

*Palm Coast Park
Community Development District
Agenda*

August 21, 2026

AGENDA

Palm Coast Park

Community Development District

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

August 13, 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, August 21, 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 June 19, 2026 Meeting
4. Public Hearing
 - A. Consideration of Resolution 2026-12 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2026-13 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2026
6. Consideration of Sawmill Branch Phase 3 Acquisition and Conveyance Package and Related Series 2026 Requisition
7. Consideration of Data Sharing and Usage Agreement with Flagler County Property Appraiser
8. Consideration of Interlocal Agreement for Traffic Enforcement of District Roadways
9. Consideration of Approval of US 1 Bridges 1-8 and 11-13 Pressure Wash Proposal
10. Ratification
 - A. Approval of US 1 Bridges 9-10 Pressure Wash Proposal
 - B. Approval of Somerset Phase 2 Fountain Repair Proposal
 - C. Requisition #318 Special Assessment Bonds Series 2006
11. District Goals and Objectives
 - A. Adoption of Fiscal Year 2027 Goals and Objectives
 - B. Presentation of Fiscal Year 2026 Goals and Objectives and Authorization to Chairman to Execute Final Version
12. 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
 - iii. Approval of Fiscal Year 2027 Meeting Schedule

13. Other Business
14. Supervisor's Requests
15. 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, **June 19, 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:

Ken Belshe
Jeff Hobson
Bob Porter
Heather Allen

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jeremy LeBrun
Michael Chiumento
Clint Smith

District Manager, GMS
District Counsel
Field

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun opened the public comment period and asked that speakers state their name and address and keep their comments to three minutes. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 15, 2026 Meeting

Mr. LeBrun presented the minutes of the May 15, 2026 Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, the Minutes of the May 15, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2025 Audit Report

Mr. Lebrun presented the Fiscal Year 2025 Audit for and noted it was a clean audit. He asked the Board for a motion to accept the audit.

On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.
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FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Chiumento stated that the interlocal agreement with the city and sheriff's office is nearly complete. The remaining issue is confirming insurance coverage with the manager. Once that is resolved, the agreement is expected to be ready for consideration by the Board, city, and sheriff the following month.

B. Engineer and Maintenance Report

i. Annual Engineers Report

Mr. LeBrun stated that the engineer had completed the required annual inspection, and the report was included in the agenda package. It is required each year for the District's bonds. He stated the inspection looked good and that funding appeared to be properly allocated.

On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, the Annual Engineers Report, was approved.
--

Mr. Smith reported that the approved pathway bench locations had been reduced in cost from about \$12,000 each to about \$9,000 each by removing one trash can and redesigning the

pads. The benches and trash cans had been ordered, and the pads were scheduled to be installed the next day.

The discussion then moved to hog control. The Board confirmed the work was eligible to be paid from the construction account, and Mr. Smith noted a letter confirmed the improvements were consistent with the original estimate. The trapper had been working on properties with license agreements, including Belshe's and Douglas's properties, and had just received access for the Dreamfinders property, where most of the hogs were located. A possible hog issue behind Sawmill Creek was also discussed, with staff planning to follow up on ownership, agreements, and insurance documentation.

Mr. Smith reported that the city planned to demolish the roundabout at the end of Matanzas Woods Parkway and asked whether the District wanted anything from it, such as palm trees or wall materials. No one expressed interest, but the Board appreciated the notice. Mr. Smith stated the sidewalk grinding work was confirmed complete on both sides.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun presented the check register. There were no Board questions.

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

ii. Balance Sheet and Income Statement

Mr. LeBrun presented the balance sheet and income statement. The unaudited financials are presented through May 31, 2026. No Board action is required; this item is for informational purposes only.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun asked for a motion of approval.

On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2026-12

THE ANNUAL APPROPRIATION RESOLUTION OF THE PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (“**Board**”) of the Palm Coast Park Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Palm Coast Park Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026/2027, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$_____
GENERAL FUND – SAWMILL	\$_____
GENERAL FUND – SPRING LAKE REVERIE	\$_____
GENERAL FUND – SOMERSET	\$_____
DEBT SERVICE FUND – SERIES 2006	\$_____
DEBT SERVICE FUND – SERIES 2019	\$_____
DEBT SERVICE FUND – SERIES 2021	\$_____
DEBT SERVICE FUND – SERIES 2022	\$_____
DEBT SERVICE FUND – SERIES 2023	\$_____
DEBT SERVICE FUND – SERIES 2024	\$_____
CAPITAL RESERVE FUND – GENERAL FUND	\$_____
CAPITAL RESERVE FUND – SAWMILL	\$_____
CAPITAL RESERVE FUND – SPRING LAKE REVERIE	\$_____

CAPITAL RESERVE FUND – SOMERSET \$ _____

TOTAL ALL FUNDS \$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21TH DAY OF AUGUST, 2026.

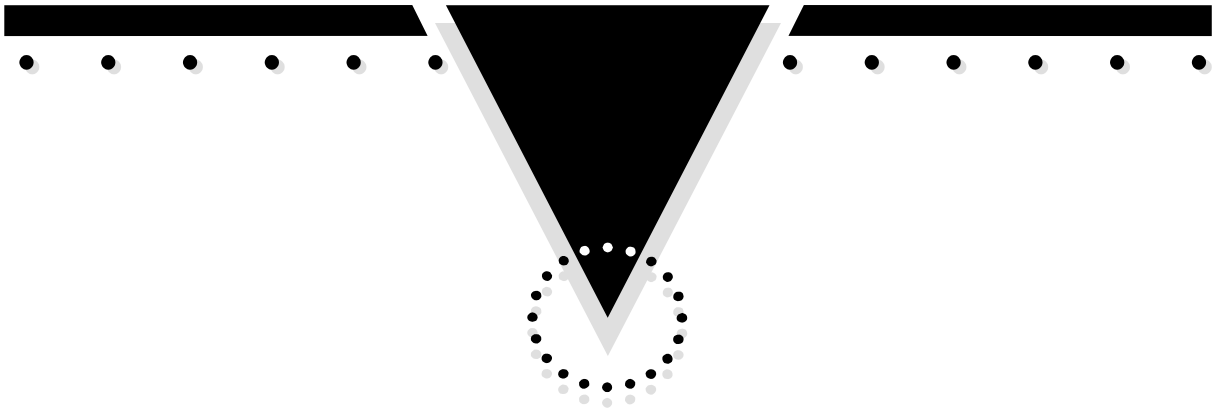
ATTEST:

**PALM COAST PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____



Palm Coast Park

Community Development District

Approved Proposed Budget

FY 2027



**Palm Coast Park
Community Development District**

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**Palm Coast Park
Community Development District
General Fund**

	Adopted Budget FY 2026	Actual thru 7/31/26	Projected Next 2 Months	Total Projected @ 9/30/26	Approved Budget FY 2027
Revenues					
Operations and Maintenance Assessments- Tax Roll	\$ 304,487	\$ 327,028	\$ -	\$ 327,028	\$ 297,425
Interest Earnings - SBA	\$ 9,151	\$ 15,280	\$ 2,500	\$ 17,780	\$ 12,500
Total Revenues	\$ 313,638	\$ 342,308	\$ 2,500	\$ 344,808	\$ 309,925
Expenditures					
Administrative Expenditures					
Supervisors Fees	\$ 12,000	\$ 6,000	\$ 2,000	\$ 8,000	\$ 12,000
FICA Taxes	\$ 924	\$ 459	\$ 154	\$ 613	\$ 924
Arbitrage	\$ 600	\$ -	\$ 600	\$ 600	\$ 600
Dissemination Agent	\$ 2,704	\$ 2,353	\$ 450	\$ 2,803	\$ 2,500
Assessment Administration	\$ 5,732	\$ 5,732	\$ -	\$ 5,732	\$ 5,000
Engineering	\$ 7,980	\$ 3,860	\$ 772	\$ 4,632	\$ 7,980
Attorney Fees	\$ 12,000	\$ 19,275	\$ 3,855	\$ 23,130	\$ 12,000
Management Fees	\$ 48,148	\$ 40,123	\$ 8,024	\$ 48,147	\$ 45,000
Website Maintenance & Hosting	\$ 1,599	\$ 1,147	\$ 230	\$ 1,377	\$ 1,679
Website/Information Technology	\$ 1,377	\$ 2,885	\$ 266	\$ 3,151	\$ 1,446
Trustee Fees	\$ 4,500	\$ 4,795	\$ -	\$ 4,795	\$ 4,500
Annual Audit	\$ 12,000	\$ 11,200	\$ -	\$ 11,200	\$ 12,000
Postage and Freight	\$ 4,000	\$ 3,754	\$ 751	\$ 4,505	\$ 4,000
Insurance- General Liability	\$ 9,050	\$ 9,200	\$ -	\$ 9,200	\$ 10,121
Printing and Binding	\$ 2,000	\$ 930	\$ 186	\$ 1,116	\$ 2,000
Legal Advertising	\$ 1,200	\$ 393	\$ 600	\$ 993	\$ 1,200
Contingency	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Office Supplies	\$ 450	\$ 132	\$ 26	\$ 158	\$ 450
Meeting Room Rental	\$ 1,200	\$ 1,668	\$ 334	\$ 2,002	\$ 2,250
Dues & Licenses	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administration Subtotal	\$ 128,638	\$ 114,081	\$ 18,748	\$ 132,829	\$ 126,825
Field Expenditures					
Professional Services	\$ 18,000	\$ 15,000	\$ 3,000	\$ 18,000	\$ 18,000
Landscape Maintenance	\$ 100,000	\$ 79,459	\$ 15,892	\$ 95,351	\$ 100,000
Preserve Management	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Repairs & Maintenance	\$ 20,000	\$ 10,145	\$ 2,029	\$ 12,174	\$ 20,000
Insurance- Property & Casualty	\$ 22,000	\$ 19,293	\$ -	\$ 19,293	\$ 22,000
Sidewalk Repair	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000
Contingency	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 1,100
Field Subtotal	\$ 185,000	\$ 123,897	\$ 33,421	\$ 157,318	\$ 183,100
Reserves					
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 313,638	\$ 237,978	\$ 52,169	\$ 290,147	\$ 309,925
Excess Revenues/ (Expenditures)	\$ -	\$ 104,330	\$ (49,669)	\$ 54,661	\$ -

FY27	Units	ERU	Total ERUs	ERU %	Gross Per Unit	Gross Assessments
Land Use						
Residential	5841	2	11682	84%	\$45.27	\$264,427
Office	312	1.25	390	3%	\$28.29	\$8,828
Retail	821	1.5	1231.5	9%	\$33.94	\$27,876
Industrial	600	1	600	4%	\$22.64	\$13,581
Institutional	75	1	75	1%	\$22.64	\$1,698
Net Assessments			13978.5	100%		\$ 297,425
Add: Discounts and Collections (6%)						\$18,985
Gross Annual Assessment	7649					\$316,409

FY26	Units	ERU	Total ERUs	ERU %	Gross Per Unit	Gross Assessments
Land Use						
Residential	5841	2	11682	84%	\$46.35	\$270,705.78
Office	312	1.25	390	3%	\$28.97	\$9,037.43
Retail	821	1.5	1231.5	9%	\$34.75	\$28,537.42
Industrial	600	1	600	4%	\$23.17	\$13,903.74
Institutional	75	1	75	1%	\$23.17	\$1,737.97
Net Assessments			13978.5	100%		\$ 304,487
Add: Discounts and Collections (6%)						\$19,435
Gross Annual Assessment	7649					\$323,922

Palm Coast Park

Community Development District

General Fund Budget

Revenues:

Maintenance Assessments

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the Fiscal Year.

Administrative Expenditures:

Supervisors Fees

The amount paid to each supervisor for the time devoted to District business and meetings is determined by Chapter 190, Florida Statutes, at \$200 per meeting.

FICA Expense

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

Arbitrage

The District is required to have an arbitrage rebate calculation on the District's Series 2006 Special Assessment Revenue Bonds.

Dissemination Agent

The District is required by the Securities and Exchange Commission to comply Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. In the event of an Optional Redemption, an additional \$100 is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

Engineering Services

The District's engineer, Alliant, will be providing general engineering services to the District, which includes preparation and attendance of monthly board meetings.

Attorney Fees

The District's legal counsel, Chiumento Law, PLLC, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

Management Consulting Services

The District has contracted with GMS-CF, LLC to provide Accounting and Administrative Services for the District in accordance with the Management Agreement. The services include, but are not limited to, attendance of monthly board meetings, recording and transcription of board meetings, administrative services, budget preparation, financial reporting, annual audits, etc.

Palm Coast Park

Community Development District

General Fund Budget

Website Maintenance

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services, and servers, security, accounting software, etc. Also includes the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Trustee Fees

The District will pay annual trustee fees to US Bank, N.A. for the Series 2006 Special Assessment Revenue Bonds.

Annual Audit

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired Grau & Associates to prepare the audit of the financials records.

Postage and Freight

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior years cost.

Insurance (Liability, Property, & Casualty)

Annual insurance policy for Liability, Property, and Casualty.

Printing and Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Tax Collector Fees

Estimated cost to Flagler County Tax Collector for administrative costs.

Contingency

Bank charges and any additional miscellaneous expenses that are incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the Fiscal Year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Palm Coast Park

Community Development District

General Fund Budget

Meeting Room Rental

Annual room rental costs to host the monthly BOS Meetings.

Dues, License, & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce of \$175. This is the only expense under this category for the District.

Field Expenditures:

Professional Services

The District is in contract with Clint Smith Consulting, LLC for services for the administration of field operations of the District and its contractors.

Landscape Maintenance

The District currently has a contract with Yellowstone Landscape, Inc. to provide landscape management of the common areas within the District.

Preserve Management

The District contracted with Vanasse Hangen Brustlin, Inc. (VHB) for Gopher Tortoise Preserve Land Management.

Repairs and Maintenance

Projected expenditures for repairs and maintenance in the common areas.

Insurance (Liability, Property, & Casualty)

Annual insurance policy for Liability, Property, and Casualty.

Contingency

Represents any additional field expenditures that may not have been budgeted.

Reserves:

Capital Reserve

Funds transfer out to Capital Projects fund for repairs and replacement of District owned capital assets.

Palm Coast Park
Community Development District
General Fund- Sawmill Subdivision

	Adopted Budget FY 2026	Actual thru 7/31/26	Projected Next 2 Months	Total Projected @ 9/30/26	Approved Budget FY 2027
Revenues					
Operations and Maintenance Assessments	\$ 568,681	\$ 576,262	\$ -	\$ 576,262	\$ 833,180
Interest Earnings - SBA	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Total Revenues	\$ 568,681	\$ 576,262	\$ -	\$ 576,262	\$ 838,180
Expenditures					
<u>Administrative Expenditures</u>					
Arbitrage	\$ 1,800	\$ 900	\$ -	\$ 900	\$ 2,400
Trustee Fees	\$ 13,500	\$ 12,402	\$ -	\$ 12,402	\$ 18,000
Management Fee	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Assessment Roll	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Dissemination Agent	\$ 9,111	\$ 7,968	\$ 1,352	\$ 9,320	\$ 10,000
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Postage and Freight	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 2,000
Attorney Fees	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 4,000
Other Current Charges	\$ 750	\$ -	\$ 250	\$ 250	\$ 1,000
Administration Subtotal	\$ 29,661	\$ 21,270	\$ 3,852	\$ 25,122	\$ 50,400
<u>Field Expenditures</u>					
Professional Fees	\$ 21,600	\$ 18,000	\$ 3,600	\$ 21,600	\$ 28,800
Landscape Maintenance	\$ 282,000	\$ 241,636	\$ 44,898	\$ 286,534	\$ 432,000
Electricity- Streetlights	\$ 52,000	\$ 32,369	\$ 6,474	\$ 38,843	\$ 86,560
Electricity- Irrigation/Signs	\$ 3,000	\$ 968	\$ 194	\$ 1,162	\$ 4,000
Utility- Irrigation	\$ 58,550	\$ 19,364	\$ 3,873	\$ 23,237	\$ 76,050
R&M- Signage	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 5,500
R&M Storm Water- Pond	\$ 45,800	\$ 34,612	\$ 6,922	\$ 41,534	\$ 65,800
Insurance- Property & Casualty	\$ 5,000	\$ -	\$ -	\$ -	\$ 7,500
Repairs and Maintenance	\$ 12,500	\$ 4,960	\$ 992	\$ 5,952	\$ 20,000
Contingency	\$ 15,000	\$ -	\$ -	\$ -	\$ 20,000
Field Subtotal	\$ 497,450	\$ 351,909	\$ 67,952	\$ 419,861	\$ 746,210
<u>Reserves</u>					
Operating Transfer Out - Capital Reserve	\$ 41,570	\$ 41,570	\$ -	\$ 41,570	\$ 41,570
Total Reserves	\$ 41,570	\$ 41,570	\$ -	\$ 41,570	\$ 41,570
Total Expenditures	\$ 568,681	\$ 414,749	\$ 71,804	\$ 486,553	\$ 838,180
Excess Revenues/ (Expenditures)	\$ -	\$ 161,513	\$ (71,804)	\$ 89,709	\$ -

Description	Units	FY 2026	FY 2027
		Assessments	Assessments
Net Annual Assessment		\$568,681	\$833,180
Add: Discounts and Collections (6%)		\$38,057	\$53,182
Gross Assessment		\$606,738	\$886,362
Units		1,162	1,440
Gross Per Unit		\$ 522.15	\$ 615.53

Palm Coast Park

Community Development District

Sawmill Subdivision Budget

Revenues:

Maintenance Assessments

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the Fiscal Year.

Administrative Expenditures:

Arbitrage

The District is required to have an arbitrage rebate calculation on the District's Series 2019, 2021 and 2022 Special Assessment Revenue Bonds.

Trustee Fees

The District will pay annual trustee fees to US Bank, N.A. for the Series 2019, 2021, 2022 and 2026 Special Assessment Revenue Bonds.

Dissemination Agent

The District is required by the Securities and Exchange Commission to comply Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. In the event of an Optional Redemption, an additional \$100 is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

Postage and Freight

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior years cost.

Attorney Fees

The District's legal counsel, Chiumento Law, PLLC, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

Field Expenditures:

Professional Services

The District is in contract with Clint Smith Consulting, LLC for services for the administration of its contractors.

Palm Coast Park

Community Development District

Sawmill Subdivision Budget

Landscape Maintenance

The District currently has a contract with Yellowstone Landscape, Inc. to provide landscape management of the Sawmill Subdivisions.

Electricity - Streetlights

Electrical service provided by Florida Power & Light for the streetlights.

Electricity-Irrigation/Signs

Electrical use to run the signage lighting and the irrigation controllers.

Utility-Irrigation

Water use for the irrigation system in the Sawmill Subdivisions.

R&M- Signage

Represents pressure washing signs within the Sawmill Subdivisions.

R&M Storm Water- Pond

The District currently has a contract with Solitude Lake Management to provide aquatic maintenance of the ponds.

Insurance (Liability, Property, & Casualty)

Annual insurance policy for Liability, Property, and Casualty.

Repairs and Maintenance

Represents any additional expenditures that may not have been budgeted.

Reserves - Roadways

Roadway improvement expenses that are projected to occur in the future are appropriated with this account.

Palm Coast Park
Community Development District
General Fund- Spring Lake Reverie

	Amended Budget FY 2026	Actual thru 7/31/26	Projected Next 2 Months	Total Projected @ 9/30/26	Approved Budget FY 2027
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Revenues

Operations and Maintenance Assessments	\$ 452,789	\$ 455,693	\$ -	\$ 455,693	\$ 450,950
Developer Contributions	\$ 63,000				
Interest Earnings - SBA	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 3,000

Total Revenues	\$ 515,789	\$ 455,693	\$ -	\$ 455,693	\$ 453,950
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Expenditures

Administrative Expenditures

Arbitrage	\$ 600	\$ 450	\$ -	\$ 450	\$ 600
Trustee Fees	\$ 4,500	\$ 4,344	\$ -	\$ 4,344	\$ 4,500
Management Fee	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Assessment Roll	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Dissemination Agent	\$ 2,704	\$ 2,253	\$ 450	\$ 2,703	\$ 2,839
Postage and Freight	\$ 750	\$ -	\$ 375	\$ 375	\$ 750
Attorney Fees	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Other Current Charges	\$ 250	\$ 227	\$ 45	\$ 272	\$ 250

Administration Subtotal	\$ 9,804	\$ 7,274	\$ 1,370	\$ 8,644	\$ 13,439
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Field Expenditures

Professional Fees	\$ 7,200	\$ 6,000	\$ 1,200	\$ 7,200	\$ 7,200
Landscape Maintenance	\$ 275,000	\$ 174,346	\$ 35,151	\$ 209,497	\$ 212,000
Electricity- Streetlights	\$ 62,000	\$ 63,149	\$ 12,630	\$ 75,779	\$ 62,000
Electricity- Irrigation/Signs	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Utility- Irrigation	\$ 35,000	\$ 40,951	\$ 8,190	\$ 49,141	\$ 50,000
R&M- Signage	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
R&M Storm Water- Pond	\$ 15,600	\$ 13,131	\$ 2,626	\$ 15,757	\$ 15,600
Insurance- Property & Casualty	\$ 12,500	\$ -	\$ -	\$ -	\$ 6,250
Repairs and Maintenance	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 4,000
Contingency	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 1,500
Stormwater Fee	\$ 46,185	\$ 41,961	\$ -	\$ 41,961	\$ 41,961

Field Subtotal	\$ 467,985	\$ 339,538	\$ 67,047	\$ 406,585	\$ 402,511
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Reserves

Capital Reserve	\$ 38,000	\$ 38,000	\$ -	\$ 38,000	\$ 38,000
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Total Reserves	\$ 38,000	\$ 38,000	\$ -	\$ 38,000	\$ 38,000
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Total Expenditures	\$ 515,789	\$ 384,812	\$ 68,417	\$ 453,229	\$ 453,950
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Excess Revenues/ (Expenditures)	\$ -	\$ 70,881	\$ (68,417)	\$ 2,464	\$ -
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Description	FY 2026 Assessments	FY 2027 Assessments
Net Annual Assessment	\$452,789	\$450,950
Add: Discounts and Collections (6%)	\$18,112	\$28,784
Gross Assessment	\$479,793	\$479,734
Units	421	421
Gross Per Unit	\$ 1,139.65	\$ 1,139.51

Palm Coast Park

Community Development District

Spring Lake Reverie Budget

Revenues:

Maintenance Assessments

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the Fiscal Year.

Administrative Expenditures:

Arbitrage

The District is required to have an arbitrage rebate calculation on the District's Series 2019, 2021 and 2022 Special Assessment Revenue Bonds.

Trustee Fees

The District will pay annual trustee fees to US Bank, N.A. for the Series 2019, 2021 and 2022 Special Assessment Revenue Bonds.

Dissemination Agent

The District is required by the Securities and Exchange Commission to comply Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. In the event of an Optional Redemption, an additional \$100 is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

Postage and Freight

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior years cost.

Attorney Fees

The District's legal counsel, Chiumento Law, PLLC, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

Field Expenditures:

Professional Services

The District is in contract with Clint Smith Consulting, LLC for services for the administration of its contractors.

Landscape Maintenance

The District currently has a contract with Yellowstone Landscape, Inc. to provide landscape management of Spring Lake Reverie.

Palm Coast Park

Community Development District

Spring Lake Reverie Budget

Electricity - Streetlights

Electrical service provided by Florida Power & Light for the streetlights.

Electricity-Irrigation/Signs

Electrical use to run the signage lighting and the irrigation controllers.

Utility-Irrigation

Water use for the irrigation system in Spring Lake Reverie.

R&M- Signage

Represents pressure washing signs within Spring Lake Reverie.

R&M Storm Water- Pond

The District currently has a contract with Solitude Lake Management to provide aquatic maintenance of the ponds.

Insurance (Liability, Property, & Casualty)

Annual insurance policy for Liability, Property, and Casualty.

Repairs and Maintenance

Projected expenditures for repairs and maintenance in the common areas.

Contingency

Represents any additional expenditures that may not have been budgeted.

Stormwater Fee

Fees required to be paid to the City of Palm Coast related to stormwater runoff.

Reserves - Roadways

Roadway improvement expenses that are projected to occur in the future are appropriated with this account.

Palm Coast Park
Community Development District
General Fund- Somerset

Adopted Budget FY 2026	Actual thru 7/31/26	Projected Next 2 Months	Total Projected @ 9/30/26	Approved Budget FY 2027
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Revenues

Operations and Maintenance Assessments	\$ 187,937	\$ 187,731	\$ 206	\$ 187,937	\$ 185,800
Developer Contributions	\$ 22,717	\$ -	\$ 22,717	\$ 22,717	\$ 22,638
Miscellaneous Income	\$ -	\$ 1,500	\$ -	\$ 1,500	\$ -
Interest Earnings - SBA	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 2,500

Total Revenues	\$ 210,654	\$ 189,231	\$ 24,173	\$ 213,404	\$ 210,938
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Expenditures

Administrative Expenditures

Arbitrage	\$ 600	\$ -	\$ 600	\$ 600	\$ 600
Trustee Fees	\$ 4,500	\$ 3,547	\$ -	\$ 3,547	\$ 4,500
Management Fee	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Assessment Roll	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Dissemination Agent	\$ 2,704	\$ 2,253	\$ 450	\$ 2,703	\$ 2,839
Postage and Freight	\$ 750	\$ -	\$ 375	\$ 375	\$ 750
Attorney Fees	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Other Current Charges	\$ 250	\$ -	\$ 125	\$ 125	\$ 250

Administration Subtotal	\$ 9,804	\$ 5,800	\$ 2,050	\$ 7,850	\$ 13,439
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Field Expenditures

Professional Fees	\$ 7,200	\$ 6,000	\$ 1,200	\$ 7,200	\$ 7,200
Landscape Maintenance	\$ 80,000	\$ 59,270	\$ 9,562	\$ 68,832	\$ 80,000
Electricity- Streetlights	\$ 8,000	\$ 15,196	\$ 3,039	\$ 18,235	\$ 11,000
Electricity- Irrigation/Signs	\$ 12,000	\$ 836	\$ 167	\$ 1,003	\$ 5,000
Electricity- Fountain	\$ 5,000	\$ 7,285	\$ 1,457	\$ 8,742	\$ 8,000
Utility- Irrigation	\$ 26,350	\$ 9,515	\$ 1,903	\$ 11,418	\$ 25,000
R&M- Signage	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
R&M Storm Water- Pond	\$ 8,000	\$ 5,238	\$ 890	\$ 6,128	\$ 9,000
Insurance- Property & Casualty	\$ 5,000	\$ -	\$ -	\$ -	\$ 3,000
Repairs and Maintenance	\$ 5,000	\$ 9,566	\$ 1,913	\$ 11,479	\$ 5,000
Contingency	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Stormwater Fee	\$ 23,300	\$ -	\$ 23,300	\$ 23,300	\$ 23,300

Field Subtotal	\$ 185,850	\$ 112,906	\$ 45,182	\$ 158,088	\$ 182,500
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Reserves

Capital Reserve	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ 15,000
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Total Reserves	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ 15,000
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Total Expenditures	\$ 210,654	\$ 133,706	\$ 47,232	\$ 180,938	\$ 210,938
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Excess Revenues/ (Expenditures)	\$ -	\$ 55,525	\$ (23,059)	\$ 32,466	\$ -
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Description	FY 2026 Assessments	FY 2027 Assessments
Net Annual Assessm	\$187,937	\$185,800
Add: Discounts (and Collections (6%))	\$9,724	\$11,860
Gross Assessment	\$197,660	\$197,660
Units	272	272
Gross Per Unit	\$ 726.69	\$ 726.69

Palm Coast Park

Community Development District

Somerset Budget

Revenues:

Maintenance Assessments

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the Fiscal Year.

Administrative Expenditures:

Arbitrage

The District is required to have an arbitrage rebate calculation on the District's Series 2019, 2021 and 2022 Special Assessment Revenue Bonds.

Trustee Fees

The District will pay annual trustee fees to US Bank, N.A. for the Series 2019, 2021 and 2022 Special Assessment Revenue Bonds.

Dissemination Agent

The District is required by the Securities and Exchange Commission to comply Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. In the event of an Optional Redemption, an additional \$100 is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

Postage and Freight

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior years cost.

Attorney Fees

The District's legal counsel, Chiumento Law, PLLC, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

Field Expenditures:

Professional Services

The District is in contract with Clint Smith Consulting, LLC for services for the administration of its contractors.

Landscape Maintenance

The District currently has a contract with Yellowstone Landscape, Inc. to provide landscape management of Somerset.

Palm Coast Park

Community Development District

Somerset Budget

Electricity - Streetlights

Electrical service provided by Florida Power & Light for the streetlights.

Electricity-Irrigation/Signs

Electrical use to run the signage lighting and the irrigation controllers.

Electricity-Fountain

Electrical use to run the fountain.

Utility-Irrigation

Water use for the irrigation system in Somerset.

R&M- Signage

Represents pressure washing signs within Somerset.

R&M Storm Water- Pond

The District currently has a contract with Solitude Lake Management to provide aquatic maintenance of the ponds.

Insurance (Liability, Property, & Casualty)

Annual insurance policy for Liability, Property, and Casualty.

Repairs and Maintenance

Projected expenditures for repairs and maintenance in the common areas.

