	----	----	----	----	----	----	----	----	$1,549,500
Due from General Fund	----	$6,836	$5,325	$1,581	$40,432	$3,909	$7,887	$15,969	$8,337	----	----	----	----	----	----	----	----	$90,276
Assessment Receivable	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$0
Due from Sawmill Creek	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$0
Due from Debt 2006	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$0
Due from Debt 2019	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$0
Due from Spring Lake Reverie	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$0
Due from Capital Projects	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$0
Due from Other	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$0
Investments:									----	----	----	----				----	----	
SBA	$100,426	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$100,426
Reserve	----	----	----	----	$1,276,601	$145,530	$271,395	$401,692	$209,730	----	----	----	----	----	----	----	----	$2,304,948
Revenue	----	----	----	----	$2,091,958	$191,076	$378,420	$751,876	$384,659	----	----	----	----	----	----	----	----	$3,797,989
Prepayment	----	----	----	----	$13,811	----	----	----	----	----	----	----	----	----	----	----	----	$13,811
Cap. Interest	----	----	----	----	----	----	----	----	$1,299	----	----	----	----	----	----	----	----	$1,299
Acquisition and Construction	----	----	----	----	----	----	----	----	----	----	----	----	$2,302,677	$12,821	$16,383	$23,076	$14,503	$2,354,956
Cost of Issuance	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$0
Deposits	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$0
Prepaid Expenses	----	$1,010	$1,010	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$2,020
Total Assets	**$712,910**	**$468,659**	**$405,371**	**$78,748**	**$3,422,802**	**$340,516**	**$657,702**	**$1,169,536**	**$604,026**	**$0**	**$0**	**$0**	**$2,302,677**	**$12,821**	**$16,383**	**$23,076**	**$14,503**	**$10,215,225**
Liabilities																		
Accounts Payable	----	$0	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$0
Accrued Expenses	$0	$2,743	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$2,743
FICA Payable	$275	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$275
Due to General Fund	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$0
Due to 2006 DSF	$37,662	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$37,662
Due to 2019 DSF	$3,641	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$3,641
Due to 2021 DSF	$7,346	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$7,346
Due to 2022 DSF	$14,875	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$14,875
Due to 2023 DSF	$7,766	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$7,766
Due to Spring Lake Reverie	$5,325	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$5,325
Due to Sawmill Subdivision	$6,836	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$6,836
Due to Somerset	$1,581	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$1,581
Deposit- Somerset	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$0
Fund Equity																		
Net Assets	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$0
Fund Balances																		
Unassigned	$627,602	$465,915	$405,371	$78,748	----	----	----	----	----	$0	$0	$0	----	----	----	----	----	$1,577,636
Nonspendable- Prepaid	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	$0
Restricted for Capital Projects	----	----	----	----	----	----	----	----	----	----	----	----	$2,302,677	$12,821	$16,383	$23,076	$14,503	$2,354,956
Restricted for Debt Service	----	----	----	----	$3,422,802	$340,516	$657,702	$1,169,536	$604,026	----	----	----	----	----	----	----	----	$6,194,582
Total Liabilities, Fund Equity, Other	**$712,910**	**$468,659**	**$405,371**	**$78,748**	**$3,422,802**	**$340,516**	**$657,702**	**$1,169,536**	**$604,026**	**$0**	**$0**	**$0**	**$2,302,677**	**$12,821**	**$16,383**	**$23,076**	**$14,503**	**$10,215,225**

Palm Coast Park
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending February 29, 2024

	Adopted Budget	Prorated Budget 2/29/24	Actual 2/29/24	Variance
Revenues				
Operations and Maintenance Assessments- Tax Roll	$310,942	$310,942	$311,068	$126
Assessments - Direct	$0	$0	$0	$0
Interest Earnings	$150	$63	$0	($63)
Interest Earnings - SBA	$0	$0	$426	$426
Miscellaneous Income	$0	$0	$0	$0
Total Revenues	**$311,092**	**$311,005**	**$311,493**	**$489**
Administrative Expenditures				
Supervisors Fees	$12,000	$5,000	$2,400	$2,600
FICA Taxes	$924	$385	$184	$201
Arbitrage	$600	$250	$0	$250
Dissemination Agent	$2,500	$1,042	$1,542	($500)
Assessment Administration	$5,300	$5,300	$5,300	$0
Engineering	$7,980	$3,325	$89	$3,237
Attorney Fees	$12,000	$5,000	$874	$4,126
Management Fees	$44,520	$18,550	$18,550	$0
Website Maintenance & Hosting	$1,272	$1,272	$1,553	($281)
Website	$1,800	$750	$530	$220
Trustee Fees	$4,500	$3,882	$3,882	$0
Annual Audit	$9,000	$3,750	$0	$3,750
Postage and Freight	$3,000	$1,250	$644	$606
Insurance- General Liability	$9,050	$9,050	$8,111	$939
Printing and Binding	$1,000	$417	$285	$132
Legal Advertising	$1,200	$500	$0	$500
Tax Collector Fees	$5,945	$5,691	$5,691	$0
Contingency	$1,000	$417	$0	$417
Office Supplies	$450	$188	$22	$166
Meeting Room Rental	$1,200	$500	$180	$320
Dues & Licenses	$175	$175	$175	$0
Total Administrative	**$125,416**	**$66,692**	**$50,010**	**$16,682**
Field Expenditures				
Professional Services	$18,000	$7,500	$7,500	$0
Landscape Maintenance	$115,000	$47,917	$44,573	$3,344
Preserve Management	$10,000	$4,167	$0	$4,167
Repairs & Maintenance	$7,500	$7,500	$7,500	$0
Insurance- Property & Casualty	$17,176	$17,176	$19,416	($2,240)
Contingency	$18,000	$7,500	$0	$7,500
Total Field	**$185,676**	**$91,759**	**$78,989**	**$12,771**
Total Expenditures	**$311,092**	**$158,452**	**$128,999**	**$29,453**
Excess Revenue/(Expenditures)	**$0**		**$182,495**	
Beginning Fund Balance	**$0**		**$445,107**	
Ending Fund Balance	**$0**		**$627,602**	

