

*Palm Coast Park  
Community Development District*

*Agenda*

**February 20, 2026**

# AGENDA

# *Palm Coast Park*

## *Community Development District*

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

February 11, 2026

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

Dear Board Members:

The regular meeting of the Board of Supervisors of **Palm Coast Park Community Development District** will be held **Friday, February 20, 2026 at 10:30 AM at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 16, 2026 Meeting
4. Financing Matters
  - A. Consideration of Supplemental Engineer's Report – Sawmill Branch Phase 3
  - B. Consideration Master Assessment Methodology Report – Sawmill Branch Phase 3
  - C. Consideration of Resolution 2026-04 Declaring Special Assessment
  - D. Consideration of Resolution 2026-05 Setting a Public Hearing for Special Assessment
5. Staff Reports
  - A. Attorney
  - B. Engineer and Maintenance Report
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance sheet and Income Statement
6. Other Business
7. Supervisor's Requests
8. Adjournment

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

Sincerely,

**Jeremy LeBrun**

**Jeremy LeBrun**  
**District Manager**

Enclosures

MINUTES

**MINUTES OF MEETING  
PALM COAST PARK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Palm Coast Park Community Development District was held Friday, **January 16, 2026** 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:

Jeff Douglas	Chairman
Jeff Hobson	Assistant Secretary
Heather Allen	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Vincent Sullivan	District Counsel
Kevin Anderson	DFH

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order and called roll. Three Supervisors were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. LeBrun opened the public comment period. Mr. LeBrun stated that this time is allocated for people to make comments or statements to the Board of Supervisors and asked speakers to state their name and address and to keep comments to three minutes.

Kevin Anderson with Dream Finders Homes asked where they were with the deficit funding agreement being finalized and executed and the corresponding deficit funding invoice for Dream Finders to pay. Mr. Anderson asked about a comment at a previous meeting about the budget not having any wiggle room if there are repairs that need to be done. He stated that they set up the \$13,000 contingency based on the savings they got from United. He noted that he had heard

that there are some irrigation leaks and potential damage in CDD controlled common areas that potentially aren't getting fixed. He added that getting the deficit funding agreement addressed will allow them to get the repairs performed.

Resident (Juan Satterfield, 8 Summerwood Road North) stated that he also attended the November CDD meeting and expressed concern about the entrance being neglected in terms of beautification or landscaping. He noted that since then there have been some improvements made. Mr. Satterfield stated that he did contact the City of Palm Coast because it was indicated that there was joint responsibility there. Mr. Satterfield noted that he had noticed since the night before that the lighting in that area is non-existent and is pitch dark. He stated that he felt it is somewhat hazardous and he would like the Board to look into taking care of that issue. Mr. LeBrun stated that he will make a note about this issue and told the Board that Clint has a meeting with the City and he will be able to pick up some of those issues as well. He noted that Clint physically has a meeting with a representative in person about the landscape maintenance and the maintenance of the roundabout and any other issues.

**THIRD ORDER OF BUSINESS****Approval of Minutes of the November 21, 2025 Meeting**

Mr. LeBrun presented the minutes of the November 21, 2025, Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Allen, seconded by Mr. Hobson, with all in favor, the Minutes of the November 21, 2025, Meeting, were approved.

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

Mr. Sullivan noted that at their last meeting Supervisor Porter executed as Vice Chairman an easement agreement with D.R. Horton and the CDD for the monument sign he believes they were just speaking about over at Sawmill, that way they can get their permits to construct their monument sign. He noted that it is his understanding that they are working on obtaining construction permits right now. There was discussion with the Board about wanting to make sure that law enforcement is empowered to enforce all the laws in regard to parking permits and legal

agreements and Mr. Sullivan stated that they will address this with the District Manager and will include it in the agenda packet for the next meeting to talk about it further.

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

### **i. Yellowstone Landscape Maintenance Activity Log**

Mr. LeBrun reviewed the Yellowstone Landscape Maintenance Activity Log with the Board.

### **ii. Reverie United Land Services**

Mr. LeBrun reviewed Reverie United Land Services with the Board.

### **iii. Freedom at Sawmill Solitude Lake Management Summary**

Mr. LeBrun reviewed the Freedom at Sawmill Solitude Lake Management Summary with the Board.

### **iv. Reverie Solitude Lake Management Summary**

Mr. LeBrun reviewed the Reverie Solitude Lake Management Summary with the Board.

### **v. Sawmill Branch Solitude Lake Management**

Mr. LeBrun reviewed Sawmill Branch Solitude Lake Management with the Board.

### **vi. Sawmill Creek Solitude Lake Management**

Mr. LeBrun reviewed Sawmill Creek Solitude Lake Management with the Board.

### **vii. Somerset Solitude Lake Management**

Mr. LeBrun reviewed Somerset Solitude Lake Management with the Board.

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

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

Mr. LeBrun presented the check register from the general fund to the Board and noted that this check register was for several months since last month's meeting was cancelled. He stated that the amounts are a lot higher than they normally are because the assessments are being collected

and they are flowing through the CDD and into various accounts and was reflected on the check register. With no questions or comments, Mr. LeBrun asked for a motion to approve.

On MOTION by Mr. Hobson, seconded by Ms. Allen, with all in favor, the Check Register, was approved.

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

Mr. LeBrun presented the unaudited financials for Board review. No action was required.

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

#### **Other Business**

Mr. LeBrun made a note for the public comment question previously about the funding agreement and stated that he believed that it was circulated for signature as part of their last meeting. He stated he would double-check that and make sure they have signed it. He stated regarding the irrigation repairs that haven't been addressed, he was not aware of that. He stated that he will forward any note on that and make sure they are not holding up the process and that issue can be fixed.

#### **SIXTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

There being no comments, the next item followed.

#### **SEVENTH ORDER OF BUSINESS**

#### **Adjournment**

Mr. LeBrun asked for a motion of approval.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

# SECTION A



# Sawmill Branch Phase 3

## SUPPLEMENTAL ENGINEER'S REPORT



JANUARY 22, 2026

*Prepared for:*

**Board of Supervisors  
Palm Coast Park CDD**

*Prepared by:*

**Alliant Engineering  
10475 Fortune Parkway, Suite 101  
Jacksonville, Florida 32256**

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## 1. Introduction

### 1.1 THE DEVELOPMENT

Palm Coast Park is a mixed-use, master-planned development (the "Development") located entirely within the City of Palm Coast, Flagler County, Florida. The Development lies west of the I-95 corridor, just south of the St. Johns County/Flagler County line, as shown on **Figure 1**. The nearest major metropolitan areas are Daytona Beach to the South and Jacksonville to the north.

The Development is an approved Development of Regional Impact (DRI), governed by a Development Order approved on December 7, 2004. The current Master Development Plan for the Palm Coast Park DRI is depicted on **Figure 2**. Palm Coast Park is designed as a comprehensive, mixed-use development intended to promote orderly, coordinated, and responsible growth.

### 1.2 PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT

The Development includes the Palm Coast Park Community Development District (the "District"), which was established on September 13, 2005. The District originally encompassed approximately 4,779 acres, consisting of 4,719 acres within the Palm Coast Park Development of Regional Impact (DRI) and approximately 60 acres located outside the DRI. Pursuant to the District's establishment rule (Rule 42AAA-1, Florida Administrative Code), the District boundary was amended in 2008 to remove approximately 59 acres, resulting in a total District area of 4,719 acres.

The District was established to provide an efficient mechanism for the financing, operation, and maintenance of public infrastructure necessary to support development within its boundaries. Development within the District includes single-family residential, multifamily residential, commercial, and industrial land uses. The land use designations for the District, as set forth in the Master Development Plan, are illustrated on **Figure 2** and **Figure 3**.

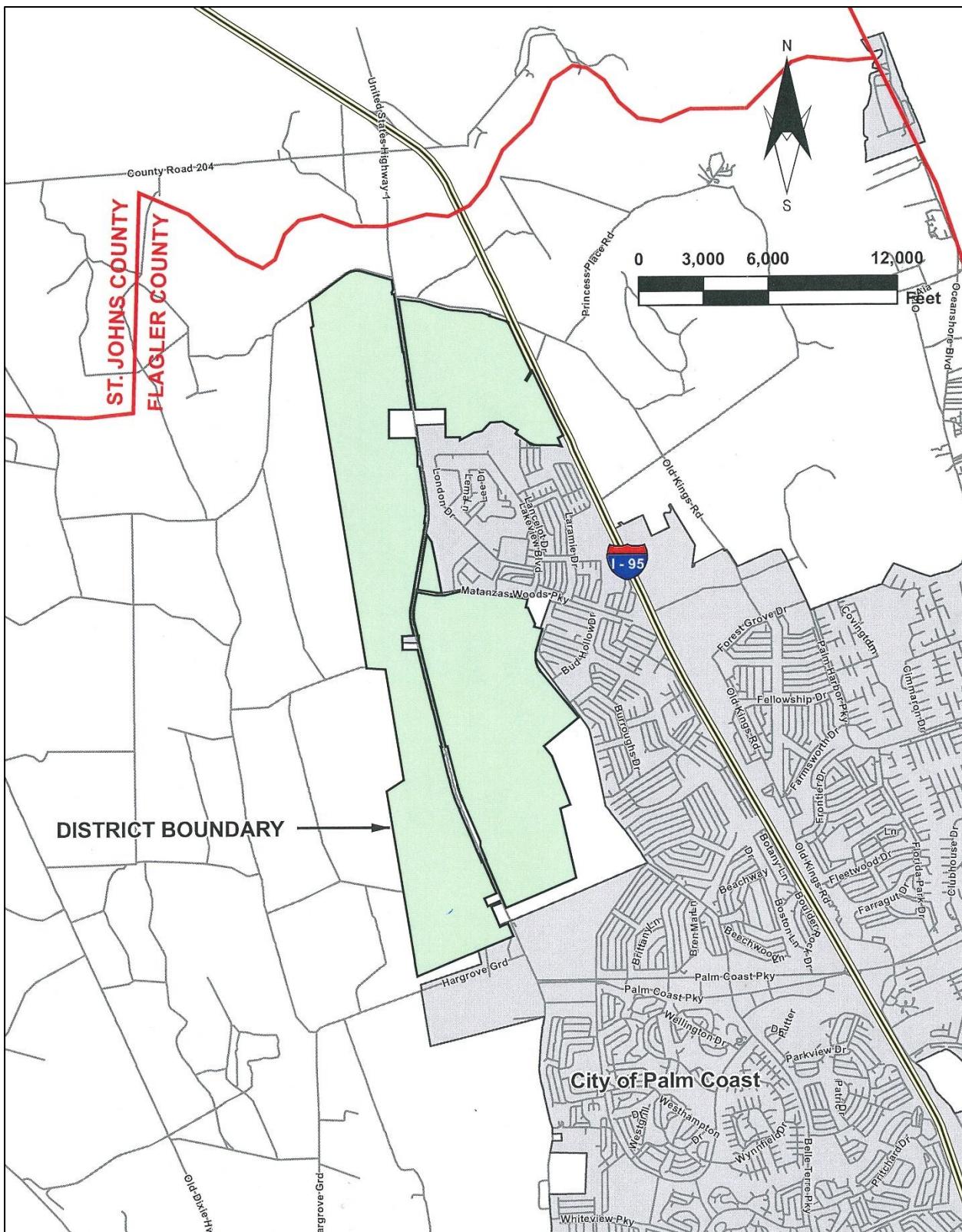


Figure 1- District Location Map

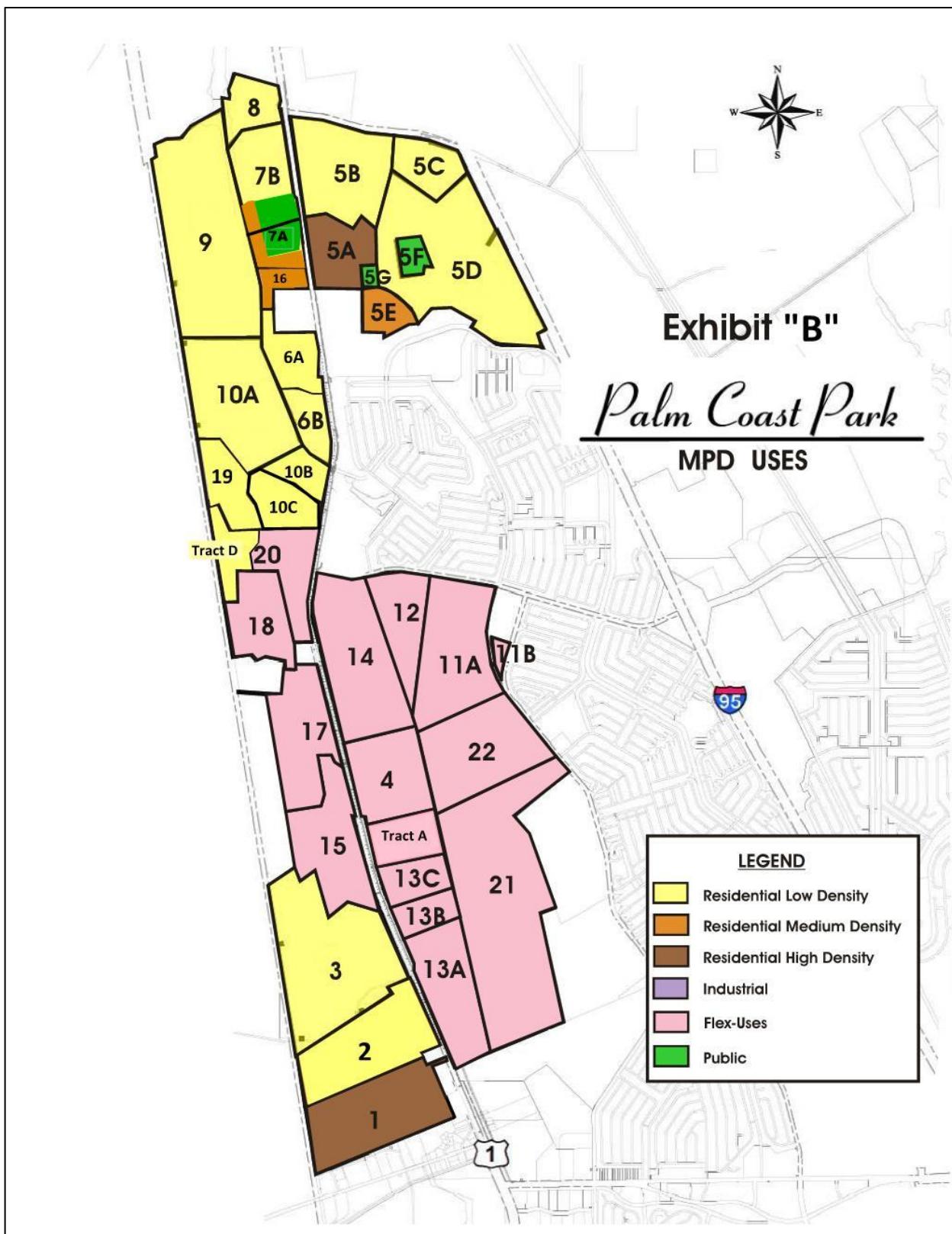


Figure 2 – Palm Coast Park Master Development Plan (MDP)