Contingency

Represents any additional expenditures that may not have been budgeted.

Stormwater Fee

Fees required to be paid to the City of Palm Coast related to stormwater runoff.

Reserves - Roadways

Roadway improvement expenses that are projected to occur in the future are appropriated with this account.

Palm Coast Park
Community Development District
Debt Service Series 2006 - District Wide

	Adopted Budget FY 2026	Actuals Thru 7/31/26	Projected Next 2 Months	Total Projected @ 9/30/26	Approved Budget FY 2027
Revenues					
Special Assessments- Tax Roll (1)	\$ 1,708,193	\$ 1,725,958	\$ -	\$ 1,725,958	\$ 1,740,280
Special Assessments- Prepayment	\$ -	\$ 2,524	\$ -	\$ 2,524	\$ -
Interest Income	\$ 12,500	\$ 58,939	\$ 11,788	\$ 70,727	\$ 25,000
Carry Forward Surplus (2)	\$ 883,003	\$ 814,069	\$ -	\$ 814,069	\$ 736,058
Total Revenues	\$ 2,603,696	\$ 2,601,490	\$ 11,788	\$ 2,613,278	\$ 2,501,338
Expenditures					
Interfund Transfer Out	\$ 7,000	\$ 32,343	\$ 6,469	\$ 38,812	\$ 25,000
Series 2006					
Interest Expense 11/1	\$ 432,630	\$ 432,630	\$ -	\$ 432,630	\$ 404,843
Special Call 11/1	\$ -	\$ 65,000	\$ -	\$ 65,000	\$ -
Special Call 5/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal Expense 5/1	\$ 910,000	\$ 905,000	\$ -	\$ 905,000	\$ 955,000
Interest Expense 5/1	\$ 432,630	\$ 430,778	\$ -	\$ 430,778	\$ 404,843
Total Expenditures	\$ 1,782,260	\$ 1,870,751	\$ 6,469	\$ 1,877,220	\$ 1,789,685
Excess Revenues/(Expenditures)	\$ 821,436	\$ 730,739	\$ 5,319	\$ 736,058	\$ 711,653

(1) Maximum Annual Debt Service

Interest 11-1-27 \$ 377,625

(2) Net of Debt Service Reserve funds.

FY 2027						
Land Use	Units	ERU	Total ERUs	ERU %	Gross Per Unit	Gross Assessments
Residential	4517	2	9034	80%	\$ 328.97	\$ 1,485,958
Office	312	1	390	3%	\$ 205.61	\$ 64,149
Retail	821	2	1231.5	11%	\$ 246.73	\$ 202,563
Industrial	600	1	600	5%	\$ 164.49	\$ 98,691
Institutional	0	1	0	0%	\$ -	\$ -
Subtotal: Gross Assessments			11255.5	100%		\$ 1,851,362
Less Discounts and Collections (6%)						\$ (111,082)
Net Annual Assessment			6250			\$ 1,740,280

FY 2026			
Land Use	Units	Gross Per Unit	Gross Assessments
Residential	4518	\$ 322.85	\$ 1,458,624
Office	312	\$ 201.78	\$ 62,955
Retail	821	\$ 242.14	\$ 198,793
Industrial	600	\$ 161.42	\$ 96,854
Institutional	0	\$ -	\$ -
Subtotal: Gross Assessments			\$ 1,817,226
Less Discounts and Collections (6%)			\$ (109,034)
Net Annual Assessment			\$ 1,708,192
Variance			
Land Use	Units	Gross Per Unit	Gross Assessments
Residential	4518	\$ 6.12	\$ 27,651
Office	312	\$ 3.83	\$ 1,194
Retail	821	\$ 4.59	\$ 3,766
Industrial	600	\$ 3.07	\$ 1,839
Institutional	0	\$ -	\$ -
Subtotal: Gross Assessments			\$ 34,450

**Palm Coast Park
Community Development District
Special Assessment Bonds, Series 2006**

Period Ending	Principal Balance	Annual Principal	Interest	Annual Debt
11/01/26	\$ 14,205,000		\$ 404,842.50	\$ 404,842.50
05/01/27		\$ 955,000	\$ 404,842.50	
11/01/27	\$ 13,250,000		\$ 377,625.00	\$ 1,737,467.50
05/01/28		\$ 1,010,000	\$ 377,625.00	
11/01/28	\$ 12,240,000		\$ 348,840.00	\$ 1,736,465.00
05/01/29		\$ 1,070,000	\$ 348,840.00	
11/01/29	\$ 11,170,000		\$ 318,345.00	\$ 1,737,185.00
05/01/30		\$ 1,135,000	\$ 318,345.00	
11/01/30	\$ 10,035,000		\$ 285,997.50	\$ 1,739,342.50
05/01/31		\$ 1,200,000	\$ 285,997.50	
11/01/31	\$ 8,835,000		\$ 251,797.50	\$ 1,737,795.00
05/01/32		\$ 1,270,000	\$ 251,797.50	
11/01/32	\$ 7,565,000		\$ 215,602.50	\$ 1,737,400.00
05/01/33		\$ 1,345,000	\$ 215,602.50	
11/01/33	\$ 6,220,000		\$ 177,270.00	\$ 1,737,872.50
05/01/34		\$ 1,425,000	\$ 177,270.00	
11/01/34	\$ 4,795,000		\$ 136,657.50	\$ 1,738,927.50
05/01/35		\$ 1,510,000	\$ 136,657.50	
11/01/35	\$ 3,285,000		\$ 93,622.50	\$ 1,740,280.00
05/01/36		\$ 1,595,000	\$ 93,622.50	
11/01/36	\$ 1,690,000		\$ 48,165.00	\$ 1,736,787.50
05/01/37		\$ 1,690,000	\$ 48,165.00	\$ 1,738,165.00
Total		\$ 14,205,000	\$ 5,317,530.00	\$ 19,522,530.00

Palm Coast Park
Community Development District
Debt Service Series 2019 - Sawmill Creek

	Adopted Budget FY 2026	Actuals Thru 7/31/26	Projected Next 2 Months	Total Projected @ 9/30/26	Approved Budget FY 2027
Revenues					
Special Assessments- Tax Roll (1)	\$ 200,861	\$ 198,721	\$ 2,140	\$ 200,861	\$ 196,677
Interest Income	\$ 6,254	\$ 7,347	\$ 1,469	\$ 8,816	\$ 4,408
Carry Forward Surplus (2)	\$ 95,718	\$ 95,335	\$ -	\$ 95,335	\$ 104,236
Total Revenues	\$ 302,833	\$ 301,403	\$ 3,610	\$ 305,013	\$ 305,321
Expenditures					
Interfund Transfer Out	\$ 3,622	\$ 4,397	\$ 879	\$ 5,276	\$ 2,638
<u>Series 2019</u>					
Interest Expense 11/1	\$ 75,250	\$ 75,250	\$ -	\$ 75,250	\$ 74,406
Principal Expense 5/1	\$ 45,000	\$ 45,000	\$ -	\$ 45,000	\$ 45,000
Interest Expense 5/1	\$ 75,250	\$ 75,250	\$ -	\$ 75,250	\$ 74,406
Total Expenditures	\$ 199,122	\$ 199,897	\$ 879	\$ 200,776	\$ 196,451
Excess Revenues/(Expenditures)	\$ 103,711	\$ 101,506	\$ 2,730	\$ 104,236	\$ 108,871

(1) Maximum Annual Debt Service

Interest 11-1-27

\$ 73,563

(2) Net of Debt Service Reserve funds.

Land Use	Units	Gross Per Unit	Gross Assessments
Residential	259	\$807.84	\$209,231
Subtotal: Gross Assessments			\$209,231
Less Discounts and Collections (6%)			\$ (12,554)
Net Annual Assessment	259		\$ 196,677

**Palm Coast Park
Community Development District
Special Assessment Bonds, Series 2019**

Period Ending	Principal Balance	Annual Principal	Interest	Annual Debt
11/01/21	\$ 3,730,000		\$ 78,055.00	\$ 78,055.00
05/01/22		\$ 40,000	\$ 78,055.00	
11/01/22	\$ 3,690,000		\$ 77,375.00	\$ 195,430.00
05/01/23		\$ 40,000	\$ 77,375.00	
11/01/23	\$ 3,650,000		\$ 76,695.00	\$ 194,070.00
05/01/24		\$ 40,000	\$ 76,695.00	
11/01/24	\$ 3,610,000		\$ 76,015.00	\$ 192,710.00
05/01/25		\$ 45,000	\$ 76,015.00	
11/01/25	\$ 3,565,000		\$ 75,250.00	\$ 196,265.00
05/01/26		\$ 45,000	\$ 75,250.00	
11/01/26	\$ 3,520,000		\$ 74,406.25	\$ 194,656.25
05/01/27		\$ 45,000	\$ 74,406.25	
11/01/27	\$ 3,475,000		\$ 73,562.50	\$ 192,968.75
05/01/28		\$ 50,000	\$ 73,562.50	
11/01/28	\$ 3,425,000		\$ 72,625.00	\$ 196,187.50
05/01/29		\$ 50,000	\$ 72,625.00	
11/01/29	\$ 3,375,000		\$ 71,687.50	\$ 194,312.50
05/01/30		\$ 55,000	\$ 71,687.50	
11/01/30	\$ 3,320,000		\$ 70,656.25	\$ 197,343.75
05/01/31		\$ 55,000	\$ 70,656.25	
11/01/31	\$ 3,265,000		\$ 69,515.00	\$ 195,171.25
05/01/32		\$ 55,000	\$ 69,515.00	
11/01/32	\$ 3,210,000		\$ 68,373.75	\$ 192,888.75
05/01/33		\$ 60,000	\$ 68,373.75	
11/01/33	\$ 3,150,000		\$ 67,128.75	\$ 195,502.50
05/01/34		\$ 60,000	\$ 67,128.75	
11/01/34	\$ 3,090,000		\$ 65,883.75	\$ 193,012.50
05/01/35		\$ 65,000	\$ 65,883.75	
11/01/35	\$ 3,025,000		\$ 64,535.00	\$ 195,418.75
05/01/36		\$ 70,000	\$ 64,535.00	
11/01/36	\$ 2,955,000		\$ 63,082.50	\$ 197,617.50
05/01/37		\$ 70,000	\$ 63,082.50	
11/01/37	\$ 2,885,000		\$ 61,630.00	\$ 194,712.50
05/01/38		\$ 170,000	\$ 61,630.00	
11/01/38	\$ 2,715,000		\$ 58,102.50	\$ 289,732.50
05/01/39		\$ 175,000	\$ 58,102.50	
11/01/39	\$ 2,540,000		\$ 54,471.25	\$ 287,573.75

**Palm Coast Park
Community Development District
Special Assessment Bonds, Series 2019**

Period Ending	Principal Balance	Annual Principal	Interest	Annual Debt
05/01/40		\$ 185,000	\$ 54,471.25	
11/01/40	\$ 2,355,000		\$ 50,632.50	\$ 290,103.75
05/01/41		\$ 190,000	\$ 50,632.50	
11/01/41	\$ 2,165,000		\$ 46,547.50	\$ 287,180.00
05/01/42		\$ 200,000	\$ 46,547.50	
11/01/42	\$ 1,965,000		\$ 42,247.50	\$ 288,795.00
05/01/43		\$ 210,000	\$ 42,247.50	
11/01/43	\$ 1,755,000		\$ 37,732.50	\$ 289,980.00
05/01/44		\$ 220,000	\$ 37,732.50	
11/01/44	\$ 1,535,000		\$ 33,002.50	\$ 290,735.00
05/01/45		\$ 230,000	\$ 33,002.50	
11/01/45	\$ 1,305,000		\$ 28,057.50	\$ 291,060.00
05/01/46		\$ 240,000	\$ 28,057.50	
11/01/46	\$ 1,065,000		\$ 22,897.50	\$ 290,955.00
05/01/47		\$ 250,000	\$ 22,897.50	
11/01/47	\$ 815,000		\$ 17,522.50	\$ 290,420.00
05/01/48		\$ 260,000	\$ 17,522.50	
11/01/48	\$ 555,000		\$ 11,932.50	\$ 289,455.00
05/01/49		\$ 270,000	\$ 11,932.50	
11/01/49	\$ 285,000		\$ 6,127.50	\$ 288,060.00
05/01/50		\$ 285,000	\$ 6,127.50	
Total		\$ 3,730,000	\$ 3,231,500.00	\$ 3,001,610.00

Palm Coast Park
Community Development District
Debt Service Series 2021 - Spring Lake Reverie

	Adopted Budget FY 2026	Actuals Thru 7/31/26	Projected Next 2 Months	Total Projected @ 9/30/26	Approved Budget FY 2027
Revenues					
Special Assessments- Tax Roll (1)	\$ 405,218	\$ 400,900	\$ 4,318	\$ 405,218	\$ 397,339
Interest Income	\$ 11,620	\$ 13,654	\$ 2,731	\$ 16,385	\$ 8,192
Carry Forward Surplus	\$ 170,607	\$ 169,890	\$ -	\$ 169,890	\$ 185,554
Total Revenues	\$ 587,445	\$ 584,444	\$ 7,048	\$ 591,492	\$ 591,086
Expenditures					
Interfund Transfer Out	\$ 6,753	\$ 8,200	\$ 1,640	\$ 9,840	\$ 4,920
<u>Series 2021</u>					
Interest Expense 11/1	\$ 140,549	\$ 140,549	\$ -	\$ 140,549	\$ 139,169
Principal Expense 5/1	\$ 115,000	\$ 115,000	\$ -	\$ 115,000	\$ 120,000
Interest Expense 5/1	\$ 140,549	\$ 140,549	\$ -	\$ 140,549	\$ 139,169
Total Expenditures	\$ 402,851	\$ 404,298	\$ 1,640	\$ 405,938	\$ 403,258
Excess Revenues/(Expenditures)	\$ 184,594	\$ 180,146	\$ 5,408	\$ 185,554	\$ 187,829

(1) Maximum Annual Debt Service

Interest 11-1-27

\$ 137,489

(2) Net of Debt Service Reserve funds.

Land Use	Units	Gross Per Unit (3)	Gross Assessments(3)
Single Family 50'	101	\$830.17	\$83,847
Single Family 60'	274	\$1,030.17	\$282,267
Single Family 70'	46	\$1,230.17	\$56,588
Subtotal: Gross Assessments			\$422,702
Less Discounts (6%)			(\$25,362)
Net Annual Assessment	421		\$397,339

(3) Per unit assessment levels from Fiscal Year 2023 through Fiscal Year 2037.

**Palm Coast Park
Community Development District
Special Assessment Bonds, Series 2021**

Period Ending	Annual Principal	Interest	Annual Debt
05/01/22		\$ 102,719.11	
11/01/22		\$ 144,448.75	\$ 247,167.86
05/01/23	\$ 105,000	\$ 144,448.75	
11/01/23		\$ 143,188.75	\$ 392,637.50
05/01/24	\$ 110,000	\$ 143,188.75	
11/01/24		\$ 141,868.75	\$ 395,057.50
05/01/25	\$ 110,000	\$ 141,868.75	
11/01/25		\$ 140,548.75	\$ 392,417.50
05/01/26	\$ 115,000	\$ 140,548.75	
11/01/26		\$ 139,168.75	\$ 394,717.50
05/01/27	\$ 120,000	\$ 139,168.75	
11/01/27		\$ 137,488.75	\$ 396,657.50
05/01/28	\$ 120,000	\$ 137,488.75	
11/01/28		\$ 135,808.75	\$ 393,297.50
05/01/29	\$ 125,000	\$ 135,808.75	
11/01/29		\$ 134,058.75	\$ 394,867.50
05/01/30	\$ 130,000	\$ 134,058.75	
11/01/30		\$ 132,238.75	\$ 396,297.50
05/01/31	\$ 130,000	\$ 132,238.75	
11/01/31		\$ 130,418.75	\$ 392,657.50
05/01/32	\$ 135,000	\$ 130,418.75	
11/01/32		\$ 128,309.38	\$ 393,728.13
05/01/33	\$ 140,000	\$ 128,309.38	
11/01/33		\$ 126,121.88	\$ 394,431.26
05/01/34	\$ 145,000	\$ 126,121.88	
11/01/34		\$ 123,856.25	\$ 394,978.13
05/01/35	\$ 150,000	\$ 123,856.25	
11/01/35		\$ 121,512.50	\$ 395,368.75
05/01/36	\$ 155,000	\$ 121,512.50	
11/01/36		\$ 119,090.63	\$ 395,603.13
05/01/37	\$ 160,000	\$ 119,090.63	
11/01/37		\$ 116,590.63	\$ 395,681.26
05/01/38	\$ 310,000	\$ 116,590.63	
11/01/38		\$ 111,746.88	\$ 538,337.51
05/01/39	\$ 320,000	\$ 111,746.88	
11/01/39		\$ 106,746.88	\$ 538,493.76
05/01/40	\$ 330,000	\$ 106,746.88	

**Palm Coast Park
Community Development District
Special Assessment Bonds, Series 2021**

Period Ending	Annual Principal	Interest	Annual Debt
11/01/40		\$ 101,590.63	\$ 538,337.51
05/01/41	\$ 345,000	\$ 101,590.63	
11/01/41		\$ 96,200.00	\$ 542,790.63
05/01/42	\$ 355,000	\$ 96,200.00	
11/01/42		\$ 89,100.00	\$ 540,300.00
05/01/43	\$ 370,000	\$ 89,100.00	
11/01/43		\$ 81,700.00	\$ 540,800.00
05/01/44	\$ 385,000	\$ 81,700.00	
11/01/44		\$ 74,000.00	\$ 540,700.00
05/01/45	\$ 400,000	\$ 74,000.00	
11/01/45		\$ 66,000.00	\$ 540,000.00
05/01/46	\$ 415,000	\$ 66,000.00	
11/01/46		\$ 57,700.00	\$ 538,700.00
05/01/47	\$ 435,000	\$ 57,700.00	
11/01/47		\$ 49,000.00	\$ 541,700.00
05/01/48	\$ 450,000	\$ 49,000.00	
11/01/48		\$ 40,000.00	\$ 539,000.00
05/01/49	\$ 470,000	\$ 40,000.00	
11/01/49		\$ 30,600.00	\$ 540,600.00
05/01/50	\$ 490,000	\$ 30,600.00	
11/01/50		\$ 20,800.00	\$ 541,400.00
05/01/51	\$ 510,000	\$ 20,800.00	
11/01/51		\$ 10,600.00	\$ 541,400.00
05/01/52	\$ 530,000	\$ 10,600.00	\$ 540,600.00
Total	\$ 8,065,000	\$ 6,203,725.43	\$ 14,268,725.43

Palm Coast Park
Community Development District
Debt Service Series 2022 - Sawmill Branch

	Adopted Budget FY 2026	Actuals Thru 7/31/26	Projected Next 2 Months	Total Projected @ 9/30/26	Approved Budget FY 2027
Revenues					
Special Assessments- Tax Roll (1)	\$ 820,478	\$ 811,735	\$ 8,743	\$ 820,478	\$ 801,755
Interest Income	\$ 15,035	\$ 23,053	\$ 4,611	\$ 27,664	\$ 13,832
Carry Forward Surplus	\$ 306,845	\$ 323,646	\$ -	\$ 323,646	\$ 356,669
Total Revenues	\$ 1,142,358	\$ 1,158,434	\$ 13,354	\$ 1,171,788	\$ 1,172,256
Expenditures					
Interfund Transfer Out	\$ 5,015	\$ 6,069	\$ 1,214	\$ 7,283	\$ 3,641
<u>Series 2022</u>					
Interest Expense 11/1	\$ 288,918	\$ 288,918	\$ -	\$ 288,918	\$ 283,548
Principal Expense 5/1	\$ 230,000	\$ 230,000	\$ -	\$ 230,000	\$ 235,000
Interest Expense 5/1	\$ 288,918	\$ 288,918	\$ -	\$ 288,918	\$ 283,548
Total Expenditures	\$ 812,851	\$ 813,905	\$ 1,214	\$ 815,119	\$ 805,738
Excess Revenues/(Expenditures)	\$ 329,507	\$ 344,529	\$ 12,140	\$ 356,669	\$ 366,518

(1) Maximum Annual Debt Service Interest 11-1-27 \$ 278,672
(2) Net of Debt Service Reserve funds.

Land Use	Units	Gross Per Unit	Gross Assessments(3)
Single Family 50'	324	\$1,733.60	\$561,686
Single Family 60'	168	\$1,733.60	\$291,245
Subtotal: Gross Assessments			\$852,931
Less Discounts (6%)			(\$51,176)
Net Annual Assessment			492 \$801,755

**Palm Coast Park
Community Development District
Special Assessment Bonds, Series 2022**

Period Ending	Principal Balance	Annual Principal	Interest	Annual Debt
11/01/26	\$ 11,340,000		\$ 283,548.13	\$ 283,548.13
05/01/27		\$ 235,000	\$ 283,548.13	
11/01/27	\$ 11,105,000		\$ 278,671.88	\$ 797,220.01
05/01/28		\$ 250,000	\$ 278,671.88	
11/01/28	\$ 10,855,000		\$ 272,890.63	\$ 801,562.51
05/01/29		\$ 260,000	\$ 272,890.63	
11/01/29	\$ 10,595,000		\$ 266,878.13	\$ 799,768.76
05/01/30		\$ 270,000	\$ 266,878.13	
11/01/30	\$ 10,325,000		\$ 260,634.38	\$ 797,512.51
05/01/31		\$ 285,000	\$ 260,634.38	
11/01/31	\$ 10,040,000		\$ 254,043.75	\$ 799,678.13
05/01/32		\$ 300,000	\$ 254,043.75	
11/01/32	\$ 9,740,000		\$ 247,106.25	\$ 801,150.00
05/01/33		\$ 315,000	\$ 247,106.25	
11/01/33	\$ 9,425,000		\$ 239,231.25	\$ 801,337.50
05/01/34		\$ 330,000	\$ 239,231.25	
11/01/34	\$ 9,095,000		\$ 230,981.25	\$ 800,212.50
05/01/35		\$ 345,000	\$ 230,981.25	
11/01/35	\$ 8,750,000		\$ 222,356.25	\$ 798,337.50
05/01/36		\$ 365,000	\$ 222,356.25	
11/01/36	\$ 8,385,000		\$ 213,231.25	\$ 800,587.50
05/01/37		\$ 385,000	\$ 213,231.25	
11/01/37	\$ 8,000,000		\$ 203,606.25	\$ 801,837.50
05/01/38		\$ 400,000	\$ 203,606.25	
11/01/38	\$ 7,600,000		\$ 193,606.25	\$ 797,212.50
05/01/39		\$ 425,000	\$ 193,606.25	
11/01/39	\$ 7,175,000		\$ 182,981.25	\$ 801,587.50
05/01/40		\$ 445,000	\$ 182,981.25	
11/01/40	\$ 6,730,000		\$ 171,856.25	\$ 799,837.50
05/01/41		\$ 470,000	\$ 171,856.25	
11/01/41	\$ 6,260,000		\$ 160,106.25	\$ 801,962.50
05/01/42		\$ 490,000	\$ 160,106.25	
11/01/42	\$ 5,770,000		\$ 147,856.25	\$ 797,962.50
05/01/43		\$ 515,000	\$ 147,856.25	
11/01/43	\$ 5,255,000		\$ 134,659.38	\$ 797,515.63
05/01/44		\$ 545,000	\$ 134,659.38	
11/01/44	\$ 4,710,000		\$ 120,693.75	\$ 800,353.13

**Palm Coast Park
Community Development District
Special Assessment Bonds, Series 2022**

Period Ending	Principal Balance	Annual Principal	Interest	Annual Debt
05/01/45		\$ 575,000	\$ 120,693.75	
11/01/45	\$ 4,135,000		\$ 105,959.38	\$ 801,653.13
05/01/46		\$ 605,000	\$ 105,959.38	
11/01/46	\$ 3,530,000		\$ 90,456.25	\$ 801,415.63
05/01/47		\$ 635,000	\$ 90,456.25	
11/01/47	\$ 2,895,000		\$ 74,184.38	\$ 799,640.63
05/01/48		\$ 670,000	\$ 74,184.38	
11/01/48	\$ 2,225,000		\$ 57,015.63	\$ 801,200.01
05/01/49		\$ 705,000	\$ 57,015.63	
11/01/49	\$ 1,520,000		\$ 38,950.00	\$ 800,965.63
05/01/50		\$ 740,000	\$ 38,950.00	
11/01/50	\$ 780,000		\$ 19,987.50	\$ 798,937.50
5/1/51		\$ 780,000	\$ 19,987.50	\$ 799,987.50
Total		\$ 11,340,000	\$ 8,942,983.84	\$ 20,282,983.84

Palm Coast Park
Community Development District
Debt Service Series 2023 - Somerset

	Adopted Budget FY 2026	Actuals Thru 7/31/26	Projected Next 2 Months	Total Projected @ 9/30/26	Approved Budget FY 2027
<u>Revenues</u>					
Special Assessments- Tax Roll (1)	\$ 428,386	\$ 423,822	\$ 4,564	\$ 428,386	\$ 419,462
Interest Income	\$ 10,089	\$ 11,644	\$ 2,329	\$ 13,973	\$ 6,986
Carry Forward Surplus	\$ 173,251	\$ 172,301	\$ -	\$ 172,301	\$ 185,290
Total Revenues	\$ 611,726	\$ 607,767	\$ 6,893	\$ 614,660	\$ 611,738
<u>Expenditures</u>					
Interfund Transfer Out	\$ 5,219	\$ 6,337	\$ 1,267	\$ 7,604	\$ 3,802
<u>Series 2022</u>					
Interest Expense 11/1	\$ 160,883	\$ 160,883	\$ -	\$ 160,883	\$ 158,533
Principal Expense 5/1	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
Interest Expense 5/1	\$ 160,883	\$ 160,883	\$ -	\$ 160,883	\$ 158,533
Total Expenditures	\$ 426,985	\$ 428,103	\$ 1,267	\$ 429,370	\$ 420,867
Excess Revenues/(Expenditures)	\$ 184,741	\$ 179,664	\$ 5,626	\$ 185,290	\$ 190,871

(1) Maximum Annual Debt Service

Interest 11-1-27 \$ 156,183

(2) Net of Debt Service Reserve funds.