Palm Coast Park
Community Development District
General Fund- Sawmill Subdivision
Statement of Revenues & Expenditures
For Period Ending February 29, 2024

	Adopted Budget	Prorated Budget 2/29/24	Actual 2/29/24	Variance
Revenues				
Operations and Maintenance Assessments- Tax Roll	$377,660	$351,905	$351,905	$0
Total Revenues	**$377,660**	**$351,905**	**$351,905**	**$0**
Administrative Expenditures				
Tax Collector Fees	$7,959	$6,901	$6,901	$0
Arbitrage	$1,200	$500	$450	$50
Trustee Fees	$9,000	$6,655	$6,655	$0
Dissemination Agent	$5,000	$2,083	$2,083	($0)
Postage and Freight	$1,000	$417	$0	$417
Attorney Fees	$2,000	$833	$0	$833
Other Current Charges	$500	$208	$0	$208
Total Administrative	**$26,659**	**$17,599**	**$16,090**	**$1,508**
Field Expenditures				
Professional Fees	$14,400	$6,000	$4,800	$1,200
Landscape Maintenance	$179,000	$74,583	$73,830	$753
Electricity- Streetlights	$26,000	$10,833	$6,886	$3,947
Electricity- Irrigation/Signs	$3,100	$1,292	$321	$971
Utility- Irrigation	$41,400	$17,250	$7,642	$9,608
R&M- Signage	$2,000	$833	$0	$833
R&M Storm Water- Pond	$34,500	$14,375	$11,397	$2,978
Insurance-Property & Casualty	$5,000	$2,083	$0	$2,083
Repairs and Maintenance	$12,500	$5,208	$1,951	$3,258
Contingency	$10,000	$4,167	$0	$4,167
Interfund Transfer Out	$0	$0	$0	$0
Total Field	**$327,900**	**$136,625**	**$106,827**	**$29,798**
Reserves				
Roadway Reserves	$23,101	$0	$0	$0
Total Reserves	**$23,101**	**$0**	**$0**	**$0**
Total Expenditures	**$377,660**	**$154,224**	**$122,917**	**$31,306**
Excess Revenue/(Expenditures)	**$0**		**$228,988**	
Beginning Fund Balance	**$0**		**$236,928**	
Ending Fund Balance	**$0**		**$465,915**	

Palm Coast Park
Community Development District
General Fund- Spring Lake Reverie
Statement of Revenues & Expenditures
For Period Ending February 29, 2024

	Adopted Budget	Prorated Budget 2/29/24	Actual 2/29/24	Variance
Revenues				
Operations and Maintenance Assessments- Tax Roll	$293,699	$274,106	$274,106	$0
Miscellaneous Income	$0	$0	$0	$0
Total Revenues	**$293,699**	**$274,106**	**$274,106**	**$0**
Administrative Expenditures				
Tax Collector Fees	$6,546	$5,376	$5,376	$0
Arbitrage	$600	$450	$450	$0
Trustee Fees	$4,500	$3,968	$3,968	$0
Dissemination Agent	$2,500	$1,042	$1,042	$0
Postage and Freight	$750	$313	$0	$313
Attorney Fees	$1,000	$417	$0	$417
Other Current Charges	$250	$104	$0	$104
Total Administrative	**$16,146**	**$11,669**	**$10,835**	**$833**
Field Expenditures				
Professional Fees	$7,200	$3,000	$3,000	$0
Landscape Maintenance	$150,000	$62,500	$23,420	$39,080
Electricity- Streetlights	$62,000	$25,833	$0	$25,833
Electricity- Irrigation/Signs	$1,000	$417	$0	$417
Utility- Irrigation	$17,000	$7,083	$0	$7,083
R&M- Signage	$1,000	$417	$0	$417
R&M Storm Water- Pond	$17,000	$7,083	$6,070	$1,013
Insurance-Property & Casualty	$12,500	$5,208	$0	$5,208
Repairs and Maintenance	$7,500	$3,125	$0	$3,125
Contingency	$3,204	$1,335	$0	$1,335
Total Field	**$278,404**	**$116,002**	**$32,490**	**$83,512**
Reserves				
Roadway Reserves	$31,000	$0	$0	$0
Total Reserves	**$31,000**	**$0**	**$0**	**$0**
Total Expenditures	**$325,550**	**$127,670**	**$43,325**	**$84,345**
Excess Revenue/(Expenditures)	**($31,851)**		**$230,781**	
Beginning Fund Balance	**$31,851**		**$174,590**	
Ending Fund Balance	**$0**		**$405,371**	

Palm Coast Park
Community Development District
General Fund- Somerset
Statement of Revenues & Expenditures
For Period Ending February 29, 2024