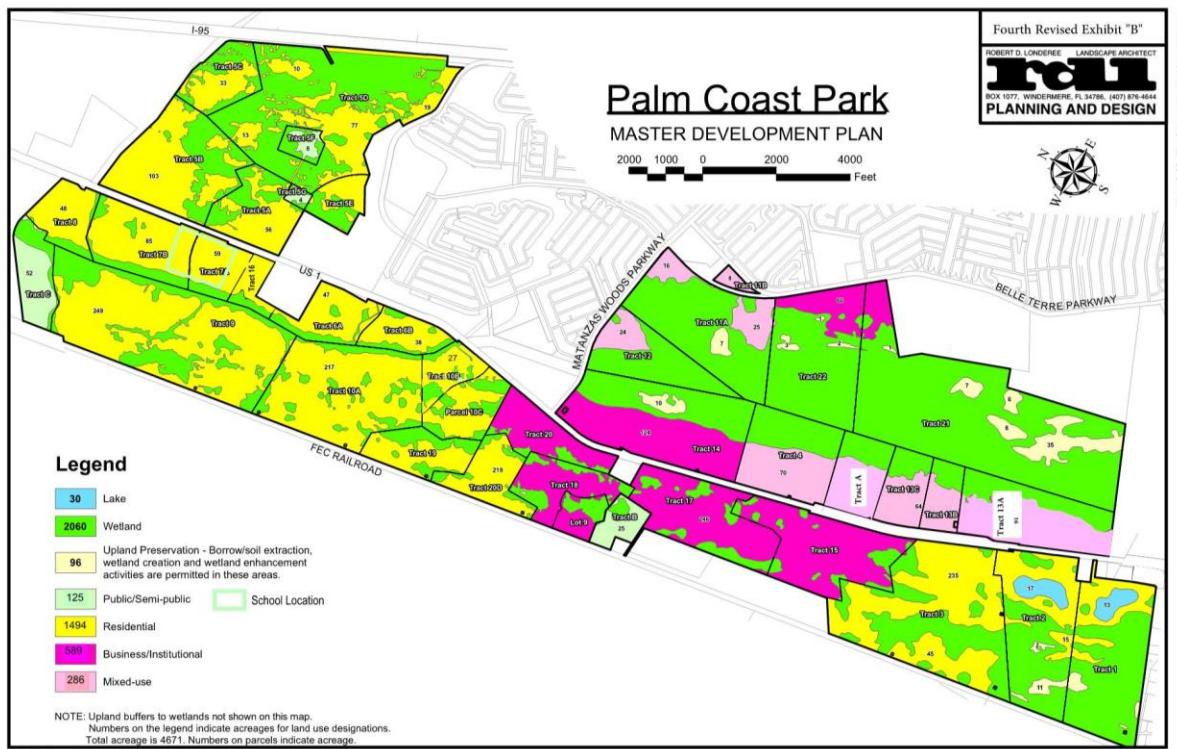


Figure 3 - MDP Land use Map with Wetlands

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## 2. Purpose and Scope of Improvements

### 2.1 PURPOSE

The District was established for the purpose of financing or acquiring, constructing, operating, and maintaining all or a portion of the public infrastructure necessary to support community development within its boundaries. The District previously adopted a Master Engineer's Report dated January 17, 2006, as revised on April 20, 2006, which identifies and describes the improvements anticipated to be funded, acquired, constructed, operated, and/or maintained by the District (the "Improvement Plan"). As described in the Master Engineer's Report, the District's Improvement Plan consists of Master Infrastructure Improvements and Future Improvements. In 2006, the District issued its Special Assessment Revenue Bonds, Series 2006 (the "Series 2006 Bonds"), to finance, plan, establish, acquire, and/or construct the Master Infrastructure Improvements, which benefit all lands within the District. Any future bond issuances to fund Future Improvements were anticipated 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 143.46 gross acres within the District's boundaries ("Sawmill Branch Phase 3"). The improvements and related costs described herein are necessary to complete the ultimate development of Sawmill Branch Phase 3 (the "Project"). The District intends to finance a portion of the Project through the issuance of its Special Assessment Revenue Bonds, Series 2026 (the "2026 Bonds"). Any portion of the Project not financed with the 2026 Bonds will be funded by the Developer.

Sawmill Branch Phase 3 consists of approximately 143.46 acres within the Palm Coast Park DRI. The Project is generally located west of U.S. Highway 1, north of Matanzas Woods Parkway, and east of the Florida East Coast Railway. A legal description of the proposed external boundaries of the Project within the District is provided in **Appendix A**, and the Project boundary is illustrated on **Figure 4**. The Project includes a total of 278 residential lots, consisting of 227 lots with a width of 50 feet, 50 lots with a width of 60 feet, and one lot with a width of 70 feet. All lots have a minimum depth of 120 feet. The site plan is shown on **Figure 5**, and the proposed land uses are summarized in **Table 1**.

## 2.2 PROPOSED LAND USES

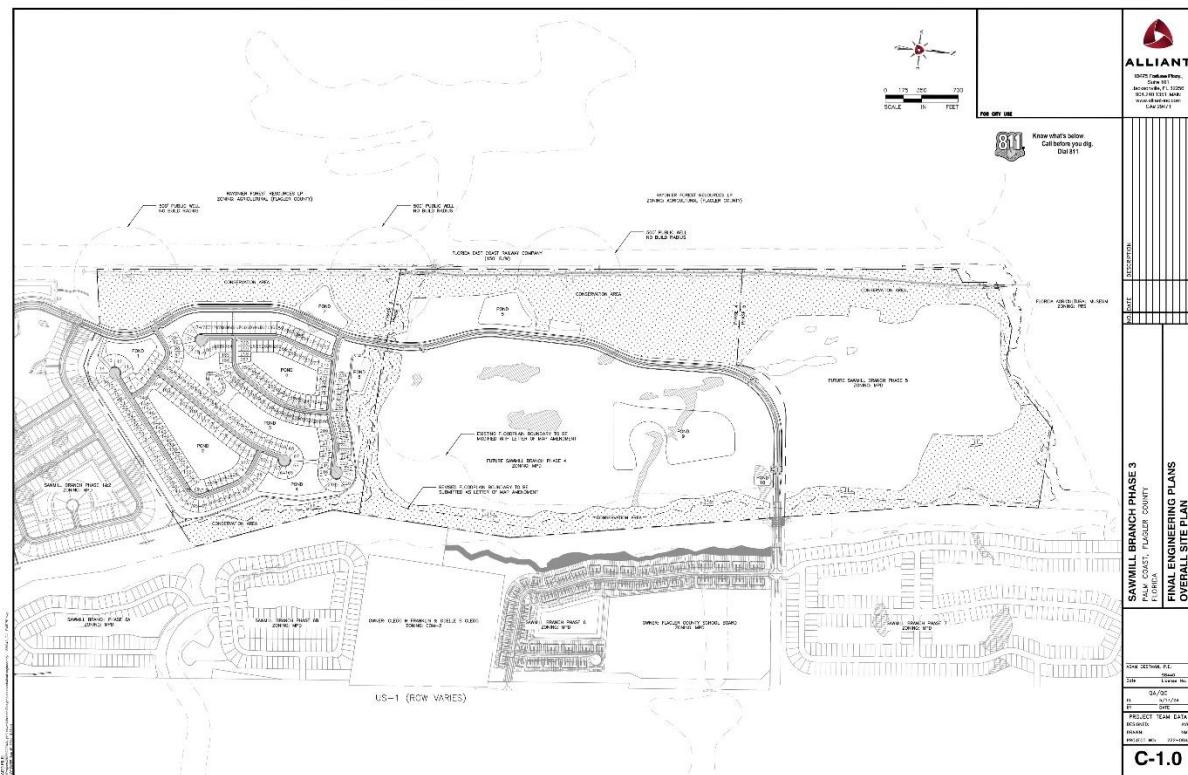
The following table outlines the proposed unit counts by approximate acreage and units.

Land Use	Acres	Residential Units
Single Family	43.03	278
Wetlands and Upland Buffers, Ponds and Right of Ways	89.89	0
Amenities, Parks and Open Space	10.54	0
<b>TOTAL</b>	<b>143.46</b>	<b>278</b>

Table 1 – Land Use



Figure 4- Sawmill Branch Phase 3 Location



**Figure 5 - Site Plan**

## 2.3 SAWMILL BRANCH PHASE 3 IMPROVEMENTS

The Project infrastructure improvements will benefit the District by providing environmental preservation, landscaping, signage, street lighting, roadways, stormwater and environmental management facilities, and recreational amenities. The infrastructure improvements comprising the Project proposed to be provided to the District consist of the following categories, as further described herein:

### 2.3.1 Master Stormwater System

The District will acquire grading and drainage systems designed to collect and treat stormwater by temporarily detaining runoff within on-site detention basins before discharging to the regional drainage system. The stormwater management system will include a stabilized subgrade, limerock base, curb and gutter with inlets, underground piping, and stormwater detention ponds. All improvements will be designed and constructed in accordance with the requirements and specifications of the City of Palm Coast and the St. Johns River Water Management District.

The design of the asphalt pavement, roadway base, and subgrade will conform to the current State of Florida Manual of Minimum Standards for Design, Construction, and Maintenance of Streets and Highways, the City of Palm Coast Road Construction Specifications, and applicable American Association of State Highway and Transportation Officials (AASHTO) policies.

Surface drainage will be removed from the roadways through a storm sewer system consisting of curb and gutter, inlets, and underground piping located along the roadways. This system will collect and convey runoff to stormwater detention ponds distributed throughout the development.

The costs associated with the stormwater management facilities include clearing, earthwork necessary to ensure continuous and effective stormwater system operation, construction of drainage structures, and wetland mitigation planting and maintenance. The stormwater management system is integral to the overall site grading and development activities for the Project.

### **2.3.2 Entrances and Entrance Landscaping**

The District will acquire entry monumentation and landscaping at project entrances, as well as street tree plantings along interior roadways within the District.

### **2.3.3 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 route into the Project from U.S. Highway 1, extending north from the existing portion of the roadway constructed in Phase 2. This two-lane roadway provides access to the local streets serving the residential lots. Upgraded street lighting along Sawmill Branch Boulevard will be purchased by the District and maintained by Florida Power & Light. Sidewalks for pedestrians and bicyclists will run parallel to the roadway. District installed and maintained landscaping and wetland preservation areas will border the roadway, with irrigation supplied using reclaimed water. The improvements also include utility infrastructure that will serve as the major trunk line systems connecting the Project to the regional utility network.

#### **Local Roads**

Local roads will be constructed branching from the collector roadways to provide access to the residential lots. These two-lane roads will include paved surfaces and curbs.

#### **2.3.4 Wetland (Environmental) Compliance Mitigation**

The District will preserve on-site wetlands as required by state environmental permits, acquire off-site wetland mitigation, and maintain or enhance wetlands as necessary to satisfy, and ensure ongoing compliance with, all applicable environmental permit requirements.

#### **2.3.5 Offsite Improvements**

The District will acquire improvements located outside the Project boundary, including a 4,850-foot extension of Sawmill Branch Boulevard, which will serve as a major collector roadway for future phases. Offsite improvements also include utility extensions to the Hulett Branch Creek Crossing where both utilities and roadway to be extended all the way to US 1 through a different phase as well as three stormwater retention ponds that will support future phases of development.

#### **2.3.6 Water, Reuse, and Sewer**

Water, reuse, and sewer infrastructure will be acquired by the District and dedicated to the City of Palm Coast, the public utility provider responsible for delivering service to residents. The costs associated with constructing the water distribution, wastewater collection, and reuse water distribution systems have been estimated. These improvements include one wastewater pumping station and a discharge force main to serve the Project as well as future phases of development.