Land Use	Units	Gross Per Unit	Gross Assessments(3)
Single Family 40'	160	\$1,067.55	\$170,808
Single Family 50'	258	\$1,067.55	\$275,428
Subtotal: Gross Assessments			\$446,236
Less Discounts (6%)			(\$26,774)
Net Annual Assessment			418 \$419,462

**Palm Coast Park
Community Development District
Special Assessment Bonds, Series 2023**

Period Ending	Principal Balance	Annual Principal	Interest	Annual Debt
	\$ 6,145,000			
11/01/23	\$ 6,145,000		\$ 88,122.67	\$ 88,122.67
05/01/24		\$ 90,000	\$ 165,230.00	
11/01/24	\$ 6,055,000		\$ 163,115.00	\$ 418,345.00
05/01/25		\$ 95,000	\$ 163,115.00	
11/01/25	\$ 5,960,000		\$ 160,882.50	\$ 418,997.50
05/01/26		\$ 100,000	\$ 160,882.50	
11/01/26	\$ 5,860,000		\$ 158,532.50	\$ 419,415.00
05/01/27		\$ 100,000	\$ 158,532.50	
11/01/27	\$ 5,760,000		\$ 156,182.50	\$ 414,715.00
05/01/28		\$ 105,000	\$ 156,182.50	
11/01/28	\$ 5,655,000		\$ 153,715.00	\$ 414,897.50
05/01/29		\$ 110,000	\$ 153,715.00	
11/01/29	\$ 5,545,000		\$ 151,130.00	\$ 414,845.00
05/01/30		\$ 120,000	\$ 151,130.00	
11/01/30	\$ 5,425,000		\$ 148,310.00	\$ 419,440.00
05/01/31		\$ 125,000	\$ 148,310.00	
11/01/31	\$ 5,300,000		\$ 145,372.50	\$ 418,682.50
05/01/32		\$ 130,000	\$ 145,372.50	
11/01/32	\$ 5,170,000		\$ 142,317.50	\$ 417,690.00
05/01/33		\$ 135,000	\$ 142,317.50	
11/01/33	\$ 5,035,000		\$ 139,145.00	\$ 416,462.50
05/01/34		\$ 140,000	\$ 139,145.00	
11/01/34	\$ 4,895,000		\$ 135,365.00	\$ 414,510.00
05/01/35		\$ 150,000	\$ 135,365.00	
11/01/35	\$ 4,745,000		\$ 131,315.00	\$ 416,680.00
05/01/36		\$ 160,000	\$ 131,315.00	
11/01/36	\$ 4,585,000		\$ 126,995.00	\$ 418,310.00
05/01/37		\$ 170,000	\$ 126,995.00	
11/01/37	\$ 4,415,000		\$ 122,405.00	\$ 419,400.00
05/01/38		\$ 175,000	\$ 122,405.00	
11/01/38	\$ 4,240,000		\$ 117,680.00	\$ 415,085.00
05/01/39		\$ 185,000	\$ 117,680.00	
11/01/39	\$ 4,055,000		\$ 112,685.00	\$ 415,365.00
05/01/40		\$ 195,000	\$ 112,685.00	
11/01/40	\$ 3,860,000		\$ 107,420.00	\$ 415,105.00
05/01/41		\$ 210,000	\$ 107,420.00	

**Palm Coast Park
Community Development District
Special Assessment Bonds, Series 2023**

Period Ending	Principal Balance	Annual Principal	Interest	Annual Debt
11/01/41	\$ 3,650,000		\$ 101,750.00	\$ 419,170.00
05/01/42		\$ 220,000	\$ 101,750.00	
11/01/42	\$ 3,430,000		\$ 95,810.00	\$ 417,560.00
05/01/43		\$ 230,000	\$ 95,810.00	
11/01/43	\$ 3,200,000		\$ 89,600.00	\$ 415,410.00
05/01/44		\$ 245,000	\$ 89,600.00	
11/01/44	\$ 2,955,000		\$ 82,740.00	\$ 417,340.00
05/01/45		\$ 260,000	\$ 82,740.00	
11/01/45	\$ 2,695,000		\$ 75,460.00	\$ 418,200.00
05/01/46		\$ 275,000	\$ 75,460.00	
11/01/46	\$ 2,420,000		\$ 67,760.00	\$ 418,220.00
05/01/47		\$ 290,000	\$ 67,760.00	
11/01/47	\$ 2,130,000		\$ 59,640.00	\$ 417,400.00
05/01/48		\$ 305,000	\$ 59,640.00	
11/01/48	\$ 1,825,000		\$ 51,100.00	\$ 415,740.00
05/01/49		\$ 325,000	\$ 51,100.00	
11/01/49	\$ 1,500,000		\$ 42,000.00	\$ 418,100.00
05/01/50		\$ 345,000	\$ 42,000.00	
11/01/50	\$ 1,155,000		\$ 32,340.00	\$ 419,340.00
05/01/51		\$ 365,000	\$ 32,340.00	
11/01/51	\$ 790,000		\$ 22,120.00	\$ 419,460.00
05/01/52		\$ 385,000	\$ 22,120.00	
11/01/52	\$ 405,000		\$ 11,340.00	\$ 418,460.00
05/01/53		\$ 405,000	\$ 11,340.00	
11/01/53	\$ -			\$ 416,340.00
Total		\$ 6,145,000	\$ 6,461,807.67	\$ 12,606,807.67

Palm Coast Park
Community Development District
Debt Service Series 2024 (Sawmill Branch - Phase 7)

	Proposed Budget FY 2026	Actuals Thru 7/31/26	Projected Next 2 Months	Total Projected @ 9/30/26	Approved Budget FY 2027
<u>Revenues</u>					
Special Assessments- Tax Roll (1)	\$ 629,729	\$ 623,018	\$ 6,711	\$ 629,729	\$ 616,609
Interest Income	\$ 19,670	\$ 17,249	\$ 3,450	\$ 20,699	\$ 10,349
Carry Forward Surplus	\$ 263,016	\$ 258,002	\$ -	\$ 258,002	\$ 280,516
Total Revenues	\$ 912,415	\$ 898,269	\$ 10,161	\$ 908,430	\$ 907,474
<u>Expenditures</u>					
Interfund Transfer Out	\$ 8,038	\$ 9,315	\$ 1,863	\$ 11,178	\$ 5,589
<u>Series 2022</u>					
Interest Expense 11/1	\$ 238,368	\$ 238,368	\$ -	\$ 238,368	\$ 235,305
Principal Expense 5/1	\$ 140,000	\$ 140,000	\$ -	\$ 140,000	\$ 145,000
Interest Expense 5/1	\$ 238,368	\$ 238,368	\$ -	\$ 238,368	\$ 235,305
Total Expenditures	\$ 624,774	\$ 626,051	\$ 1,863	\$ 627,914	\$ 621,199
Excess Revenues/(Expenditures)	\$ 287,641	\$ 272,218	\$ 8,298	\$ 280,516	\$ 286,275

(1) Maximum Annual Debt Service

(2) Net of Debt Service Reserve funds.

Land Use	Units	Gross Per Unit	Gross Assessments(3)
Single Family	410	\$1,599.92	\$655,967
Subtotal: Gross Assessments			\$655,967
Less Discounts and Collections(6%)			(\$39,358)
Net Annual Assessment	410		\$616,609

**Palm Coast Park
Community Development District
Special Assessment Bonds, Series 2024 (Sawmill Branch - Phase 7)**

Period Ending	Principal Balance	Annual Principal	Interest	Annual Debt
11/01/24	\$ 9,345,000		\$ 92,698.47	\$ 92,698.47
05/01/25		\$ -	\$ 238,367.50	
11/01/25	\$ 9,345,000		\$ 238,367.50	\$ 476,735.00
05/01/26		\$ 140,000	\$ 238,367.50	
11/01/26	\$ 9,205,000		\$ 235,305.00	\$ 613,672.50
05/01/27		\$ 145,000	\$ 235,305.00	
11/01/27	\$ 9,060,000		\$ 232,133.13	\$ 612,438.13
05/01/28		\$ 155,000	\$ 232,133.13	
11/01/28	\$ 8,905,000		\$ 228,742.50	\$ 615,875.63
05/01/29		\$ 160,000	\$ 228,742.50	
11/01/29	\$ 8,745,000		\$ 225,242.50	\$ 613,985.00
05/01/30		\$ 165,000	\$ 225,242.50	
11/01/30	\$ 8,580,000		\$ 221,633.13	\$ 611,875.63
05/01/31		\$ 175,000	\$ 221,633.13	
11/01/31	\$ 8,405,000		\$ 217,805.00	\$ 614,438.13
05/01/32		\$ 185,000	\$ 217,805.00	
11/01/32	\$ 8,220,000		\$ 213,180.00	\$ 615,985.00
05/01/33		\$ 195,000	\$ 213,180.00	
11/01/33	\$ 8,025,000		\$ 208,305.00	\$ 616,485.00
05/01/34		\$ 200,000	\$ 208,305.00	
11/01/34	\$ 7,825,000		\$ 203,305.00	\$ 611,610.00
05/01/35		\$ 215,000	\$ 203,305.00	
11/01/35	\$ 7,610,000		\$ 197,930.00	\$ 616,235.00
05/01/36		\$ 225,000	\$ 197,930.00	
11/01/36	\$ 7,385,000		\$ 192,305.00	\$ 615,235.00
05/01/37		\$ 235,000	\$ 192,305.00	
11/01/37	\$ 7,150,000		\$ 186,430.00	\$ 613,735.00
05/01/38		\$ 250,000	\$ 186,430.00	
11/01/38	\$ 6,900,000		\$ 180,180.00	\$ 616,610.00
05/01/39		\$ 260,000	\$ 180,180.00	
11/01/39	\$ 6,640,000		\$ 173,680.00	\$ 613,860.00
05/01/40		\$ 275,000	\$ 173,680.00	
11/01/40	\$ 6,365,000		\$ 166,805.00	\$ 615,485.00
05/01/41		\$ 290,000	\$ 166,805.00	
11/01/41	\$ 6,075,000		\$ 159,555.00	\$ 616,360.00
05/01/42		\$ 300,000	\$ 159,555.00	
11/01/42	\$ 5,775,000		\$ 152,055.00	\$ 611,610.00

05/01/43		\$	320,000	\$	152,055.00		
11/01/43	\$ 5,455,000			\$	144,055.00	\$	616,110.00
05/01/44		\$	335,000	\$	144,055.00		
11/01/44	\$ 5,120,000			\$	135,680.00	\$	614,735.00
05/01/45		\$	350,000	\$	135,680.00		
11/01/45	\$ 4,770,000			\$	126,405.00	\$	612,085.00
05/01/46		\$	370,000	\$	126,405.00		
11/01/46	\$ 4,400,000			\$	116,600.00	\$	613,005.00
05/01/47		\$	390,000	\$	116,600.00		
11/01/47	\$ 4,010,000			\$	106,265.00	\$	612,865.00
05/01/48		\$	415,000	\$	106,265.00		
11/01/48	\$ 3,595,000			\$	95,267.50	\$	616,532.50
05/01/49		\$	435,000	\$	95,267.50		
11/01/49	\$ 3,160,000			\$	83,740.00	\$	614,007.50
05/01/50		\$	460,000	\$	83,740.00		
11/01/50	\$ 2,700,000			\$	71,550.00	\$	615,290.00
05/01/51		\$	485,000	\$	71,550.00		
11/01/51	\$ 2,215,000			\$	58,697.50	\$	615,247.50
05/01/52		\$	510,000	\$	58,697.50		
11/01/52	\$ 1,705,000			\$	45,182.50	\$	613,880.00
05/01/53		\$	540,000	\$	45,182.50		
11/01/53	\$ 1,165,000			\$	30,872.50	\$	616,055.00
05/01/54		\$	565,000	\$	30,872.50		
11/01/54	\$ 600,000			\$	15,900.00	\$	611,772.50
05/01/55		\$	600,000	\$	15,900.00		
11/01/55	\$ -					\$	615,900.00
Total		\$	9,345,000	\$	9,657,413.49	\$	19,002,413.49

Proposed Budget FY 2026	Actual thru 7/31/26	Projected Next 2 Months	Total Projected @ 9/30/26	Approved Budget FY 2027
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Bond Proceeds	\$	384,324	\$	384,324	\$	-	\$	384,324	\$	-
Special Assessments	\$	-	\$	-	\$	-	\$	-	\$	452,954
Interest Income	\$	2,500	\$	1,584	\$	916	\$	2,500	\$	5,000
Carryforward Surplus	\$	-	\$	-	\$	-	\$	-	\$	190,286

Interest Expense 11/1	\$	-	\$	-	\$	-	\$	-	\$	157,848
Principal Expense 5/1	\$	-	\$	-	\$	-	\$	-	\$	100,000
Interest Expense 5/1	\$	-	\$	-	\$	-	\$	-	\$	175,386

Land Use	Units	Gross Per Unit	Gross Assessments
Single Family 50'	275	\$1,733.33	\$476,666
Single Family 60'	3	\$1,733.33	\$5,200
Subtotal: Gross Assessments			\$481,866
Less Discounts and Collections (6%)			(\$28,912)
Net Annual Assessment			\$452,954

**Palm Coast Park
Community Development District
Special Assessment Bonds, Series 2026 (Sawmill Branch - Phase 3)**

Period Ending	Principal Balance	Annual Principal	Interest	Annual Debt
	\$ 6,670,000			
11/01/26	\$ 6,670,000		\$ 157,847.63	\$ 157,847.63
05/01/27		\$ 100,000	\$ 175,386.25	
11/01/27	\$ 6,570,000		\$ 173,386.25	\$ 448,772.50
05/01/28		\$ 105,000	\$ 173,386.25	
11/01/28	\$ 6,465,000		\$ 171,286.25	\$ 449,672.50
05/01/29		\$ 110,000	\$ 171,286.25	
11/01/29	\$ 6,355,000		\$ 169,086.25	\$ 450,372.50
05/01/30		\$ 115,000	\$ 169,086.25	
11/01/30	\$ 6,240,000		\$ 166,786.25	\$ 450,872.50
05/01/31		\$ 120,000	\$ 166,786.25	
11/01/31	\$ 6,120,000		\$ 164,386.25	\$ 451,172.50
05/01/32		\$ 125,000	\$ 164,386.25	
11/01/32	\$ 5,995,000		\$ 161,698.75	\$ 451,085.00
05/01/33		\$ 130,000	\$ 161,698.75	
11/01/33	\$ 5,865,000		\$ 158,903.75	\$ 450,602.50
05/01/34		\$ 135,000	\$ 158,903.75	
11/01/34	\$ 5,730,000		\$ 156,001.25	\$ 449,905.00
05/01/35		\$ 140,000	\$ 156,001.25	
11/01/35	\$ 5,590,000		\$ 152,991.25	\$ 448,992.50
05/01/36		\$ 150,000	\$ 152,991.25	
11/01/36	\$ 5,440,000		\$ 149,766.25	\$ 452,757.50
05/01/37		\$ 155,000	\$ 149,766.25	
11/01/37	\$ 5,285,000		\$ 145,658.75	\$ 450,425.00
05/01/38		\$ 165,000	\$ 145,658.75	
11/01/38	\$ 5,120,000		\$ 141,286.25	\$ 451,945.00
05/01/39		\$ 175,000	\$ 141,286.25	
11/01/39	\$ 4,945,000		\$ 136,648.75	\$ 452,935.00
05/01/40		\$ 180,000	\$ 136,648.75	
11/01/40	\$ 4,765,000		\$ 131,878.75	\$ 448,527.50
05/01/41		\$ 190,000	\$ 131,878.75	
11/01/41	\$ 4,575,000		\$ 126,843.75	\$ 448,722.50
05/01/42		\$ 200,000	\$ 126,843.75	
11/01/42	\$ 4,375,000		\$ 121,543.75	\$ 448,387.50
05/01/43		\$ 215,000	\$ 121,543.75	
11/01/43	\$ 4,160,000		\$ 115,846.25	\$ 452,390.00

05/01/44		\$	225,000	\$	115,846.25		
11/01/44	\$ 3,935,000			\$	109,883.75	\$	450,730.00
05/01/45		\$	235,000	\$	109,883.75		
11/01/45	\$ 3,700,000			\$	103,656.25	\$	448,540.00
05/01/46		\$	250,000	\$	103,656.25		
11/01/46	\$ 3,450,000			\$	97,031.25	\$	450,687.50
05/01/47		\$	265,000	\$	97,031.25		
11/01/47	\$ 3,185,000			\$	89,578.13	\$	451,609.38
05/01/48		\$	280,000	\$	89,578.13		
11/01/48	\$ 2,905,000			\$	81,703.13	\$	451,281.26
05/01/49		\$	295,000	\$	81,703.13		
11/01/49	\$ 2,610,000			\$	73,406.25	\$	450,109.38
05/01/50		\$	315,000	\$	73,406.25		
11/01/50	\$ 2,295,000			\$	64,546.88	\$	452,953.13
05/01/51		\$	330,000	\$	64,546.88		
11/01/51	\$ 1,965,000			\$	55,265.63	\$	449,812.51
05/01/52		\$	350,000	\$	55,265.63		
11/01/52	\$ 1,615,000			\$	45,421.88	\$	450,687.51
05/01/53		\$	370,000	\$	45,421.88		
11/01/53	\$ 1,245,000			\$	35,015.63	\$	450,437.51
05/01/54		\$	390,000	\$	35,015.63		
11/01/54	\$ 855,000			\$	24,046.88	\$	449,062.51
05/01/55		\$	415,000	\$	24,046.88		
11/01/55	\$ 440,000			\$	12,375.00	\$	451,421.88
05/01/56		\$	440,000	\$	12,375.00		
	\$ -					\$	452,375.00
Total		\$	6,670,000	\$	7,005,092.70	\$	13,675,092.70

Palm Coast Park
Community Development District
Capital Reserve Fund - Sawmill Subdivision

Adopted Budget FY 2026	Actual thru 7/31/26	Projected Next 2 Months	Total Projected @ 9/30/26	Approved Budget FY 2027
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Revenues

Operating Trasfer In - Sawmill Subdivision	\$ 41,570	\$ 41,570	\$ -	\$ 41,570	\$ 41,570
Interest Income	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
Carryforward Surplus	\$ 48,900	\$ 119,908	\$ -	\$ 119,908	\$ 162,353

Total Revenues	\$ 91,470	\$ 161,478	\$ 1,000	\$ 162,478	\$ 204,923
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Expenditures

Expenditures

Capital Outlay - Sawmill Subdivision	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 250	\$ -	\$ 125	\$ 125	\$ 250

Total Expenditures	\$ 250	\$ -	\$ 125	\$ 125	\$ 250
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Excess Revenues/ (Expenditures)	\$ 91,220	\$ 161,478	\$ 875	\$ 162,353	\$ 204,673
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Palm Coast Park
Community Development District
Capital Reserve Fund - Spring Lake Reverie

Adopted Budget FY 2026	Actual thru 7/31/26	Projected Next 2 Months	Total Projected @ 9/30/26	Approved Budget FY 2027
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Revenues

Operating Trasfer In - Spring Lake Reverie	\$ 38,000	\$ 38,000	\$ -	\$ 38,000	\$ 38,000
Interest Income	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 500
Carryforward Surplus	\$ 35,000	\$ 87,000	\$ -	\$ 87,000	\$ 125,375

Total Revenues	\$ 74,000	\$ 125,000	\$ 500	\$ 125,500	\$ 163,875
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Expenditures

Expenditures

Capital Outlay - Spring Lake Reverie	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 250	\$ -	\$ 125	\$ 125	\$ 250

Total Expenditures	\$ 250	\$ -	\$ 125	\$ 125	\$ 250
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Excess Revenues/ (Expenditures)	\$ 73,750	\$ 125,000	\$ 375	\$ 125,375	\$ 163,625
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Palm Coast Park
Community Development District
Capital Reserve Fund - Somerset

	Adopted Budget FY 2026	Actual thru 7/31/26	Projected Next 2 Months	Total Projected @ 9/30/26	Approved Budget FY 2027
Revenues					
Operating Transfer In - Somerset	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ 15,000
Interest Income	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 500
Carryforward Surplus	\$ 16,260	\$ 7,250	\$ -	\$ 7,250	\$ 22,625
Total Revenues	\$ 32,260	\$ 22,250	\$ 500	\$ 22,750	\$ 38,125
Expenditures					
Expenditures					
Capital Outlay - Somerset	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 250	\$ -	\$ 125	\$ 125	\$ 250
Total Expenditures	\$ 250	\$ -	\$ 125	\$ 125	\$ 250
Excess Revenues/ (Expenditures)	\$ 32,010	\$ 22,250	\$ 375	\$ 22,625	\$ 37,875

Palm Coast Park
Community Development District
Assessment Summary Chart

Land Use	General Operating FY 26	General Operating FY 27	Increase/ (Decrease) %	General Subdivision FY 26	General Subdivision FY 27	Increase/ (Decrease) %	Debt Service Series 2006 FY 26	Debt Service Series 2006 FY 27	Increase/ (Decrease) %	Debt Service Subdivision FY 26	Debt Service Subdivision FY 27	Increase/ (Decrease) %
Residential - All Other	\$ 46.35	\$ 45.27	-2%	\$ -	\$ -	N/A	\$ 322.85	\$ 328.91	2%	\$ -	\$ -	N/A
Residential - Sawmill Creek	\$ 46.35	\$ 45.27	-2%	\$ 522.15	\$ 615.53	18%	\$ 322.85	\$ 328.91	2%	\$ 807.84	\$ 807.84	0%
Residential - Sawmill Branch - 50' (1)	\$ 46.35	\$ 45.27	-2%	\$ 522.15	\$ 615.53	18%	\$ -	\$ -	N/A	\$ 1,733.60	\$ 1,733.60	0%
Residential - Sawmill Branch - 60' (1)	\$ 46.35	\$ 45.27	-2%	\$ 522.15	\$ 615.53	18%	\$ -	\$ -	N/A	\$ 1,733.60	\$ 1,733.60	0%
Residential - Spring Lake (Reverie) - 50'	\$ 46.35	\$ 45.27	-2%	\$ 1,139.65	\$ 1,139.51	0%	\$ 322.85	\$ 328.91	2%	\$ 830.17	\$ 830.17	0%
Residential - Spring Lake (Reverie) - 60'	\$ 46.35	\$ 45.27	-2%	\$ 1,139.65	\$ 1,139.51	0%	\$ 322.85	\$ 328.91	2%	\$ 1,030.17	\$ 1,030.17	0%
Residential - Spring Lake (Reverie) - 70'	\$ 46.35	\$ 45.27	-2%	\$ 1,139.65	\$ 1,139.51	0%	\$ 322.85	\$ 328.91	2%	\$ 1,230.17	\$ 1,230.17	0%
Residential - Somerset	\$ 46.35	\$ 45.27	-2%	\$ 726.69	\$ 726.69	0%	\$ 322.85	\$ 328.91	2%	\$ -	\$ -	N/A
Office	\$ 28.97	\$ 28.29	-2%	\$ -	\$ -	N/A	\$ 201.78	\$ 205.57	2%	\$ -	\$ -	N/A
Retail	\$ 34.75	\$ 33.94	-2%	\$ -	\$ -	N/A	\$ 242.14	\$ 246.68	2%	\$ -	\$ -	N/A
Industrial	\$ 23.17	\$ 22.64	-2%	\$ -	\$ -	N/A	\$ 161.42	\$ 164.46	2%	\$ -	\$ -	N/A
Institutional	\$ 23.17	\$ 22.64	-2%	\$ -	\$ -	N/A	\$ -	\$ -	0%	\$ -	\$ -	N/A

(1) Property owner prepaid Series 2006 Debt Assessments

SECTION B

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Palm Coast Park Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Flagler County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”), attached hereto as **Exhibit “A,”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026/2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2026, 25% due no later than February 1, 2027 and 25% due no later than May 1, 2027. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026/2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 21th day of August, 2026.

ATTEST:

**PALM COAST PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

[illegible]

[illegible]

							Series 2021 -	Series 2022 -	Series 2023	Series 2024	Series 2026		
GEO ID	Units	O&M	O&M - Sawmill Sub.	O&M - Spring Lake	O&M - Somerset	Series 2006	Series 2019	Spring Lake	Sawmill Branch	Bonds - Somerset	Bonds - Sawmill Phase 7	Bonds - Sawmill Phase 3	Total
34-10-30-5860-00000-00A1													\$0.00
34-10-30-5860-00000-00B0													\$0.00
34-10-30-5860-00000-00B1													\$0.00
34-10-30-5860-00000-00C0													\$0.00
34-10-30-5860-00000-00D0													\$0.00
34-10-30-5860-00000-00E0													\$0.00
34-10-30-5860-00000-00F0													\$0.00
34-10-30-5860-00000-00G0													\$0.00
34-10-30-5860-00000-00H0													\$0.00
34-10-30-5860-00000-00I0													\$0.00
34-10-30-5860-00000-00J0													\$0.00
34-10-30-5860-00000-00K0													\$0.00
34-10-30-5860-00000-00L0													\$0.00
34-10-30-5860-00000-00M0													\$0.00
34-10-30-5860-00000-00N0													\$0.00
34-10-30-5860-00000-0100	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0110	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0120	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0130	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0140	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0150	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0160	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0170	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0180	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0190	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0200	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0210	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0220	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0230	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0240	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0250	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0260	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0270	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0280	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0290	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0300	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0310	1	\$45.27				\$328.91							\$374.18
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34-10-30-5860-00000-0350	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0360	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0370	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0380	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0390	1	\$45.27				\$0.00							\$45.27
34-10-30-5860-00000-0400	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0410	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0420	1	\$45.27				\$328.91							\$374.18
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34-10-30-5860-00000-0480	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0490	1	\$45.27				\$328.91							\$374.18
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34-10-30-5860-00000-0550	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0560	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0570	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0580	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0590	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0600	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0610	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0620	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0630	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0640	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0650	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0660	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0670	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0680	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0690	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0700	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0710	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0720	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0730	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0740	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0750	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0760	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0770	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0780	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0790	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0800	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0810	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0820	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0830	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0840	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0850	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0860	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0870	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0880	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0890	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0900	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0910	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0920	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0930	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0940	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0950	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0960	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0970	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0980	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-0990	1	\$45.27				\$328.91							\$374.18

GEO ID	Units	O&M	O&M - Sawmill Sub.	O&M - Spring Lake	O&M - Somerset	Series 2006	Series 2019	Series 2021 - Spring Lake	Series 2022 - Sawmill Branch	Series 2023 Bonds - Somerset	Series 2024 Bonds - Sawmill Phase 7	Series 2026 Bonds - Sawmill Phase 3	Total
34-10-30-5860-00000-2050	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2060	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2070	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2080	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2090	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2100	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2110	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2120	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2130	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2140	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2150	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2160	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2170	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2180	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2190	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2200	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2210	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2220	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2230	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2240	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2250	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2260	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2270	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2280	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2290	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2300	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2310	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2320	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2330	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2340	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2350	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2360	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2370	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2380	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2390	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2400	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2410	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2420	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2430	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2440	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2450	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2460	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2470	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2480	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2490	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2500	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2510	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2520	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2530	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2540	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2550	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2560	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2570	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2580	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2590	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2600	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2610	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2620	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2630	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2640	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2650	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2660	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2670	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2680	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2690	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2700	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2710	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2720	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2730	1	\$45.27				\$328.91							\$374.18
34-10-30-5860-00000-2740	1	\$45.27				\$328.91							\$374.18
47-10-30-0000-01010-0022													\$0.00
47-10-30-0000-01010-0023													\$0.00
Total Gross Assessments	7649	\$316,395.29	\$886,363.20	\$479,733.71	\$197,659.68	\$1,759,587.61	\$209,230.56	\$422,701.57	\$852,931.20	\$446,235.90	\$655,967.20	\$481,865.74	\$6,708,671.66
Total Net Assessments		\$297,411.57	\$833,181.41	\$450,949.69	\$185,800.10	\$1,654,012.35	\$196,676.73	\$397,339.48	\$801,755.33	\$419,461.75	\$616,609.17	\$452,953.80	\$6,306,151.36

SECTION V



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 29, 2026

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

We are pleased to confirm our understanding of the services we are to provide Palm Coast Park Community Development District, Flagler County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Palm Coast Park Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

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

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

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

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

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

Audit Objectives

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

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

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession

or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSFCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$12,800 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

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

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

SECTION VI

Prepared by and upon recording
should be returned to:

Vincent L. Sullivan, Esq.
Chiumento Law, PLLC
145 City Place, Suite 301
Palm Coast, FL 32164

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this _____ day of August, 2026 by **Forestar (USA) Real Estate Group Inc., a Delaware corporation** (hereinafter called the “Grantor”), whose mailing address is 2221 E Lamar Blvd, Suite 790 Arlington, TX 76006 to **THE PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under the laws of the State of Florida**, (hereinafter called the “Grantee”), whose mailing address is 219 East Livingston Street, Orlando, FL 32801.

Wherever used herein, the terms “Grantor” and “Grantee” shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each corporation or entity. The singular shall be deemed to include the plural and vice versa, where the context so permits.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Flagler County, Florida, to-wit:

See Exhibit “A” attached hereto (the “Property”).

TOGETHER with all rights, privileges, easements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and hereby warrants the title to the Property and will defend the Property against the lawful claims of all persons claiming by, through or under said Grantor, but against none other.

SUBJECT TO taxes for the year of recording, covenants, restrictions, easements, reservations and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

**FORESTAR (USA) REAL ESTATE
GROUP INC., a Delaware corporation**

Print Name: _____

Witness Address: _____

By: _____

Heather L. Allen, Vice President

Print Name: _____

Witness Address: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by ☒ physical presence or ☐ online notarization this ____ day of August, 2026 by Heather L. Allen, as Vice President of Forestar (USA) Real Estate Group Inc., a Delaware corporation who ☒ is personally known to me or ☐ has produced _____ as identification.

Notary Public, State of Florida

Name: _____

UNDER
SEPARATE
COVERS

SCHEDULE "A"

PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR ACCEPTANCE OF REAL PROPERTY AND/OR IMPROVEMENTS

1. Applicant Name and Address:

2. Property Address/Description of Property: *(include name of subdivision)*

Subdivision: _____

Street Address: _____

General Description: Single Family residential community.

3. Legal Description of Property

4. Improvements Located on the Property: *(include detailed description of improvements, dates of construction, costs of construction, name of contractor(s), engineer(s), etc.; attach copies of as-built drawings, as applicable)*

5. Description of all Warranties. Permits. Contracts. etc. Applicable to the Improvements: *(attach copies)*

See attached.

6. Estimated Operation and Maintenance Costs: *(include detailed description of all operation and maintenance requirements, actual and projected maintenance costs, any issues concerning such maintenance, and any and all existing contracts for the maintenance of the Property)*

7. Maintenance Bonds: *(include copies of all maintenance bonds; include proposed endorsement to the District and dual obligee rider)*

See attached.

Original Signature of Applicant

By: _____

Print: _____

Title: _____

The following attachments must be included with this Application:

1. Draft conveyance document (deed or bill of sale, as applicable)
2. Draft affidavit of no liens
3. Title work concerning the Property (as applicable and if required)
4. Survey with legal description (if required)
5. Appraisal or appraisal letter providing estimated value of property (if required)
6. Drafts of any required easements
7. Draft of agreement regarding the payment of ad-valorem taxes (if applicable)
8. Copies of all warranties from contractors, subcontractors and suppliers and proposed assignment of same to the District
9. Copies of all maintenance bonds with proposed endorsement and dual obligee rider
10. "As-built" drawings for all improvements
11. Copies of all applicable permits and utility certifications
12. Design basis for infrastructure and all related calculations
13. Application Fee - minimum payment of \$1,500.00 made payable to Palm Coast Park Community Development District

For Office Use Only:

- | | | |
|-----|-------|--|
| I. | _____ | Date Application received by District Manager. |
| | _____ | Copy sent to District Counsel, District Engineer and Board of Supervisors. |
| II. | _____ | Date property accepted by Board of Supervisors. |

SECTION VII



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

PALM COAST PARK CDD

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

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

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

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

The term of this Agreement shall commence on July 1, 2026, and shall run until June 30, 2027, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew. A new agreement will be provided annually for the following year.