	Adopted Budget	Prorated Budget 2/29/24	Actual 2/29/24	Variance
Revenues				
Operations and Maintenance Assessments- Tax Roll	$87,203	$81,386	$81,386	$0
Developer Contributions	$53,665	$0	$0	$0
Total Revenues	**$140,868**	**$81,386**	**$81,386**	**$0**
Administrative Expenditures				
Tax Collector Fees	$2,818	$1,596	$1,596	$0
Arbitrage	$600	$250	$0	$250
Trustee Fees	$4,500	$1,875	$0	$1,875
Dissemination Agent	$2,500	$1,042	$1,042	$0
Postage and Freight	$750	$313	$0	$313
Attorney Fees	$1,000	$417	$0	$417
Other Current Charges	$250	$104	$0	$104
Total Administrative	**$12,418**	**$5,596**	**$2,638**	**$2,958**
Field Expenditures				
Professional Fees	$7,200	$3,000	$0	$3,000
Landscape Maintenance	$75,000	$31,250	$0	$31,250
Electricity- Streetlights	$2,000	$833	$0	$833
Electricity- Irrigation/Signs	$1,000	$417	$0	$417
Utility- Irrigation	$15,000	$6,250	$0	$6,250
R&M- Signage	$1,000	$417	$0	$417
R&M Storm Water- Pond	$5,000	$2,083	$0	$2,083
Insurance-Property & Casualty	$5,000	$2,083	$0	$2,083
Repairs and Maintenance	$5,000	$2,083	$0	$2,083
Contingency	$5,000	$2,083	$0	$2,083
Total Field	**$121,200**	**$50,500**	**$0**	**$50,500**
Reserves				
Roadway Reserves	$7,250	$0	$0	$0
Total Reserves	**$7,250**	**$0**	**$0**	**$0**
Total Expenditures	**$140,868**	**$56,096**	**$2,638**	**$53,458**
Excess Revenue/(Expenditures)	**$0**		**$78,748**	
Beginning Fund Balance	**$0**		**$0**	
Ending Fund Balance	**$0**		**$78,748**	

Palm Coast Park

Community Development District

Debt Service Fund Series 2006
Statement of Revenues & Expenditures
For Period Ending February 29, 2024

	Adopted Budget	Prorated Budget 2/29/24	Actual 2/29/24	Variance
Revenues				
Special Assessments- Tax Roll	$2,077,418	$1,938,842	$1,938,842	$0
Special Assessments- Off Roll	$0	$0	$0	$0
Special Assessments- Prepayment	$0	$0	$2,910	$2,910
Interest Income	$12,500	$5,208	$52,852	$47,644
Total Revenues	**$2,089,918**	**$1,944,050**	**$1,994,604**	**$50,554**
Expenditures				
Tax Collector	$41,548	$35,254	$35,254	$0
Interfund Transfer Out	$7,000	$2,917	$29,769	($26,853)
Series 2006				
Interest-11/1	$559,028	$559,028	$559,028	$0
Special Call-11/1	$0	$0	$1,355,000	($1,355,000)
Principal-5/1	$940,000	$0	$0	$0
Interest-5/1	$559,028	$0	$0	$0
Special Call-5/1	$0	$0	$0	$0
Total Expenditures	**$2,106,604**	**$597,198**	**$1,979,050**	**($1,381,853)**
Excess Revenues/(Expenditures)	**($16,686)**		**$15,554**	
Beginning Fund Balance	**$939,888**		**$3,407,248**	
Ending Fund Balance	**$923,202**		**$3,422,802**	

Due From General	$40,432
Reserve	$1,276,601
Revenue	$2,091,958
Prepayment	$13,811
Interest	----
Balance	**$3,422,802**

Palm Coast Park

Community Development District

Debt Service Fund Series 2019
Statement of Revenues & Expenditures
For Period Ending February 29, 2024

	Adopted Budget	Prorated Budget 2/29/24	Actual 2/29/24	Variance
Revenues				
Special Assessments- Tax Roll	$200,861	$187,462	$187,462	$0
Interest Income	$2,000	$833	$4,370	$3,537
Total Revenues	**$202,861**	**$188,295**	**$191,832**	**$3,537**
Expenditures				
Tax Collector	$4,017	$3,409	$3,409	$0
Interfund Transfer Out	$1,378	$574	$3,435	($2,861)
Series 2019				
Interest-11/1	$76,695	$76,695	$76,695	$0
Principal-5/1	$40,000	$0	$0	$0
Interest-5/1	$76,695	$0	$0	$0
Total Expenditures	**$198,785**	**$80,678**	**$83,539**	**($2,861)**
Excess Revenues/(Expenditures)	**$4,076**		**$108,294**	
Beginning Fund Balance	**$86,371**		**$232,222**	
Ending Fund Balance	**$90,447**		**$340,516**	

Due From General	$3,909
Reserve	$145,530
Revenue	$191,076
Balance	**$340,516**

Palm Coast Park

Community Development District

Debt Service Fund Series 2021
Statement of Revenues & Expenditures
For Period Ending February 29, 2024

	Adopted Budget	Prorated Budget 2/29/24	Actual 2/29/24	Variance
Revenues				
Special Assessments-Tax Roll	$405,218	$378,185	$378,185	$0
Interest Income	$8,500	$3,542	$8,062	$4,520
Interfund Transfer In	$0	$0	$0	$0
Total Revenues	**$413,718**	**$381,727**	**$386,247**	**$4,520**
Expenditures				
Tax Collector	$8,104	$6,876	$6,876	$0
Interfund Transfer Out	$6,006	$2,503	$6,036	($3,534)
Series 2021				
Interest-11/1	$143,189	$143,189	$143,189	$0
Principal-5/1	$110,000	$0	$0	$0
Interest-5/1	$143,189	$0	$0	$0
Total Expenditures	**$410,488**	**$152,568**	**$156,101**	**($3,534)**
Excess Revenues/(Expenditures)	**$3,230**		**$230,146**	
Beginning Fund Balance	**$153,838**		**$427,557**	
Ending Fund Balance	**$157,068**		**$657,702**	