#### **2.3.7 Recreation**

Approximately 10.54 acres of recreational open space areas are planned throughout the Project. These areas are intended to be accessible to residents and used for passive recreational activities such as birding, hiking, viewing, and other non-invasive observation of the natural systems preserved as part of the overall development plan. The recreational areas to be acquired by the District include a 9.26-acre park featuring an 8-foot-wide walking path that extends around the perimeter of the Project. In addition, approximately 1.28 acres of open space are reserved for a neighborhood amenity that will be constructed by the Developer and dedicated to the homeowners' association (HOA) for ownership and maintenance.

### 2.3.8 Electrical Distribution

Street lighting within the residential areas will be provided by Florida Power & Light. All wiring, fixtures, and associated equipment will be supplied by, and remain under the ownership and maintenance responsibility of, Florida Power & Light.

### 2.3.9 Professional Services

Professional services for construction inspection of all components to be acquired by the District include inspection of stormwater management systems, utilities, roadways, soil compaction testing, landscaping, amenities, and park facilities.

## 2.4 OWNERSHIP AND MAINTENANCE

### 2.4.1 Professional Services

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 Facility
Single Family Lots	Private	Private
Wetland (environmental) Compliance and Mitigation	CDD	CDD
Ponds and Stormwater Management Facilities	CDD	CDD
Internal Utilities	City of Palm Coast Utilities	City of Palm Coast Utilities
Parks and Open Space	CDD	CDD
Neighborhood Amenities	HOA	HOA
Landscape and Hardscape	CDD	CDD
Environmental Conservation Easements	CDD	CDD

*Table 2 – Ownership & Maintenance*

### 3. Basis of the Cost Opinion

Infrastructure cost estimates were developed based on quantity takeoffs from construction drawings and information contained in the approved Development of Regional Impact (DRI). The infrastructure improvements may be divided into multiple construction and/or acquisition packages, including off-site roadway improvements, utilities, stormwater management facilities, recreation and amenities, upgraded street lighting, and landscaping. The total estimated cost of the public improvements for Sawmill Branch Phase 3 is \$26,301,864. These estimates are based on prevailing unit construction costs in Northeast Florida and include a fifteen percent (15%) contingency.

The revised infrastructure improvements described herein comprise the proposed Sawmill Branch Phase 3 Project. This supplement to the original Engineer's Report dated April 20, 2006 reflects the costs for the Project. The cost table presented below is based on preliminary engineering drawings. The Project includes, but is not necessarily limited to, the following summary of costs:

Improvement Category	Total Costs
Engineering & Environmental Permitting	\$158,750
Offsite Stormwater Management	\$1,716,836
Offsite Utilities	\$1,918,755
Offsite Roadway Improvements	\$1,979,915
Stormwater Management	\$3,520,979
Utilities	\$5,677,249
Roadway Improvements	\$3,726,642
Landscape and Hardscape	\$1,958,665
Electrical Distribution	\$283,700
Recreation and Amenities	\$100,000
<b>Subtotal:</b>	<b>\$21,041,491</b>
Mobilization/Misc. (10%)	\$2,104,149
Contingency at 15%	\$3,156,224
<b>Approximate Total Cost</b>	<b>\$26,301,864</b>

**Table 3 – Opinion of Cost**

Assumptions:

1. Assume the site balances with 1' of hold down onsite.
2. Price excludes costs for dwellings and associated costs (i.e. foundations, driveways, etc.)
3. Price included dewatering for utility and pond installation.
4. Price excludes cost for flood compensation, if required.
5. Price excludes gas and fiber optic.

### 3.1 PERMIT APPROVALS AND CONSTRUCTION STATUS

There are no outstanding construction permits for the onsite improvements associated with Sawmill Branch Phase 3. The following table outlines the current status of the projects underway and planned within the District. Construction plan approval for all of Sawmill Branch Phase 3 has been obtained. The Developer is moving forward with significant improvements within the District.

Palm Coast Park Community Development District Permit Approvals & Construction Project Status Sawmill Branch Phase 3						
Project Description	% Construction Completed to Date	Permit Status				
		Army Corps of Engineers	SJRWMD	City of Palm Coast	FDEP Water & Sewer	FDOT
Drainage	68%	X	X	X	N/A	N/A
Utilities	96%	X	X	X	X	N/A
Onsite Roadways	70%	X	X	X	N/A	N/A
Offsite Improvements	57%	X	X	X	X	N/A
Landscape	0%	N/A	N/A	X	N/A	N/A
Amenity	0%	X	X	X	N/A	N/A

**Table 4 – Permit Approvals & Construction Status**

X – Permit Issues

R – Permit in Review

N/A – Not Applicable

0 – Not Submitted

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## 4. 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 by utilizing actual bid unit prices from the actual construction contracts, with a fifteen percent (15%) 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.

---

Adam Oestman, PE  
Professional Civil Engineer  
Florida Registration No. 98440  
Alliant Engineering Inc.

---

Date

Seal:



# Appendix A

## LEGAL DESCRIPTION

SUPPLEMENTAL ENGINEER'S REPORT

#### APENDIX A – LEGAL DESCRIPTION

A PORTION OF SECTIONS 16, 17, 20, 21 AND 47, ALL LYING IN TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE, S 89°28'57" W ALONG THE SOUTH LINE OF SAID SECTION 17, 1667.92 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD RIGHT OF WAY (A 150 FOOT RIGHT-OF-WAY) ALSO BEING THE POINT OF BEGINNING; THENCE, N 09°09'13" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 3898.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 17; THENCE, CONTINUING ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE, N 54°21'01" E, 139.61 FEET; THENCE, N 09°09'12" W, 326.04 FEET; THENCE, DEPARTING SAID RAILROAD RIGHT-OF-WAY, N 62°02'35" E, 465.68 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1660, PAGE 894 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE, CONTINUE ALONG SAID SOUTHERLY LINE, N 90°00'00" E, 391.61 FEET; THENCE, N 43°07'13" E, 725.79 FEET; THENCE, S 89°50'08" E, 783.66 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2698, PAGE 220 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE, ALONG SAID WESTERLY LINE S 06°27'37" E, 791.22 FEET; THENCE, S 13°27'02" E, 1653.50 FEET; THENCE, S 81°30'13" W, 1.34 FEET; THENCE, S 08°29'47" E, 30.00 FEET; THENCE, S 81°30'13" W, 171.46 FEET; THENCE, S 08°29'47" E, 100.00 FEET; THENCE, N 81°30'13" E, 161.46 FEET; THENCE, S 08°29'47" E, 52.00 FEET; THENCE, N 81°30'13" E, 27.11 FEET; THENCE, S 13°27'02" E, 2474.77 FEET; THENCE, S 00°16'23" E, 607.04 FEET TO A POINT ON THE NORTHWESTERLY CORNER OF SAWMILL CREEK AT PALM COAST PARK AS DESCRIBED IN MAP BOOK 39, PAGES 36-43 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE, S 00°14'20" E, 863.81 FEET; THENCE, ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, S 00°14'20" E, 863.81 FEET; THENCE, S 00°17'34" E, 257.81 FEET; THENCE, S 24°06'09" E, 1100.72 FEET; THENCE S 23°44'45" E, 291.99 FEET TO A POINT ON THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2541, PAGE 56 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LANDS, S 48°12'40" W, 1842.72 FEET; THENCE, S 62°27'39" W, 202.12 FEET; THENCE, N 81°33'21" W, 235.84 FEET; THENCE, N 75°34'10" W, 210.25 FEET; THENCE, S 77°51'29" W, 514.59 FEET RETURNING TO SAID EASTERLY RAILROAD RIGHT-OF-WAY; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 09°09'41" W, 2929.09 FEET; THENCE, N 09°10'13" W, 1451.42 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING LANDS:

CITY OF PALM COAST WELL SITE SW-124 AS RECORDED IN OFFICIAL RECORDS BOOK 1876, PAGE 1984 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

CONTAINING 7000 SQUARE FEET OR 0.16 ACRES MORE OR LESS.

ALSO, TOGETHER WITH CITY OF PALM COAST WELL SITE SW-125 AS RECORDED IN OFFICIAL RECORDS BOOK 1876, PAGE 1984 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

CONTAINING 7000 SQUARE FEET OR 0.16 ACRES MORE OR LESS.

ALSO, TOGETHER WITH CITY OF PALM COAST WELL SITE SW-126 AS RECORDED IN OFFICIAL RECORDS BOOK 1876, PAGE 1984 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

CONTAINING 7000 SQUARE FEET OR 0.16 ACRES MORE OR LESS.

THE ABOVE DESCRIBED LANDS CONTAIN 487.74 ACRES, MORE OR LESS.

# SECTION B

MASTER  
ASSESSMENT METHODOLOGY  
FOR THE  
SAWMILL BRANCH - PHASE 3 PROJECT

**DRAFT**  
FOR  
PALM COAST PARK  
COMMUNITY DEVELOPMENT DISTRICT  
Date: February 20, 2026

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 \$34,560,000 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 3 of Sawmill Branch development within the boundaries of the District (herein "Sawmill Branch - Phase 3") 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 3 Project dated January 22, 2026 prepared by Alliant Engineering 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 3 within the District.

### 1.1 Purpose

This Master Assessment Methodology Report for the Sawmill Branch - Phase 3 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 3 within the District. This Assessment Report allocates the debt to assessable properties within Sawmill Branch - Phase 3 based on the special benefits each receives from the Capital Improvement Plan (herein the "Sawmill Branch - Phase 3 Project"). The Sawmill Branch - Phase 3 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 3 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 3 includes approximately 143.46 acres and envisions 278 residential units (herein the "Sawmill Branch - Phase 3 Development"). The

proposed Sawmill Branch - Phase 3 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 3 Project will provide facilities that benefit the assessable property within Sawmill Branch - Phase 3. Specifically, the District may construct and/or acquire certain engineering & environmental permitting, offsite stormwater management, offsite utilities, offsite roadway improvements, stormwater management, utilities, roadway improvements, landscape & hardscape, electrical distribution, recreation & amenities, mobilization/ miscellaneous, and contingency. 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 3 Project.
2. The District Engineer determines the assessable acres that benefit from the District's Sawmill Branch - Phase 3 Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Sawmill Branch - Phase 3 Project.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis within Sawmill Branch - Phase 3. 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 3 different in kind and degree than general benefits, for properties within its borders outside of Sawmill Branch - Phase 3 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 3 within the District. The implementation of the Sawmill Branch - Phase 3 Project enables properties within Sawmill Branch - Phase 3 to be developed. Without the District's Sawmill Branch - Phase 3 Project, there would be no infrastructure to support development of land within Sawmill Branch - Phase 3. Without these improvements, development of the property within Sawmill Branch - Phase 3 within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Sawmill Branch - Phase 3 within the District and outside the boundaries of the District will benefit from the provision of the District's Sawmill Branch - Phase 3 Project. However, these benefits will be incidental to the District's Sawmill Branch - Phase 3 Project, which is designed solely to meet the needs of property within Sawmill Branch - Phase 3 within the District. Properties outside the District boundaries and outside Sawmill Branch - Phase 3 do not depend upon the District's Sawmill Branch - Phase 3 Project. The property owners within Sawmill Branch - Phase 3 are therefore receiving special benefits not received by those outside the District's boundaries and outside of Sawmill Branch - Phase 3 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 3 within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Sawmill Branch - Phase 3 Project that is necessary to support full development of property within Sawmill Branch - Phase 3 will cost approximately \$26,301,864. 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 \$34,560,000. Additionally, funding required to complete the Sawmill Branch - Phase 3 Project not derived from the Bonds is anticipated to be funded by the Developer. Without the Sawmill Branch - Phase 3 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 \$34,560,000 in Bonds to fund the District's Sawmill Branch - Phase 3 Project for Sawmill Branch - Phase 3, 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 \$34,560,000 in debt to the properties benefiting from the Sawmill Branch - Phase 3 Project.

Table 1 identifies the land uses as identified by the Developer and current landowners of the land within Sawmill Branch - Phase 3. The District has a proposed Engineer's Report for the Sawmill Branch - Phase 3 Project needed to support the Sawmill Branch - Phase 3 Development. The construction costs relating thereto are outlined in Table 2. The improvements needed to support the Sawmill Branch - Phase 3 Development within Sawmill Branch - Phase 3 are described in detail in the Engineer's Report and are estimated to cost \$26,301,864. 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 \$34,560,000. Table 3 shows the breakdown of the Bond sizing. In Table 3, the Bond sizing includes the estimated Bond sizing for Sawmill Branch - Phase 3 in order to determine benefit for the Sawmill Branch - Phase 3. The District is not obligated to fund all of the Sawmill Branch - Phase 3 Project.

## 2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The Sawmill Branch - Phase 3 Project funded by District Bonds benefits all developable acres within Sawmill Branch - Phase 3 of the District.