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

FLAGLER COUNTY PROPERTY APPRAISER

PALM COAST PARK CDD

Signature: 

Signature: _____

Print: James E. Gardner Jr., CFA

Print: _____

Title: _____

Date: _____

Date: _____

SECTION VIII

Prepared By and after Recording
Return to:

Chiumento Law
145 City Place, Suite 301
Palm Coast, Florida 32164
Attn: Michael D. Chiumento, III, Esq.

**INTERLOCAL AGREEMENT BETWEEN THE FLAGLER
COUNTY SHERIFF'S OFFICE AND PALM COAST PARK
COMMUNITY DEVELOPMENT DISTRICT FOR TRAFFIC
ENFORCEMENT OF DISTRICT ROADWAYS AND LAW
ENFORCEMENT OF BICYCLES, ELECTRIC BICYCLES, AND
ELECTRIC OFF-ROAD POWERED CYCLES**

THIS INTERLOCAL AGREEMENT is made by and between the **FLAGLER COUNTY SHERIFF'S OFFICE** (hereinafter referred to as the "FCSO") and the **PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government located in the City of Palm Coast, Florida (hereinafter referred to as the "District"), together referred to as the "Parties" (this Agreement hereinafter referred to as the "Interlocal Agreement"), as of _____, 2026 (the "Effective Date").

RECITALS

WHEREAS, §163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969," permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities;

WHEREAS, Part 1 of Chapter §163 of the Florida Statutes permits public entities to enter into interlocal agreements with each other to exercise jointly any power, privilege or authority which such agencies share in common which each might exercise separately;

WHEREAS, the District is a special purpose unit of local government located entirely within the City of Palm Coast, Florida more specifically described in the attached **Exhibit A** (hereinafter referred to as "Palm Coast Park");

WHEREAS, the District owns and maintains certain private roadways within its boundaries that are open to the public and not gated;

WHEREAS, the District owns and/or maintains certain sidewalks, multi-use paths, and pedestrian facilities that are open to and used by the general public; and

WHEREAS, the District does not possess independent police powers and therefore lacks authority to issue traffic citations or otherwise enforce criminal or traffic laws under Chapter 316, Florida Statutes; and

WHEREAS, the City of Palm Coast (the “City”) has adopted Ordinance No. 2025-18 regulating the use and operation of bicycles, electric bicycles, and electric off-road powered cycles within the City (the “City Ordinance”), as may be amended from time to time; and

WHEREAS, §316.006(2)(b), Florida Statutes, authorizes law enforcement agencies to enforce traffic laws on property not owned or controlled by a municipality when a written agreement is in place with the property owner; and

WHEREAS, Palm Coast utilizes the Flagler County Sheriff’s Office (“FCSO”) to provide law enforcement services to Palm Coast pursuant to the Agreement for Law Enforcement Services By and Between the Flagler County Sheriff’s Office and the City of Palm Coast dated recorded on October 25, 2017 in OR Book 2237, Page 16 of the Public Records of Flagler County, Florida and any amendments thereto (hereinafter “FCSO/PC Agreement”) a copy of which is attached hereto as **Exhibit B**;

WHEREAS, the District desires to authorize enforcement by the FCSO of the same substantive standards governing bicycles, electric bicycles, and electric off-road powered cycles as adopted by the City on District-owned or District-maintained sidewalks and pedestrian facilities pursuant to an interlocal cooperation arrangement;

WHEREAS, the FCSO and the District find this Interlocal Agreement to be necessary, proper and convenient to the exercise of their powers, duties and purposes authorized by law.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Recitals and Authority. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Interlocal Agreement. This Interlocal Agreement is entered into pursuant to the provision of Florida law, including but not limited to Chapters 163, 166, 189, and 190, Florida Statutes, and the Florida Constitution.

Purpose. This Interlocal Agreement sets forth the agreement between the Parties for the enforcement of uniform standards governing the operation and use of bicycles, electric bicycles, and electric off-road powered cycles on sidewalks, multi-use paths, and pedestrian facilities owned or maintained by the District and open to public use. The Parties intend that this Interlocal Agreement promote pedestrian safety, regulatory consistency, and efficient enforcement by utilizing the FCSO’s law enforcement resources.

Adoption of City Standards. The District hereby adopts, by reference, the standards, definitions, classifications, operational requirements, prohibitions, and safety regulations set forth in Ordinance No. 2025-18, City of Palm Coast, Florida, regulating bicycles, electric bicycles, and electric off-road powered cycles, as may be amended from time to time (the “City Standards”), attached hereto as Exhibit “C”. The City Standards shall apply to all District-owned or District-maintained sidewalks, multi-use paths, and pedestrian facilities that are open to public use.

Law Enforcement and Enforcement Authority. The Flagler County Sheriff’s Office will enforce applicable traffic laws under Chapter 315, Florida Statutes, on District-owned or maintained private roadways, to the extent permitted by law and pursuant to §316.006(2)(b), Florida Statutes.

The Flagler County Sheriff’s Office shall also enforce the City Standards on District-owned or District-maintained sidewalks, multi-use paths, and pedestrian facilities in the same manner and to the same extent as such standards are enforced on City-owned or City-maintained property. Law enforcement officers of the Sheriff’s Office shall have full authority to stop, warn, cite, and otherwise take lawful enforcement action against persons found to be in violation of the City Standards while operating bicycles, electric bicycles, or electric off-road powered cycles on District facilities.

Scope of Enforcement. Enforcement under this Interlocal Agreement may include, without limitation, the issuance of warnings or citations, enforcement of age restrictions, equipment and lighting requirements, yielding and audible-signal requirements, class-based restrictions applicable to electric bicycles, prohibitions applicable to electric off-road powered cycles, and vehicle removal or impoundment where authorized by the City Standards or applicable law. Nothing herein shall be construed to require the dedication of a sheriff’s deputy exclusively to the District or to modify the level of law enforcement services otherwise provided under the FCSO/PC Agreement.

Enforcement of this Interlocal Agreement includes traffic enforcement on District-owned or maintained private roadways, including but not limited to speeding, reckless driving, and other violations of Chapter 316, Florida Statutes.

Traffic Control Devices. The Flagler County Sheriff’s Traffic Division shall consult with the District on the type and placement of official traffic control devices on the particular roads owned and controlled by the District. The final determination of type and location of such traffic control devices shall be made by the Flagler County Traffic Division after such consultation and as defined by the Municipal Uniform Traffic Control Devices guidelines (MUTCD).

The District shall install, maintain, and repair the traffic control devices within their boundaries at their expense. The Flagler County Sheriff's Traffic Division shall have the discretion to determine the type, number, and location of such devices. The District shall remove traffic control devices, if necessary, as directed by the Flagler County Sheriff's Traffic Division, in accordance with MUTCD guidelines. Additions or removal of traffic control devices without approval of the Agency could result in avoidance of this agreement.

Maintenance of Roadways. The Agency shall not be responsible for maintenance or repair of any streets or roadways in this Agreement, such associated maintenance costs will be the sole responsibility of the District and its agents.

No Delegation of Police Powers. Nothing in this Interlocal Agreement shall be construed as granting the District police powers, citation authority, or law enforcement authority. Rather, this Interlocal Agreement is intended solely to authorize the Flagler County Sheriff's Office to exercise its existing law enforcement authority on District-owned roadways and facilities to the extent permitted by law. All enforcement actions undertaken pursuant to this Interlocal Agreement shall be performed solely by sworn law enforcement officers acting within the scope of their lawful authority.

District Rules and Administrative Enforcement. The District retains the authority to adopt complementary administrative rules governing the safe and orderly use of District-owned or District-maintained facilities and to enforce such rules through administrative or proprietary means, provided that such rules are not inconsistent with the City Standards.

Term. This Interlocal Agreement shall become effective upon recording in the public records of Flagler County and shall continue in full force and effect until termination, as provided herein, or until termination of the FSCO/PC Agreement, or any extension thereof, whichever occurs first.

Termination. Either party to this Interlocal Agreement may terminate this Interlocal Agreement for cause only after giving One Hundred Twenty (120) days prior written notice to the defaulting party of any alleged default of this Interlocal Agreement as further specified under Section 7 herein. Either party may terminate this Interlocal Agreement for no cause or convenience after giving six (6) months prior written notice to the non-terminating party.

Default. A default by either party under this Interlocal Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, damages, injunctive relief and specific performance. Each of the parties hereto shall provide the other party written notice of any defaults hereunder and shall allow the defaulting party not less than sixty (60) days from the date of receipt of such notice to cure.

Liability not increased. Neither the existence of this Agreement nor anything contained herein shall give rise to any greater liability on the part of FCSO than which the it would ordinarily be subjected to when providing its normal police services.

Insurance. The District shall purchase and maintain, at its own expense, the following types and amounts of insurance in form and with companies satisfactory to FCSO and covering the exposure arising out of the District ownership or control of the private roadways and all operation necessary or incidental thereto:

Liability insurance, including coverage for premises/operations and personal injury coverage shall be obtained. This liability insurance shall include contractual liability insurance applicable to the District's obligations under this Agreement. The limits of liability shall be no less than \$1,00,000.00 for injury or death to any one person and no less than \$1,000,000.00 for injury or death to two or more persons as a result of any one occurrence and no less than \$100,000.00 for property damage to one or more persons as a result including, but not limited to, attorney's fees, arising out of or resulting from the performance of this Agreement. The Flagler County Sheriff's Office and Sheriff must be listed as an additional insured on the policy for activities as it relates to this Agreement.

Sovereign Immunity. FCSO is a state agency or political subdivision as defined in §768.28, Florida Statutes, as amended from time to time, and nothing herein is intended to serve as a waiver of sovereign immunity, nor shall anything included herein be construed as a consent to be sued by third parties in any matter arising out of this Agreement or any other contract.

Indemnification. To the extent permitted by law, each party agrees to indemnify and hold the other party harmless from and against any and all damages, losses or claims, including, but not limited to, legal fees and expenses, to the extent that such damages, losses or claims are attributable to the indemnifying party's actions, omissions or negligence in its performance under this Interlocal Agreement. Nothing in this Interlocal Agreement shall be deemed as a waiver of immunity or limits of liability of either party, including their supervisors, officers, agents and employees and independent contractors, beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Chapter 768.28, Florida Statutes or other statute, and nothing in this Interlocal Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Disputes/Enforcement. All disputes under this Interlocal Agreement shall be governed in accordance with the requirements of Chapter 164, Florida Statutes. In the event that either party seeks to enforce this Interlocal Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs

incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

Controlling Law. This Interlocal Agreement shall be construed and governed in accordance with the laws of the State of Florida.

Severability. In the event any term or provision of this Interlocal Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be construed or deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

Amendment. This Interlocal Agreement shall not be modified or amended except by written agreement duly executed by the Parties hereto.

Interpretation. This Interlocal Agreement have been negotiated fully between the parties as an arm's length transaction. Both parties participated fully in the preparation of this Interlocal Agreement. In the case of a dispute concerning the interpretation of any provision of this Interlocal Agreement, both parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

Time of the Essence. The parties each agree that time is of the essence of this Interlocal Agreement.

Notice. Each party shall furnish to the other such notice, as may be required from time to time, pursuant to this Interlocal Agreement, in writing, posted in the U.S. mail or by hand delivery, or by overnight delivery service and addressed as follows:

To Sheriff:	Rick Staly Sheriff Flagler County Sheriff's Office 901 E. Moody Blvd. Bunnell, FL 32110
-------------	---

With copy to:	FCSO General Counsel Flagler County Sheriff's Office Attn: General Counsel's Office 901 E. Moody Blvd. Bunnell, FL 32110
---------------	--

To District	Chairman of the Board of Supervisors Palm Coast Park Community Development District 219 East Livingston Street Orlando, Florida 32801
-------------	---

With copy to:

Chiumento Law
145 City Place, Suite 301
Palm Coast, FL 32137
Telephone (386) 445-8900
Fax (386) 446.6702
Attn: Michael Chiumento III, Esq.

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

Authority. Parties each represent they have all requisite power, financial capacity, and authority to execute, deliver, and perform the obligations under this Interlocal Agreement. Each person signing this Agreement on behalf of the entity identified herein, represents and warrants that he or she is fully authorized to execute this Interlocal Agreement on behalf of the entity on whose behalf such individual has signed this Agreement, and that by signing this Agreement such entity shall be bound by the terms contained herein.

Effective Date. This Interlocal Agreement and the rights conferred herein shall become effective upon filing with the Clerk of the Circuit Court of Flagler County, Florida, in accordance with the requirements of Chapter 163.01(11), Florida Statutes, which date shall be set forth in the first paragraph of this Interlocal Agreement at recording.

[END OF TEXT]
[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF the undersigned set their hands as of the ____ day _____, 2026.

**PALM COAST PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Chairman

Witness:

Print Name

Witness:

Attest: _____
Secretary

Print Name

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of ____ physical presence or
____ online notarization, this _____, 2026 by _____ who is personally known to
me or who has produced _____ as identification.

FLAGLER COUNTY'S SHERIFF'S OFFICE

By: _____
Rick Staly, Sheriff

Witness:

Print Name

Witness:

Attest: _____
City Clerk

Print Name

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of ____ physical presence or
____ online notarization, this _____, 2026 by _____ who is personally known to
me or who has produced _____ as identification.

EXHIBIT A

CHAPTER 42AAA-1
PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT

42AAA-1.001	Establishment
42AAA-1.002	Boundary
42AAA-1.003	Supervisors

42AAA-1.001 Establishment.

The Palm Coast Park Community Development District is hereby established.

Rulemaking Authority 190.005 FS. Law Implemented 190.004, 190.005 FS. History--New 9-13-05.

42AAA-1.002 Boundary.

The boundaries of the District are as follows:

PARCEL 902

THAT PORTION OF GOVERNMENT SECTION 3, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, LYING EAST OF U.S. HIGHWAY NO. 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF GOVERNMENT SECTION 3, TOWNSHIP 11 SOUTH, RANGE 30 EAST, SOUTH 01°19'10" EAST ALONG THE WEST LINE OF SECTION 3 A DISTANCE OF 128.57 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE OF SECTION 3 RUN NORTH 83°28'00" EAST ALONG THE APPROXIMATE LOCATION OF A DIRT ROAD A DISTANCE OF 506.42 FEET, THENCE SOUTH 82°42'27" WEST A DISTANCE OF 1,150.71 FEET, THENCE SOUTH 87°43'37" EAST A DISTANCE OF 949.77 FEET, THENCE SOUTH 70°53'54" EAST A DISTANCE OF 935.38 FEET, THENCE DEPARTING SAID APPROXIMATE DIRT ROAD SOUTH 20°16'51" EAST ALONG THE WESTERLY LINE OF THE SCHOOL BOARD PARCEL RECORDED IN ORB 519, PAGES 903 AND 904 A DISTANCE OF 2,337.19 FEET, THENCE DEPARTING SAID SCHOOL PARCEL SOUTH 69°43'09" WEST ALONG THE BOUNDARY LINE OF LAND RECORDED IN ORB 536, PAGES 1389 THROUGH 1392 A DISTANCE OF 500.00 FEET, THENCE SOUTH 12°47'58" EAST A DISTANCE OF 2,317.70 FEET TO A POINT ON THE SOUTH LINE OF SECTION 3, THENCE DEPARTING LAND RECORDED IN ORB 536, PAGES 1389-1392 SOUTH 88°44'12" WEST A DISTANCE OF 1,570.76 FEET, THENCE SOUTH 88°44'12" WEST ALONG THE SOUTH LINE OF SECTION 3 A DISTANCE OF 1,993.22 FEET TO A POINT ON THE BOUNDARY OF WELL SITE SW-35, THENCE NORTH 67°12'42" EAST A DISTANCE OF 2.34 FEET, THENCE NORTH 22°47'18" WEST A DISTANCE OF 100.00 FEET, THENCE SOUTH 67°12'42" WEST ALONG SAID WELL BOUNDARY A DISTANCE OF 150.00 FEET, THENCE SOUTH 22°47'17" EAST A DISTANCE OF 41.76 FEET, THENCE SOUTH 88°44'12" WEST ALONG THE SOUTH LINE OF SECTION 3 A DISTANCE OF 239.87 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTH 22°47'18" WEST A DISTANCE OF 688.01 FEET TO A POINT ON THE WEST LINE OF SECTION 3, THENCE DEPARTING U.S. HIGHWAY NO. 1 NORTH 01°19'10" WEST ALONG THE WEST LINE OF SECTION 3 A DISTANCE OF 4,512.19 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF GOVERNMENT SECTION 4, TOWNSHIP 11 SOUTH, RANGE 30 EAST, LYING EAST OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5), FLAGLER COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PORTION OF GOVERNMENT SECTION 4, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF BEGINNING BEING THE NORTHEAST CORNER OF SAID SECTION 4, THENCE SOUTH 01°19'10" EAST ALONG THE EAST LINE OF SECTION 4 A DISTANCE OF 128.57 FEET TO A POINT BEING THE APPROXIMATE LOCATION OF A DIRT ROAD RUNNING WESTERLY, THENCE SOUTH 83°28'00" WEST ALONG SAID DIRT ROAD A DISTANCE OF 1,337.89 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTH 14°05'29" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 274.49 FEET TO A POINT ON THE NORTH LINE OF SECTION 4, THENCE DEPARTING U.S. HIGHWAY NO. 1 NORTH 89°24'09" EAST ALONG THE NORTH LINE OF SECTION 4 A DISTANCE OF 1393.14 FEET TO THE POINT OF BEGINNING.

EXCEPTION CONTAINING 6.2344 ACRES MORE OR LESS.

ALSO LESS AND EXCEPT THE FOLLOWING PALM COAST UTILITY CORP. (FLORIDA WATER SERVICES CORP.)

WELL SITE SW-36. DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 641, PAGES 1051 THROUGH 1221, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PARCEL RP 0142:

A PARCEL OF LAND IN GOVERNMENT SECTION 4, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, AS A POINT OF REFERENCE BEING THE SOUTHEAST CORNER OF SAID SECTION 4, THENCE NORTH 01°19'11" WEST ALONG THE EASTERLY LINE OF SAID SECTION 4 1,693.85 FEET; THENCE SOUTH 88°40'49" WEST 13.49 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 22°47'18" WEST 100.00 FEET; THENCE SOUTH 67°12'42" WEST 150.00 FEET; THENCE SOUTH 22°47'18" EAST 100.00 FEET, THENCE NORTH 67°12'42" EAST 150.00 FEET TO THE POINT OF BEGINNING OF THE DESCRIPTION.

WELL PARCEL CONTAINING .34 ACRES MORE OR LESS.

TOGETHER WITH THE FOLLOWING PORTION OF SECTION 10, A POINT OF REFERENCE BEING THE NORTHEAST CORNER OF GOVERNMENT SECTION 10, TOWNSHIP 11 SOUTH, RANGE 30 EAST, THENCE SOUTH 00°59'54" EAST ALONG THE EAST LINE OF SECTION 10 A DISTANCE OF 617.50 FEET, THENCE DEPARTING SAID LINE SOUTH 67°12'21" WEST A DISTANCE OF 939.17 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE SOUTH 67°12'21" WEST A DISTANCE OF 3,540.82 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTH 22°47'15" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 2,431.20 FEET TO A POINT ON THE NORTH LINE OF SECTION 10, THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 88°44'12" EAST ALONG THE NORTH LINE OF SECTION 10 A DISTANCE OF 266.63 FEET, THENCE DEPARTING SAID SECTION LINE SOUTH 22°47'18" EAST ALONG THE BOUNDARY OF WELL SITE SW-35 A DISTANCE OF 58.24 FEET, THENCE NORTH 67°12'42" EAST A DISTANCE OF 147.66 FEET, THENCE DEPARTING SAID WELL SITE NORTH 88°44'12" EAST ALONG THE NORTH LINE OF SECTION 10 A DISTANCE OF 3,563.98 FEET, THENCE SOUTH 12°47'58" EAST A DISTANCE OF 982.01 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PALM COAST UTILITY CORP. (FLORIDA WATER SERVICES CORP.) WELL SITE SW-34, (DESCRIPTION FURNISHED BY OWNER):

A PARCEL OF LAND IN GOVERNMENT SECTION 10, TOWNSHIP 11 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE BEING THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 10, THENCE SOUTH 88°33'54" WEST ALONG THE SOUTHERLY LINE OF THE NORTHWEST 1/4 1,042.43 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF A 50.00 FEET PIPE LINE EASEMENT EAST OF AND PARALLEL WITH U.S. HIGHWAY NO. 1 (300 FEET RIGHT-OF-WAY); THENCE NORTH 22°47'18" WEST 955.79 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 67°12'42" EAST 150.00 FEET; THENCE NORTH 22°47'18" WEST 100.00 FEET; THENCE SOUTH 67°12'42" WEST 150.00 FEET; THENCE SOUTH 22°47'18" EAST 100.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

WELL PARCEL CONTAINING .34 ACRES MORE OR LESS.

ALSO LESS AND EXCEPT THE FOLLOWING PALM COAST UTILITY CORP. (FLORIDA WATER SERVICES CORP.) WELL SITE SW-35. DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 641, PAGES 1051 THROUGH 1221, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PARCEL RP 0141:

A PARCEL OF LAND IN GOVERNMENT SECTIONS 10 AND 3, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEING A P.R.M. AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 88°44'12" EAST ALONG THE NORTHERLY LINE OF SECTION 10, 491.68 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 22°47'18" EAST 58.34 FEET, THENCE NORTH 67°12'42" EAST 150.00 FEET, THENCE NORTH 22°47'18" WEST 100.00 FEET, THENCE SOUTH 67°12'42" WEST 150.00 FEET, THENCE SOUTH 22°47'17" EAST 41.66 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

WELL PARCEL CONTAINING .34 ACRES MORE OR LESS.

PARCEL 1002

A PARCEL OF LAND BEING A PORTION OF THAT LAND RECORDED IN OFFICIAL RECORDS BOOK 507, PAGES 1592 THROUGH 1609 TOGETHER WITH A PORTION OF THAT LAND RECORDED IN OFFICIAL RECORDS BOOK 507,

PAGES 1620 THROUGH 1626 LYING IN GOVERNMENT SECTIONS 15, 16, 21 AND 22, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 30 EAST, LYING TEN (10) FEET WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE-95;

LESS AND EXCEPT THAT PORTION TAKEN BY THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR RIGHT-OF-WAY ASSOCIATED WITH THE INTERSTATE-95 OLD KINGS ROAD OVERPASS;

ALSO LESS AND EXCEPT OLD KINGS ROAD (66' R/W);

ALSO LESS AND EXCEPT THAT LAND OWNED BY FLAGLER COUNTY KNOWN AS THE AGRICULTURAL MUSEUM PARCEL, RECORDED IN OFFICIAL RECORDS BOOK (ORB) 552, PAGE 215, ORB 561, PAGE 1458, ORB 586, PAGES 1220-1223 AND ORB 586, PAGE 1227, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA;

TOGETHER WITH A PARCEL OF LAND BEING A PORTION OF GOVERNMENT SECTION 16, TOWNSHIP 10 SOUTH, RANGE 30 EAST, LYING EAST OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1;

LESS AND EXCEPT PARCEL 2-17E RECORDED IN OFFICIAL RECORDS BOOK 586, PAGE 1227, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, ALSO LESS AND EXCEPT OLD KINGS ROAD (66' R/W);

ALSO LESS AND EXCEPT LAND RECORDED IN OFFICIAL RECORDS BOOK 574, PAGES 1429 THROUGH 1431, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA;

ALSO LESS AND EXCEPT A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF REFERENCE BEING THE NORTHEAST CORNER OF SAID SECTION 16, BEAR SOUTH 00°44'07" EAST ALONG THE EAST LINE OF SECTION 16, A DISTANCE OF 813.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°40'51" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 475.04 FEET; THENCE SOUTH 71°59'32" EAST A DISTANCE OF 299.56 FEET; THENCE SOUTH 17°24'50" WEST, A DISTANCE OF 29.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 83.00 FEET, THENCE ALONG THE ARC OF SAID CURVE 38.98 FEET THROUGH A CENTRAL ANGLE OF 26°54'21", A CHORD BEARING OF SOUTH 03°57'39" WEST AND A CHORD DISTANCE OF 38.62 FEET; THENCE NORTH 71°59'32" WEST, A DISTANCE OF 299.56 FEET, THENCE NORTH 84°40'51" WEST, A DISTANCE OF 1,587.76 FEET; THENCE NORTH 73°25'25" WEST, A DISTANCE OF 1,342.39 FEET; THENCE NORTH 83°06'27" WEST, A DISTANCE OF 1,013.64 FEET; THENCE NORTH 08°29'47" WEST, A DISTANCE OF 69.49 FEET, THENCE SOUTH 83°06'27" EAST, A DISTANCE OF 1,037.76 FEET; THENCE SOUTH 73°25'25" EAST, A DISTANCE OF 1,341.46 FEET, THENCE SOUTH 84°40'51" EAST, A DISTANCE OF 1,113.57 FEET TO THE POINT OF BEGINNING.

EXCEPTION CONTAINING 6.543 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING PORTION OF GOVERNMENT SECTION 21 LYING EAST OF U.S. HIGHWAY NO. 1:

BEGINNING FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 30 EAST; THENCE SOUTH 00°28'10" EAST ALONG THE EASTERLY LINE OF SECTION 21 A DISTANCE OF 1,117.09 FEET, THENCE DEPARTING SAID LINE SOUTH 61°12'56" WEST A DISTANCE OF 748.34 FEET, THENCE NORTH 00°29'04" WEST A DISTANCE OF 149.94 FEET, THENCE SOUTH 89°23'31" WEST A DISTANCE OF 658.86 FEET, THENCE NORTH 00°29'57" WEST A DISTANCE OF 1,319.38 FEET, THENCE NORTH 89°20'34" EAST ALONG THE NORTH LINE OF SECTION 21 A DISTANCE OF 1,318.40 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH THE FOLLOWING PORTION OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 30 EAST, BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 22, THENCE NORTH 89°41'29" EAST ALONG THE NORTH LINE OF SECTION 22 A DISTANCE OF 2,630.63 FEET TO THE NORTH QUARTER (1/4) CORNER, THENCE NORTH 88°58'06" EAST ALONG THE NORTH LINE OF SECTION 22 A DISTANCE OF 880.17 FEET, THENCE SOUTH 25°15'02" EAST ALONG A LINE LYING TEN (10) FEET WEST OF AND PARALLEL TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE-95 A DISTANCE OF 899.05 FEET, THENCE DEPARTING SAID LINE ALONG THE NORTH BOUNDARY OF PARCEL 211 ORB 553, PAGE 1713 RUN SOUTH 64°44'58" WEST A DISTANCE OF 1,000.18 FEET, THENCE NORTH 60°29'04" WEST A DISTANCE OF 932.59 FEET, THENCE SOUTH 29°30'56" WEST A DISTANCE OF 299.31 FEET, THENCE DEPARTING PARCEL 211 ALONG THE NORTH LINE OF (PCCSC) PARCEL RECORDED IN ORB 549, PAGES 969 AND 970, SAID NORTH LINE BEING COMMON AS THE SOUTH LINE OF ORB 507, PAGES 1592-1609, RUN NORTH 59°53'04" WEST A DISTANCE OF 811.19 FEET, THENCE SOUTH 85°54'56" WEST A DISTANCE OF 570.00

FEET, THENCE SOUTH 43°24'56" WEST A DISTANCE OF 565.00 FEET, THENCE SOUTH 81°42'56" WEST A DISTANCE OF 343.00 FEET, THENCE SOUTH 61°12'56" WEST A DISTANCE OF 26.65 FEET TO A POINT ON THE WEST LINE OF SECTION 22, THENCE DEPARTING SAID (PCCSC) PARCEL NORTH 00°28'10" WEST ALONG THE WEST LINE OF SECTION 22 A DISTANCE OF 1,117.09 FEET TO THE POINT OF BEGINNING.