Due From General	$7,887
Reserve	$271,395
Revenue	$378,420
Cap Interest	----
Balance	**$657,702**

Palm Coast Park

Community Development District

Debt Service Fund Series 2022
Statement of Revenues & Expenditures
For Period Ending February 29, 2024

	Adopted Budget	Prorated Budget 2/29/24	Actual 2/29/24	Variance
Revenues				
Special Assessments-Tax Roll	$820,478	$765,743	$765,743	$0
Interest Income	$7,000	$2,917	$12,791	$9,875
Total Revenues	**$827,478**	**$768,659**	**$778,534**	**$9,875**
Expenditures				
Tax Collector	$16,410	$13,923	$13,923	$0
Interfund Transfer Out	$4,225	$1,760	$8,934	($7,174)
Series 2022				
Interest Expense 11/1	$297,841	$297,841	$297,841	$0
Principal Expense 5/1	$210,000	$0	$0	$0
Interest Expense 5/1	$297,841	$0	$0	$0
Total Expenditures	**$826,317**	**$299,601**	**$320,698**	**($7,174)**
Excess Revenues/(Expenditures)	**$1,161**		**$457,836**	
Beginning Fund Balance	**$306,845**		**$711,701**	
Ending Fund Balance	**$308,006**		**$1,169,536**	

Due From General	$15,969
Reserve	$401,692
Revenue	$751,876
Cap Interest	----
Balance	**$1,169,536**

Palm Coast Park

Community Development District

Debt Service Fund Series 2023
Statement of Revenues & Expenditures
For Period Ending February 29, 2024

	Adopted Budget	Prorated Budget 2/29/24	Actual 2/29/24	Variance
Revenues				
Bond Proceeds	0	$0	$0	$0
Special Assessments-Tax Roll	$428,386	$399,807	$399,807	$0
Interest Income	$2,500	$1,042	$5,935	$4,894
Interfund Transfer In	$0	$0	$0	$0
Total Revenues	**$430,886**	**$400,848**	**$405,742**	**$4,894**
Expenditures				
Tax Collector	$8,568	$7,270	$7,270	$0
Interfund Transfer Out	$0	$0	$4,665	($4,665)
Series 2022				
Interest Expense 11/1	$88,123	$88,123	$88,123	$0
Principal Expense 5/1	$90,000	$0	$0	$0
Interest Expense 5/1	$165,230	$0	$0	$0
Total Expenditures	**$351,921**	**$88,123**	**$100,057**	**($4,665)**
Excess Revenues/(Expenditures)	**$78,965**		**$305,685**	
Beginning Fund Balance	**$88,123**		**$298,341**	
Ending Fund Balance	**$167,088**		**$604,026**	

Due From General	$8,337
Reserve	$209,730
Revenue	$384,659
Cap Interest	$1,299
Balance	**$604,026**

Palm Coast Park

Community Development District

Capital Reserve - Sawmill
Statement of Revenues & Expenditures
For Period Ending February 29, 2024

	Adopted Budget	Prorated Budget 2/29/24	Actual 2/29/24	Variance
Revenues				
Operating Transfer In	$43,500	$0	$0	$0
Interest Income	$1,000	$0	$0	$0
Total Revenues	**$44,500**	**$0**	**$0**	**$0**
Expenditures				
Capital Outlay - Sawmill	$0	$0	$0	$0
Other Current Charges	$250	$0	$0	$0
Total Expenditures	**$250**	**$0**	**$0**	**$0**
Excess Revenues/(Expenditures)	**$44,250**		**$0**	
Beginning Fund Balance	**$88,123**		**$0**	
Ending Fund Balance	**$132,373**		**$0**	

Palm Coast Park

Community Development District

Capital Reserve - Spring Lake Reverie
Statement of Revenues & Expenditures
For Period Ending February 29, 2024

	Adopted Budget	Prorated Budget 2/29/24	Actual 2/29/24	Variance
Revenues				
Operating Transfer In	$31,000	$0	$0	$0
Interest Income	$1,000	$0	$0	$0
Total Revenues	**$32,000**	**$0**	**$0**	**$0**
Expenditures				
Capital Outlay - SLR	$0	$0	$0	$0
Other Current Charges	$250	$0	$0	$0
Total Expenditures	**$250**	**$0**	**$0**	**$0**
Excess Revenues/(Expenditures)	**$31,750**		**$0**	
Beginning Fund Balance	**$22,000**		**$0**	
Ending Fund Balance	**$53,750**		**$0**	

Palm Coast Park

Community Development District

Capital Reserve - Somerset
Statement of Revenues & Expenditures
For Period Ending February 29, 2024

	Adopted Budget	Prorated Budget 2/29/24	Actual 2/29/24	Variance
Revenues				
Operating Transfer In	$7,250	$0	$0	$0
Interest Income	$1,000	$0	$0	$0
Total Revenues	**$8,250**	**$0**	**$0**	**$0**
Expenditures				
Capital Outlay - Somerset	$0	$0	$0	$0
Other Current Charges	$250	$0	$0	$0
Total Expenditures	**$250**	**$0**	**$0**	**$0**
Excess Revenues/(Expenditures)	**$8,000**		**$0**	
Beginning Fund Balance	**$22,000**		**$0**	
Ending Fund Balance	**$30,000**		**$0**	