The initial assessments will be levied on an equal basis to all acres within Sawmill Branch - Phase 3 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 3 of the District are benefiting from the proposed Sawmill Branch - Phase 3 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 3 Development Plan will be completed and the debt relating to the Bonds will be allocated to the planned approximately 278 residential units within Sawmill Branch - Phase 3 within the District, which are the beneficiaries of the Sawmill Branch - Phase 3 Project, as depicted in Table 5 and Table 6. If there are changes to the Sawmill Branch - Phase 3 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 3 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 3 Project consists certain engineering & environmental permitting, offsite stormwater management, offsite utilities, offsite roadway improvements, stormwater management, utilities, roadway improvements, landscape & hardscape, electrical distribution, recreation & amenities, mobilization/miscellaneous, and contingency. There are three residential product types within the planned development within Sawmill Branch - Phase 3 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 3 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 3 Project relating to Sawmill Branch - Phase 3 will provide several types of systems, facilities and services for its residents. These include certain engineering & environmental permitting, offsite stormwater management, offsite utilities, offsite roadway improvements, stormwater management, utilities, roadway improvements, landscape & hardscape, electrical distribution, recreation & amenities, mobilization/miscellaneous, and contingency. 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 3 Project relating to the Sawmill Branch - Phase 3 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 3 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 3 derived from the acquisition and/or construction of the District's Sawmill Branch - Phase 3 Project relating to the Sawmill Branch - Phase 3 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 3 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 3 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 3 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 3 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 3 Project will be distributed evenly across the gross acres of Sawmill Branch - Phase 3 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 3 PROJECT

Product Types	No. of Units *	ERUs per Unit (1)	Total ERUs
Single-Family 50'	227	1.00	227.00
Single-Family 60'	50	1.20	60.00
Single-Family 70'	1	1.40	1.40
<b>Total Units</b>	<b>278</b>		<b>288.40</b>

(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 3 PROJECT

Sawmill Branch - Phase 3 Project (1)	Total Cost Estimate
Engineering & Environmental Permitting	\$158,750
Offsite Stormwater Management	\$1,716,836
Offsite Utilities	\$1,918,755
Offsite Roadway Improvements	\$1,979,915
Stormwater Management	\$3,520,979
Utilities	\$5,677,249
Roadway Improvements	\$3,726,642
Landscape and Hardscape	\$1,958,665
Electrical Distribution	\$283,700
Recreation and Amenities	\$100,000
Mobilization/Misc. (10%)	\$2,104,149
Contingency (15%)	\$3,156,224
<b>Total</b>	<b>\$26,301,864</b>

(1) A detailed description of these improvements is provided in the Sawmill Branch Phase 3 Supplementary Engineer's Report dated January 22, 2026

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 3 PROJECT

Description	Total
Construction Funds	\$ 26,301,864
Debt Service Reserve	\$ 2,646,516
Capitalized Interest	\$ 4,492,800
Underwriters Discount	\$ 691,200
Cost of Issuance	\$ 425,000
Rounding	\$ 2,620
<b>Par Amount*</b>	<b>\$ 34,560,000</b>

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 3 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'	227	1.0	227	78.71%	\$20,702,230	\$91,199
Single-Family 60'	50	1.2	60	20.80%	\$5,471,955	\$109,439
Single-Family 70'	1	1.4	1	0.49%	\$127,679	\$127,679
<b>Totals</b>	<b>278</b>		<b>288</b>	<b>100.00%</b>	<b>\$26,301,864</b>	

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

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 3 PROJECT

Product Types	No. of Units *	Total		Per Unit	
		Series 2026 Principal	Series 2026 Principal		
Single-Family 50'	227	\$ 27,202,219	\$ 119,834		
Single-Family 60'	50	\$ 7,190,014	\$ 143,800		
Single-Family 70'	1	\$ 167,767	\$ 167,767		
<b>Totals</b>	<b>278</b>	<b>\$ 34,560,000</b>			

\* 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 3 PROJECT

		<u>Total</u>	<u>Per Unit (Net)</u>	<u>Per Unit (Gross)</u>
Product Types	No. of Units *	Series 2026 Assessment	Series 2026 Assessment	Series 2026 Assessment
Single-Family 50'	227	\$2,083,076	\$9,176.55	\$9,762.28
Single-Family 60'	50	\$550,593	\$11,011.86	\$11,714.74
Single-Family 70'	1	\$12,847	\$12,847.17	\$13,667.20
<b>Totals</b>	<b>278</b>	<b>\$ 2,646,516</b>		

(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 3 PROJECT

Owner	Property*	Acres	Total			Per Acre		
			Series 2026		Series 2026 Net	Series 2026 Gross		
			Annual Allocation	Assessment		Series 2026 Principal	Annual Assessment	Annual Debt Assessment
Forestar (USA) Real Estate Group, Inc.	Sawmill Branch Phase 3	143.46	\$ 34,560,000.00	\$ 2,646,516.40	\$ 240,903.39	\$ 18,447.77	\$ 19,625.28	
	Totals	143.46	\$ 34,560,000.00	\$ 2,646,516.40				

(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	\$2,646,516

\* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

#### APENDIX A – LEGAL DESCRIPTION

A PORTION OF SECTIONS 16, 17, 20, 21 AND 47, ALL LYING IN TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE, S 89°28'57" W ALONG THE SOUTH LINE OF SAID SECTION 17, 1667.92 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD RIGHT OF WAY (A 150 FOOT RIGHT-OF-WAY) ALSO BEING THE POINT OF BEGINNING; THENCE, N 09°09'13" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 3898.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 17; THENCE, CONTINUING ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE, N 54°21'01" E, 139.61 FEET; THENCE, N 09°09'12" W, 326.04 FEET; THENCE, DEPARTING SAID RAILROAD RIGHT-OF-WAY, N 62°02'35" E, 465.68 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1660, PAGE 894 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE, CONTINUE ALONG SAID SOUTHERLY LINE, N 90°00'00" E, 391.61 FEET; THENCE, N 43°07'13" E, 725.79 FEET; THENCE, S 89°50'08" E, 783.66 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2698, PAGE 220 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE, ALONG SAID WESTERLY LINE S 06°27'37" E, 791.22 FEET; THENCE, S 13°27'02" E, 1653.50 FEET; THENCE, S 81°30'13" W, 1.34 FEET; THENCE, S 08°29'47" E, 30.00 FEET; THENCE, S 81°30'13" W, 171.46 FEET; THENCE, S 08°29'47" E, 100.00 FEET; THENCE, N 81°30'13" E, 161.46 FEET; THENCE, S 08°29'47" E, 52.00 FEET; THENCE, N 81°30'13" E, 27.11 FEET; THENCE, S 13°27'02" E, 2474.77 FEET; THENCE, S 00°16'23" E, 607.04 FEET TO A POINT ON THE NORTHWESTERLY CORNER OF SAWMILL CREEK AT PALM COAST PARK AS DESCRIBED IN MAP BOOK 39, PAGES 36-43 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE, S 00°14'20" E, 863.81 FEET; THENCE, ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, S 00°14'20" E, 863.81 FEET; THENCE, S 00°17'34" E, 257.81 FEET; THENCE, S 24°06'09" E, 1100.72 FEET; THENCE S 23°44'45" E, 291.99 FEET TO A POINT ON THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2541, PAGE 56 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LANDS, S 48°12'40" W, 1842.72 FEET; THENCE, S 62°27'39" W, 202.12 FEET; THENCE, N 81°33'21" W, 235.84 FEET; THENCE, N 75°34'10" W, 210.25 FEET; THENCE, S 77°51'29" W, 514.59 FEET RETURNING TO SAID EASTERLY RAILROAD RIGHT-OF-WAY; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 09°09'41" W, 2929.09 FEET; THENCE, N 09°10'13" W, 1451.42 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING LANDS:

CITY OF PALM COAST WELL SITE SW-124 AS RECORDED IN OFFICIAL RECORDS BOOK 1876, PAGE 1984 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

CONTAINING 7000 SQUARE FEET OR 0.16 ACRES MORE OR LESS.

ALSO, TOGETHER WITH CITY OF PALM COAST WELL SITE SW-125 AS RECORDED IN OFFICIAL RECORDS BOOK 1876, PAGE 1984 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

CONTAINING 7000 SQUARE FEET OR 0.16 ACRES MORE OR LESS.

ALSO, TOGETHER WITH CITY OF PALM COAST WELL SITE SW-126 AS RECORDED IN OFFICIAL RECORDS BOOK 1876, PAGE 1984 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

CONTAINING 7000 SQUARE FEET OR 0.16 ACRES MORE OR LESS.

THE ABOVE DESCRIBED LANDS CONTAIN 487.74 ACRES, MORE OR LESS.

# SECTION C

## RESOLUTION 2026-04

**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 Palm Coast Park Community Development District Sawmill Branch – Phase 3 Project* dated January 22, 2026, 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 3 Project, dated February 20, 2026, 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 \$26,301,864 (the "Estimated Cost").
4. The Assessments will defray approximately \$34,560,000 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 20th day of February, 2026.

ATTEST:

**PALM COAST PARK COMMUNITY  
DEVELOPMENT DISTRICT**

---

Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Exhibit A:** *Supplemental Engineer's Report to the 2006 Master Engineer's Report for Palm Coast Park Community Development District Sawmill Branch – Phase 3 Project*  
dated January 22, 2026

**Exhibit B:** Master Assessment Methodology for the Sawmill Branch – Phase 3 Project, dated February 20, 2026

## **Exhibit A**

*Supplemental Engineer's Report to the 2006 Master Engineer's Report for Palm Coast Park Community Development District Sawmill Branch – Phase 3 Project dated January 22, 2026*

## **Exhibit B**

*Master Assessment Methodology for the Sawmill Branch – Phase 3 Project, dated February 20,  
2026*

# SECTION D

## **RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON APRIL 17, 2026 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 2026-04 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 2026-04, 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 April 17, 2026 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 20th day of February, 2026.

ATTEST:

**PALM COAST PARK COMMUNITY  
DEVELOPMENT DISTRICT**

---

Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

# SECTION V

# SECTION C

# SECTION 1

**Palm Coast Park**  
**Community Development District**  
Check Register Summary & ACH Debit Summary  
January 1, 2026 through January 31, 2026

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

**Check Register**

*General Fund- Wells Fargo (Operating)*

1/9/26	475-477	\$	16,199.38
1/21/26	478-480	\$	5,590.07
	<b>Subtotal</b>	<b>\$</b>	<b>21,789.45</b>

*General Fund- Wells Fargo (Payroll)*

1/23/26	50191 - J Douglas	\$	184.70
1/23/26	50192 - H Allen	\$	184.70
1/23/26	50193 - J Hobson	\$	184.70
	<b>Subtotal</b>	<b>\$</b>	<b>554.10</b>

*General Fund- Wells Fargo (SMC)*

1/9/26	250-251	\$	27,280.36
1/21/26	252-253	\$	2,175.94
	<b>Subtotal</b>	<b>\$</b>	<b>29,456.30</b>

*General Fund- Wells Fargo (SLR)*

1/9/26	149-150	\$	18,888.46
1/21/26	151-152	\$	970.31
	<b>Subtotal</b>	<b>\$</b>	<b>19,858.77</b>

*General Fund- Wells Fargo (SOM)*

1/9/26	92-94	\$	5,937.25
1/21/26	95-97	\$	7,901.46
	<b>Subtotal</b>	<b>\$</b>	<b>13,838.71</b>

<b>Total</b>	<b>\$</b>	<b>85,497.33</b>
--------------	-----------	------------------

AP300R  
\*\*\* CHECK NOS. 000475-000480

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
PALM COAST PARK GENERAL FUND  
BANK D WELLS FARGO

PAGE 1

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/09/26	00012	12/30/25 11409	202512 320-53800-46000 BRIDGE 13 REPAIR	S.E. CLINE CONSTRUCTION, INC	*	307.50	307.50	000475
1/09/26	00009	1/01/26 1062099	202601 320-53800-46100 JAN LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE, INC.	*	7,945.94	7,945.94	000476
1/09/26	00009	11/01/25 1017891	202511 320-53800-46100 NOV LANDSCAPE MAINT	YELLOWSTONE LANDSCAPE, INC.	*	7,945.94	7,945.94	000477
1/21/26	00003	1/14/26 9892	202601 310-51300-31500 DEC25 GENERAL COUNSEL	CHIUMENTO LAW PLLC	*	540.00	540.00	000478
1/21/26	00020	1/01/26 259	202601 310-51300-34000 JAN26 MANAGEMENT FEES		*	4,012.33	4,012.33	
		1/01/26 259	202601 310-51300-35300 JAN26 WEBSITE ADMIN		*	133.25	133.25	
		1/01/26 259	202601 310-51300-35200 JAN26 INFO TECH		*	114.67	114.67	
		1/01/26 259	202601 310-51300-31300 JAN26 DISSEM AGENT SRVCS		*	225.33	225.33	
		1/01/26 259	202601 310-51300-51000 OFFICE SUPPLIES		*	.24	.24	
		1/01/26 259	202601 310-51300-42000 POSTAGE		*	256.75	256.75	
				GOVERNMENTAL MANAGEMENT SERVICES-CF		4,742.57	4,742.57	000479
1/21/26	00012	1/12/26 11415	202601 320-53800-46000 BRIDGE 11 AND 13 REPAIR	S.E. CLINE CONSTRUCTION, INC	*	307.50	307.50	000480
				TOTAL FOR BANK D		21,789.45	21,789.45	
				TOTAL FOR REGISTER		21,789.45	21,789.45	

PCPC PALM COAST PRK AMOSSING

PR300R

## PAYROLL CHECK REGISTER

RUN 1/23/26 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50191	2	JEFFREY DOUGLAS	184.70	1/23/2026
50192	7	HEATHER ALLEN	184.70	1/23/2026
50193	8	JEFFREY M HOBSON	184.70	1/23/2026
TOTAL FOR REGISTER			554.10	