PARCEL 1003

A PARCEL OF LAND BEING A PORTION OF THAT LAND RECORDED IN OFFICIAL RECORDS BOOK 507, PAGES 1592 THROUGH 1609, LYING IN GOVERNMENT SECTIONS 27, 28, 33 AND 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST, SECTIONS 3 AND 4, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 30 EAST, THENCE NORTH 00°32'09" WEST ALONG THE WEST LINE OF SECTION 27 A DISTANCE OF 2074.30 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MATANZAS WOODS BOULEVARD (124' R/W), THENCE SOUTH 81°24'11" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 2,323.41 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,876.00 FEET AND A CENTRAL ANGLE OF 03°51'30", THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 126.34 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 79°28'26" EAST A DISTANCE OF 126.31 FEET TO A POINT BEING THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK (ORB) 574, PAGES 1417 THROUGH 1419, THENCE DEPARTING MATANZAS WOODS PARKWAY SOUTH 12°27'19" WEST ALONG THE WESTERLY BOUNDARY OF SAID PARCEL RECORDED IN ORB 574, PAGES 1417-1419, A DISTANCE OF 403.35 FEET, THENCE SOUTH 77°32'41" EAST A DISTANCE OF 99.32 FEET, THENCE SOUTH 22°57'24" EAST A DISTANCE OF 813.78 FEET, THENCE SOUTH 16°18'50" WEST A DISTANCE OF 134.50 FEET, THENCE SOUTH 73°41'10" EAST A DISTANCE OF 400.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BELLE TERRE PARKWAY (124' R/W), THENCE DEPARTING SAID PARCEL RECORDED IN ORB 574, PAGES 1417-1419 SOUTH 16°18'50" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BELLE TERRE PARKWAY ACCORDING TO THE PLAT BELLE TERRE SECTION 35 MAP BOOK 11, PAGES 2 THROUGH 26, A DISTANCE OF 266.77 FEET TO A POINT ON THE SOUTH LINE OF SECTION 27, THENCE SOUTH 89°12'10" WEST ALONG THE SOUTH LINE OF SECTION 27 A DISTANCE OF 3000.95 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE FOLLOWING PORTION OF SECTION 28 LYING EAST OF U.S. HIGHWAY NO. 1, BEGINNING AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 10 SOUTH, RANGE 30 EAST, THENCE NORTH 89°28'59" WEST ALONG THE SOUTH LINE OF SECTION 28 A DISTANCE OF 2640.46 FEET TO THE SOUTH QUARTER CORNER OF SECTION 27, THENCE SOUTH 89°01'24" WEST A DISTANCE OF 55.72 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, THENCE DEPARTING SAID SECTION LINE NORTH 14°05'30" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 553.77 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,785.08 FEET AND A CENTRAL ANGLE OF 24°05'00", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 750.33 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 02°02'59" WEST A DISTANCE OF 744.82 FEET TO THE CURVE'S END, THENCE NORTH 09°59'31" EAST A DISTANCE OF 756.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MATANZAS WOODS BOULEVARD, THENCE SOUTH 80°00'29" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 896.08 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1124.00 FEET AND A CENTRAL ANGLE OF 24°05'00", THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 472.46 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 87°57'01" EAST A DISTANCE OF 468.99 FEET TO THE CURVE'S END, THENCE NORTH 75°54'31" EAST A DISTANCE OF 569.81 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,875.00 FEET AND A CENTRAL ANGLE OF 22°41'18", THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 742.48 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 87°15'10" EAST A DISTANCE OF 737.64 FEET TO THE CURVE'S END, THENCE SOUTH 81°24'11" EAST A DISTANCE OF 67.08 FEET TO A POINT ON THE EAST LINE OF SECTION 28, THENCE DEPARTING MATANZAS WOODS BOULEVARD SOUTH 00°32'09" EAST ALONG THE EAST LINE OF SECTION 28 A DISTANCE OF 2,074.30 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT FLORIDA WATER SERVICES CORP. WELL SITE SW-43, A 100' x 150' PARCEL RECORDED IN

OFFICIAL RECORDS BOOK 110, PAGE 283, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA;
ALSO LESS AND EXCEPT FLORIDA WATER SERVICES CORP. WELL SITE SW-42, A PARCEL RECORDED IN
OFFICIAL RECORDS BOOK 832, PAGE 991, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA;
TOGETHER WITH THAT PORTION OF GOVERNMENT SECTION 33, TOWNSHIP 10 SOUTH, RANGE 30 EAST,
FLAGLER COUNTY, FLORIDA, LYING EAST OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5);
LESS AND EXCEPT FLORIDA WATER SERVICES CORP. WELL SITE SW-41, A PARCEL RECORDED IN OFFICIAL
RECORDS BOOK 832, PAGE 991, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA;
TOGETHER WITH THAT PORTION OF GOVERNMENT SECTION 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST, LYING
WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF BELLE TERRE PARKWAY ACCORDING TO THE PLAT BELLE
TERRE SECTION 35, MAP BOOK 11, PAGES 2 THROUGH 26, OF THE PUBLIC RECORDS OF FLAGLER COUNTY,
FLORIDA;

LESS AND EXCEPT THAT LAND RECORDED IN OFFICIAL RECORDS BOOK 594, PAGES 856 AND 857, ALSO LESS
AND EXCEPT LAND RECORDED IN OFFICIAL RECORDS BOOK 625, PAGES 1596 AND 1597 OF THE PUBLIC
RECORDS OF FLAGLER COUNTY, FLORIDA;

TOGETHER WITH THE FOLLOWING PORTION OF GOVERNMENT SECTION 3, TOWNSHIP 11 SOUTH, RANGE 30
EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF BEGINNING BEING THE NORTHWEST CORNER OF SAID SECTION 3, THENCE NORTH 88°47'06" EAST
ALONG THE NORTH LINE OF SECTION 3 A DISTANCE OF 3195.30 FEET TO A POINT ON THE NORTHERLY
BOUNDARY OF LAND RECORDED IN OFFICIAL RECORDS BOOK (ORB) 594, PAGES 856 AND 857, THENCE SOUTH
50°36'55" WEST ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 156.95 FEET. THENCE SOUTH 39°23'05"
EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID LAND A DISTANCE OF 606.62 FEET TO A POINT BEING
THE NORTHWEST CORNER OF LAND RECORDED IN ORB 625, PAGES 1596 AND 1597, THENCE SOUTH 20°16'51"
EAST A DISTANCE OF 64.03 FEET TO A POINT BEING THE NORTHWEST CORNER OF FLAGLER COUNTY SCHOOL
BOARD LANDS RECORDED IN ORB 519, PAGES 903 AND 904, SAID POINT BEING THE APPROXIMATE LOCATION
OF A DIRT ROAD RUNNING WESTERLY, THENCE DEPARTING SAID SCHOOL BOARD LANDS RUN NORTH 70°53'54"
WEST ALONG SAID DIRT ROAD A DISTANCE OF 935.38 FEET, THENCE CONTINUING TO FOLLOW THE
APPROXIMATE ROAD LOCATION RUN NORTH 87°43'37" WEST A DISTANCE OF 949.77 FEET, THENCE NORTH
82°42'27" WEST A DISTANCE OF 1150.71 FEET, THENCE SOUTH 83°28'00" WEST A DISTANCE OF 506.42 FEET TO A
POINT ON THE WEST LINE OF SECTION 3, THENCE DEPARTING SAID DIRT ROAD NORTH 01°19'10" WEST ALONG
THE WEST LINE OF SECTION 3 A DISTANCE OF 128.57 FEET TO THE POINT OF BEGINNING;

ALSO TOGETHER WITH THE FOLLOWING PORTION OF GOVERNMENT SECTION 4, TOWNSHIP 11 SOUTH, RANGE
30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF BEGINNING BEING THE NORTHEAST CORNER OF SAID SECTION 4, THENCE SOUTH 01°19'10" EAST
ALONG THE EAST LINE OF SECTION 4 A DISTANCE OF 128.27 FEET TO A POINT BEING THE APPROXIMATE
LOCATION OF A DIRT ROAD RUNNING WESTERLY, THENCE SOUTH 83°28'00" WEST ALONG SAID DIRT ROAD A
DISTANCE OF 1,337.89 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1,
THENCE NORTH 14°05'29" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 274.49 FEET TO A
POINT ON THE NORTH LINE OF SECTION 4, THENCE DEPARTING U.S. HIGHWAY NO. 1 NORTH 89°24'09" EAST
ALONG THE NORTH LINE OF SECTION 4 A DISTANCE OF 1,393.14 FEET.

PARCEL 201

A PARCEL OF LAND INCLUDING THAT LAND RECORDED AT PAGE 1706 OF OFFICIAL RECORDS BOOK 553, PAGES
1539 THROUGH 1840, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY
NO. 1 WITHIN GOVERNMENT SECTIONS 9 AND 10, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY,
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING SOUTHWEST CORNER OF SAID GOVERNMENT SECTION 10, THENCE NORTH
02°39'55" EAST ALONG THE WEST LINE OF SECTION 10 A DISTANCE OF 1,048.75 FEET, THENCE DEPARTING SAID
WEST LINE OF SECTION 10 NORTH 67°38'10" EAST A DISTANCE OF 129.55 FEET TO THE POINT OF BEGINNING OF
THIS DESCRIPTION, THENCE NORTH 19°01'15" WEST A DISTANCE OF 1,352.35 FEET; THENCE NORTH 57°12'21"
EAST A DISTANCE OF 1,050.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE FLAGLER COUNTY

MAINTENANCE YARD LANDS RECORDED IN OFFICIAL RECORDS BOOK 352, PAGES 134 THROUGH 136, THENCE SOUTH 22°47'15" EAST ALONG SAID MAINTENANCE YARD BOUNDARY A DISTANCE OF 708.34 FEET; THENCE NORTH 67°12'45" EAST ALONG THE SOUTH BOUNDARY LINE OF SAID MAINTENANCE YARD LANDS A DISTANCE OF 400.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 22°47'15" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 674.16 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF LOT 4, PALM COAST INDUSTRIAL PARK, MAP BOOK 26, PAGES 62 AND 63, THENCE DEPARTING U.S. HIGHWAY NO. 1 SOUTH 70°12'45" WEST ALONG THE NORTHERLY LINE OF LOT 4 A DISTANCE OF 480.00 FEET TO THE NORTHWEST CORNER OF LOT 4, THENCE DEPARTING PALM COAST INDUSTRIAL PARK SOUTH 67°38'10" WEST A DISTANCE OF 1,059.53 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 40.1127 ACRES MORE OR LESS.

PARCEL 211

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 22, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, THENCE RUN S 88°53'06" W ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 1,759.19 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE-95; THENCE S 25°15'01" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE 894.55 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S 25°15'01" E 1663.74 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 975.00 FEET AND A CENTRAL ANGLE OF 64°01'49"; THENCE FROM A CHORD BEARING OF N 57°15'57" W RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 1,089.60 FEET TO THE POINT OF TANGENCY; THENCE N 89°16'51" W 869.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 34°53'44"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 319.75 FEET TO THE POINT OF TANGENCY; THENCE N 54°23'07" W 585.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 975.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 178.16 FEET THROUGH A CENTRAL ANGLE OF 10°28'11" TO A POINT ON THE WESTERLY LINE OF PARCEL "E", LAKEVIEW – SECTION 37, AS RECORDED IN MAP BOOK 13, PAGE 28, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N 26°32'17" E, ALONG SAID WESTERLY LINE AND AN EXTENSION THEREOF 288.73 FEET; THENCE S 60°29'04" E 350.00 FEET; THENCE N 29°30'56" E 207.20 FEET; THENCE S 60°29'04" E 582.59 FEET; THENCE N 64°44'58" E 1010.18 FEET TO THE POINT OF BEGINNING:

TOGETHER WITH A PARCEL OF LAND LYING WITHIN GOVERNMENT SECTION 22, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, CONVEYED BY QUIT CLAIM DEED FROM SUNSPORT RECREATION, INC., ET AL, AS GRANTORS, TO FLORIDA LANDMARK COMMUNITIES, INC., AS GRANTEE, IN OFFICIAL RECORDS BOOK 846, PAGE 1584, DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE NORTHEAST CORNER OF SAID GOVERNMENT SECTION 22, THENCE SOUTH 88°58'06" WEST ALONG THE NORTH LINE OF SAID GOVERNMENT SECTION 22, A DISTANCE OF 1,759.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE-95 (300' R/W), THENCE DEPARTING SAID NORTH LINE OF SECTION 22 SOUTH 25°15'02" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE-95 A DISTANCE OF 894.55 FEET, THENCE DEPARTING INTERSTATE-95 SOUTH 64°44'58" WEST ALONG THE NORTH LINE OF PARCEL 211 RECORDED IN OFFICIAL RECORDS BOOK 553, PAGES 1539 THROUGH 1840 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, A DISTANCE OF 1010.18 FEET, THENCE NORTH 60°29'04" WEST A DISTANCE OF 582.59 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH 29°30'56" WEST ALONG SAID BOUNDARY OF PARCEL 211 A DISTANCE OF 207.20 FEET, THENCE NORTH 60°29'04" WEST A DISTANCE OF 350.00 FEET TO A POINT ON THE BOUNDARY LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 507, PAGES 1620 THROUGH 1626 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THENCE DEPARTING SAID BOUNDARY LINE OF PARCEL 211 NORTH 29°30'56" EAST ALONG SAID BOUNDARY LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 507, PAGES 1620 THROUGH 1626, A DISTANCE OF 207.20 FEET, THENCE SOUTH 60°29'04" EAST A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.6649 ACRES MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED AREA, CONVEYED BY WARRANTY DEED FROM FLORIDA LANDMARK COMMUNITIES, INC., AS GRANTOR, TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, AS GRANTEE, DESCRIBED AS FOLLOWS:

COMMENCE AT A RECOVERED 6" x 6" CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHEAST 1/4, SECTION 22, TOWNSHIP 10 SOUTH, RANGE 30 EAST; THENCE RUN S 88°58'16" W, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1,759.44 FEET TO THE SOUTHWESTERLY EXISTING LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE-95) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 73001, F.P. NO. 242341-1; THENCE DEPARTING SAID NORTH LINE, RUN S 25°15'15" E ALONG SAID SOUTHWESTERLY EXISTING LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 1,450.68 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 25°15'15" E ALONG SAID SOUTHWESTERLY EXISTING LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 1,107.55 FEET; THENCE DEPARTING SAID SOUTHWESTERLY EXISTING LIMITED ACCESS RIGHT-OF-WAY RUN S 64°44'58" W, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE JEFFERSON DAVIS WATERWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 549, PAGE 966, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 975.00 FEET AND A CENTRAL ANGLE OF 43°00'34"; THENCE FROM A CHORD BEARING OF N 46°45'19" W, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 731.89 FEET; THENCE DEPARTING SAID CURVE AND SAID NORTHEASTERLY LINE, RUN N 25°15'15" W, PARALLEL WITH SOUTHWESTERLY EXISTING LIMITED ACCESS RIGHT-OF-WAY LINE A DISTANCE OF 442.47 FEET; THENCE RUN NORTH 64°44'45" E, A DISTANCE OF 272.00 FEET TO THE POINT OF BEGINNING.

EXCEPTION CONTAINING 4.168 ACRES, MORE OR LESS.

PARCEL 217

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 28, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. THENCE RUN S 89°01'24" W ALONG THE SOUTH LINE OF SAID SECTION 28 A DISTANCE OF 235.41 FEET FOR A POINT OF BEGINNING ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE CONTINUE S 89°01'24" W ALONG SAID SOUTH LINE 550.83 FEET; THENCE N 86°54'42" W 166.65 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 545.00 FEET AND A CENTRAL ANGLE OF 12°15'15"; THENCE FROM A CHORD BEARING OF N 03°02'19" W RUN NORTHERLY ALONG THE ARC OF SAID CURVE 116.56 FEET TO A POINT; THENCE S 80°50'04" W 200.00 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 11°49'46"; THENCE FROM A CHORD BEARING OF N 03°15'03" W RUN NORTHERLY ALONG THE ARC OF SAID CURVE 206.46 FEET TO THE POINT OF TANGENCY; THENCE N 09°09'56" W 1,825.00 FEET; THENCE S 80°50'04" W 1,535.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE N 09°09'56" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE 1,821.28 FEET; THENCE N 80°50'46" E 180.00 FEET; THENCE N 09°09'13" W 35.17 FEET; THENCE N 80°50'46" E 1,070.48 FEET; THENCE N 65°50'47" E 898.31 FEET; THENCE S 24°09'14" E 267.00 FEET; THENCE N 65°50'47" E 560.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE 78.54 FEET TO THE POINT OF TANGENCY; THENCE S 24°09'13" E 667.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 34°08'45"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE 89.39 FEET TO THE POINT OF TANGENCY; THENCE S 09°59'31" W 217.87 FEET; THENCE S 80°00'29" E 325.00 FEET TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE CONTINUE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: S 09°59'31" W 2,217.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,960.08 FEET AND A CENTRAL ANGLE OF 24°05'00"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE 823.89 FEET TO THE POINT OF TANGENCY; THENCE S 14°05'30" E 513.00 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 194.759 ACRES, MORE OR LESS.

PARCEL 800.08

A PARCEL OF LAND LYING WEST OF U.S. HIGHWAY NO. 1 IN GOVERNMENT SECTIONS 3, 4, 9 AND 10, TOWNSHIP

11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE NORTHEAST CORNER OF GOVERNMENT SECTION 9, TOWNSHIP 11 SOUTH, RANGE 30 EAST, THENCE NORTH 88°44'12" EAST A DISTANCE OF 63.80 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE SOUTH 22°47'15" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1706.64 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 67°12'45" WEST A DISTANCE OF 600.00 FEET, THENCE SOUTH 22°47'15" EAST A DISTANCE OF 385.00 FEET, THENCE NORTH 67°12'45" EAST A DISTANCE OF 600.00 FEET, THENCE SOUTH 22°47'15" EAST ALONG THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 A DISTANCE OF 100.00 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 67°12'45" WEST ALONG THE NORTHERLY LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 352, PAGES 134 THROUGH 136, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, A DISTANCE OF 450.00 FEET, THENCE SOUTH 22°47'15" EAST A DISTANCE OF 298.90 FEET, THENCE SOUTH 67°12'21" WEST A DISTANCE OF 1,050.00 FEET, THENCE SOUTH 19°01'15" EAST A DISTANCE OF 1,352.35 FEET, THENCE SOUTH 67°38'10" WEST A DISTANCE OF 461.22 FEET, THENCE NORTH 22°47'18" WEST A DISTANCE OF 4,506.98 FEET, THENCE NORTH 67°12'42" EAST A DISTANCE OF 2,000.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE SOUTH 22°47'18" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 623.41 FEET TO A POINT ON THE EAST LINE OF GOVERNMENT SECTION 4, THENCE NORTH 01°19'10" WEST ALONG SAID EAST LINE OF SECTION 4 A DISTANCE OF 136.90 FEET, THENCE DEPARTING THE EAST LINE OF SECTION 4 SOUTH 22°47'18" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 174.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 155.3747 ACRES MORE OR LESS.

TOGETHER WITH A PORTION OF LAND DEEDED BY RAYONIER, INC. AS GRANTOR TO PALM COAST HOLDINGS, INC. AS GRANTEE, RECORDED IN OFFICIAL RECORDS BOOK 602, PAGES 1833 THROUGH 1835 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WEST OF U.S. HIGHWAY NO. 1, WITHIN GOVERNMENT SECTION 3, TOWNSHIP 11 SOUTH, RANGE 30 EAST, A POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF GOVERNMENT SECTION 3, TOWNSHIP 11 SOUTH, RANGE 30 EAST, THENCE NORTH 01°19'10" WEST ALONG THE WEST LINE OF SECTION 3 A DISTANCE OF 162.17 FEET, THENCE SOUTH 22°47'18" EAST A DISTANCE OF 174.33 FEET TO A POINT ON THE SOUTH LINE OF SECTION 3, THENCE SOUTH 88°44'12" WEST ALONG THE SOUTH LINE OF SECTION 3 A DISTANCE OF 63.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.1188 ACRES MORE OR LESS.

PARCEL 901

A PARCEL OF LAND LYING EAST OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RAILROAD RIGHT-OF-WAY AND WEST OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5) BEING A PORTION OF THAT LAND RECORDED IN OFFICIAL RECORDS BOOK (ORB) 507, PAGES 1592 THROUGH 1617 AND ORB 552, PAGE 1341 AND LYING WITHIN GOVERNMENT SECTIONS 28, 29, 32 AND 33, TOWNSHIP 10 SOUTH, RANGE 30 EAST, AND GOVERNMENT SECTIONS 4, 9 AND 16, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND WITHIN SECTION 28, TOWNSHIP 10 SOUTH, RANGE 30 EAST, LYING WEST OF U.S. HIGHWAY NO. 1, BEGINNING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 10 SOUTH, RANGE 30 EAST, THENCE NORTH 00°42'44" WEST ALONG THE WEST LINE OF SECTION 28 A DISTANCE OF 1944.87 FEET, THENCE DEPARTING SAID WEST LINE NORTH 80°50'04" EAST A DISTANCE OF 1,173.01 FEET, THENCE SOUTH 09°09'56" EAST A DISTANCE OF 1,825.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 11°49'46", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 206.46 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 03°15'03" EAST, A DISTANCE OF 206.01 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE, THENCE NORTH 80°50'04" EAST A DISTANCE OF 200.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 545.00 FEET AND A CENTRAL ANGLE OF 12°15'15", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 09°09'56" EAST, A DISTANCE OF 116.56 FEET, SAID ARC SUBTENDED BY A

CHORD WHICH BEARS SOUTH 03°02'19" EAST, A DISTANCE OF 116.34 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE, THENCE SOUTH 86°54'42" EAST A DISTANCE OF 166.65 FEET TO A POINT ON THE SOUTH LINE OF SECTION 28, THENCE SOUTH 89°01'23" WEST ALONG THE SOUTH LINE OF SECTION 28 A DISTANCE OF 1,806.53 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING PORTION OF SECTION 29 LYING EAST OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RAILROAD RIGHT-OF-WAY, BEGINNING AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 30 EAST, THENCE SOUTH 89°48'20" WEST ALONG THE SOUTH LINE OF SECTION 29 A DISTANCE OF 77.03 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, THENCE DEPARTING SAID SOUTH LINE OF SECTION 29 NORTH 09°09'56" WEST ALONG THE EAST LINE OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY A DISTANCE OF 1,911.73 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 80°50'04" EAST A DISTANCE OF 361.99 FEET TO A POINT ON THE EASTERLY LINE OF SECTION 29, THENCE SOUTH 00°42'44" EAST ALONG THE EAST LINE OF SECTION 29 A DISTANCE OF 1,944.87 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, LYING EAST OF THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RAILROAD;

TOGETHER WITH THAT PORTION OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 30 EAST; LYING EAST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY AND WEST OF U.S. HIGHWAY NO. 1;

LESS AND EXCEPT THE NE 1/4 OF NE 1/4 OF NW 1/4 OF SECTION 33;

ALSO LESS AND EXCEPT THE FOLLOWING PORTION OF SECTION 33, A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 30 EAST, THENCE SOUTH 00°40'43" EAST ALONG THE WEST LINE OF SECTION 33 A DISTANCE OF 515.56 FEET, THENCE DEPARTING SAID WEST LINE SOUTH 09°09'56" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY (150'R/W) A DISTANCE OF 947.65 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH 86°20'16" EAST A DISTANCE OF 884.48 FEET, THENCE SOUTH 09°09'56" EAST A DISTANCE OF 3673.91 FEET TO A POINT ON THE SOUTH LINE OF SECTION 33, THENCE SOUTH 89°02'28" WEST ALONG SAID SOUTH LINE OF SECTION 33 A DISTANCE OF 871.33 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RAILROAD, THENCE NORTH 09°09'56" WEST A DISTANCE OF 3745.90 FEET TO THE POINT OF BEGINNING,

EXCEPTION CONTAINING 73.4488 ACRES OF LAND MORE OR LESS;

ALSO LESS AND EXCEPT THE FOLLOWING PORTION OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 30 EAST, A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF SAID GOVERNMENT SECTION 33, THENCE SOUTH 00°40'43" EAST ALONG THE WEST LINE OF SECTION 33 A DISTANCE OF 515.56 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RAILROAD, THENCE DEPARTING SAID WEST LINE OF SECTION 33, RUN SOUTH 09°09'56" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD A DISTANCE OF 509.76 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEPARTING SAID RAILROAD RIGHT-OF-WAY RUN NORTH 80°50'04" EAST A DISTANCE OF 375.00 FEET, THENCE SOUTH 09°09'56" EAST A DISTANCE OF 472.00 FEET TO A POINT ON A LINE LYING 10 FEET NORTH OF AND PARALLEL TO THE NORTHERLY LINE OF PEAVY GRADE ACCORDING TO EASEMENT OF PEAVY GRADE RECORDED AT OFFICIAL RECORDS BOOK 586, PAGES 1501 THROUGH 1512 AND OFFICIAL RECORDS BOOK 592, PAGES 382 THROUGH 395, THENCE NORTH 86°20'16" WEST ALONG SAID LINE BEING 10 FEET NORTH OF AND PARALLEL TO SAID NORTHERLY LINE OF PEAVY GRADE A DISTANCE OF 384.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID RAILROAD, THENCE DEPARTING SAID LINE AT PEAVY GRADE NORTH 09°09'56" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF RAILROAD A DISTANCE OF 386.61 FEET TO THE POINT OF BEGINNING,

EXCEPTION CONTAINING 3.6958 ACRES MORE OR LESS.

TOGETHER WITH THE FOLLOWING PORTION OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 30 EAST, LYING EAST OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RAILROAD RIGHT-OF-WAY AND WEST OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 30 EAST, THENCE NORTH 89°02'28" EAST ALONG THE NORTH LINE OF SECTION 4 A DISTANCE OF 1564.04 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE NORTH

89°02'28" EAST ALONG THE NORTH LINE OF SECTION 4 A DISTANCE OF 1,083.47 FEET TO THE NORTH QUARTER (1/4) CORNER OF SECTION 4, THENCE NORTH 89°24'09" EAST ALONG THE NORTH LINE OF SECTION 4 A DISTANCE OF 889.37 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE SOUTH 14°05'29" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 1,857.38 FEET TO A POINT OF CURVATURE, CONCAVE EASTERLY, HAVING A RADIUS OF 5,829.65 FEET AND A CENTRAL ANGLE OF 08°41'49", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 884.87 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 18°26'24" EAST, A DISTANCE OF 884.02 FEET TO A POINT OF TANGENCY, THENCE SOUTH 22°47'18" EAST A DISTANCE OF 2,192.67 FEET TO A POINT ON THE NORTH LINE OF PARCEL 800-08, OFFICIAL RECORDS BOOK 553, PAGES 1539 THROUGH 1840, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THENCE DEPARTING U.S. HIGHWAY NO. 1 SOUTH 67°12'42" WEST ALONG SAID NORTH LINE OF PARCEL 800-08 A DISTANCE OF 1,558.51 FEET TO A POINT ON THE SOUTH LINE OF SECTION 4, THENCE DEPARTING SAID PARCEL 800-08 SOUTH 89°52'32" WEST ALONG THE SOUTH LINE OF SECTION 4 A DISTANCE OF 998.75 FEET TO THE SOUTH QUARTER (1/4) CORNER OF SECTION 4, THENCE SOUTH 89°51'30" WEST ALONG THE SOUTH LINE OF SECTION 4 A DISTANCE OF 1,145.78 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RAILROAD, THENCE NORTH 09°09'56" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY A DISTANCE OF 3,249.03 FEET TO THE SOUTHWEST CORNER OF PARCEL 800-07, OFFICIAL RECORDS BOOK 553, PAGES 1539 THROUGH 1840, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THENCE DEPARTING SAID RAILWAY NORTH 57°08'17" EAST ALONG THE SOUTH LINE OF PARCEL 800-07 A DISTANCE OF 941.81 FEET, THENCE NORTH 09°09'56" WEST ALONG THE EAST LINE OF PARCEL 800-07 A DISTANCE OF 1,544.01 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING PORTION OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 30 EAST, LYING EAST OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY AND WEST OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, A POINT OF REFERENCE BEING THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 30 EAST, THENCE NORTH 89°07'56" EAST ALONG THE SOUTH LINE OF SECTION 9 A DISTANCE OF 2,374.90 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY (150' R/W) AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE DEPARTING THE SOUTH LINE OF SECTION 9, NORTH 09°09'56" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 5,354.70 FEET TO A POINT ON THE NORTH LINE OF SECTION 9, THENCE DEPARTING SAID RAILWAY NORTH 89°51'30" EAST ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 9 A DISTANCE OF 1,145.78 FEET TO THE NORTH QUARTER (1/4) CORNER OF SECTION 9, THENCE NORTH 89°52'32" EAST ALONG THE NORTH LINE OF SECTION 9 A DISTANCE OF 998.75 FEET TO A POINT ON THE NORTH LINE OF PARCEL 800-08, OFFICIAL RECORDS BOOK 553, PAGES 1539 THROUGH 1840, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THENCE SOUTH 67°12'42" WEST ALONG THE NORTH LINE OF PARCEL 800-08 A DISTANCE OF 441.49 FEET, THENCE SOUTH 22°47'18" EAST ALONG THE WEST LINE OF PARCEL 800-08 A DISTANCE OF 4,506.98 FEET, THENCE SOUTH 67°38'10" WEST A DISTANCE OF 2,524.88 FEET TO A POINT ON THE SOUTH LINE OF SECTION 9, THENCE SOUTH 89°07'56" WEST ALONG THE SOUTH LINE OF SECTION 9 A DISTANCE OF 295.30 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT WELL SITE SW-61, A 60' x 60' PARCEL OF LAND WITHIN SECTION 9, TOWNSHIP 11 SOUTH, RANGE 30 EAST, RECORDED IN OFFICIAL RECORDS BOOK 566, PAGE 872, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA;

ALSO LESS AND EXCEPT WELL SITE SW-62, A 60' x 60' PARCEL OF LAND WITHIN SECTION 9, TOWNSHIP 11 SOUTH, RANGE 30 EAST, RECORDED IN OFFICIAL RECORDS BOOK 566, PAGE 857, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA;

TOGETHER WITH THE FOLLOWING PORTION OF SECTION 16, TOWNSHIP 11 SOUTH, RANGE 30 EAST, LYING EAST OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RAILROAD RIGHT-OF-WAY:

A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 11 SOUTH, RANGE 30 EAST, THENCE NORTH 89°07'56" EAST ALONG THE NORTH LINE OF SECTION 16 A DISTANCE OF 2,374.90 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY (150' R/W) AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE NORTH 89°07'56" EAST ALONG THE NORTH LINE OF SECTION 16 A DISTANCE OF 295.30 FEET TO A POINT ON THE NORTH LINE OF PARCEL 101, RECORDED IN

OFFICIAL RECORDS BOOK 553, PAGES 1539 THROUGH 1840, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THENCE SOUTH 67°38'10" WEST A DISTANCE OF 300.13 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, THENCE NORTH 09°09'56" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 111.14 FEET TO THE POINT OF BEGINNING, PARCEL CONTAINING 0.3728 ACRES OF LAND MORE OR LESS.