Palm Coast Park
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For Period Ending February 29, 2024

	Series 2006	Series 2019	Series 2021	Series 2022	Series 2023
Revenues					
Interest Income	$50,824	$236	$278	$385	$51,321
Interfund Transfer In	$29,769	$3,435	$6,036	$8,934	$4,665
Impact Fees	$0	$0	$0	$0	$0
Bond Proceeds	$0	$0	$0	$0	$0
Bond Premium	$0	$0	$0	$0	$0
Total Revenues	**$80,593**	**$3,671**	**$6,314**	**$9,319**	**$55,986**
Expenditures					
Capital Outlay	$50,238	$0	$0	$0	$4,398,679
Interfund Transfer Out	$0	$0	$0	$0	$0
Cost of Issuance	$0	$0	$0	$0	$0
Underwriters Discount	$0	$0	$0	$0	$0
Total Expenditures	**$50,238**	**$0**	**$0**	**$0**	**$4,398,679**
Excess Revenues/(Expenditures)	**$30,355**	**$3,671**	**$6,314**	**$9,319**	**($4,342,694)**
Beginning Fund Balance	**$2,272,322**	**$9,150**	**$10,069**	**$13,757**	**$4,357,196**
Ending Fund Balance	**$2,302,677**	**$12,821**	**$16,383**	**$23,076**	**$14,503**

Palm Coast Park CDD
General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues													
Operations and Maintenance Assessments- Tax Roll	$20,873	$0	$74,589	$209,968	$5,637	$0	$0	$0	$0	$0	$0	$0	$ 311,068
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	$ -
Interest Earnings - SBA	$0	$0	$0	$0	$426	$0	$0	$0	$0	$0	$0	$0	$ 426
Miscellaneous Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Revenues	$20,873	$0	$74,589	$209,968	$6,063	$0	$0	$0	$0	$0	$0	$0	$ 311,493
Administrative Expenditures													
Supervisors Fees	$0	$800	$0	$800	$800	$0	$0	$0	$0	$0	$0	$0	$ 2,400
FICA Taxes	$0	$61	$0	$61	$61	$0	$0	$0	$0	$0	$0	$0	$ 184
Arbitrage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Dissemination Agent	$708	$208	$208	$208	$208	$0	$0	$0	$0	$0	$0	$0	$ 1,542
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	$874	$0	$0	$0	$0	$0	$0	$0	$ 874
Management Fees	$3,710	$3,710	$3,710	$3,710	$3,710	$0	$0	$0	$0	$0	$0	$0	$ 18,550
Website Maintenance & Hosting	$1,553	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 1,553
Website	$106	$106	$106	$106	$106	$0	$0	$0	$0	$0	$0	$0	$ 530
Trustee Fees	$3,882	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 3,882
Annual Audit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Postage and Freight	$61	$104	$297	$77	$106	$0	$0	$0	$0	$0	$0	$0	$ 644
Insurance- General Liability	$8,111	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 8,111
Printing and Binding	$1	$0	$168	$0	$116	$0	$0	$0	$0	$0	$0	$0	$ 285
Legal Advertising	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Tax Collector Fees	$0	$0	$0	$5,277	$415	$0	$0	$0	$0	$0	$0	$0	$ 5,691
Contingency	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Office Supplies	$0	$1	$0	$0	$21	$0	$0	$0	$0	$0	$0	$0	$ 22
Meeting Room Rental	$0	$0	$180	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 180
Dues & Licenses	$175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 175
Total Administrative	$23,696	$4,990	$4,670	$10,239	$6,416	$0	$0	$0	$0	$0	$0	$0	$ 50,010
Field Expenditures													
Professional Services	$1,500	$1,500	$1,500	$1,500	$1,500	$0	$0	$0	$0	$0	$0	$0	$ 7,500
Landscape Maintenance	$8,915	$8,915	$8,915	$8,915	$8,915	$0	$0	$0	$0	$0	$0	$0	$ 44,573
Preserve Management	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Repairs & Maintenance	$0	$0	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 7,500
Insurance- Property & Casualty	$19,416	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 19,416
Contingency	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Field	$29,831	$10,415	$17,915	$10,415	$10,415	$0	$0	$0	$0	$0	$0	$0	$ 78,989
Total Expenditures	$53,526	$15,405	$22,584	$20,653	$16,830	$0	$0	$0	$0	$0	$0	$0	$ 128,999
Excess Revenue/(Expenditures)	**($32,653)**	**($15,405)**	**$52,005**	**$189,315**	**($10,768)**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$ 182,495**