PCPC PALM COAST PRK SRICE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK.... AMOUNT	#
1/09/26	00003	1/02/26	PSI23238	202601	320-53800-46300				SOLITUDE LAKE MANAGEMENT	*	1,830.07		
			JAN LAKE MAINT	SMB							922.20		
		1/02/26	PSI23263	202601	320-53800-46300					*	708.93		
			JAN LAKE MAINT	FREEDOM									
		1/02/26	PSI23279	202601	320-53800-46300					*			
			JAN LAKE MAINT	SMC									
1/09/26	00004	10/15/25	1015203	202510	320-53800-46100				YELLOWSTONE LANDSCAPE, INC.	*	1,370.00	3,461.20	000250
			SEP&OCT WEST TURF MAINT										
		1/01/26	1062107	202601	320-53800-46100					*	3,813.16		
			JAN LANDSCAPE MAINT	SMC									
		1/01/26	1062125	202601	320-53800-46100					*	13,356.00		
			JAN LANDSCAPE MAINT	SMB									
		1/01/26	1062140	202601	320-53800-46100					*	5,280.00		
			JAN LANDSCAPE MAINT	FREED									
1/21/26	00007	1/01/26	255	202601	310-51300-31300				GOVERNMENTAL MANAGEMENT SERVICES-CF	*	225.31	23,819.16	000251
			JAN DISSEM AGENT	PHASE 7									
		1/01/26	256	202601	310-51300-31300					*	450.63		
			JAN DISSEM AGENT	SMC									
1/21/26	00012	1/13/26	5	202601	320-53800-46000				RIVERSIDE MANAGEMENT SERVICES, INC.	*	1,500.00	675.94	000252
			SIGN INSTALLATION										
									TOTAL FOR BANK A		29,456.30		
									TOTAL FOR REGISTER		29,456.30		

PCPC PALM COAST PRK AMOSSING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO... DPT	ACCT#	SUB	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/09/26	00004	1/02/26	PSI23221	202601	320-53800-46300			SOLITUDE LAKE MANAGEMENT	*	739.81		
			JAN LAKE MAINT	PHASE 2								
		1/02/26	PSI23227	202601	320-53800-46300				*	573.25		
			JAN LAKE MAINT	PHASE 1								
1/09/26	00005	1/02/26	186143	202601	320-53800-46100			FLORIDA ULS OPERATING LLC	*	17,575.40		
			JAN LANDSCAPE MAINTENANCE									
1/21/26	00001	1/01/26	258	202601	310-51300-31300			GOVERNMENTAL MANAGEMENT SERVICES-CF	*	225.31		
			JAN DISSEM AGENT PHASE 7									
1/21/26	00005	1/19/26	187905	202601	320-53800-46100			FLORIDA ULS OPERATING LLC	*	745.00		
			IRRIGATION REPAIR PH 1									
								TOTAL FOR BANK A		19,858.77		
								TOTAL FOR REGISTER		19,858.77		

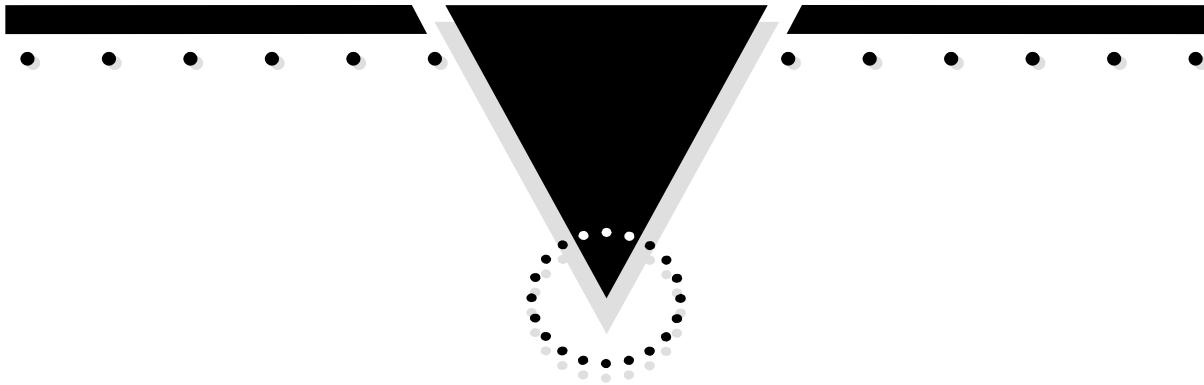
PCPC PALM COAST PRK AMOSSING

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/12/26 PAGE 1  
\*\*\* CHECK DATES 01/01/2026 - 01/31/2026 \*\*\* PALM COAST SOMERSET  
BANK A WELLS FARGO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO...	DPT	ACCT#	SUB	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	ITEM #
1/09/26	00009	1/05/26	45333	202601	320-53800-46000				PALMETTO ELECTRIC, INC.	*	710.80		
			FOUNTAIN REPAIR									710.80	000092
1/09/26	00003	1/02/26	PSI23272	202601	320-53800-46300				SOLITUDE LAKE MANAGEMENT	*	445.20		
			JAN LAKE MAINTENANCE									445.20	000093
1/09/26	00007	1/01/26	1062141	202601	320-53800-46100				YELLOWSTONE LANDSCAPE, INC.	*	4,781.25		
			JAN LANDSCAPE MAINTENANCE									4,781.25	000094
1/21/26	00001	1/01/26	257	202601	310-51300-31300				GOVERNMENTAL MANAGEMENT SERVICES-CF	*	225.31		
			JAN DISSEM AGENT SERVICES									225.31	000095
1/21/26	00003	1/16/26	PSI23363	202601	320-53800-46300				SOLITUDE LAKE MANAGEMENT	*	5,984.85		
			FOUNTAIN REPAIR									5,984.85	000096
1/21/26	00007	1/06/26	1074896	202601	320-53800-46100				YELLOWSTONE LANDSCAPE, INC.	*	1,691.30		
			US-1 FRONTAGE MOWING									1,691.30	000097
									TOTAL FOR BANK A		13,838.71		
									TOTAL FOR REGISTER		13,838.71		

PCPC PALM COAST PRK AMOSSING

# SECTION 2



# Palm Coast Park Community Development District

Unaudited Financial Reporting  
January 31, 2026



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Long Term Debt Report

23

Assessment Receipts Schedule

**Palm Coast Park**  
**Community Development District**  
 Combined Balance Sheet  
 January 31, 2026

***Governmental Fund Types***

	<i><b>General</b></i>	<i><b>GF Sawmill Sub</b></i>	<i><b>GF Spring Lake Reverie</b></i>	<i><b>GF Somerset</b></i>	<i><b>Debt Service</b></i>	<i><b>CR Sawmill Sub</b></i>	<i><b>CR Spring Lake Reverie</b></i>	<i><b>CR Somerset</b></i>	<i><b>Capital Projects</b></i>	<i><b>Totals (memorandum only)</b></i>
<b>Assets</b>										
Cash- Checking Account	\$3,100,732	\$212,618	\$143,213	\$11,145	---	\$119,908	\$87,000	\$7,250	---	\$3,681,866
Due from General Fund	---	\$303,253	\$239,805	\$98,792	\$2,201,876	---	---	---	---	\$2,843,726
Series 2006	---	---	---	---	---	---	---	---	---	\$0
Series 2019	---	---	---	---	---	---	---	---	---	\$0
Series 2021	---	---	---	---	---	---	---	---	---	\$0
Series 2022	---	---	---	---	---	---	---	---	---	\$0
Series 2023	---	---	---	---	---	---	---	---	---	\$0
Series 2024	---	---	---	---	---	---	---	---	---	\$0
Assessment Receivable	---	---	---	---	---	---	---	---	---	\$0
Due from Sawmill Creek	---	---	---	---	---	---	---	---	---	\$0
Due from Debt 2006	---	---	---	---	---	---	---	---	---	\$0
Due from Debt 2019	---	---	---	---	---	---	---	---	---	\$0
Due from Debt 2021	---	---	---	---	---	---	---	---	---	\$0
Due from Debt 2022	---	---	---	---	---	---	---	---	---	\$0
Due from Debt 2023	---	---	---	---	---	---	---	---	---	\$0
Due from Spring Lake Reverie	---	---	---	---	---	---	---	---	---	\$0
Due from Somerset	---	---	---	---	---	---	---	---	---	\$0
Due from Capital Projects	---	---	---	---	---	---	---	---	---	\$0
Due from Spring Lake-Tracts 2 & 3	---	---	---	---	---	---	---	---	---	\$0
Due from Sawmill Branch- Phase 2A/2B (Tract 10)	---	---	---	---	---	---	---	---	---	\$0
Due from Other	---	---	---	---	---	---	---	---	---	\$0
<b>Investments:</b>										
SBA	\$415,860	---	---	---	---	---	---	---	---	\$415,860
<b><u>Series 2006</u></b>										
Reserve	---	---	---	---	\$1,057,436	---	---	---	---	\$1,057,436
Revenue	---	---	---	---	\$718,307	---	---	---	---	\$718,307
Interest	---	---	---	---	---	---	---	---	---	\$0
Prepayment	---	---	---	---	\$0	---	---	---	---	\$0
Cap. Interest	---	---	---	---	---	---	---	---	---	\$0
Acquisition and Construction	---	---	---	---	---	---	---	---	\$2,620,085	\$2,620,085
Cost of Issuance	---	---	---	---	---	---	---	---	---	\$0
<b><u>Series 2019</u></b>										
Reserve	---	---	---	---	\$145,530	---	---	---	---	\$145,530
Revenue	---	---	---	---	\$66,845	---	---	---	---	\$66,845
Interest	---	---	---	---	---	---	---	---	---	\$0
Prepayment	---	---	---	---	---	---	---	---	---	\$0
Cap. Interest	---	---	---	---	---	---	---	---	---	\$0
Acquisition and Construction	---	---	---	---	---	---	---	---	\$27,235	\$27,235
Cost of Issuance	---	---	---	---	---	---	---	---	---	\$0
<b><u>Series 2021</u></b>										
Reserve	---	---	---	---	\$271,395	---	---	---	---	\$271,395
Revenue	---	---	---	---	\$123,452	---	---	---	---	\$123,452
Interest	---	---	---	---	---	---	---	---	---	\$0
Prepayment	---	---	---	---	---	---	---	---	---	\$0
Cap. Interest	---	---	---	---	---	---	---	---	---	\$0
Acquisition and Construction	---	---	---	---	---	---	---	---	\$42,578	\$42,578
Cost of Issuance	---	---	---	---	---	---	---	---	---	\$0
<b><u>Series 2022</u></b>										
Reserve	---	---	---	---	\$200,846	---	---	---	---	\$200,846
Revenue	---	---	---	---	\$224,993	---	---	---	---	\$224,993
Interest	---	---	---	---	---	---	---	---	---	\$0
Prepayment	---	---	---	---	---	---	---	---	---	\$0
Cap. Interest	---	---	---	---	---	---	---	---	---	\$0
Acquisition and Construction	---	---	---	---	---	---	---	---	\$12,511	\$12,511
Cost of Issuance	---	---	---	---	---	---	---	---	---	\$0
<b><u>Series 2023</u></b>										
Reserve	---	---	---	---	\$209,730	---	---	---	---	\$209,730
Revenue	---	---	---	---	\$110,743	---	---	---	---	\$110,743
Interest	---	---	---	---	---	---	---	---	---	\$0
Prepayment	---	---	---	---	---	---	---	---	---	\$0
Cap. Interest	---	---	---	---	---	---	---	---	---	\$0
Acquisition and Construction	---	---	---	---	---	---	---	---	\$34,914	\$34,914
Cost of Issuance	---	---	---	---	---	---	---	---	---	\$0
<b><u>Series 2024</u></b>										
Reserve	---	---	---	---	\$308,305	---	---	---	---	\$308,305
Revenue	---	---	---	---	\$165,693	---	---	---	---	\$165,693
Interest	---	---	---	---	---	---	---	---	---	\$0
Prepayment	---	---	---	---	---	---	---	---	---	\$0
Cap. Interest	---	---	---	---	---	---	---	---	\$67,341	\$67,341
Acquisition and Construction	---	---	---	---	---	---	---	---	---	\$0
Cost of Issuance	---	---	---	---	---	---	---	---	---	\$0
Deposits	---	---	---	---	---	---	---	---	---	\$0
Prepaid Expenses	---	---	---	---	---	---	---	---	---	\$0
<b>Total Assets</b>	<b>\$3,516,592</b>	<b>\$515,871</b>	<b>\$383,018</b>	<b>\$109,937</b>	<b>\$5,805,152</b>	<b>\$119,908</b>	<b>\$87,000</b>	<b>\$7,250</b>	<b>\$2,804,663</b>	<b>\$13,349,391</b>