PARCEL 1001

A PARCEL OF LAND BEING A PORTION OF THAT LAND RECORDED IN OFFICIAL RECORDS BOOK 507, PAGES 1592 THROUGH 1609, LYING IN GOVERNMENT SECTIONS 9, 16, 17, 20, 21, 28, 29 AND 47, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF GOVERNMENT SECTION 9, TOWNSHIP 10 SOUTH, RANGE 30 EAST, LYING WEST OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, AND SOUTH OF THE SOUTHERLY BOUNDARY LINE OF PARCEL CMP 2-17 RECORDED IN OFFICIAL RECORDS BOOK 546, PAGES 1197 THROUGH 1221, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PARCEL OF LAND LYING WEST OF U.S. HIGHWAY NO. 1 IN GOVERNMENT SECTION 9, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE BEING THE SOUTHEAST CORNER OF SAID SECTION 9 TOWNSHIP 10 SOUTH, RANGE 30 EAST, THENCE SOUTH 89°30'58" WEST ALONG THE SOUTHERLY LINE OF SECTION 9 A DISTANCE OF 2,657.97 FEET TO THE SOUTH QUARTER (1/4) CORNER OF SECTION 9, THENCE SOUTH 89°54'17" WEST ALONG THE SOUTH LINE OF SECTION 9 A DISTANCE OF 984.19 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE SOUTH 89°54'17" WEST ALONG THE SOUTHERLY LINE OF SECTION 9 A DISTANCE OF 74.52 FEET, THENCE DEPARTING SAID SOUTHERLY LINE OF SECTION 9 NORTH 08°29'47" WEST A DISTANCE OF 88.69 FEET, THENCE NORTH 20°56'30" EAST A DISTANCE OF 150.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, SOUTH 08°29'47" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 A DISTANCE OF 230.21 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH ALL THAT PART OF GOVERNMENT SECTION 47, TOWNSHIP 10 SOUTH, RANGE 30 EAST, LYING EAST OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RAILROAD RIGHT-OF-WAY, WEST OF THE RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 1 AND SOUTH OF THE SOUTHERLY BOUNDARY LINE OF PARCEL CMP 2-17 RECORDED IN OFFICIAL RECORDS BOOK 546, PAGES 1197 THROUGH 1221, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA;

ALSO TOGETHER WITH THAT PORTION OF SECTION 16, TOWNSHIP 10 SOUTH, RANGE 30 EAST, LYING WEST OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1;

ALSO TOGETHER WITH THAT PORTION OF SECTION 17, TOWNSHIP 10 SOUTH, RANGE 30 EAST, LYING EAST OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RAILROAD RIGHT-OF-WAY;

ALSO TOGETHER WITH THAT PORTION OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 30 EAST, LYING EAST OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RIGHT-OF-WAY, WITHIN FLAGLER COUNTY, FLORIDA;

ALSO TOGETHER WITH THAT PORTION OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 30 EAST, LYING WEST OF U.S. HIGHWAY NO. 1.

LESS AND EXCEPT NE 1/4 OF NW 1/4 OF SECTION 21;

LESS AND EXCEPT THAT PORTION OF SW 1/4 OF THE NE 1/4 LYING WEST OF U.S. HIGHWAY NO. 1, ALL WITHIN FLAGLER COUNTY, FLORIDA;

TOGETHER WITH THE FOLLOWING PORTION OF SECTION 28, TOWNSHIP 10 SOUTH, RANGE 30 EAST, LYING WEST OF U.S. HIGHWAY NO. 1, BEGINNING AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 10 SOUTH, RANGE 30 EAST, THENCE NORTH 89°16'00" EAST ALONG THE NORTH LINE OF SECTION 28 A DISTANCE OF 2,630.60 FEET TO THE NORTH QUARTER (1/4) CORNER OF SECTION 28, THENCE NORTH 89°43'02" EAST ALONG THE NORTH LINE OF SECTION 28 A DISTANCE OF 327.52 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE SOUTH 09°59'31" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1,758.89 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 80°00'29" WEST A DISTANCE OF 325.00 FEET,

THENCE NORTH 09°59'31" EAST A DISTANCE OF 217.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 34°08'45", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 89.39 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 07°04'51" WEST A DISTANCE OF 88.08 FEET TO A POINT OF TANGENCY, THENCE NORTH 24°09'13" WEST A DISTANCE OF 667.23 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 78.54 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 69°09'13" WEST A DISTANCE OF 70.71 FEET TO A POINT OF TANGENCY, THENCE SOUTH 65°50'47" WEST A DISTANCE OF 560.00 FEET, THENCE NORTH 24°09'14" WEST A DISTANCE OF 267.00 FEET, THENCE SOUTH 65°50'47" WEST A DISTANCE OF 898.31 FEET, THENCE SOUTH 80°50'46" WEST A DISTANCE OF 573.62 FEET, THENCE NORTH 00°42'44" WEST ALONG THE WEST LINE OF SECTION 28 A DISTANCE OF 1149.03 FEET TO THE POINT OF BEGINNING;

ALSO TOGETHER WITH THE FOLLOWING PORTION OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 30 EAST, LYING EAST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 30 EAST, THENCE SOUTH 00°42'44" EAST ALONG THE EAST LINE OF SECTION 29 A DISTANCE OF 1,149.03 FEET, THENCE DEPARTING SAID LINE SOUTH 80°50'46" WEST A DISTANCE OF 496.86 FEET, THENCE SOUTH 09°09'14" EAST A DISTANCE OF 35.17 FEET, THENCE SOUTH 80°50'47" WEST A DISTANCE OF 180.00 FEET TO A POINT ON THE EAST LINE OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY, THENCE NORTH 09°09'13" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1,302.51 FEET, THENCE NORTH 89°38'15" EAST ALONG THE NORTH LINE OF SECTION 29 A DISTANCE OF 855.58 FEET TO THE POINT OF BEGINNING.

Rulemaking Authority 190.005, 190.046 FS. Law Implemented 190.004, 190.005, 190.046 FS. History—New 9-13-05, Amended 9-3-08.

42AAA-1.003 Supervisors.

The following five persons are designated as the initial members of the Board of Supervisors: David Lusby, Carol Benedict, David Root, John V. "Jack" Kelly, and Marilyn Parker.

Rulemaking Authority 190.005 FS. Law Implemented 190.004, 190.005 FS. History—New 9-13-05.

EXHIBIT B
AGREEMENT FOR LAW ENFORCEMENT SERVICES BY AND BETWEEN THE FLAGLER
COUNTY SHERIFF'S OFFICE AND THE CITY OF PALM COAST

**AGREEMENT FOR LAW ENFORCEMENT
BY AND BETWEEN
THE FLAGLER COUNTY SHERIFF'S OFFICE
AND
THE CITY OF PALM COAST**

Inst No: 2017037405 10/25/2017 12:02 PM
BK:2237 PG:1957 PAGES:16
RECORDED IN THE RECORDS OF
Tom Bexley Clerk of the Circuit Court & Comptroller
Flagler FL

THIS INTERLOCAL AGREEMENT (hereinafter referred to as the "Agreement") is made and entered into by and between the City of Palm Coast, Florida, a municipal corporation of the State of Florida (hereinafter referred to as the "CITY"), and the Flagler County Sheriff's Office (hereinafter referred to as the "FCSO").

WITNESSETH

WHEREAS, the CITY is a municipality within the boundaries of Flagler County, Florida, and wishes to procure additional professional law enforcement services for that area of land within its legal boundaries (hereinafter, said boundaries shall be referred to as the "Palm Coast District") in addition to the base level of countywide law enforcement services funded by the Flagler County Board of County Commissioners and provided by the FCSO to citizens of Flagler County, including the citizens of the CITY;

WHEREAS, the CITY has requested that the FCSO furnish law enforcement services to its citizens beyond the base level of services to which they receive as citizens of Flagler County;

WHEREAS, the CITY desires that the FCSO furnish additional law enforcement services on a full-time basis and duly perform any and all necessary and appropriate functions, actions, and responsibilities of a police and law enforcement force for the CITY in addition to the FCSO's countywide responsibilities;

WHEREAS, the FCSO has indicated its desire and willingness to accept and fulfill the responsibilities herein before mentioned;

WHEREAS, this Agreement for provision of law enforcement services is not intended by the parties to be a transfer, consolidation or merger within the meaning of those terms for constitutional or statutory purposes, or pension purposes, or for any other purpose whatsoever;

WHEREAS, the parties recognize that this Agreement shall, at all times, be interpreted and administered to be in harmony with the intent of the parties that no transfer, consolidation or merger shall be accomplished by the terms of this Agreement;

WHEREAS, the FCSO is an independent constitutional officer of the State of Florida;

WHEREAS, it is further the desire of the CITY that the full, complete and entire responsibility for law enforcement services within the CITY be performed by the FCSO; and

WHEREAS, this Agreement is specifically authorized by State law, including, but not necessarily limited to, the provisions of Section 125.0101, Florida Statutes; Chapter 163, Florida Statutes, and Chapter 166, Florida Statutes.

NOW, THEREFORE, in consideration of the promises and mutual covenants contained herein, the sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE 1 - RECITATIONS The recitations set forth above (i.e., the "Whereas" clauses) are incorporated herein by reference in their entirety and form a material part of this Agreement upon which the parties have relied.

ARTICLE 2 - LEGAL AUTHORITY

- 2.1 This Agreement is entered into pursuant to the provisions of Section 163.01, Florida Statutes, the Florida Interlocal Cooperation Act of 1969 and other applicable law.
- 2.2 The parties entering into this Agreement are fully cognizant of the constitutional limitations on the transfer of powers set forth in Article VIII, Section 4 of the Constitution of the State of Florida and it is the express purpose of this Agreement only to enter into a contract for the provision of supplemental police/law enforcement/public safety services for certain functions and shall not be deemed in any manner whatsoever to authorize the delegation of the constitutional or statutory duties of either of the parties pursuant to the provisions of Section 163.01 (14), Florida Statutes. This Agreement at all times shall be construed consistent with such constitutional and statutory limitations.
- 2.3 The duties and responsibilities set forth in this Agreement to be performed by the parties shall be interpreted and administered in such a manner that it will not constitute a transfer, merger or consolidation as those terms are used in the Constitution of the State of Florida or in any statute of the State of Florida and as is further set forth in recitations of this Agreement.

ARTICLE 3 – LAW ENFORCEMENT SERVICES

- 3.1 Patrol Services.
- A. The FCSO shall provide 24-hour comprehensive law enforcement services within the municipal boundaries of the CITY and exercise sound professional discretion in the enforcement of all laws and ordinances. All call dispatching shall be handled by the FCSO. It is the specific understanding of the parties that in no event will any staff conditions at the FCSO lead to any reduction of level of service provided in this Agreement, or increase the overtime charge to the CITY under this Agreement.
- B. The parties acknowledge that it is important for the CITY to have the FCSO's personnel who are acquainted with the general make-up of the CITY and are familiar with the geography, its industrial business, educational, and residential composition, and its crime problems. The FCSO shall not utilize a third-party provider for the provisions of service referenced in this Agreement unless approved by the City Council in its sole and absolute discretion.

- C. Nevertheless, the parties understand that from time to time emergencies may require the transfer of personnel to or from the municipal limits of the CITY on a temporary basis, to the same extent contemplated in a mutual aid agreement between any two independent law enforcement agencies.
- D. No deputy shall perform for the CITY any function not within the scope of duties of such deputy in performing the same kind of services for the FCSO.
- E. The FCSO shall furnish to and maintain for the benefit of the CITY, except as otherwise provided herein, all necessary labor, supervision, equipment and supplies necessary and proper for the purpose of performing the services, duties and responsibilities set forth and contemplated herein and as necessary to maintain the level of service to be provided under this Agreement (hereinafter the "Palm Coast District").
- F. Should the CITY desire that the FCSO provide services either different in kind, or at a higher level than that contemplated herein, the City Manager shall have the authority to negotiate with the FCSO regarding modification of the Agreement and shall bring any modification to which the FCSO agrees to the City Council for appropriate action.
- G. The FCSO shall provide uniformed deputy sheriff(s) to provide law enforcement services at all City Council meetings at no additional cost to the CITY. Uniformed deputy sheriff(s) shall also provide law enforcement services at City Council workshops when requested by the City Manager at no additional cost to the CITY.

3.2 The FCSO Commander assigned to the CITY (hereinafter referred to as the "Palm Coast Coordinator") shall meet and confer with the City Manager or his/her designee as necessary to discuss the provision of law enforcement services to the CITY.

3.3 The FCSO will provide monthly written reports to the CITY consisting of data and analysis of CITY law enforcement service activity, which will include, but is not limited to, the number and type of arrests, calls for service, response times and other standard statistical data and information.

3.4 The staffing structure of the Palm Coast District will be as follows:

1. The FCSO shall assign a basic level of staffing to the City of Palm Coast based on the calls for service and workload within the Palm Coast District and as funded by the Flagler County Board of County Commissioners (FCBCC). The minimum base staffing for Law Enforcement Patrol Services shall be sixteen (16) sworn law enforcement deputies. The FCSO will provide additional support through investigative services, crime scene investigations, records, and other support services based on workload and as funded by the FCBCC as part of the basic service level provide by FCSO,
2. The City of Palm Coast may elect to provide enhanced staffing and service levels ("Enhanced Staffing & Service Levels") above the basic level of services provided by FCSO. These enhanced services will be provided at the

sole expense by the City of Palm Coast, and except where otherwise provided in this Agreement, for the exclusive benefit of its residents. The current Enhanced Staffing and Service Levels and any additional staffing levels for this fiscal year above current levels ("Additional Staffing") are reflected in Exhibit "A" and future fiscal year Additional Staffing shall be agreed upon annually between FCSO and the CITY.

3 The CITY and FCSO shall discuss Enhanced Staffing and Service Levels and future Additional Staffing prior to June of each fiscal year for the purpose of budget and staffing preparation.

3.5 The additional sworn officers funded by the City of Palm Coast and assigned to the Palm Coast District will not patrol unincorporated areas of the County except when rendering mutual aid assistance to ensure public safety in extraordinary circumstances consistent with past practices and mutual aid agreements.

3.6 Other Services. The following additional services shall be provided for the CITY at no additional cost to the CITY when the FCSO believes such are necessary or desirable:

A. Crime scene investigation and support.

B. Aviation and helicopter unit (through mutual aid agreements).

C. Prisoner and jail services.

D. Criminal Investigations.

E. Marine Patrol.

F. Other support services, such as Traffic Homicide, Canine, etc. (as available to other FCSO districts or law enforcement jurisdictions).

3.7 Except as otherwise specifically set forth in this Agreement, such professional police services shall encompass all those duties and functions of the type coming within the jurisdiction of and customarily rendered by municipal police departments and the Office of the Sheriff of Flagler County and the Statutes of the State of Florida. Any section in Article 3 herein relative to personnel schedules may be adjusted by the Palm Coast Coordinator with the approval of the City Manager and the FCSO. Nothing herein is intended to usurp the authority of the FCSO's policies and procedures and any applicable collective bargaining agreements between the FCSO and its employees. In addition, nothing herein is intended to usurp the authority of the CITY, its policies, procedures or Charter.

3.8 The FCSO's responsibilities for the delivery of law enforcement services to unincorporated areas shall not diminish service to the CITY except in instances of mutual assistance.

3.9 It shall be the responsibility of the FCSO to fund and staff positions for the unincorporated patrol.

3.10 CITY agrees to provide the FCSO with access to the CITY's utility records, tax roll records, and any other records maintained by the CITY where access would enable the FCSO to investigate possible criminal activity and/or provide the expected level of law enforcement service to the residents of the CITY.

3.11 SPECIAL DETAILS.

A. The FCSO's personnel will be assigned to CITY Special Event details held within the CITY at no additional cost or expense to the CITY for up to two hundred (200) personnel hours per contract year. After two-hundred (200) hours of personnel time the CITY shall reimburse FCSO all overtime costs incurred. The FCSO agrees that FCSO personnel already assigned to the CITY will be offered the opportunity to work special details so designated by the City Manager. The City Manager will notify the Palm Coast Coordinator at least ten (10) days prior to an event in which the FCSO's personnel are requested. All such personnel shall be assigned by the Palm Coast Coordinator in accordance with the FCSO's policies and procedures with staffing levels agreed upon by the City Manager and FCSO.

3.12 OTHER DISPATCH SERVICES.

- A. FCSO agrees to provide all dispatching services required for Public Works related matters within the corporate City limits during the City's non-business hours. City business hours are generally 8:00 A.M. to 5:00 P.M., Monday through Friday except City holidays. Public Works related matters will include, but not be limited to, all street and water/wastewater utility calls for service. The FCSO's Dispatch will contact the CITY's on call Manager/Technician to address all Public Works related matters. FCSO may cancel this service at any time after sixty (60) days written notice to the City
- B. FCSO agrees to respond to all burglar alarms at all CITY facilities twenty-four (24) hours a day, seven (7) days a week. To the extent possible, the burglar alarms will be programmed to dial Dispatch directly only in the event of forcible entries at CITY facilities. FCSO may cancel this service at any time after sixty days written notice to the City.

ARTICLE 4 - PALM COAST COORDINATOR

4.1 The FCSO shall provide, pursuant to this Agreement, a Palm Coast Coordinator. The Palm Coast Coordinator shall be devoted full-time to the CITY and shall provide direct supervision of activities at the CITY's district offices and personnel provided pursuant to this Agreement. The Palm Coast Coordinator shall, among other specified duties, act as a liaison between the FCSO and the CITY. The Palm Coast Coordinator shall also function as a member of the CITY's staff with regard to law enforcement issues and report to the City Manager in that capacity. The FCSO will be responsible for all law enforcement-related emergency management duties performed for the CITY. The Palm Coast Coordinator will be assigned to assist the CITY's emergency operations whenever the County EOC is activated for emergency operations.

4.2 The FCSO currently has a Palm Coast Coordinator. In the event that either the FCSO or the CITY has concerns or issues regarding the current Palm Coast Coordinator, then such party will confer with the other party in good faith

before there is a change in the position of the current Palm Coast Coordinator. The FCSO agrees to not change the current Palm Coast Coordinator without conferring with the City Manager and providing written notice to the City Manager. Any such change must be made in good faith by the FCSO and in the best interest of the CITY.

4.3 In the event the position of Palm Coast Coordinator becomes vacant, the parties agree that they will confer and select three (3) candidates to interview together, who are current FCSO employees holding an appointed staff-exempt position. After such interviews and communications between the FCSO and the City Manager, the FCSO agrees to consider the recommendations and requests of the City Manager prior to making the selection of the replacement Palm Coast Coordinator. Such selection again, shall be made in the good faith and in the best interest of the CITY. The final selection is the sole discretion of the FCSO Sheriff. The FCSO shall provide the CITY with written notification of the selected candidate and the candidate's qualifications.

4.4 In the event the CITY becomes dissatisfied with the performance of the Palm Coast Coordinator, the CITY shall provide notification to the FCSO. Thereafter, the FCSO and the CITY Manager shall meet to discuss possible remedies of the problems experienced by the CITY. The FCSO agrees to act in good faith in resolving any problems experienced by the CITY. If the problems are not resolved to the CITY's satisfaction, the City Manager may request the removal of the Palm Coast Coordinator, with or without cause. If the City Manager requests the removal of the Palm Coast Coordinator, with or without cause, the FCSO shall do so immediately.

ARTICLE 5 – VEHICLES, EQUIPMENT, AND FACILITIES

5.1 The FCSO shall furnish to and maintain for the benefit of the CITY residents, all necessary equipment uniforms and vehicles, and related supplies necessary and proper for the purpose of performing the services, duties and responsibilities set forth and contemplated herein and as necessary to maintain the level of service to be rendered hereunder.

5.2 Upon termination of this Agreement, all such equipment, supplies, and vehicles furnished by the FCSO, shall remain the property of the FCSO.

5.3 The FCSO shall provide a minimum of one district office within the CITY as well as all fixtures, furnishings, equipment, radios and facilities necessary for the operation of law enforcement services.

5.4 The CITY shall provide office space for the Palm Coast Coordinator in City Hall.

ARTICLE 6 – EMPLOYMENT AND PERSONNEL RESPONSIBILITIES

6.1 Employment Responsibility

A. All deputy sheriffs and other persons employed by the FCSO in performance of such services, functions and responsibilities as described and contemplated herein for the CITY are deemed FCSO employees or appointees.

- B. The FCSO shall be responsible for providing at its sole cost and expense, all insurance benefits, compensation and/or any status or right to its employees, during the course of their employment with the FCSO. Accordingly, the CITY shall not be called upon to assume any liability for or direct payment for any salaries, wages, contribution to pension funds, insurance premiums, workers' compensation benefits under Chapter 440 of the Florida Statutes or any other amenities of employment to any employee of the FCSO who are performing services, duties and responsibilities hereunder for the benefit of the CITY and the residents thereof.
- C. Likewise, unless specifically provided to the contrary herein, the CITY shall not be liable for compensation, contribution or indemnity to the FCSO or the employees thereof for any injury or illness of any kind whatsoever, arising out of such employment with the FCSO and the performance of the services, duties and responsibilities contemplated herein.

6.2 Employment: Right of Control.

- A. The FCSO shall have and maintain the responsibility for and control of the delivery of services, the standards of performance, the discipline of personnel, and other matters incident to the performance of the services, duties, and responsibilities as described and contemplated herein.

ARTICLE 7 - ASSIGNMENT OF POLICE POWERS

- 7.1 The CITY does hereby vest in each sworn deputy of the FCSO to the extent allowed by law, the police powers of the CITY which are necessary to implement and carry forth the services, duties, and responsibilities imposed upon the FCSO hereby, for the sole limited purpose of giving official and lawful status and validity to the performance thereof by such sworn deputies.
- 7.2 The City acknowledges that each sworn deputy of the FCSO is hereby vested with the City's police powers, that is, the powers to: enforce the ordinances of the CITY; to make arrests incident to the enforcement of such ordinances; and to do such other things and to perform such other acts as are necessary with respect thereto.

ARTICLE 8 – CONSIDERATION

- 8.1 The total amount due for all Enhanced Staffing and Service Levels beginning October 1, 2017, through September 30, 2018, shall be as set forth in Exhibit "A" and shall be updated annually thereafter through the term of this Agreement. The compensation set forth in Exhibit "A" is inclusive of all costs associated with the Enhanced Staffing and Service Levels, including but not limited to, wages, benefits, continuing education, uniforms, equipment, vehicles, maintenance, etc. The total amount due for this fiscal year's Additional Staffing shall be the costs for each position, as agreed to by the parties and outlined in Exhibit A not-to-exceed the annual budget approved by City Council for law enforcement services. For example, if Additional Staffing is hired 6 months into the fiscal year by

FCSO, the CITY shall only pay the actual incurred costs for the 6 months the Additional Staffing is assigned and working in the Palm Coast District.

- 8.2 The total amount due for Enhanced Staffing and Service Levels for subsequent fiscal years shall be based on costs, as agreed to by the parties, for the Enhanced Staffing and Service Levels. Notwithstanding the foregoing, such increase, if any, shall not exceed five percent (5%) annually. Future Additional Staffing shall be agreed upon by the CITY and FCSO and shall be based on the costs for each position, as agreed to by the parties and outlined in Exhibit A not-to-exceed the annual budget approved by City Council for law enforcement services.
- 8.3 FCSO will invoice the CITY on the first (1) day of each month for services to be provided for that month. The invoice shall specify the amount due for Additional Staffing. The CITY agrees to pay FCSO on the next regularly scheduled payment cycle after the invoice is received by the City of Palm Coast.
- 8.4 The consideration recited herein constitutes the entire consideration to be paid hereunder and upon the payment thereof, in the manner and at the times prescribed herein.
- 8.5 All law enforcement education funds levied and collected by the Clerk of the Court and earmarked for CITY pursuant to Section 943.25, Florida Statutes, shall be assigned to the FCSO when requested by FCSO and used by FCSO for the law enforcement education purposes authorized in said statute. These monies are separate and additional monies to this contract.

ARTICLE 9 – CRIMINAL AND TRAFFIC FINES, INVESTIGATIVE COSTS, RESTITUTION

- 9.1 All fines, costs, or restitution, excluding investigative costs, of any kind rendering in any Court as a result of charges made by the FCSO within the city limits of Palm Coast shall be distributed as provided by Federal or State laws, and/or the applicable Rules of Court, and the CITY shall be paid the funds derived from fines as provided by applicable laws or rules by the Flagler County Clerk of Court and Comptroller.
- 9.2 The CITY and the FCSO do hereby acknowledge, one to the other, that nothing contained herein shall in anyway be construed to impair the CITY's right to the disposition of fines and non-criminal forfeitures to which the CITY would be entitled, pursuant to Section 316.660 F.S., as the same may be amended from time to time, or as to proceeds and non-criminal forfeitures arising under the sale or disposition of unclaimed property or under any statutory or common law proceeding to which the CITY would otherwise be entitled, except as limited herein.

ARTICLE 10 – INSURANCE

- 10.1 The FCSO is a self-insured entity pursuant to Chapter 768, Florida Statutes, and will continuously maintain general liability and automobile liability self-insurance funds as required by law. The FCSO agrees to provide the CITY with a Certificate of Insurance evidencing said Program, and agrees that said Program will include at least the following:

General Liability \$1,000,000/\$2,000,000

Automobile Liability \$100,000/\$200,000

- 10.2 Self-insurance funds necessary to cover general liability and automobile liability will remain throughout the term of this Agreement, and the same may be extended in accordance with provisions hereof.
- 10.3 The CITY shall during the Term, at its sole cost and expense, maintain its own comprehensive general liability insurance or maintain a self-insuring fund for the term of this Agreement in the amount determined by the CITY to adequately insure the CITY's liability assumed herein, but in no event shall such coverage be less than the statutory waiver of sovereign immunity.
- 10.4 In the event either parties' coverage is modified, in any regard, before the expiration date of this Agreement, at least thirty (30) day's prior written notice of such shall be given to the other party.
- 10.5 The costs of all policies of insurance required for the FCSO hereunder shall be the obligation of the FCSO, and the CITY shall in no way be responsible therefore. The costs of all policies of insurance required for the CITY hereunder shall be the obligation of the CITY, and the FCSO shall in no way be responsible therefore.

ARTICLE 11 – INDEMNIFICATIONS

- 11.1 To the extent and limits permitted by controlling law, the FCSO will indemnify and hold harmless the CITY against any claims, and the cost of defending such claims, arising directly or indirectly, as a result of, or in connection with any negligent acts or omissions of the FCSO or its deputies', agents', or employees' performance of the services required by this Agreement.
- 11.2 To the extent and limits implemented under controlling law, the CITY will indemnify and hold the FCSO harmless against any claims, and the cost of defending such claims, arising directly or indirectly, or as a result of, or in connection with any negligent acts or omissions of the CITY, its agents', or employees' related to this Agreement.
- 11.3 Nothing contained herein shall be construed to limit or modify the provisions of Section 768.28, Florida Statutes, as it applies to the CITY and the FCSO. Nothing herein shall abrogate or expand the sovereign immunity enjoyed by the FCSO or the CITY' pursuant to the provisions of Chapter 768, Florida Statutes, nor shall any third party receive any benefit whatsoever from the indemnification provided herein.
- 11.4 The parties hereto agree that nothing contained herein shall in any way waive the sovereign immunity that they enjoy presently under the Constitution or statutes of the State of Florida and particularly with respect to Chapter 768, Florida Statutes. The parties agree that the CITY's determination to cause the provision of services by this Agreement is an exercise of the legislative function of and by the CITY and that at no time will the CITY exercise any specific operational control over the activities of any of the members of the FCSO.

11.5 For purposes of this provision, the CITY's employees shall not be deemed agents or servants of the FCSO and the FCSO's employees shall not be deemed agents or servants of the CITY. The FCSO will at all times be entitled to the benefits of sovereign immunity as provided in Florida Statutes, Section 768.28, and common law. Nothing contained in this Agreement shall be construed as a waiver of sovereign immunity.

ARTICLE 12 – INDEPENDENT CONTRACTOR The FCSO, for the purposes of this Agreement, is and shall remain an independent contractor; provided, however, such independent contractor status shall not diminish the power and authority vested in the FCSO and its Deputies pursuant to Article 7.

ARTICLE 13 – TERM This Agreement shall remain in full force and effect commencing October 1, 2017 and ending January 31, 2021, all dates inclusive, unless the Agreement is otherwise extended or terminated in accordance with the terms thereof. Either party may request renewal of this Agreement for an additional four-year period, by providing the other party with written notice of its intent to seek renewal of this Agreement at least 60 days prior to the date of its expiration. Any such renewal of this Agreement shall be dependent upon successful negotiation of those terms and conditions mutually agreed upon by and between the parties. This Agreement may only be terminated as provided for herein or otherwise agreed upon in writing by the parties.

ARTICLE 14 – TERMINATION

14.1 The CITY or the FCSO may terminate this Agreement with or without cause by serving written notice to the other party of this Agreement; provided, however, that such termination shall not be effective until the one hundred and twentieth (120th) day after receipt of the written notice. This written notice must be hand-delivered and/or sent by Certified Mail, Return Receipt Requested, to the FCSO or the City Manager.