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues													
Operations and Maintenance Assessments- Tax Roll	$0	$0	$90,451	$254,618	$6,836	$0	$0	$0	$0	$0	$0	$0	$ 351,905
Total Revenues	$0	$0	$90,451	$254,618	$6,836	$0	$0	$0	$0	$0	$0	$0	$ 351,905
Administrative Expenditures													
Tax Collector Fees	$0	$0	$0	$6,399	$503	$0	$0	$0	$0	$0	$0	$0	$ 6,901
Arbitrage	$0	$0	$0	$0	$450	$0	$0	$0	$0	$0	$0	$0	$ 450
Trustee Fees	$3,625	$0	$0	$3,030	$0	$0	$0	$0	$0	$0	$0	$0	$ 6,655
Dissemination Agent	$417	$417	$417	$417	$417	$0	$0	$0	$0	$0	$0	$0	$ 2,083
Postage and Freight	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Attorney Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Other Current Charges	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Administrative	$4,042	$417	$417	$9,846	$1,369	$0	$0	$0	$0	$0	$0	$0	$ 16,090
Field Expenditures													
Professional Fees	$1,200	$1,200	$1,200	$1,200	$0	$0	$0	$0	$0	$0	$0	$0	$ 4,800
Landscape Maintenance	$13,340	$12,230	$18,145	$14,396	$15,719	$0	$0	$0	$0	$0	$0	$0	$ 73,830
Electricity- Streetlights	$1,376	$1,376	$1,376	$1,375	$1,383	$0	$0	$0	$0	$0	$0	$0	$ 6,886
Electricity- Irrigation/Signs	$63	$64	$64	$65	$64	$0	$0	$0	$0	$0	$0	$0	$ 321
Utility- Irrigation	$1,643	$1,606	$1,522	$1,699	$1,172	$0	$0	$0	$0	$0	$0	$0	$ 7,642
R&M- Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
R&M Storm Water- Pond	$2,158	$2,158	$2,360	$2,360	$2,360	$0	$0	$0	$0	$0	$0	$0	$ 11,397
Insurance-Property & Casualty	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Repairs and Maintenance	$1,029	$409	$513	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 1,951
Contingency	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Interfund Transfer Out	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Field	$20,809	$19,043	$25,180	$21,095	$20,699	$0	$0	$0	$0	$0	$0	$0	$ 106,827
Reserves													
Roadway Reserves	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Reserves	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Expenditures	$24,851	$19,460	$25,597	$30,941	$22,069	$0	$0	$0	$0	$0	$0	$0	$ 122,917
Excess Revenue/(Expenditures)	**($24,851)**	**($19,460)**	**$64,854**	**$223,677**	**($15,233)**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$ 228,988**

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
Revenues													
Operations and Maintenance Assessments- Tax Roll	$0	$0	$70,454	$198,327	$5,325	$0	$0	$0	$0	$0	$0	$0	$ 274,106
Developer Contributions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Miscellaneous Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Revenues	$0	$0	$70,454	$198,327	$5,325	$0	$0	$0	$0	$0	$0	$0	$ 274,106
Administrative Expenditures													
Tax Collector Fees	$0	$0	$0	$4,984	$392	$0	$0	$0	$0	$0	$0	$0	$ 5,376
Arbitrage	$0	$0	$0	$0	$450	$0	$0	$0	$0	$0	$0	$0	$ 450
Trustee Fees	$938	$0	$0	$3,030	$0	$0	$0	$0	$0	$0	$0	$0	$ 3,968
Dissemination Agent	$208	$208	$208	$208	$208	$0	$0	$0	$0	$0	$0	$0	$ 1,042
Postage and Freight	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Attorney Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Other Current Charges	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Administrative	$1,146	$208	$208	$8,223	$1,050	$0	$0	$0	$0	$0	$0	$0	$ 10,835
Field Expenditures													
Professional Fees	$600	$600	$600	$600	$600	$0	$0	$0	$0	$0	$0	$0	$ 3,000
Landscape Maintenance	$4,684	$4,684	$4,684	$4,684	$4,684	$0	$0	$0	$0	$0	$0	$0	$ 23,420
Electricity- Streetlights	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Electricity- Irrigation/Signs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Utility- Irrigation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
R&M- Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
R&M Storm Water- Pond	$1,214	$1,214	$1,214	$1,214	$1,214	$0	$0	$0	$0	$0	$0	$0	$ 6,070
Insurance-Property & Casualty	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Repairs and Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Contingency	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Field	$6,498	$6,498	$6,498	$6,498	$6,498	$0	$0	$0	$0	$0	$0	$0	$ 32,490
Reserves													
Roadway Reserves	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Reserves	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Expenditures	$7,644	$6,706	$6,706	$14,721	$7,548	$0	$0	$0	$0	$0	$0	$0	$ 43,325
Excess Revenue/(Expenditures)	**($7,644)**	**($6,706)**	**$63,748**	**$183,607**	**($2,223)**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$ 230,781**

Palm Coast Park CDD
General Fund- Somerset
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues													
Operations and Maintenance Assessments- Tax Roll	$0	$0	$20,919	$58,886	$1,581	$0	$0	$0	$0	$0	$0	$0	$ 81,386
Developer Contributions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Miscellaneous Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Revenues	$0	$0	$20,919	$58,886	$1,581	$0	$0	$0	$0	$0	$0	$0	$ 81,386
Administrative Expenditures													
Tax Collector Fees	$0	$0	$0	$1,480	$116	$0	$0	$0	$0	$0	$0	$0	$ 1,596
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	$208	$208	$208	$208	$0	$0	$0	$0	$0	$0	$0	$ 1,042
Postage and Freight	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Attorney Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Other Current Charges	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Administrative	$208	$208	$208	$1,688	$325	$0	$0	$0	$0	$0	$0	$0	$ 2,638
Field Expenditures													
Professional Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Landscape Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Electricity- Streetlights	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Electricity- Irrigation/Signs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Utility- Irrigation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
R&M- Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
R&M Storm Water- Pond	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Insurance-Property & Casualty	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Repairs and Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Contingency	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Reserves													
Roadway Reserves	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Reserves	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ -
Total Expenditures	$208	$208	$208	$1,688	$325	$0	$0	$0	$0	$0	$0	$0	$ 2,638
Excess Revenue/(Expenditures)	**($208)**	**($208)**	**$20,710**	**$57,198**	**$1,256**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$ 78,748**