	<i>General</i>	<i>GF Sawmill Sub</i>	<i>GF Spring Lake Reverie</i>	<i>GF Somerset</i>	<i>Debt Service</i>	<i>CR Sawmill Sub</i>	<i>CR Spring Lake Reverie</i>	<i>CR Somerset</i>	<i>Capital Projects</i>	<i>Totals (memorandum only)</i>
<b>Liabilities</b>										
Accounts Payable	\$1,500	\$2,967	\$1,893	\$740	---	---	---	---	---	\$7,100
Accrued Expenses	\$0	\$2,743	---	---	---	---	---	---	---	\$2,743
FICA Payable	\$122	---	---	---	---	---	---	---	---	\$122
Due to General Fund	---	---	---	---	---	---	---	---	---	\$0
Due to 2006 DSF	\$908,271	---	---	---	---	---	---	---	---	\$908,271
Due to 2019 DSF	\$104,575	---	---	---	---	---	---	---	---	\$104,575
Due to 2021 DSF	\$210,970	---	---	---	---	---	---	---	---	\$210,970
Due to 2022 DSF	\$427,169	---	---	---	---	---	---	---	---	\$427,169
Due to 2023 DSF	\$223,033	---	---	---	---	---	---	---	---	\$223,033
Due to 2024 DSF	\$327,858	---	---	---	---	---	---	---	---	\$327,858
Due to Spring Lake Reverie	\$239,805	---	---	---	---	---	---	---	---	\$239,805
Due to Sawmill Subdivision	\$303,253	---	---	---	---	---	---	---	---	\$303,253
Deposit- Spring Lake- Tracts 2 & 3	---	---	---	---	---	---	---	---	---	\$0
Due to Somerset	\$98,792	---	---	---	---	---	---	---	---	\$98,792
Deposit- Sawmill Branch- DR Horton	---	---	---	---	---	---	---	---	---	\$0
Deposit- Somerset	---	---	---	---	---	---	---	---	---	\$0
<b>Fund Equity</b>										
Net Assets	---	---	---	---	---	---	---	---	---	\$0
Fund Balances										
Unassigned	\$671,244	\$510,161	\$381,125	\$109,197	---	\$119,908	\$87,000	\$7,250	---	\$1,885,884
Nonspendable- Prepaid	---	---	---	---	---	---	---	---	---	\$0
Restricted for Capital Projects	---	---	---	---	---	---	---	---	---	\$0
Series 2006	---	---	---	---	---	---	---	---	\$2,620,085	\$2,620,085
Series 2019	---	---	---	---	---	---	---	---	\$27,235	\$27,235
Series 2021	---	---	---	---	---	---	---	---	\$42,578	\$42,578
Series 2022	---	---	---	---	---	---	---	---	\$12,511	\$12,511
Series 2023	---	---	---	---	---	---	---	---	\$34,914	\$34,914
Series 2024	---	---	---	---	---	---	---	---	\$67,341	\$67,341
Restricted for Debt Service	---	---	---	---	---	---	---	---	---	\$0
Series 2006	---	---	---	---	\$2,684,015	---	---	---	---	\$2,684,015
Series 2019	---	---	---	---	\$316,950	---	---	---	---	\$316,950
Series 2021	---	---	---	---	\$605,817	---	---	---	---	\$605,817
Series 2022	---	---	---	---	\$853,008	---	---	---	---	\$853,008
Series 2023	---	---	---	---	\$543,505	---	---	---	---	\$543,505
Series 2024	---	---	---	---	\$801,856	---	---	---	---	\$801,856
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$3,516,592</b>	<b>\$515,871</b>	<b>\$383,018</b>	<b>\$109,937</b>	<b>\$5,805,152</b>	<b>\$119,908</b>	<b>\$87,000</b>	<b>\$7,250</b>	<b>\$2,804,663</b>	<b>\$13,349,391</b>

**Palm Coast Park**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending January 31, 2026

<b>Adopted Budget</b>	<b>Prorated Budget 1/31/25</b>	<b>Actual 1/31/25</b>	<b>Variance</b>
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**Revenues**

Operations and Maintenance Assessments- Tax Roll	\$310,966	\$252,350	\$252,350	\$0
Interest Earnings	\$0	\$0	\$0	\$0
Interest Earnings - SBA	\$9,151	\$3,050	\$5,662	\$2,612
Miscellaneous Income	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$320,117</b>	<b>\$255,400</b>	<b>\$258,012</b>	<b>\$2,612</b>

**Administrative Expenditures**

Supervisors Fees	\$12,000	\$4,000	\$2,200	\$1,800
FICA Taxes	\$924	\$308	\$168	\$140
Arbitrage	\$600	\$200	\$0	\$200
Dissemination Agent	\$2,704	\$901	\$901	\$0
Assessment Administration	\$5,732	\$5,732	\$5,732	\$0
Engineering	\$7,980	\$2,660	\$908	\$1,753
Attorney Fees	\$12,000	\$4,000	\$6,806	(\$2,806)
Management Fees	\$48,148	\$16,049	\$16,049	\$0
Website Maintenance & Hosting	\$1,599	\$533	\$459	\$74
Website	\$1,377	\$459	\$2,086	(\$1,627)
Trustee Fees	\$4,500	\$3,125	\$3,125	\$0
Annual Audit	\$12,000	\$0	\$0	\$0
Postage and Freight	\$4,000	\$1,333	\$1,421	(\$87)
Insurance- General Liability	\$9,050	\$9,050	\$9,200	(\$150)
Printing and Binding	\$2,000	\$667	\$274	\$393
Legal Advertising	\$1,200	\$400	\$0	\$400
Tax Collector Fees	\$6,479	\$2,160	\$0	\$2,160
Contingency	\$1,000	\$333	\$0	\$333
Office Supplies	\$450	\$150	\$42	\$108
Meeting Room Rental	\$1,200	\$400	\$1,016	(\$616)
Dues & Licenses	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$135,117</b>	<b>\$52,635</b>	<b>\$50,560</b>	<b>\$2,075</b>

**Field Expenditures**

Professional Services	\$18,000	\$6,000	\$6,000	\$0
Landscape Maintenance	\$100,000	\$33,333	\$31,784	\$1,550
Preserve Management	\$10,000	\$3,333	\$0	\$3,333
Repairs & Maintenance	\$20,000	\$6,667	\$1,491	\$5,176
Insurance- Property & Casualty	\$22,000	\$22,000	\$19,293	\$2,707
Sidewalk Repair	\$12,000	\$4,000	\$0	\$4,000
Contingency	\$3,000	\$1,000	\$0	\$1,000
<b>Total Field</b>	<b>\$185,000</b>	<b>\$76,333</b>	<b>\$58,568</b>	<b>\$17,766</b>
<b>Total Expenditures</b>	<b>\$320,117</b>	<b>\$128,968</b>	<b>\$109,128</b>	<b>\$19,841</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>	<b>\$148,885</b>		
<b>Beginning Fund Balance</b>	<b>\$0</b>	<b>\$522,359</b>		
<b>Ending Fund Balance</b>	<b>\$0</b>	<b>\$671,244</b>		

**Palm Coast Park**  
**Community Development District**  
General Fund- Sawmill Subdivision  
Statement of Revenues & Expenditures  
For Period Ending January 31, 2026

<b>Adopted Budget</b>	<b>Prorated Budget 1/31/25</b>	<b>Actual 1/31/25</b>	<b>Variance</b>
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*Revenues*

Operations and Maintenance Assessments- Tax Roll	\$583,401	\$436,391	\$436,391	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$583,401</b>	<b>\$436,391</b>	<b>\$436,391</b>	<b>\$0</b>

*Administrative Expenditures*

Tax Collector Fees	\$14,720	\$4,907	\$0	\$4,907
Arbitrage	\$1,800	\$600	\$0	\$600
Trustee Fees	\$13,500	\$7,590	\$7,590	\$0
Dissemination Agent	\$9,111	\$3,704	\$3,704	\$0
Postage and Freight	\$1,500	\$500	\$0	\$500
Attorney Fees	\$3,000	\$1,000	\$0	\$1,000
Other Current Charges	\$750	\$250	\$0	\$250
<b>Total Administrative</b>	<b>\$44,381</b>	<b>\$18,550</b>	<b>\$11,294</b>	<b>\$7,257</b>

*Field Expenditures*

Professional Fees	\$21,600	\$7,200	\$6,600	\$600
Landscape Maintenance	\$282,000	\$94,000	\$96,535	(\$2,535)
Electricity- Streetlights	\$52,000	\$17,333	\$11,739	\$5,594
Electricity- Irrigation/Signs	\$3,000	\$1,000	\$325	\$675
Utility- Irrigation	\$58,550	\$19,517	\$5,719	\$13,797
R&M- Signage	\$2,000	\$667	\$0	\$667
R&M Storm Water- Pond	\$45,800	\$15,267	\$13,845	\$1,422
Insurance-Property & Casualty	\$5,000	\$0	\$0	\$0
Repairs and Maintenance	\$12,500	\$4,167	\$3,750	\$417
Contingency	\$15,000	\$5,000	\$0	\$5,000
Interfund Transfer Out	\$0	\$0	\$0	\$0
<b>Total Field</b>	<b>\$497,450</b>	<b>\$164,150</b>	<b>\$138,513</b>	<b>\$25,637</b>

*Reserves*

Roadway Reserves	\$41,570	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$41,570</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$583,401</b>	<b>\$182,700</b>	<b>\$149,807</b>	<b>\$32,893</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>	<b>\$286,583</b>		
<b>Beginning Fund Balance</b>	<b>\$0</b>	<b>\$223,577</b>		
<b>Ending Fund Balance</b>	<b>\$0</b>	<b>\$510,161</b>		

**Palm Coast Park**  
**Community Development District**  
General Fund- Spring Lake Reverie  
Statement of Revenues & Expenditures  
For Period Ending January 31, 2026

<b>Adopted Budget</b>	<b>Prorated Budget 1/31/25</b>	<b>Actual 1/31/25</b>	<b>Variance</b>
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*Revenues*

Operations and Maintenance Assessments- Tax Roll	\$460,601	\$345,086	\$345,086	\$0
Developer Contributions	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$460,601</b>	<b>\$345,086</b>	<b>\$345,086</b>	<b>\$0</b>

*Administrative Expenditures*

Tax Collector Fees	\$7,812	\$2,604	\$0	\$2,604
Arbitrage	\$600	\$200	\$0	\$200
Trustee Fees	\$4,500	\$1,010	\$1,010	\$0
Dissemination Agent	\$2,704	\$901	\$901	\$0
Postage and Freight	\$750	\$250	\$0	\$250
Attorney Fees	\$1,000	\$333	\$0	\$333
Other Current Charges	\$250	\$83	\$227	(\$143)
<b>Total Administrative</b>	<b>\$17,616</b>	<b>\$5,382</b>	<b>\$2,138</b>	<b>\$3,244</b>

*Field Expenditures*

Professional Fees	\$7,200	\$2,400	\$3,000	(\$600)
Landscape Maintenance	\$212,000	\$70,667	\$62,480	\$8,187
Electricity- Streetlights	\$62,000	\$20,667	\$26,159	(\$5,493)
Electricity- Irrigation/Signs	\$1,000	\$333	\$0	\$333
Utility- Irrigation	\$35,000	\$11,667	\$15,276	(\$3,609)
R&M- Signage	\$1,000	\$333	\$0	\$333
R&M Storm Water- Pond	\$15,600	\$5,200	\$5,252	(\$52)
Insurance-Property & Casualty	\$12,500	\$0	\$0	\$0
Repairs and Maintenance	\$7,500	\$2,500	\$0	\$2,500
Contingency	\$5,000	\$1,667	\$0	\$1,667
Stormwater Fee	\$46,185	\$15,395	\$0	\$15,395
<b>Total Field</b>	<b>\$404,985</b>	<b>\$130,828</b>	<b>\$112,167</b>	<b>\$18,662</b>

*Reserves*

Roadway Reserves	\$38,000	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$38,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$460,601</b>	<b>\$136,210</b>	<b>\$114,305</b>	<b>\$21,906</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>	<b>\$230,781</b>		
<b>Beginning Fund Balance</b>	<b>\$0</b>	<b>\$150,344</b>		
<b>Ending Fund Balance</b>	<b>\$0</b>	<b>\$381,125</b>		

**Palm Coast Park  
Community Development District**  
General Fund- Somerset  
Statement of Revenues & Expenditures  
For Period Ending January 31, 2026

<b>Adopted Budget</b>	<b>Prorated Budget 1/31/25</b>	<b>Actual 1/31/25</b>	<b>Variance</b>
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*Revenues*

Operations and Maintenance Assessments- Tax Roll	\$189,753	\$142,165	\$142,165	\$0
Miscellaneous Income	\$0	\$0	\$1,500	\$1,500
Developer Contributions	\$22,717	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$212,470</b>	<b>\$142,165</b>	<b>\$143,665</b>	<b>\$1,500</b>

*Administrative Expenditures*

Tax Collector Fees	\$1,817	\$1,817	\$0	\$1,817
Arbitrage	\$600	\$200	\$0	\$200
Trustee Fees	\$4,500	\$3,547	\$3,547	\$0
Dissemination Agent	\$2,704	\$901	\$901	(\$0)
Postage and Freight	\$750	\$250	\$0	\$250
Attorney Fees	\$1,000	\$333	\$0	\$333
Other Current Charges	\$250	\$83	\$0	\$83
<b>Total Administrative</b>	<b>\$11,620</b>	<b>\$7,131</b>	<b>\$4,448</b>	<b>\$2,683</b>

*Field Expenditures*

Professional Fees	\$7,200	\$2,400	\$2,400	\$0
Landscape Maintenance	\$80,000	\$26,667	\$20,816	\$5,850
Electricity- Streetlights	\$8,000	\$2,667	\$3,461	(\$795)
Electricity- Irrigation/Signs	\$12,000	\$4,000	\$357	\$3,643
Electricity - Fountain	\$5,000	\$1,667	\$1,620	\$46
Utility- Irrigation	\$26,350	\$8,783	\$3,763	\$5,020
R&M- Signage	\$1,000	\$333	\$0	\$333
R&M Storm Water- Pond	\$8,000	\$2,667	\$1,781	\$886
Insurance-Property & Casualty	\$5,000	\$0	\$0	\$0
Repairs and Maintenance	\$5,000	\$1,667	\$8,460	(\$6,794)
Contingency	\$5,000	\$1,667	\$0	\$1,667
Stormwater Fee	\$23,300	\$7,767	\$0	\$7,767
<b>Total Field</b>	<b>\$185,850</b>	<b>\$60,283</b>	<b>\$42,659</b>	<b>\$17,624</b>