14.2 Notwithstanding any provision herein to the contrary, if funds are not sufficiently appropriated for this Agreement, then the CITY shall be entitled to immediately terminate this Agreement, without penalty or liability. In the event of such termination by the CITY, FCSO'S responsibilities to provide services pursuant to this Agreement shall immediately terminate and FCSO shall be compensated for those services rendered through the date of termination.

14.3 This Agreement shall be deemed automatically terminated and of no further force and effect if the CITY has filed or consented to the filing of a petition for reorganization or bankruptcy or is otherwise adjudicated insolvent. In such event, the CITY consents and acknowledges that the FCSO shall have the right to provide such level of police service to the CITY as the FCSO deems appropriate and shall be entitled to recover the reasonable costs of providing such service.

14.4 This Agreement provides in Article 15, "Default" for the judicial remedy of specific performance to cause either party to perform its obligations in accordance with the terms and conditions herein. In the event a court was to determine

that either party was in default in the performance of its obligations pursuant to this Agreement and that specific performance was not an adequate remedy to cause the other party to perform its obligations herein, in addition to all other remedies available to the parties, the parties shall be entitled to request a judicial order seeking rescission of this Agreement.

- 14.5 In the event of termination or expiration of this Agreement, the FCSO and the CITY shall cooperate in good faith in order to effectuate a smooth and harmonious transition from the FCSO to a CITY police department or other such transition as negotiated and to maintain during such period of transition the same high quality of police service as contemplated by this Agreement. In the event of such termination or expiration and in the further event that the CITY is unable to provide the same level of police protection through its own police force at the time of such termination or expiration, then the pending term of this Agreement shall be deemed automatically extended for a period of 180 days or until CITY is capable of rendering such police service, whichever occurs sooner. The remunerations to be paid to the FCSO during the transition period shall be based upon the actual cost of providing such services during the transition period, but shall not exceed the prorata cost of the most recent contract.
- 14.6 The CITY agrees that upon any termination or expiration of this Agreement, it shall consider the FCSO personnel who may be displaced by such termination or expiration for positions within the CITY's Police Department or other replacement services, but shall be under no obligation to hire such personnel.
- 14.7 In the event of termination or upon the expiration of this Agreement, the CITY may request to purchase from the FCSO any piece of equipment, including police vehicles owned by the FCSO that is directly attributable to or in use within the CITY at the time of such termination or expiration in connection with the services contemplated herein.
- 14.8 The purchase price for such equipment shall be determined by mutual agreement of the parties based on the fair market value to include any outstanding financing debt of such equipment at the time of the CITY's request to purchase.
- 14.9 In the event the parties cannot agree on the fair market value, that value shall be determined by arbitration. Each party shall appoint an arbitrator and the two (2) arbitrators so appointed shall select and appoint a third arbitrator ("neutral arbitrator"). The neutral arbitrator shall preside over the arbitration proceedings, which shall be conducted in accordance with the Florida Arbitration Code. The final decision of the arbitrators as to the fair market value of the equipment shall be conclusive and binding upon the parties hereto. The cost of such arbitration proceedings shall be shared equally by both the CITY and the FCSO. Upon termination or expiration of this Agreement and in the event of arbitration, all equipment and vehicles shall remain in service within the CITY until such time as a final decision is rendered and the CITY and FCSO shall execute such documents as are necessary to transfer liability

and any outstanding financing debt for such vehicles and/or equipment from the FCSO to the CITY at the time the CITY takes possession of such vehicles and/or equipment.

- 14.10 Upon the parties reaching a mutual agreeable purchase price for the equipment, per Section 14.8 or arbitration determined purchase price of equipment, per Section 14.9 and payment by the CITY, the FCSO shall convey all of its rights, title and interest, thereto, including police vehicles, to the CITY by Bill of Sale Absolute or Certificate of Title, as applicable.

ARTICLE 15 – DEFAULT Notwithstanding a party's right to terminate this Agreement as set forth in Article 14 above, if the FCSO or the CITY fails to perform or observe any of the material terms and conditions of this Agreement for a period of ten (10) days after receipt of written notice of such default from the other party, the party giving notice of default may be entitled, but is not required, to seek specific performance of this Agreement on an expedited basis, as the performance of the material terms and conditions contained herein relate to the health, safety, and welfare of the residents subject to this Agreement. The parties acknowledge that money damages or other legally available remedies may be inadequate for the failure to perform, and that the party giving notice is entitled to obtain an order requiring specific performance by the other party. Failure of any party to exercise its rights in the event of any breach by the other party shall not constitute a waiver of such rights. No party shall be deemed to have waived any failure to perform by the other party unless such waiver is in writing and signed by the waiving party. Such waiver shall be limited to the terms specifically contained therein. This Article shall be without prejudice to the rights of any party to seek a legal remedy for any breach of the other party as may be available to it in law or equity.

ARTICLE 16 – AUTHORITY TO EXECUTE; NO CONFLICT CREATED

- 16.1 The Sheriff of Flagler County, Rick Staly, by his execution hereof, does hereby represent to the CITY that he has full power and authority to make and execute this Agreement on behalf of the FCSO pursuant to the power so vested in him under the Constitution and Laws of the State of Florida to the effect that:
- A. His making and executing this Agreement shall create a legal obligation upon the FCSO and himself in his official capacity as Sheriff of Flagler County.
 - B. This Agreement shall be enforceable by the CITY according and to the extent of the provisions hereof.
- 16.2 Nothing herein contained, and no obligation on the part of the FCSO to be performed hereunder, shall in any way be contrary to or in contravention of any policy of insurance or surety bond required of the FCSO pursuant to the laws of the State of Florida.
- 16.3 The Mayor of the City of Palm Coast, Milissa Holland, by her execution hereof, does represent to the FCSO that she has full power and authority to make and execute this Agreement on behalf of the City of Palm Coast.

16.4 Nothing herein contained is in any way contrary to or in contravention of the Charter of the City of Palm Coast or the laws of the State of Florida.

ARTICLE 17 – NOTICE

The persons to receive notice under this Agreement are:

CITY MANAGER:
City of Palm Coast
160 Lake Avenue
Palm Coast, Florida 32164

and

CITY ATTORNEY:
City of Palm Coast
160 Lake Avenue
Palm Coast, Florida 32164

SHERIFF:
Rick Staly
Flagler County Sheriff's Office
901 E. Moody Blvd.
Bunnell, Florida 32110

and

FCSO GENERAL COUNSEL
Flagler County Sheriff's Office
Attn: General Counsel's Office
901 E. Moody Blvd.
Bunnell, Florida 32110

ARTICLE 18 – NON-ASSIGNMENT The FCSO shall not assign any of the obligations or benefits imposed hereby or contained herein, unless upon the written consent of the CITY Council, which consent must be evidenced by a duly passed resolution of the CITY Council.

ARTICLE 19 – THIRD PARTIES In no event shall any of the terms of this Agreement confer upon any third person, corporation, or entity other than the parties hereto any right or cause of action for damages against any of the parties to this Agreement arising from the performance of the obligation and responsibilities of the parties herein or for any other reason.

ARTICLE 20 – JOINT PREPARATION The preparation of this Agreement has been a joint effort of the parties, and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

ARTICLE 21 – SEVERABILITY In the event a portion of this Agreement is found by a court of competent jurisdiction to be invalid, the remaining provision shall continue to be effective.

ARTICLE 22 - GOVERNING LAW AND VENUE This Agreement shall be governed, construed and controlled according to the laws of the State of Florida. Any claim, objection or dispute arising out of the terms of this Agreement shall be litigated

in the Seventh Judicial Circuit in and for Flagler County, Florida. The parties expressly waive all rights to trial by jury for any disputes arising from or in any way connected with this Agreement. The parties understand and agree that this waiver is a material contract term. This Agreement is not subject to arbitration, except as described in Article 14 herein. If either party is required to enforce this Agreement by court proceedings or otherwise, whether or not formal action is required, each party shall pay its own attorney's fees and costs.

ARTICLE 23 - COMPLIANCE WITH LAWS The parties shall comply with all federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement.

ARTICLE 24 – RECORDS The CITY and the FCSO shall each maintain their own respective records and documents associated with this Agreement in accordance with the requirements for records retention set forth in Chapter 119, Florida Statutes.

ARTICLE 25 - RECORDATION/FILING The FCSO, after approval of this Agreement by the governing body of the CITY, and after the execution thereof by the duly qualified and authorized officers of each of the parties hereto, shall file this Agreement with the Clerk of Flagler County, Florida, as required by Section 163.01(11), Florida Statutes.

ARTICLE 26 - PRIORITY OF PROVISIONS If there is a conflict or inconsistency between any term, statement, requirement, or provision of any exhibit attached hereto, any document or events referred to herein, or any document incorporated into this Agreement by reference and a term, statement, requirement, or provision of this Agreement, the term, statement, requirement, or provision contained in Articles 1 through 29 of this Agreement shall prevail and be given effect.

ARTICLE 27 - THIRD PARTY BENEFICIARIES Neither the CITY nor the FCSO intends that any person shall have a cause of action against either of them as a third party beneficiary under this Agreement. Therefore, the parties agree that there are no third party beneficiaries to this Agreement and that no third party shall be entitled to assert a claim against either of them based upon this Agreement. The parties expressly acknowledge that is not their intent to create any rights or obligations in any third person or entity under this Agreement.

ARTICLE 28 – MERGER/AMENDMENT This Agreement incorporates and includes all prior negotiations, correspondence, agreements or understandings applicable to the matters contained herein; and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written. The terms of this agreement can be revisited at any time by either party. It is further agreed that no change, amendment, alteration or modification in the terms and conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith by all parties to this Agreement.

ARTICLE 29 – ENTIRE AGREEMENT The parties acknowledge, one to the other, that the terms hereof constitute the entire understanding and agreement of the parties with respect hereof. No modification hereof shall be effective unless in writing, executed with the same formalities as this Agreement is executed.

IN WITNESS WHEREOF, the parties hereto execute this instrument, at the time set forth below.

ATTEST:

By: Virginia A. Smith
Virginia A. Smith, City Clerk
Dated: 7/18/17

CITY OF PALM COAST, FLORIDA

By: M. Holland
Milissa Holland, Mayor

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY William E. Reischmann, Jr.
William E. Reischmann, Jr., City Attorney

ATTEST:

By: Sheri A. Moore
Dated: 9/25/2017

FLAGLER COUNTY SHERIFF'S OFFICE

By: Rick Staly
Rick Staly, Sheriff

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

By: Kayla Hathaway
Kayla Hathaway, General Counsel

EXHIBIT "A"

Position Tittle		FY 2017-18	
Commander	1	166,034	166,034
Sergeants	3	153,650	460,950
Corporals	2	139,910	279,820
Deputies	21	110,535	2,321,235
School Resource Deputy	1	110,535	110,535
Annual Total			3,338,574
Monthly Total			278,215

Fully funded in the FY 2017-18
City of Palm Coast Budget as
approved by the Palm Coast City
Council

[Handwritten Signature]
9/22/17

APPROVED
[Handwritten Signature] 9/25/17
Sheriff Rick Staly

EXHIBIT C
ORDINANCE NO. 2025-18, CITY OF PALM COAST, FLORIDA

ORDINANCE 2025-18
USE AND OPERATION OF ELECTRIC BICYCLES

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM, COAST, FLORIDA, AMENDING CHAPTER 42, STREETS, ROADS, BRIDGES, AND OTHER PUBLIC PLACES, ARTICLE I, IN GENERAL, CREATING SECTION 42-7 OF THE CODE OF ORDINANCES OF THE CITY OF PALM COAST; TO PROVIDE FOR THE USE AND OPERATION OF BICYCLES, ELECTRIC BICYCLES, OFF-ROAD ELECTRIC MOTOR-DRIVEN CYCLES, PROVIDING FOR SEVERABILITY, CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City of Palm Coast is granted authority, under §2(b) Article VIII, of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the City Council desires to adopt an ordinance controlling and regulating the operation of Bicycles, Electric Bicycles, Off-Road Electric Motor-Driven Cycles, as those terms are defined herein, within the City of Palm Coast; and

WHEREAS, Section 316.008, Florida Statutes, Powers of local authorities, permits local authorities to regulate and exercise police powers with respect to streets and highways within their jurisdictions; and

WHEREAS, Section 316.20655, Florida Statutes, Electric bicycle regulations, permits a local government to adopt an ordinance governing the operation of electric bicycles on streets, highways, sidewalks, sidewalk areas, including bike paths, multiuse paths, and trail networks under the local government's jurisdiction, and to establish minimum age requirements and require government-issued photographic identification for electric bike operators; and

WHEREAS, the City Council finds adopting an Ordinance will aid in establishing an efficient and safe environment for the public use of city pathways, streets, sidewalks paths and trails; and

WHEREAS, the City Council of the City of Palm Coast, Florida, hereby finds this Ordinance to be in the best interest of the public health, safety, and welfare of the citizens of Palm Coast.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PALM COAST THAT:

SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS. The above recitals (whereas clauses) are hereby adopted as the legislative and administrative findings of the City Council. Further, it is the intent of this section to, under certain circumstances, authorize municipal regulation of the operation of electric bicycles, off-road electric motor-driven cycles upon City maintained roads and sidewalks in certain incorporated areas of the City of Palm Coast. Adoption of this section shall not be relied upon as a determination the operation of electric bicycles, electric powered cycles and/or any other vehicle or device on roads or public sidewalks is safe or advisable. All persons operating the devices described herein do so at their own risk, and must be observant of, and attentive to, the safety of themselves and other motorists, cyclists and pedestrians.

SECTION 2. AMENDMENT TO CHAPTER 42 OF THE CITY OF PALM COAST ORDINANCES

SECTION 42-7

(a) Definitions. In this section:

1. BICYCLE means a vehicle propelled solely by human power, having two tandem wheels, and including any device generally recognized as a bicycle though equipped with two front or two rear wheels. The term does not include a scooter or similar device.
2. BICYCLE LANE means any portion of a roadway or highway which is designated by pavement markings and signs for preferential or exclusive use by bicycles.
3. BICYCLE PATH means any road, path, or way open to bicycle travel, which road, path, or way is physically separated from motorized vehicular traffic by an open space or by a barrier and is located either within the highway right-of-way or within an independent right-of-way.
4. CITY OWNED means
 - a. Property in which the City has a property interest, such as fee simple ownership or an easement, and

- b. Property in which the City maintains regardless of ownership, such as rights-of-way which are in incorporated areas but are maintained by the City.
5. CROSSWALK means:
- a. Part of a roadway at an intersection included within the connections of the lateral lines of the sidewalks on opposite sides of the highway, measured from the curbs or, in the absence of curbs, from the edges of the traversable roadway.
 - b. Any portion of a roadway at an intersection or elsewhere distinctly indicated for pedestrian crossing by lines or other markings on the surface.
6. DAYTIME means the period from a half hour before sunrise to a half hour after sunset. The term NIGHTTIME means at any other hour.
7. ELECTRIC BIKE or E-BIKE- means a bicycle or tricycle equipped with fully operable pedals, a seat or saddle for the use of the rider, and an electric motor of 750 watts or less. This term includes devices defined as electric bicycles pursuant to §316.003(23), Fla Stat., as may be amended. E-BIKES are divided into three general classes:
- a. Class 1: E-bikes are pedal-assisted only, with no throttle, and have a maximum assisted speed of 20 miles per hour.
 - b. Class 2: E-bikes having a maximum speed of 20 miles per hour, but are throttle-assisted.
 - c. Class 3: E-bikes which are pedal-assisted only, with no throttle, and a maximum assisted speed of 28 miles per hour.

Any and all E-bikes shall not have any throttle-assistance above 20 miles per hour.

All E-bikes shall have a permanently affixed label that contains the classification number, top assisted speed, and motor wattage pursuant to §316.20655(3), Fla Stat.

8. OFF-ROAD ELECTRIC MOTOR-DRIVEN CYCLE means any motor vehicle having a seat or saddle for the use of the rider and designed to travel on not more than three wheels in contact with the ground. This vehicle has no pedals or has a motor that exceeds 750 watts or is powered by an electric motor which may exceed speeds of 28 miles per hour. These

vehicles are best understood as off-highway motorcycles (Dirt bikes) as defined by 317.0003(5), Fla. Stat. and powered by an electric engine, which was not designed for and are not authorized to operate on roadways.

9. RIDER OR OPERATOR means a person riding, driving, or otherwise operating a Bike, E-Bike, or Electric Cycle.
10. RIGHT OF WAY means land devoted to or required for use as a roadway, sidewalk, or other associated feature, and includes, without limitation, (i) all existing or dedicated road rights-of-way and (ii) all proposed dedications of road rights-of-way set forth on official grading and drainage plans approved pursuant to plats.
11. ROAD means a road, street, or highway or designated segment thereof in the incorporated area of the City, pursuant to F.S. ch. 316.
12. SIDEWALK means the portion of a right-of-way between the curbline, or the lateral line, of a roadway and the adjacent property lines, intended for use by pedestrians.
13. GOVERNMENT ISSUED PHOTOGRAPHIC IDENTIFICATION means a driver license, passport, military ID, school ID, identification card issued under ch. 322, Fla. Stat. or comparable government ID displaying an individual's name, date of birth, and photograph.

(b) Proper usage and Prohibitions

1. Bicycles

- a. Bicycles shall be operated consistent with §316.2065, Bicycle regulations, except as otherwise provided in this section. Bicycles may be operated on bicycle lanes, bicycle paths, roadways, and sidewalks consistent with this ordinance. When operating on roadways, bicycle operators shall comply with all traffic regulations.
- b. Every bicycle operated at nighttime shall be equipped with a lamp on the front exhibiting a white light visible from a distance of at least 500 feet to the front and a lamp and reflector on the rear, each exhibiting a red light visible from a distance of 600 feet to the rear. All safety lights shall be on and operational when used at nighttime.

2. Electric Bike or E-Bike

- a. E-Bikes shall be operated consistent with §316.2065, Bicycle regulations, and §316.20655, Electric Bicycle regulations. E-Bikes may be operated

on bicycles lanes, bicycles paths, roadways, and sidewalks consistent with this ordinance. When operating on roadways, E-Bike operators shall comply with all traffic regulations. When operating on sidewalks and paths, E-bike operators shall comply with all pedestrian traffic signs and intersection signalization.

- b. It is unlawful to operate an E-Bike in a bicycle lane, bicycles path, right-of-way, roadways, and sidewalks in an unsafe and reckless manner to include but not limited to failure to yield, failure to slow when passing pedestrians, failure to give an audible signal when passing, failure to operate with due care, and excessive speed. The operation of an E-Bike that produces more than 750 watts of power is prohibited on the roadways, sidewalks, right-of-ways, bicycles paths, and bicycles lanes within the jurisdiction of the City of Palm Coast.
- c. Removal of pedals from E-Bikes and/or modification to the propulsion system either physically or via software prohibits the use of an E-bike within the jurisdiction of the City of Palm Coast. The E-bike shall display the manufacturer's class label consistent with §316.20655(3), Fla Stat. Tampering that alters class characteristics without relabeling is prohibited pursuant to §316.20655(4), Fla Stat.
- d. E-Bikes operated at nighttime shall be equipped with a lamp on the front exhibiting a white light visible from a distance of at least 500 feet to the front and a lamp and reflector on the rear each exhibiting a red light visible from a distance of 600 feet to the rear. All safety lights shall be on and operational when used at nighttime.
- e. A person operating an E-Bike upon and along a sidewalk, or across a roadway upon and along a crosswalk, shall yield the right-of-way to any pedestrian and shall give an audible signal before overtaking and passing such pedestrian pursuant to §316.206(10), Fla. Stat.
- f. No person under 11 years of age may operate an E-Bike on any road, right-of-way, bicycle lane, bicycle path, sidewalk, or other City-owned property. Nothing herein prohibits a minor under the minimum age from riding as a passenger on an Electric Bicycle designed and equipped for a passenger in compliance with §316.2065, Fla. Stat.
- g. Passengers are prohibited on electric bicycles unless the bicycle is specifically equipped with a designated passenger seat and meets all applicable safety standards under Florida Statutes §316.2065 and §316.20655.
- h. Any person operating an E-Bike shall carry a government-issued photographic identification and shall present such identification upon lawful request of a law enforcement officer.

- i. Within posted school zones when flashing, and within 50 feet of any marked crosswalk or intersection corner, an E-bike operator shall slow to pedestrian speed and yield to pedestrians. Pedestrian speed is considered a speed not exceeding 5 miles per hour or slow enough for the operator to yield to pedestrians and stop within a short distance to avoid conflict.

3. Helmet Requirements

- a. An operator or passenger under 16 years of age on a Bicycle or Electric Bicycle must wear a properly fitted, securely fastened bicycle helmet upon the operator's or passenger's head that meets the federal safety standard for bicycle helmets, final rule, 16 C.F.R. part 1203. A parent or legal guardian may not knowingly permit a child under 16 years of age to violate this subsection.

4. Off-Road Electric Motor-Driven Cycles

It shall be unlawful for any person to operate an Off-Road Electric Motor-Driven Cycle on:

- a. On any Bike Lane within the City;
- b. On any Bike Path within the City;
- c. On any City owned or controlled property including parks;
- d. On any City owned or maintained right of way;
- e. In any public space or pathway within the City;
- f. On any roads or crosswalk within the City;
- g. On any sidewalk or public pathway within the City.

Such devices may operate only on private property with owner consent.

- (c) **Penalties** The following civil and criminal penalties may be assessed by administrative or judicial process.

1. Bicycle and E-Bike. In addition to other penalties authorized herein or by statute, a person who violates this Section may be administratively or judicially assessed a civil penalty of up to \$100 for each violation.
2. Off-Road Electric Motor-Driven Cycle. In addition to other penalties authorized herein or by statute, a person who violates this Section may be administratively or judicially assessed a civil penalty of up to \$100 for each violation. Further, Law enforcement officers are authorized to remove and impound a vehicle found in violation of this Section. No vehicle impounded as provided in this section shall be released therefrom until:

- a. The charges for towing such vehicles to the impound lot, storage, and administrative fees have been paid;
 - b. Proper proof of ownership has been exhibited; and
 - c. Any hold which has been placed upon the vehicle by law enforcement has been removed by law enforcement.
- (d) **Enforcement.** This Article shall apply to and be enforced within the City of Palm Coast. The Sheriff shall be responsible for enforcement of the provisions of this Article. It is a violation of this Article for any person to resist, obstruct, hinder, or interfere with the Sheriff or his/her designee in the enforcement of this Article. Any person who willfully refuses to sign and to accept a warning notice of violation or a written citation issued by a law enforcement officer shall be guilty of a misdemeanor of the second degree.

SECTION 3. SEVERABILITY. It is hereby declared to be the intention of the City Council the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance.

SECTION 4 CODIFICATION. It is the intention of the City Council of the City of Palm Coast, Florida, and it is hereby ordained the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Palm Coast, Florida; the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; and the word "Ordinance" may be changed to "Section," "Article" or other appropriate word. The Code codifier is granted liberal authority to codify the provisions of this Ordinance.

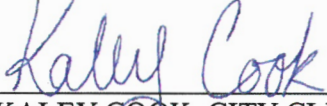
SECTION 5 CONFLICTS. All prior ordinances and resolutions or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

APPROVED upon first reading on the 16th day of September 2025.

ADOPTED on the second reading after due public notice and hearing on this 7th day of October 2025.

ATTEST:


KALEY COOK, CITY CLERK

CITY OF PALM COAST


MICHAEL NORRIS, MAYOR

APPROVED AS TO FORM AND LEGALITY


MARCUS DUFFY, CITY ATTORNEY



SECTION IX

My Clean Roof

ESTIMATE

Date 6/25/26

Clint
Smith

Date completed	Job	Payment Terms	Due Date
N/A	Bridge cleaning		N/A

	1) Pressure wash bridges 1-8 , 11-13		\$12000.00
		Total	\$12000.00

Make all checks payable to My Clean Roof

Thank you for your business!

My Clean Roof 4771 Harpers Ferry Lane Jax FL 32257 Phone: 904-210-6342 James@mycleanroof.us

SECTION X

SECTION A

My Clean Roof

ESTIMATE

Date 6/30/26

Clint
Smith

Date completed	Job	Payment Terms	Due Date
N/A	Bridge Cleaning		N/A

[illegible]

		Total	\$3000.00

Make all checks payable to My Clean Roof

Thank you for your business!

My Clean Roof 4771 Harpers Ferry Lane Jax FL 32257 Phone: 904-210-6342 James@mycleanroof.us

SECTION B



HERITAGE LANDSCAPE SUPPLY N JACKSONV
3200 POWERS AVE
JACKSONVILLE, FL 32207
FAX: (904)-731-4189
Phone: (904)-733-8720

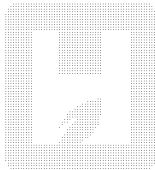
QUOTE**0028190282**

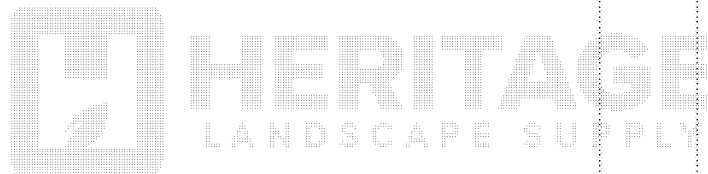
Account: ULA2104 0039
Branch: NFIJACK
Phone: (904)-829-9255
Fax: (904)-203-1250

Bill To: FLORIDA ULS OPERATING LLC
12276 SAN JOSE BLVD
JACKSONVILLE, FL 32223

Ship To: FLORIDA ULS OPERATING LLC
KB HOMES SOMERSET
PALM COAST, FL 32164

Page 1 of 1

PO: SOMERSET		Ref:		Job:				
Exp Delv Date: 07/07/26		Sales K VENSEL		Type: COUNTER				
Activation Date: 07/07/26		Agents		Quoted For:				
Close Date: 08/06/26		K VENSEL		Quoted By: KV203790				
Ship Via: WCNOW								
ITEM	DESCRIPTION			QTY	UOM	PRICE	UOM	AMOUNT
900	FRANKLIN 7.5HP 230V 1PH MOTOR ***MOTOR WILL BE CONSIDERED FOR WARRANTY REPLACEMENT. LABOR INCLUDES NEW SPLICE KIT TO RE-ATTACH MOTOR TO CUT CABLE. INSTALL NEW MOTOR AND RE-INSTALL FOUNTAIN INTO POND***			1	EA	3,931.00	EA	3,931.00
	Subtotal							3,931.00
	LABOR CHARGE							900.00
	Sales Tax				7.5%			294.83
Prices Are Good For 30 days From Quote Date Customer is responsible for their take-off, product spec and exact quantities. To maintain pricing quoted herein, must mention this quoted by quote number.								
HERITAGE LANDSCAPE SUPPLY								



Payment Terms:
5% 2ND 15TH NET 2ND 30TH

Total: **\$5,125.83**

SECTION C

1. X obligation in the stated set forth above have been incurred by the Issuer,

or

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

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

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

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

**PALM COAST PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

CONSULTING ENGINEER'S APPROVAL

FOR NON-COST OF ISSUANCE REQUESTS ONLY

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

 7/15/2026
Consulting Engineer

INVOICE

Perez Quality Concrete LLC
600 oak wood st
Crescent city, FL 32112

moisesperez_27@yahoo.com
+1 (386) 559-9134

Bill to
Smith *Palm Coast Park CDD*
219 E. Livingston St.
Orlando, FL 32801

Invoice details

Invoice no.: 739
Invoice date: 06/29/2026
Due date: 07/29/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Concrete pad	8 concrete pads at \$1300 each total = \$10,400		\$10,400.00	\$10,400.00

Palm coast park CDD
219 E. Livingston Street
Orlando, FL 32801

Total

Note to customer

Thank you for your business.