Palm Coast Park

Community Development District
Long Term Debt Report

Series 2006 Special Assessment Bonds		
Interest Rate:		5.70%
Maturity Date:		5/1/37
Reserve Fund Definition:		6.966 % Outstanding
Reserve Fund Requirement:	$	1,271,992
Reserve Fund Balance:	$	1,276,601
Bonds Outstanding- 6/30/2015	$	31,780,000
Less: May 1, 2008 (Mandatory)	$	(410,000)
Less: May 1, 2009 (Mandatory)	$	(435,000)
Less: May 1, 2010 (Mandatory)	$	(460,000)
Less: May 1, 2011 (Mandatory)	$	(490,000)
Less: May 1, 2012 (Mandatory)	$	(515,000)
Less: May 1, 2013 (Mandatory)	$	(545,000)
Less: May 1, 2014 (Mandatory)	$	(580,000)
Less: May 1, 2015 (Mandatory)	$	(615,000)
Less: May 1, 2016 (Mandatory)	$	(650,000)
Less: May 1, 2017 (Mandatory)	$	(685,000)
Less: May 1, 2018 (Mandatory)	$	(730,000)
Less: May 1, 2019 (Mandatory)	$	(770,000)
Less: May 1, 2020 (Mandatory)	$	(815,000)
Less: May 1, 2021 (Mandatory)	$	(865,000)
Less: May 1, 2022 (Mandatory)	$	(915,000)
Less: November 1, 2022 (Special Call)	$	(1,790,000)
Less: May 1, 2023 (Mandatory)	$	(890,000)
Less: November 1, 2022 (Special Call)	$	(5,000)
Less: November 1, 2023 (Special Call)	$	(1,355,000)
Current Bonds Outstanding	$	18,260,000

Series 2019 Special Assessment Bonds		
Interest Rate:		3.4% - 4.3%
Maturity Date:		5/1/50
Reserve Fund Definition:		50% MADS
Reserve Fund Requirement:	$	145,564
Reserve Fund Balance:	$	145,530
Bonds Outstanding- 12/04/19	$	3,770,000
Less: May 1, 2021 (Mandatory)	$	(40,000)
Less: May 1, 2022 (Mandatory)	$	(40,000)
Less: May 1, 2023 (Mandatory)	$	(40,000)
Current Bonds Outstanding	$	3,650,000

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

Palm Coast Park

Community Development District

Long Term Debt Report

Current Bonds Outstanding	$	7,960,000

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

Palm Coast Park

Community Development District

Construction Schedule, Series 2021

Date	Requisition #	Contractor	Description		Amount
12/16/21			Bond issuance proceeds series 2021	$	7,387,002.97
1/1/22			Interest	$	36.90
1/2/22			Transfer from Reserve	$	1.36
2/1/22			Interest	$	37.56
2/2/22			Transfer from Reserve	$	1.38
3/1/22			Interest	$	28.71
3/2/22			Tranfer 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			Tranfer from Reserve	$	355.44
10/1/22			Interest	$	1,649.13
10/2/22			Tranfer 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			Tranfer from Reserve	$	808.57
4/3/23			Interest	$	12.53
4/4/23			Tranfer from Reserve	$	922.46
5/1/23			Interest	$	15.85
5/2/23			Tranfer from Reserve	$	944.61
6/1/23			Interest	$	21.15
6/2/23			Tranfer from Reserve	$	1,029.37
7/3/23			Interest	$	24.65
7/5/23			Tranfer from Reserve	$	1,010.25
8/1/23			Interest	$	29.92
8/2/23			Transfer from Reserve	$	1,073.91
9/1/23			Interest	$	39.47
9/5/23			Transfer from Reserve	$	1,233.18
10/2/23			Interest	$	43.53
10/3/23			Transfer from Reserve	$	1,193.40
11/1/23			Interest	$	51.02
11/2/23			Transfer from Reserve	$	1,233.33
12/1/23			Interest	$	54.78
12/2/23			Transfer from Reserve	$	1,184.84
1/1/24			Interest	$	61.51
1/1/24			Transfer from Reserve	$	1,217.66
2/1/24			Interest	$	66.82
2/2/24			Tranfer from Reserve	$	1,206.82
		TOTAL SOURCES		**$**	**7,431,952.73**
2/18/22	1	Spring Lake Asset, LLC	Spring Lake Payment Application Nos 1, 2, & 3 (Progress Payments - P & S Paving, Inc.)	$	(3,041,171.48)
3/8/22	2	Spring Lake Asset, LLC	Spring Lake Payment Application #4 (Progress Payments - P & S Paving, Inc.)	$	(151,558.03)
3/31/22	3	Spring Lake Asset, LLC	Spring Lake Payment Application #5 (Progress Payments - P & S Paving, Inc.)	$	(317,127.39)
4/26/22	4	Spring Lake Asset, LLC	Spring Lake Payment Application #6 (Progress Payments - P & S Paving, Inc.)	$	(382,995.91)
5/25/22	5	Spring Lake Asset, LLC	Spring Lake Payment Application #7 (Progress Payments - P & S Paving, Inc.)	$	(442,409.35)
7/5/22	6	Spring Lake Asset, LLC	Spring Lake Payment Application #8 (Progress Payments - P & S Paving, Inc.)	$	(744,321.21)
8/4/22	7	Spring Lake Asset, LLC	Spring Lake Payment Application #9 (Progress Payments - P & S Paving, Inc.)	$	(750,545.85)
9/14/22	8	Spring Lake Asset, LLC	Spring Lake Payment Application #10 (Progress Payments - P & S Paving, Inc.)	$	(790,086.12)
10/13/22	9	Spring Lake Asset, LLC	Spring Lake Payment Application #11 (Progress Payments - P & S Paving, Inc.)	$	(792,384.53)
10/13/22	10	Spring Lake Asset, LLC	Spring Lake Payment Application #12 (Progress Payments - P & S Paving, Inc.)	$	(2,970.25)
		TOTAL USES		$	(7,415,570.12)
		ADJUSTED REMAINING BALANCE		**$**	**16,382.61**