*Reserves*

Roadway Reserves	\$15,000	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$15,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$212,470</b>	<b>\$67,414</b>	<b>\$47,107</b>	<b>\$20,307</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>	<b>\$96,558</b>		
<b>Beginning Fund Balance</b>	<b>\$0</b>	<b>\$12,639</b>		
<b>Ending Fund Balance</b>	<b>\$0</b>	<b>\$109,197</b>		

# Palm Coast Park

## Community Development District

Debt Service Fund Series 2006  
 Statement of Revenues & Expenditures  
 For Period Ending January 31, 2026

Adopted Budget	Prorated Budget 1/31/25	Actual 1/31/25	Variance
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### Revenues

Special Assessments- Tax Roll	\$1,744,538	\$1,307,031	\$1,307,031	\$0
Special Assessments- Off Roll	\$0	\$0	\$0	\$0
Special Assessments- Prepayment	\$0	\$0	\$0	\$0
Interest Income	\$12,500	\$4,167	\$21,668	\$17,502
<b>Total Revenues</b>	<b>\$1,757,038</b>	<b>\$1,311,197</b>	<b>\$1,328,699</b>	<b>\$17,502</b>

### Expenditures

Tax Collector	\$36,345	\$0	\$0	\$0
Interfund Transfer Out	\$7,000	\$2,333	\$14,035	(\$11,701)

### Series 2006

Interest-11/1	\$432,630	\$432,630	\$432,630	\$0
Special Call-11/1	\$0	\$0	\$65,000	(\$65,000)
Principal-5/1	\$910,000	\$0	\$0	\$0
Interest-5/1	\$432,630	\$0	\$0	\$0

<b>Total Expenditures</b>	<b>\$1,818,605</b>	<b>\$434,963</b>	<b>\$511,665</b>	<b>(\$76,701)</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>(\$61,567)</b>	<b>\$817,034</b>
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<b>Beginning Fund Balance</b>	<b>\$883,003</b>	<b>\$1,866,980</b>
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<b>Ending Fund Balance</b>	<b>\$821,436</b>	<b>\$2,684,015</b>
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Due From General	\$908,271
Reserve	\$1,057,436
Revenue	\$718,307
Prepayment	\$0
Interest	----
<b>Balance</b>	<b><u>\$2,684,015</u></b>

**Palm Coast Park  
Community Development District**

Debt Service Fund Series 2019  
Statement of Revenues & Expenditures  
For Period Ending January 31, 2026

	<b>Adopted Budget</b>	<b>Prorated Budget 1/31/25</b>	<b>Actual 1/31/25</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Special Assessments- Tax Roll	\$200,861	\$150,487	\$150,487	\$0
Interest Income	\$6,254	\$2,085	\$2,723	\$638
<b>Total Revenues</b>	<b>\$207,115</b>	<b>\$152,572</b>	<b>\$153,210</b>	<b>\$638</b>
<b><u>Expenditures</u></b>				
Tax Collector	\$4,185	\$0	\$0	\$0
Interfund Transfer Out	\$3,622	\$1,207	\$1,874	(\$666)
<b>Series 2019</b>				
Interest-11/1	\$75,250	\$75,250	\$75,250	\$0
Principal-5/1	\$45,000	\$0	\$0	\$0
Interest-5/1	\$75,250	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$203,307</b>	<b>\$76,457</b>	<b>\$77,124</b>	<b>(\$666)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$3,808</b>		<b>\$76,086</b>	
<b>Beginning Fund Balance</b>	<b>\$95,718</b>		<b>\$240,865</b>	
<b>Ending Fund Balance</b>	<b>\$99,526</b>		<b>\$316,950</b>	
	Due From General	\$104,575		
	Reserve	\$145,530		
	Revenue	\$66,845		
	<b>Balance</b>	<b><u>\$316,950</u></b>		

**Palm Coast Park  
Community Development District**

Debt Service Fund Series 2021  
Statement of Revenues & Expenditures  
For Period Ending January 31, 2026

	<b>Adopted Budget</b>	<b>Prorated Budget 1/31/25</b>	<b>Actual 1/31/25</b>	<b>Variance</b>
<b>Revenues</b>				
Special Assessments-Tax Roll	\$405,218	\$303,593	\$303,593	\$0
Interest Income	\$11,620	\$3,873	\$4,983	\$1,110
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$416,838</b>	<b>\$307,466</b>	<b>\$308,576</b>	<b>\$1,110</b>
<b>Expenditures</b>				
Tax Collector	\$8,442	\$0	\$0	\$0
Interfund Transfer Out	\$6,753	\$2,251	\$3,494	(\$1,243)
<b>Series 2021</b>				
Interest-11/1	\$140,549	\$140,549	\$140,549	\$0
Principal-5/1	\$115,000	\$0	\$0	\$0
Interest-5/1	\$140,549	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$411,293</b>	<b>\$142,800</b>	<b>\$144,043</b>	<b>(\$1,243)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$5,545</b>		<b>\$164,533</b>	
<b>Beginning Fund Balance</b>		<b>\$170,607</b>	<b>\$441,285</b>	
<b>Ending Fund Balance</b>		<b>\$176,152</b>	<b>\$605,817</b>	
	Due From General	\$210,970		
	Reserve	\$271,395		
	Revenue	\$123,452		
	Cap Interest	\$0		
	<b>Balance</b>	<b><u>\$605,817</u></b>		

**Palm Coast Park  
Community Development District**

Debt Service Fund Series 2022  
Statement of Revenues & Expenditures  
For Period Ending January 31, 2026

	<b>Adopted Budget</b>	<b>Prorated Budget 1/31/25</b>	<b>Actual 1/31/25</b>	<b>Variance</b>
<b>Revenues</b>				
Special Assessments-Tax Roll	\$820,478	\$614,709	\$614,709	\$0
Interest Income	\$15,035	\$5,012	\$5,312	\$300
<b>Total Revenues</b>	<b>\$835,513</b>	<b>\$619,721</b>	<b>\$620,021</b>	<b>\$300</b>
<b>Expenditures</b>				
Tax Collector	\$17,093	\$0	\$0	\$0
Interfund Transfer Out	\$5,015	\$1,672	\$2,586	(\$914)
<b>Series 2022</b>				
Interest Expense 11/1	\$288,918	\$288,918	\$288,918	\$0
Principal Expense 5/1	\$230,000	\$0	\$0	\$0
Interest Expense 5/1	\$288,918	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$829,944</b>	<b>\$290,590</b>	<b>\$291,504</b>	<b>(\$914)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$5,569</b>		<b>\$328,517</b>	
<b>Beginning Fund Balance</b>	<b>\$306,845</b>		<b>\$524,492</b>	
<b>Ending Fund Balance</b>	<b>\$312,414</b>		<b>\$853,008</b>	
	Due From General	\$427,169		
	Reserve	\$200,846		
	Revenue	\$224,993		
	Cap Interest	\$0		
	<b>Balance</b>	<b><u>\$853,008</u></b>		

**Palm Coast Park  
Community Development District**

Debt Service Fund Series 2023  
Statement of Revenues & Expenditures  
For Period Ending January 31, 2026

	<b>Adopted Budget</b>	<b>Prorated Budget 1/31/25</b>	<b>Actual 1/31/25</b>	<b>Variance</b>
<b>Revenues</b>				
Special Assessments-Tax Roll	\$428,386	\$320,951	\$320,951	\$0
Interest Income	\$10,089	\$3,363	\$4,107	\$744
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$438,475</b>	<b>\$324,314</b>	<b>\$325,058</b>	<b>\$744</b>
<b>Expenditures</b>				
Tax Collector	\$8,925	\$0	\$0	\$0
Interfund Transfer Out	\$5,219	\$1,740	\$2,700	(\$961)
<b>Series 2023</b>				
Interest Expense 11/1	\$160,883	\$160,883	\$160,883	\$0
Principal Expense 5/1	\$100,000	\$0	\$0	\$0
Interest Expense 5/1	\$160,883	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$435,910</b>	<b>\$162,622</b>	<b>\$163,583</b>	<b>(\$961)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$2,565</b>		<b>\$161,475</b>	
<b>Beginning Fund Balance</b>		<b>\$173,251</b>	<b>\$382,031</b>	
<b>Ending Fund Balance</b>		<b>\$175,816</b>	<b>\$543,505</b>	
	Due From General	\$223,033		
	Reserve	\$209,730		
	Revenue	\$110,743		
	Cap Interest		----	
	Balance		<b>\$543,505</b>	

# Palm Coast Park Community Development District

Debt Service Fund Series 2024  
Statement of Revenues & Expenditures  
For Period Ending January 31, 2026

Adopted Budget	Prorated Budget 1/31/25	Actual 1/31/25	Variance
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## Revenues

Special Assessments-Tax Roll	\$629,729	\$471,798	\$471,798	\$0
Interest Income	\$19,670	\$6,557	\$6,089	(\$468)
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$649,399</b>	<b>\$478,355</b>	<b>\$477,887</b>	<b>(\$468)</b>

## Expenditures

Tax Collector	\$13,119	\$0	\$0	\$0
Interfund Transfer Out	\$8,038	\$2,679	\$3,970	(\$1,290)

## Series 2024

Interest Expense 11/1	\$238,368	\$238,368	\$238,368	\$0
Principal Expense 5/1	\$140,000	\$0	\$0	\$0
Interest Expense 5/1	\$238,368	\$0	\$0	\$0

<b>Total Expenditures</b>	<b>\$637,893</b>	<b>\$241,047</b>	<b>\$242,337</b>	<b>(\$1,290)</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$11,506</b>	<b>\$235,550</b>
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## Other Financing Sources/(Uses)

Bond Proceeds	\$0	\$0	\$0	\$0
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<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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<b>Net Change in Fund Balance</b>	<b>\$11,506</b>	<b>\$235,550</b>
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<b>Beginning Fund Balance</b>	<b>\$263,016</b>	<b>\$566,307</b>
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<b>Ending Fund Balance</b>	<b>\$286,028</b>	<b>\$801,856</b>
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Due From General	\$327,858
Reserve	\$308,305
Revenue	\$165,693
Interest	----
<b>Balance</b>	<b>\$801,856</b>

**Palm Coast Park  
Community Development District**

Capital Reserve - Sawmill  
Statement of Revenues & Expenditures  
For Period Ending January 31, 2026

	<b>Adopted Budget</b>	<b>Prorated Budget 1/31/25</b>	<b>Actual 1/31/25</b>	<b>Variance</b>
<b>Revenues</b>				
Operating Transfer In	\$41,570	\$41,570	\$119,908	\$78,338
Interest Income	\$1,000	\$1,000	\$0	(\$1,000)
<b>Total Revenues</b>	<b>\$42,570</b>	<b>\$42,570</b>	<b>\$119,908</b>	<b>\$77,338</b>
<b>Expenditures</b>				
Capital Outlay - Sawmill	\$0	\$0	\$0	\$0
Other Current Charges	\$250	\$250	\$0	\$250
<b>Total Expenditures</b>	<b>\$250</b>	<b>\$250</b>	<b>\$0</b>	<b>\$250</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$42,320</b>		<b>\$119,908</b>	
<b>Beginning Fund Balance</b>	<b>\$48,900</b>		<b>\$0</b>	
<b>Ending Fund Balance</b>	<b>\$91,220</b>		<b>\$119,908</b>	

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

Capital Reserve - Spring Lake Reverie  
 Statement of Revenues & Expenditures  
 For Period Ending January 31, 2026

	<b>Adopted Budget</b>	<b>Prorated Budget 1/31/25</b>	<b>Actual 1/31/25</b>	<b>Variance</b>
<b>Revenues</b>				
Operating Transfer In	\$38,000	\$38,000	\$87,000	\$49,000
Interest Income	\$1,000	\$1,000	\$0	(\$1,000)
<b>Total Revenues</b>	<b>\$39,000</b>	<b>\$39,000</b>	<b>\$87,000</b>	<b>\$48,000</b>
<b>Expenditures</b>				
Capital Outlay - SLR	\$0	\$0	\$0	\$0
Other Current Charges	\$250	\$250	\$0	\$250
<b>Total Expenditures</b>	<b>\$250</b>	<b>\$250</b>	<b>\$0</b>	<b>\$250</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$38,750</b>			
<b>Beginning Fund Balance</b>	<b>\$35,000</b>			
<b>Ending Fund Balance</b>	<b>\$73,750</b>			
<b>\$87,000</b>				

**Palm Coast Park  
Community Development District**

Capital Reserve - Somerset  
Statement of Revenues & Expenditures  
For Period Ending January 31, 2026

	<b>Adopted Budget</b>	<b>Prorated Budget 1/31/25</b>	<b>Actual 1/31/25</b>	<b>Variance</b>
<b>Revenues</b>				
Operating Transfer In	\$15,000	\$15,000	\$7,250	(\$7,750)
Interest Income	\$1,000	\$1,000	\$0	(\$1,000)
<b>Total Revenues</b>	<b>\$16,000</b>	<b>\$16,000</b>	<b>\$7,250</b>	<b>(\$8,750)</b>
<b>Expenditures</b>				
Capital Outlay - Somerset	\$0	\$0	\$0	\$0
Other Current Charges	\$250	\$250	\$0	\$250
<b>Total Expenditures</b>	<b>\$250</b>	<b>\$250</b>	<b>\$0</b>	<b>\$250</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$15,750</b>		<b>\$7,250</b>	
<b>Beginning Fund Balance</b>	<b>\$16,260</b>		<b>\$0</b>	
<b>Ending Fund Balance</b>	<b>\$32,010</b>		<b>\$7,250</b>	