Investment Balance Per Bank Statement	$	16,382.61
Less: Outstanding Requisitions	$	-
Adjusted Balance	$	16,382.61
Variance	$	(0.00)

Palm Coast Park

Community Development District

Construction Schedule, Series 2022

Date	Requisition #	Contractor	Description	Amount
6/21/22			Bond issuance proceeds series 2022	$ 11,393,097.58
7/5/22			Interest	$ 15.82
8/2/22			Interest	$ 49.05
9/2/22			Interest	$ 49.05
9/6/22			Interest	$ 7.91
9/20/22			Transfer from Reserve	$ 4.02
12/1/22			Transfer from Reserve	$ 5,868.29
1/4/23			Interest	$ 2.42
2/1/23			Transfer from Reserve	$ 863.06
2/2/23			Interest	$ 8.82
3/2/23			Interest	$ 9.10
4/4/23			Interest	$ 10.47
5/2/23			Interest	$ 10.26
5/3/23			Transfer from Reserve	$ 1,725.56
6/1/23			Interest	$ 13.15
7/5/23			Interest	$ 13.27
7/27/23			Interest	$ 11.52
7/31/23			Transfer from Reserve	$ 3,044.07
8/1/23			Interest	$ 6.52
8/2/23			Transfer from Reserve	$ 287.23
9/1/23			Interest	$ 57.76
9/5/23			Transfer from Reserve	$ 1,821.39
10/2/23			Interest	$ 59.39
10/3/23			Transfer from Reserve	$ 1,766.35
11/1/23			Interst	$ 70.28
11/2/23			Transfer from Reserve	$ 1,825.48
12/1/23			Interest	$ 76.03
12/2/23			Transfer from Reserve	$ 1,753.68
1/1/24			Interest	$ 85.83
1/2/24			Transfer from Reserve	$ 1,802.32
2/1/24			Interest	$ 93.71
2/2/24			Transfer from Reserve	$ 1,786.22
		TOTAL SOURCES		**$ 11,416,295.61**
9/7/22	1	Forestar (USA) Real Estate Group Inc.	Sawmill Branch Phase 1 & 2 (Construction Costs - Earthworks of Florida, LLC Pay Application #21)	$ (9,786,899.52)
9/7/22	1	Palm Coast Park CDD	Sawmill Branch Phase 1 & 2 (Construction Costs - Earthworks of Florida, LLC Pay Application #21)	$ (1,606,319.89)
		TOTAL USES		$ (11,393,219.41)
		ADJUSTED REMAINING BALANCE		**$ 23,076.20**

Investment Balance Per Bank Statement	$	23,076.20
Less: Outstanding Requisitions	$	-
Adjusted Balance	$	23,076.20
Variance	$	0.00

PALM COAST PARK
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENTS FY2024 RECEIPTS

Certified to Tax Collector

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

DISTRIBUTION DATE	NET ASSESSMENTS RECEIVED	DEBT SERVICE SERIES 2006	DEBT SERVICE SERIES 2019	DEBT SERVICE SERIES 2021	DEBT SERVICE SERIES 2022	DEBT SERVICE SERIES 2023	O&M SPRING LAKE REVERIE	O&M SAWMILL SUBDIVISION	O&M SOMERSET	O&M ASSESSMENTS
10/31/23	$ 1,639.15	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,639.15
10/31/23	$ 19,233.70	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,233.70
11/16/23	$ 272,126.58	$ 113,036.06	$ 10,929.20	$ 22,048.50	$ 44,643.41	$ 23,309.05	$ 15,980.59	$ 20,516.33	$ 4,744.84	$ 16,918.60
11/29/23	$ 927,603.48	$ 385,308.35	$ 37,254.57	$ 75,157.19	$ 152,176.91	$ 79,454.05	$ 54,473.37	$ 69,934.44	$ 16,173.84	$ 57,670.76
12/13/23	$ 3,043,801.24	$ 1,264,335.51	$ 122,245.68	$ 246,617.82	$ 499,347.26	$ 260,717.38	$ 178,746.77	$ 229,480.10	$ 53,072.21	$ 189,238.51
12/28/23	$ 333,428.89	$ 138,499.84	$ 13,391.23	$ 27,015.40	$ 54,700.29	$ 28,559.92	$ 19,580.56	$ 25,138.07	$ 5,813.72	$ 20,729.86
01/30/24	$ 90,669.24	$ 37,662.23	$ 3,641.47	$ 7,346.29	$ 14,874.64	$ 7,766.29	$ 5,324.54	$ 6,835.79	$ 1,580.92	$ 5,637.07
TOTAL COLLECTED	**$4,688,502.28**	**$1,938,841.99**	**$187,462.15**	**$378,185.20**	**$765,742.51**	**$399,806.69**	**$274,105.83**	**$351,904.73**	**$81,385.53**	**$305,430.58**
PERCENTAGE COLLECTED	94%	93%	93%	93%	93%	93%	93%	93%	93%	98%
		0.415380444	0.040162175	0.081022972	0.164053832	0.085655192	0.058724849	0.075392605	0.017436161	0.062171771