**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues & Expenditures**  
**For Period Ending January 31, 2026**

	Series 2006	Series 2019	Series 2021	Series 2022	Series 2023	Series 2024
<b><u>Revenues</u></b>						
Interest Income	\$33,345	\$332	\$515	\$139	\$424	\$827
Interfund Transfer In	\$14,035	\$1,874	\$3,494	\$2,586	\$2,700	\$3,970
Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0
Bond Proceeds	\$0	\$0	\$0	\$0	\$0	\$0
Bond Premium	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$47,380</b>	<b>\$2,206</b>	<b>\$4,010</b>	<b>\$2,725</b>	<b>\$3,124</b>	<b>\$4,797</b>
<b><u>Expenditures</u></b>						
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0	\$0	\$0
Underwriters Discount	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$47,380</b>	<b>\$2,206</b>	<b>\$4,010</b>	<b>\$2,725</b>	<b>\$3,124</b>	<b>\$4,797</b>
<b>Beginning Fund Balance</b>	<b>\$2,572,705</b>	<b>\$25,029</b>	<b>\$38,568</b>	<b>\$9,786</b>	<b>\$31,790</b>	<b>\$62,544</b>
<b>Ending Fund Balance</b>	<b>\$2,620,085</b>	<b>\$27,235</b>	<b>\$42,578</b>	<b>\$12,511</b>	<b>\$34,914</b>	<b>\$67,341</b>

Palm Coast Park CDD  
General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b><u>Revenues</u></b>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$19,361	\$71,082	\$161,907	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$252,350
Assessments - Direct	\$0	\$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	\$0
Interest Earnings - SBA	\$1,494	\$1,403	\$1,398	\$1,367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	5,662
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$1,494</b>	<b>\$20,764</b>	<b>\$72,481</b>	<b>\$163,274</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>\$258,012</b>
<b><u>Administrative Expenditures</u></b>													
Supervisors Fees	\$600	\$800	\$200	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200
FICA Taxes	\$46	\$61	\$15	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$225	\$225	\$225	\$225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	901
Assessmnet Administration	\$5,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	5,732
Engineering	\$908	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	908
Attorney Fees	\$6,266	\$0	\$0	\$540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	6,806
Management Fees	\$4,012	\$4,012	\$4,012	\$4,012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	16,049
Website Maintenance & Hosting	\$115	\$115	\$115	\$115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	459
Website	\$1,686	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2,086
Trustee Fees	\$3,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3,125
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage and Freight	\$518	\$360	\$286	\$257	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1,421
Insurance- General Liability	\$9,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	9,200
Printing and Binding	\$60	\$57	\$157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	274
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Collector Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$21	\$0	\$21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	42
Meeting Room Rental	\$254	\$508	\$254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1,016
Dues & Licenses	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	175
<b>Total Administrative</b>	<b>\$32,767</b>	<b>\$6,447</b>	<b>\$5,418</b>	<b>\$5,928</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>50,560</b>
<b><u>Field Expenditures</u></b>													
Professional Services	\$1,500	\$1,500	\$1,500	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	6,000
Landscape Maintenance	\$7,946	\$7,946	\$7,946	\$7,946	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	31,784
Preserve Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$876	\$0	\$308	\$308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1,491
Insurance- Property & Casualty	\$19,293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	19,293
Sidewalk Repair	\$0	\$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	\$0
<b>Total Field</b>	<b>\$29,615</b>	<b>\$9,446</b>	<b>\$9,753</b>	<b>\$9,753</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>58,568</b>
<b>Total Expenditures</b>	<b>\$62,382</b>	<b>\$15,893</b>	<b>\$15,171</b>	<b>\$15,682</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>109,128</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$60,888)</b>	<b>\$4,871</b>	<b>\$57,309</b>	<b>\$147,592</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>148,885</b>

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b><u>Revenues</u></b>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$0	\$133,137	\$303,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$436,391
Developer Contributions - Phase 7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Miscellaneous Income and Discounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$133,137</b>	<b>\$303,253</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>\$436,391</b>
<b><u>Administrative Expenditures</u></b>													
Tax Collector Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Trustee Fees	\$7,590	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	7,590
Dissemination Agent	\$1,676	\$676	\$676	\$676	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3,704
Postage and Freight	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Attorney Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
<b>Total Administrative</b>	<b>\$9,266</b>	<b>\$676</b>	<b>\$676</b>	<b>\$676</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>11,294</b>
<b><u>Field Expenditures</u></b>													
Professional Fees	\$1,800	\$1,800	\$1,800	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	6,600
Landscape Maintenance	\$23,134	\$22,449	\$26,735	\$24,216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	96,535
Electricity- Streetlights	\$2,756	\$2,756	\$2,950	\$3,276	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	11,739
Electricity- Irrigation/Signs	\$63	\$63	\$63	\$136	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	325
Utility- Irrigation	\$1,408	\$1,558	\$1,821	\$932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	5,719
R&M- Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
R&M Storm Water- Pond	\$3,461	\$3,461	\$3,461	\$3,461	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	13,845
Insurance-Property & Casualty	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Repairs and Maintenance	\$0	\$2,250	\$0	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	3,750
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Interfund Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
<b>Total Field</b>	<b>\$32,623</b>	<b>\$34,338</b>	<b>\$36,831</b>	<b>\$34,722</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>138,513</b>
<b><u>Reserves</u></b>													
Roadway Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
<b>Total Reserves</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	-
<b>Total Expenditures</b>	<b>\$41,889</b>	<b>\$35,014</b>	<b>\$37,507</b>	<b>\$35,398</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>149,807</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$41,889)</b>	<b>(\$35,014)</b>	<b>\$95,630</b>	<b>\$267,856</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>286,583</b>

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b><u>Revenues</u></b>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$0	\$105,282	\$239,805	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$345,086
Developer Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$105,282</b>	<b>\$239,805</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>\$345,086</b>
<b><u>Administrative Expenditures</u></b>													
Tax Collector Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
Trustee Fees	\$1,010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,010
Dissemination Agent	\$225	\$225	\$225	\$225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$901
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	\$152	\$75	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$227
<b>Total Administrative</b>	<b>\$1,235</b>	<b>\$225</b>	<b>\$377</b>	<b>\$300</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>\$2,138</b>
<b><u>Field Expenditures</u></b>													
Professional Fees	\$600	\$600	\$600	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
Landscape Maintenance	\$11,667	\$15,473	\$16,326	\$19,013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,480
Electricity- Streetlights	\$0	\$6,138	\$12,592	\$7,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,159
Electricity- Irrigation/Signs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
Utility- Irrigation	\$3,050	\$3,767	\$3,442	\$5,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,276
R&M- Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
R&M Storm Water- Pond	\$1,313	\$1,313	\$1,313	\$1,313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,252
Insurance-Property & Casualty	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
Repairs and Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
<b>Total Field</b>	<b>\$16,630</b>	<b>\$27,291</b>	<b>\$34,273</b>	<b>\$33,972</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>\$112,167</b>
<b><u>Reserves</u></b>													
Roadway Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
<b>Total Reserves</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$-</b>
<b>Total Expenditures</b>	<b>\$17,866</b>	<b>\$27,516</b>	<b>\$34,650</b>	<b>\$34,273</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>\$114,305</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$17,866)</b>	<b>(\$27,516)</b>	<b>\$70,631</b>	<b>\$205,532</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>\$230,781</b>

Palm Coast Park CDD  
General Fund- Somerset  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
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Revenues

Operations and Maintenance Assessments- Tax Roll	\$0	\$0	\$43,373	\$98,792	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142,165
Developer Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
Miscellaneous Income	\$0	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
<b>Total Revenues</b>	<b>\$0</b>	<b>\$1,500</b>	<b>\$43,373</b>	<b>\$98,792</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>\$143,665</b>

Administrative Expenditures

Tax Collector Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
Trustee Fees	\$3,547	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,547
Dissemination Agent	\$225	\$225	\$225	\$225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$901
Postage and Freight	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
Attorney Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
<b>Total Administrative</b>	<b>\$3,772</b>	<b>\$225</b>	<b>\$225</b>	<b>\$225</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>\$4,448</b>

Field Expenditures

Professional Fees	\$600	\$600	\$600	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400
Landscape Maintenance	\$4,781	\$4,781	\$4,781	\$6,473	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,816
Electricity- Streetlights	\$787	\$787	\$920	\$968	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,461
Electricity- Irrigation/Signs	\$117	\$74	\$76	\$90	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$357
Electricity - Fountain	\$28	\$403	\$438	\$751	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,620
Utility- Irrigation	\$966	\$1,024	\$947	\$826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,763
R&M- Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
R&M Storm Water- Pond	\$445	\$445	\$445	\$445	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,781
Insurance-Property & Casualty	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
Repairs and Maintenance	\$1,625	\$0	\$0	\$6,836	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,460
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
<b>Total Field</b>	<b>\$9,349</b>	<b>\$8,114</b>	<b>\$8,207</b>	<b>\$16,988</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>\$42,659</b>

Reserves

Roadway Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$-
<b>Total Reserves</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$-</b>
<b>Total Expenditures</b>	<b>\$13,121</b>	<b>\$8,340</b>	<b>\$8,433</b>	<b>\$17,213</b>	<b>\$0</b>	$0	$0	$0	$0	$0	$0	$0	<b>\$47,107</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$13,121)</b>	<b>(\$6,840)</b>	<b>\$34,940</b>	<b>\$81,579</b>	$0	$0	$0	$0	$0	$0	$0	<b>\$0</b>	<b>\$96,558</b>

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

<b>Series 2006 Special Assessment Bonds</b>	
Interest Rate:	5.70%
Maturity Date:	5/1/37
Reserve Fund Definition:	6.966 % Outstanding
Reserve Fund Requirement:	\$ 1,052,911
Reserve Fund Balance:	\$ 1,057,436
 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)
Less: May 1, 2024 (Mandatory)	\$ (940,000)
Less: May 1, 2024 (Special Call)	\$ (15,000)
Less: November 1, 2024 (Special Call)	\$ (1,255,000)
Less: May 1, 2025 (Mandatory)	\$ (860,000)
Less: May 1, 2025 (Special Call)	\$ (10,000)
Less: November 1, 2025 (Special Call)	\$ (65,000)
 Current Bonds Outstanding	 \$ 15,115,000

<b>Series 2019 Special Assessment Bonds</b>	
Interest Rate:	3.4% - 4.3%
Maturity Date:	5/1/50
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 145,564
Reserve Fund Balance:	\$ 145,530
 Bonds Outstanding- 12/04/19	 \$ 3,770,000
Less: May 1, 2021 (Mandatory)	\$ (40,000)
Less: May 1, 2022 (Mandatory)	\$ (40,000)
Less: May 1, 2023 (Mandatory)	\$ (40,000)
Less: May 1, 2024 (Mandatory)	\$ (40,000)
Less: May 1, 2025 (Mandatory)	\$ (45,000)
 Current Bonds Outstanding	 \$ 3,565,000

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

<b>Series 2021 Special Assessment Bonds- Spring Lake Tracts 2 &amp; 3</b>	
Interest Rate:	2.4-4.0%
Maturity Date:	5/1/52
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 271,395
Reserve Fund Balance:	\$ 271,395
Bonds Outstanding- 12/23/2021	\$ 8,065,000
Less: May 1, 2023 (Mandatory)	\$ (105,000)
Less: May 1, 2024 (Mandatory)	\$ (110,000)
Less: May 1, 2025 (Mandatory)	\$ (110,000)
 Current Bonds Outstanding	\$ 7,740,000

<b>Series 2022 Special Assessment Bonds- Sawmill Branch Phase 2</b>	
Interest Rate:	4.15-5.125%
Maturity Date:	5/1/51
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 200,846
Reserve Fund Balance:	\$ 200,846
Bonds Outstanding- 6/10/2022	\$ 12,225,000
Less: May 1, 2023 (Mandatory)	\$ (200,000)
Less: May 1, 2024 (Mandatory)	\$ (210,000)
Less: May 1, 2025 (Mandatory)	\$ (220,000)
 Current Bonds Outstanding	\$ 11,595,000

<b>Series 2023 Special Assessment Bonds- Somerset</b>	
Interest Rate:	4.7-5.6%
Maturity Date:	5/1/53
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 209,730
Reserve Fund Balance:	\$ 209,730
Bonds Outstanding- 7/13/23	\$ 6,145,000
Less: May 1, 2024 (Mandatory)	\$ (90,000)
Less: May 1, 2025 (Mandatory)	\$ (95,000)
 Current Bonds Outstanding	\$ 5,960,000

<b>Series 2024 Special Assessment Bonds- Sawmill Branch - Phase 7</b>	
Interest Rate:	4.375-5.33%
Maturity Date:	5/1/55
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 308,305
Reserve Fund Balance:	\$ 308,305
Bonds Outstanding- 8/08/24	\$ 9,345,000
 Current Bonds Outstanding	\$ 9,345,000

**PALM COAST PARK  
COMMUNITY DEVELOPMENT DISTRICT**

## SPECIAL ASSESSMENTS FY2026 RECEIPTS

**Certified to Tax Collector**

**GROSS ASSESSMENTS**      \$ 6,013,567    \$ 1,817,238    \$ 209,231    \$ 422,102    \$ 854,665    \$ 446,236    \$ 655,967    \$ 479,793    \$ 606,738    \$ 197,660    \$ 323,938  
**NET ASSESSMENTS**      \$ 5,652,753    \$ 1,708,204    \$ 196,677    \$ 396,776    \$ 803,385    \$ 419,462    \$ 616,609    \$ 451,005    \$ 570,334    \$ 185,800    \$ 304,502

0.302189708 0.034793085 0.070191614 0.14212276 0.074204855 0.109081208 0.079785029 0.100894903 0.032868956 0.053867882