US 1 Frontage Path
Concrete Pads for 4 additional
Bench and Trash receptacle
locations

\$10,400.00

C. [Signature]
7/06/2026

SECTION XI

SECTION A

Palm Coast Park Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Palm Coast Park Community Development District

District Manager: _____

Date: _____

Print Name: _____

Palm Coast Park Community Development District

SECTION B

Palm Coast Park Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Palm Coast Park Community Development District

District Manager: _____

Date: _____

Print Name: _____

Palm Coast Park Community Development District

SECTION XII

SECTION C

SECTION 1

Palm Coast Park
Community Development District
Check Register Summary
July 1, 2026 through July 31, 2026

Fund	Date	Check #'s/Vendor	Amount
<u>Check Register</u>			
<i>General Fund- Wells Fargo (Operating)</i>			
	7/9/26	522-524	\$ 15,518.82
	7/29/26	525-529	\$ 11,404.40
		Subtotal	\$ 26,923.22
<i>General Fund- Wells Fargo (SMC)</i>			
	7/9/26	279-281	\$ 31,713.29
	7/29/26	282-283	\$ 2,684.27
		Subtotal	\$ 34,397.56
<i>General Fund- Wells Fargo (SLR)</i>			
	7/9/26	181-182	\$ 20,173.90
	7/29/26	183-185	\$ 3,093.19
		Subtotal	\$ 23,267.09
<i>General Fund- Wells Fargo (SOM)</i>			
	7/9/26	125-127	\$ 8,413.48
	7/10/26	128-130	\$ 8,506.56
	7/29/26	131-132	\$ 825.31
		Subtotal	\$ 17,745.35
Total			\$ 102,333.22

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/09/26	00003	7/07/26 12220	202606 310-51300-31500 JUN26 GENERAL COUNSEL	CHIUMENTO LAW PLLC	*	2,562.50	2,562.50 000522
7/09/26	00022	6/25/26 8231848	202606 310-51300-32300 SR 2006 TRUSTEE FEES FY26		*	1,670.13	
		6/25/26 8231848	202606 300-15500-10000 SR 2006 TRUSTEE FEES FY27	U.S. BANK	*	3,340.25	5,010.38 000523
7/09/26	00009	7/01/26 1208134	202607 320-53800-46100 JUL LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE, INC.	*	7,945.94	7,945.94 000524
7/29/26	00053	7/27/26 9078918	202607 310-51300-42000 MAILED NOTICE	ACTION MAIL SERVICES	*	918.52	918.52 000525
7/29/26	00001	7/20/26 07202026	202607 320-53800-34100 07/26 SERVICES AGREEMENT	CLINTON F SMITH III	*	1,500.00	1,500.00 000526
7/29/26	00020	7/01/26 305	202607 310-51300-34000 JUL26 MANAGEMENT FEES		*	4,012.33	
		7/01/26 305	202607 310-51300-35300 JUL26 WEBSITE ADMIN		*	133.25	
		7/01/26 305	202607 310-51300-35200 JUL26 INFO TECH		*	114.67	
		7/01/26 305	202607 310-51300-31300 JUL26 DISSEM AGENT SRVCS		*	225.31	
		7/01/26 305	202607 310-51300-51000 OFFICE SUPPLIES		*	17.92	
		7/01/26 305	202607 310-51300-42000 POSTAGE		*	57.30	
		7/01/26 305	202607 310-51300-42500 COPIES		*	59.85	
		7/01/26 305	202607 310-51300-33000 6/25/26 HILTON MTG ROOM		*	60.00	
		7/01/26 305	202607 310-51300-33000 6/25/26 HILTON MTG ROOM		*	160.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,840.63 000527
7/29/26	00050	7/14/26 10169418	202606 310-51300-31100 JUN ENGINEERING SRVC	HALFF ASSOCIATES, INC.	*	1,145.25	1,145.25 000528

PCPC PALM COAST PRK AMOSSING

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/29/26	00044	7/16/26 659	202607 320-53800-46000	JAMES M TETER	*	3,000.00	
		PRESSURE WASH BRIDGES					
							3,000.00 000529
						TOTAL FOR BANK D	26,923.22
						TOTAL FOR REGISTER	26,923.22

PCPC PALM COAST PRK AMOSSING

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/09/26	00003	7/02/26	PSI28349 202607 320-53800-46300 JUL LAKE MAINT SMB		*	1,830.07	
		7/02/26	PSI28395 202607 320-53800-46300 JUL LAKE MAINT FREEDOM		*	922.20	
		7/02/26	PSI28429 202607 320-53800-46300 JUL LAKE MAINT SMC		*	708.93	
SOLITUDE LAKE MANAGEMENT							3,461.20 000279
7/09/26	00022	6/25/26	8228245 202606 310-51300-32300 SR 2022 TRUSTEE FEES FY26		*	1,478.13	
		6/25/26	8228245 202606 300-15500-10000 SR 2022 TRUSTEE FEES FY27		*	2,956.25	
U.S. BANK							4,434.38 000280
7/09/26	00004	7/01/26	1206590 202607 320-53800-46100 JUL LANDSCAPE MAINT SMC		*	3,851.29	
		7/01/26	1208140 202607 320-53800-46100 JUL LANDSCAPE MAINT SMB		*	13,356.00	
		7/01/26	1208143 202607 320-53800-46100 JUL LANDSCAPE MAINT FREED		*	5,280.00	
		7/01/26	1208234 202607 320-53800-46100 REPLACE DAMAGED PLANTS		*	1,330.42	
YELLOWSTONE LANDSCAPE, INC.							23,817.71 000281
7/29/26	00002	7/20/26	07202026 202607 320-53800-34100 07/26 SVC AGMT FREEDOM		*	600.00	
		7/20/26	07202026 202607 320-53800-34100 07/26 SVC AGMT SM2AB		*	600.00	
		7/20/26	07202026 202607 320-53800-34100 07/26 SVC AGMT SMC		*	600.00	
CLINTON F SMITH III							1,800.00 000282
7/29/26	00007	7/01/26	301 202607 310-51300-31300 JUL DISSEM AGENT PHASE 7		*	225.31	
		7/01/26	302 202607 310-51300-31300 JUL DISSEM AGENT SMC		*	658.96	
GOVERNMENTAL MANAGEMENT SERVICES-CF							884.27 000283
TOTAL FOR BANK A						34,397.56	
TOTAL FOR REGISTER						34,397.56	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/09/26	00004	7/02/26	PSI28338 202607 320-53800-46300 JUL LAKE MAINT PHASE 1		*	739.81	
		7/02/26	PSI28365 202607 320-53800-46300 JUL LAKE MAINT PHASE 2		*	573.25	
				SOLITUDE LAKE MANAGEMENT			1,313.06 000181
7/09/26	00005	6/24/26	212571 202606 320-53800-46100 06/26 IRRIGATION REPAIR		*	296.44	
		6/25/26	212655 202606 320-53800-46100 06/26 IRRIGATION REPAIR		*	989.00	
		7/01/26	212904 202607 320-53800-46100 JUL LANDSCAPE MAINTENANCE		*	17,575.40	
				FLORIDA ULS OPERATING LLC			18,860.84 000182
7/29/26	00003	7/20/26	07202026 202607 320-53800-34100 07/26 SERVICES AGREEMENT		*	600.00	
				CLINTON F SMITH III			600.00 000183
7/29/26	00001	7/01/26	304 202607 310-51300-31300 JULY DISSEM AGENT SRVCS		*	225.31	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			225.31 000184
7/29/26	00005	7/20/26	216506 202607 320-53800-46100 JUL26 IRRIGATION REPAIRS		*	313.70	
		7/20/26	216507 202607 320-53800-46100 ENTRANCEWAY REPAIRS		*	381.18	
		7/23/26	216883 202607 320-53800-46100 TRIMMED PALMS LINEAR PARK		*	1,573.00	
				FLORIDA ULS OPERATING LLC			2,267.88 000185
				TOTAL FOR BANK A		23,267.09	
				TOTAL FOR REGISTER		23,267.09	

AP300R
 *** CHECK NOS. 000125-000132

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 PALM COAST SOMERSET
 BANK A WELLS FARGO

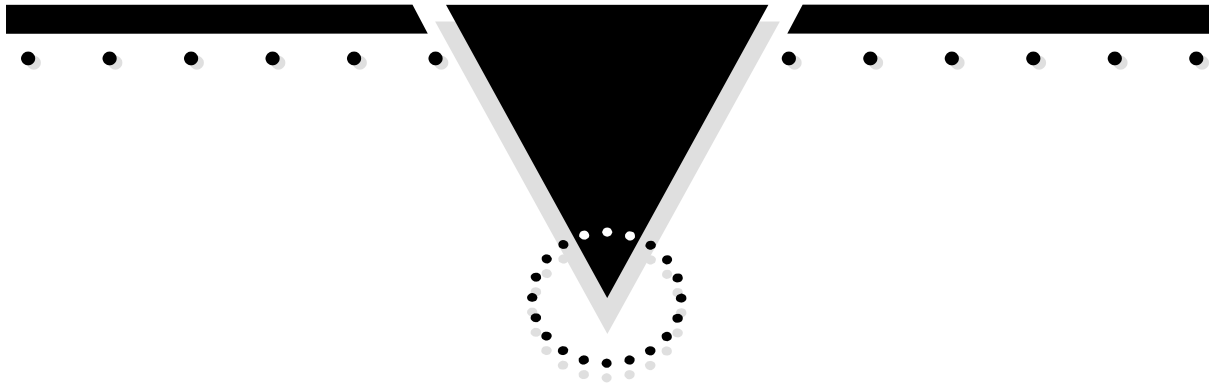
RUN 8/13/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/09/26	00010	6/23/26 9	202606 320-53800-46000	SIGNAGE REPAIR	*	625.00	
				RIVERSIDE MANAGEMENT SERVICES, INC.			625.00 000125
7/09/26	00003	7/01/26 PSI28408	202607 320-53800-46300	JUL LAKE MAINTENANCE	*	707.23	
				SOLITUDE LAKE MANAGEMENT			707.23 000126
7/09/26	00007	7/01/26 1208144	202607 320-53800-46100	JUL LANDSCAPE MAINTENANCE	*	7,081.25	
				YELLOWSTONE LANDSCAPE, INC.			7,081.25 000127
7/10/26	00002	5/20/26 05202026	202605 320-53800-34100	05/26 SERVICES AGREEMENT	*	600.00	
		6/20/26 06202026	202605 320-53800-34100	06/26 SERVICES AGREEMENT	*	600.00	
				CLINTON F SMITH III			1,200.00 000128
7/10/26	00001	6/01/26 295	202606 310-51300-31300	JUN DISSEM AGENT SERVICES	*	225.31	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			225.31 000129
7/10/26	00007	6/01/26 1196608	202606 320-53800-46100	JUN LANDSCAPE MAINTENANCE	*	7,081.25	
				YELLOWSTONE LANDSCAPE, INC.			7,081.25 000130
7/29/26	00002	7/20/26 07202026	202607 320-53800-34100	07/26 SERVICES AGREEMENT	*	600.00	
				CLINTON F SMITH III			600.00 000131
7/29/26	00001	7/01/26 303	202607 310-51300-31300	JUL DISSEM AGENT SERVICES	*	225.31	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			225.31 000132
TOTAL FOR BANK A						17,745.35	
TOTAL FOR REGISTER						17,745.35	

PCPC PALM COAST PRK AMOSSING

SECTION 2



Palm Coast Park

Community Development District

Unaudited Financial Reporting
July 31, 2026



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6	<u>General Fund-Somerset</u>
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Palm Coast Park
Community Development District
Combined Balance Sheet
July 31, 2026

Governmental Fund Types

	<u>General</u>	<u>GF</u> <u>Sawmill Sub</u>	<u>GF</u> <u>Spring Lake Reverie</u>	<u>GF</u> <u>Somerset</u>	<u>Debt</u> <u>Service</u>	<u>CR</u> <u>Sawmill Sub</u>	<u>CR</u> <u>Spring Lake Reverie</u>	<u>CR</u> <u>Somerset</u>	<u>Capital</u> <u>Projects</u>	<u>Totals</u> <u>(memorandum only)</u>
Assets										
Cash- Checking Account	\$231,197	\$325,145	\$173,759	\$49,066	----	\$161,478	\$125,000	\$22,250	----	\$1,087,894
Due from General Fund	----	\$58,622	\$46,356	\$19,097	----	----	----	----	----	\$124,075
Series 2006	----	----	----	----	\$3,803	----	----	----	----	\$3,803
Series 2019	----	----	----	----	\$438	----	----	----	----	\$438
Series 2021	----	----	----	----	\$883	----	----	----	----	\$883
Series 2022	----	----	----	----	\$1,789	----	----	----	----	\$1,789
Series 2023	----	----	----	----	\$934	----	----	----	----	\$934
Series 2024	----	----	----	----	\$1,373	----	----	----	----	\$1,373
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
Investments:										
SBA	\$525,477	----	----	----	----	----	----	----	----	\$525,477
Series 2006										
Reserve	----	----	----	----	\$1,052,911	----	----	----	----	\$1,052,911
Revenue	----	----	----	----	\$724,400	----	----	----	----	\$724,400
Interest	----	----	----	----	----	----	----	----	----	\$0
Prepayment	----	----	----	----	\$2,536	----	----	----	----	\$2,536
Cap. Interest	----	----	----	----	----	----	----	----	----	\$0
Acquisition and Construction	----	----	----	----	----	----	----	----	\$2,673,872	\$2,673,872
Cost of Issuance	----	----	----	----	----	----	----	----	----	\$0
Series 2019										
Reserve	----	----	----	----	\$145,530	----	----	----	----	\$145,530
Revenue	----	----	----	----	\$101,068	----	----	----	----	\$101,068
Interest	----	----	----	----	----	----	----	----	----	\$0
Prepayment	----	----	----	----	----	----	----	----	----	\$0
Cap. Interest	----	----	----	----	----	----	----	----	----	\$0
Acquisition and Construction	----	----	----	----	----	----	----	----	\$30,252	\$30,252
Cost of Issuance	----	----	----	----	----	----	----	----	----	\$0
Series 2021										
Reserve	----	----	----	----	\$271,395	----	----	----	----	\$271,395
Revenue	----	----	----	----	\$179,262	----	----	----	----	\$179,262
Interest	----	----	----	----	----	----	----	----	----	\$0
Prepayment	----	----	----	----	----	----	----	----	----	\$0
Cap. Interest	----	----	----	----	----	----	----	----	----	\$0
Acquisition and Construction	----	----	----	----	----	----	----	----	\$48,060	\$48,060
Cost of Issuance	----	----	----	----	----	----	----	----	----	\$0
Series 2022										
Reserve	----	----	----	----	\$200,846	----	----	----	----	\$200,846
Revenue	----	----	----	----	\$336,064	----	----	----	----	\$336,064
Interest	----	----	----	----	----	----	----	----	----	\$0
Prepayment	----	----	----	----	\$23,132	----	----	----	----	\$23,132
Cap. Interest	----	----	----	----	----	----	----	----	----	\$0
Acquisition and Construction	----	----	----	----	----	----	----	----	\$16,236	\$16,236
Cost of Issuance	----	----	----	----	----	----	----	----	----	\$0
Series 2023										
Reserve	----	----	----	----	\$209,730	----	----	----	----	\$209,730
Revenue	----	----	----	----	\$178,730	----	----	----	----	\$178,730
Interest	----	----	----	----	----	----	----	----	----	\$0
Prepayment	----	----	----	----	----	----	----	----	----	\$0
Cap. Interest	----	----	----	----	----	----	----	----	----	\$0
Acquisition and Construction	----	----	----	----	----	----	----	----	\$39,186	\$39,186
Cost of Issuance	----	----	----	----	----	----	----	----	----	\$0
Series 2024										
Reserve	----	----	----	----	\$308,305	----	----	----	----	\$308,305
Revenue	----	----	----	----	\$270,845	----	----	----	----	\$270,845
Interest	----	----	----	----	----	----	----	----	----	\$0
Prepayment	----	----	----	----	----	----	----	----	----	\$0
Cap. Interest	----	----	----	----	----	----	----	----	----	\$0
Acquisition and Construction	----	----	----	----	----	----	----	----	\$73,900	\$73,900
Cost of Issuance	----	----	----	----	----	----	----	----	----	\$0
Series 2026										
Reserve	----	----	----	----	\$227,410	----	----	----	----	\$227,410
Revenue	----	----	----	----	----	----	----	----	----	\$0
Interest	----	----	----	----	\$158,498	----	----	----	----	\$158,498
Acquisition and Construction	----	----	----	----	----	----	----	----	\$5,978,562	\$5,978,562
Cost of Issuance	----	----	----	----	----	----	----	----	\$7,939	\$7,939
Deposits	----	----	----	----	----	----	----	----	----	\$0
Prepaid Expenses	\$3,340	\$4,067	\$1,111	----	----	----	----	----	----	\$8,519
Total Assets	\$760,014	\$387,834	\$221,226	\$68,163	\$4,399,883	\$161,478	\$125,000	\$22,250	\$8,868,007	\$15,013,956

	<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>
<i>Liabilities</i>										
Accounts Payable	\$0	----	----	----	----	----	----	----	----	\$0
Accrued Expenses	\$0	\$2,743	----	----	----	----	----	----	----	\$2,743
FICA Payable	\$31	----	----	----	----	----	----	----	----	\$31
Due to General Fund	----	----	----	----	----	----	----	----	----	\$0
Due to 2006 DSF	\$3,803	----	----	----	----	----	----	----	----	\$3,803
Due to 2019 DSF	\$438	----	----	----	----	----	----	----	----	\$438
Due to 2021 DSF	\$883	----	----	----	----	----	----	----	----	\$883
Due to 2022 DSF	\$1,789	----	----	----	----	----	----	----	----	\$1,789
Due to 2023 DSF	\$934	----	----	----	----	----	----	----	----	\$934
Due to 2024 DSF	\$1,373	----	----	----	----	----	----	----	----	\$1,373
Due to Spring Lake Reverie	\$46,356	----	----	----	----	----	----	----	----	\$46,356
Due to Sawmill Subdivision	\$58,622	----	----	----	----	----	----	----	----	\$58,622
Due to Somerset	\$19,097	----	----	----	----	----	----	----	----	\$19,097
Deposit- Sawmill Branch- DR Horton	----	----	----	----	----	----	----	----	----	\$0
Deposit- Somerset	----	----	----	----	----	----	----	----	----	\$0
<i>Fund Equity</i>										
Net Assets	----	----	----	----	----	----	----	----	----	\$0
<i>Fund Balances</i>										
Unassigned	\$626,687	\$385,091	\$221,226	\$68,163	----	\$161,478	\$125,000	\$22,250	----	\$1,609,895
Nonspendable- Prepaid	----	----	----	----	----	----	----	----	----	\$0
Restricted for Capital Projects	----	----	----	----	----	----	----	----	----	\$0
Series 2006	----	----	----	----	----	----	----	----	\$2,673,872	\$2,673,872
Series 2019	----	----	----	----	----	----	----	----	\$30,252	\$30,252
Series 2021	----	----	----	----	----	----	----	----	\$48,060	\$48,060
Series 2022	----	----	----	----	----	----	----	----	\$16,236	\$16,236
Series 2023	----	----	----	----	----	----	----	----	\$39,186	\$39,186
Series 2024	----	----	----	----	----	----	----	----	\$73,900	\$73,900
Series 2026	----	----	----	----	----	----	----	----	\$5,986,501	\$5,986,501
Restricted for Debt Service	----	----	----	----	----	----	----	----	----	----
Series 2006	----	----	----	----	\$1,783,650	----	----	----	----	\$1,783,650
Series 2019	----	----	----	----	\$247,036	----	----	----	----	\$247,036
Series 2021	----	----	----	----	\$451,540	----	----	----	----	\$451,540
Series 2022	----	----	----	----	\$561,831	----	----	----	----	\$561,831
Series 2023	----	----	----	----	\$389,394	----	----	----	----	\$389,394
Series 2024	----	----	----	----	\$580,523	----	----	----	----	\$580,523
Series 2026	----	----	----	----	\$385,908	----	----	----	----	\$385,908
Total Liabilities, Fund Equity, Other	\$760,014	\$387,834	\$221,226	\$68,163	\$4,399,883	\$161,478	\$125,000	\$22,250	\$8,868,007	\$15,013,956

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

	Adopted Budget	Prorated Budget 7/31/26	Actual 7/31/26	Variance
<u>Revenues</u>				
Operations and Maintenance Assessments- Tax Roll	\$304,488	\$304,488	\$327,028	\$22,540
Interest Earnings	\$0	\$0	\$0	\$0
Interest Earnings - SBA	\$9,151	\$7,626	\$15,280	\$7,654
Miscellaneous Income	\$0	\$0	\$0	\$0
Total Revenues	\$313,639	\$312,113	\$342,307	\$30,194
<u>Administrative Expenditures</u>				
Supervisors Fees	\$12,000	\$10,000	\$6,000	\$4,000
FICA Taxes	\$924	\$770	\$459	\$311
Arbitrage	\$600	\$500	\$0	\$500
Dissemination Agent	\$2,704	\$2,253	\$2,353	(\$100)
Assessment Administration	\$5,732	\$5,732	\$5,732	\$0
Engineering	\$7,980	\$6,650	\$3,860	\$2,790
Attorney Fees	\$12,000	\$10,000	\$19,275	(\$9,275)
Management Fees	\$48,148	\$40,123	\$40,123	\$0
Website Maintenance & Hosting	\$1,599	\$1,333	\$1,147	\$186
Website	\$1,377	\$1,147	\$2,885	(\$1,738)
Trustee Fees	\$4,500	\$4,795	\$4,795	\$0
Annual Audit	\$12,000	\$11,200	\$11,200	\$0
Postage and Freight	\$4,000	\$3,333	\$3,754	(\$421)
Insurance- General Liability	\$9,050	\$9,050	\$9,200	(\$150)
Printing and Binding	\$2,000	\$1,667	\$930	\$737
Legal Advertising	\$1,200	\$1,000	\$393	\$607
Tax Collector Fees	\$0	\$0	\$0	\$0
Contingency	\$1,000	\$833	\$0	\$833
Office Supplies	\$450	\$375	\$132	\$243
Meeting Room Rental	\$1,200	\$1,000	\$1,668	(\$668)
Dues & Licenses	\$175	\$175	\$175	\$0
Total Administrative	\$128,639	\$111,936	\$114,081	(\$2,145)
<u>Field Expenditures</u>				
Professional Services	\$18,000	\$15,000	\$15,000	\$0
Landscape Maintenance	\$100,000	\$83,333	\$79,459	\$3,874
Preserve Management	\$10,000	\$8,333	\$0	\$8,333
Repairs & Maintenance	\$20,000	\$16,667	\$10,145	\$6,522
Insurance- Property & Casualty	\$22,000	\$22,000	\$19,293	\$2,707
Sidewalk Repair	\$12,000	\$10,000	\$0	\$10,000
Contingency	\$3,000	\$2,500	\$0	\$2,500
Total Field	\$185,000	\$157,833	\$123,897	\$33,936
Total Expenditures	\$313,639	\$269,770	\$237,978	\$31,791
Excess Revenue/(Expenditures)	\$0		\$104,329	
Beginning Fund Balance	\$0		\$522,359	
Ending Fund Balance	\$0		\$626,687	

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

	Adopted Budget	Prorated Budget 7/31/26	Actual 7/31/26	Variance
<u><i>Revenues</i></u>				
Operations and Maintenance Assessments- Tax Roll	\$568,681	\$568,681	\$576,262	\$7,581
Miscellaneous Income	\$0	\$0	\$0	\$0
Total Revenues	\$568,681	\$568,681	\$576,262	\$7,581
<u><i>Administrative Expenditures</i></u>				
Tax Collector Fees	\$0	\$0	\$0	\$0
Arbitrage	\$1,800	\$1,500	\$900	\$600
Trustee Fees	\$13,500	\$12,402	\$12,402	\$0
Dissemination Agent	\$9,111	\$7,968	\$7,968	\$0
Postage and Freight	\$1,500	\$1,250	\$0	\$1,250
Attorney Fees	\$3,000	\$2,500	\$0	\$2,500
Other Current Charges	\$750	\$625	\$0	\$625
Total Administrative	\$29,661	\$26,244	\$21,269	\$4,975
<u><i>Field Expenditures</i></u>				
Professional Fees	\$21,600	\$18,000	\$18,000	\$0
Landscape Maintenance	\$282,000	\$235,000	\$241,636	(\$6,636)
Electricity- Streetlights	\$52,000	\$43,333	\$32,369	\$10,964
Electricity- Irrigation/Signs	\$3,000	\$2,500	\$968	\$1,532
Utility- Irrigation	\$58,550	\$48,792	\$19,364	\$29,428
R&M- Signage	\$2,000	\$1,667	\$0	\$1,667
R&M Storm Water- Pond	\$45,800	\$38,167	\$34,612	\$3,555
Insurance-Property & Casualty	\$5,000	\$0	\$0	\$0
Repairs and Maintenance	\$12,500	\$10,417	\$4,960	\$5,457
Contingency	\$15,000	\$12,500	\$0	\$12,500
Interfund Transfer Out	\$0	\$0	\$0	\$0
Total Field	\$497,450	\$410,375	\$351,909	\$58,466
<u><i>Reserves</i></u>				
Roadway Reserves	\$41,570	\$41,570	\$41,570	\$0
Total Reserves	\$41,570	\$41,570	\$41,570	\$0
Total Expenditures	\$568,681	\$478,189	\$414,749	\$63,441
Excess Revenue/(Expenditures)	\$0		\$161,513	
Beginning Fund Balance	\$0		\$223,577	
Ending Fund Balance	\$0		\$385,091	

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

	Amended Budget	Prorated Budget 7/31/26	Actual 7/31/26	Variance
<u>Revenues</u>				
Operations and Maintenance Assessments- Tax Roll	\$452,789	\$452,789	\$455,693	\$2,904
Developer Contributions	\$63,000	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
Total Revenues	\$515,789	\$452,789	\$455,693	\$2,904
<u>Administrative Expenditures</u>				
Tax Collector Fees	\$0	\$0	\$0	\$0
Arbitrage	\$600	\$600	\$450	\$150
Trustee Fees	\$4,500	\$4,344	\$4,344	\$0
Dissemination Agent	\$2,704	\$2,253	\$2,253	\$0
Postage and Freight	\$750	\$625	\$0	\$625
Attorney Fees	\$1,000	\$833	\$0	\$833
Other Current Charges	\$250	\$208	\$227	(\$18)
Total Administrative	\$9,804	\$8,864	\$7,273	\$1,590
<u>Field Expenditures</u>				
Professional Fees	\$7,200	\$6,000	\$6,000	\$0
Landscape Maintenance	\$275,000	\$229,167	\$174,346	\$54,821
Electricity- Streetlights	\$62,000	\$51,667	\$63,149	(\$11,482)
Electricity- Irrigation/Signs	\$1,000	\$833	\$0	\$833
Utility- Irrigation	\$35,000	\$29,167	\$40,951	(\$11,784)
R&M- Signage	\$1,000	\$833	\$0	\$833
R&M Storm Water- Pond	\$15,600	\$13,000	\$13,131	(\$131)
Insurance-Property & Casualty	\$12,500	\$0	\$0	\$0
Repairs and Maintenance	\$7,500	\$6,250	\$0	\$6,250
Contingency	\$5,000	\$4,167	\$0	\$4,167
Stormwater Fee	\$46,185	\$46,185	\$41,961	\$4,224
Total Field	\$467,985	\$387,268	\$339,537	\$47,731
<u>Reserves</u>				
Roadway Reserves	\$38,000	\$38,000	\$38,000	\$0
Total Reserves	\$38,000	\$38,000	\$38,000	\$0
Total Expenditures	\$515,789	\$434,132	\$384,810	\$49,322
Excess Revenue/(Expenditures)	\$0		\$70,882	
Beginning Fund Balance	\$0		\$150,344	
Ending Fund Balance	\$0		\$221,226	

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

	Adopted Budget	Prorated Budget 7/31/26	Actual 7/31/26	Variance
<u>Revenues</u>				
Operations and Maintenance Assessments- Tax Roll	\$187,937	\$187,937	\$187,731	(\$205)
Miscellaneous Income	\$0	\$0	\$1,500	\$1,500
Developer Contributions	\$22,717	\$0	\$0	\$0
Total Revenues	\$210,654	\$187,937	\$189,231	\$1,295
<u>Administrative Expenditures</u>				
Tax Collector Fees	\$0	\$0	\$0	\$0
Arbitrage	\$600	\$500	\$0	\$500
Trustee Fees	\$4,500	\$3,547	\$3,547	\$0
Dissemination Agent	\$2,704	\$2,253	\$2,253	(\$0)
Postage and Freight	\$750	\$625	\$0	\$625
Attorney Fees	\$1,000	\$833	\$0	\$833
Other Current Charges	\$250	\$208	\$0	\$208
Total Administrative	\$9,804	\$7,966	\$5,800	\$2,166
<u>Field Expenditures</u>				
Professional Fees	\$7,200	\$6,000	\$6,000	\$0
Landscape Maintenance	\$80,000	\$66,667	\$59,270	\$7,397
Electricity- Streetlights	\$8,000	\$6,667	\$15,196	(\$8,529)
Electricity- Irrigation/Signs	\$12,000	\$10,000	\$836	\$9,164
Electricity - Fountain	\$5,000	\$4,167	\$7,285	(\$3,119)
Utility- Irrigation	\$26,350	\$21,958	\$9,515	\$12,443
R&M- Signage	\$1,000	\$833	\$0	\$833
R&M Storm Water- Pond	\$8,000	\$6,667	\$5,238	\$1,429
Insurance-Property & Casualty	\$5,000	\$0	\$0	\$0
Repairs and Maintenance	\$5,000	\$4,167	\$9,566	(\$5,400)
Contingency	\$5,000	\$4,167	\$0	\$4,167
Stormwater Fee	\$23,300	\$19,417	\$0	\$19,417
Total Field	\$185,850	\$150,708	\$112,907	\$37,801
<u>Reserves</u>				
Roadway Reserves	\$15,000	\$15,000	\$15,000	\$0
Total Reserves	\$15,000	\$15,000	\$15,000	\$0
Total Expenditures	\$210,654	\$173,675	\$133,707	\$39,968
Excess Revenue/(Expenditures)	\$0		\$55,524	
Beginning Fund Balance	\$0		\$12,639	
Ending Fund Balance	\$0		\$68,163	

Palm Coast Park

Community Development District

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

	Adopted Budget	Prorated Budget 7/31/26	Actual 7/31/26	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$1,708,193	\$1,708,193	\$1,725,958	\$17,765
Special Assessments- Off Roll	\$0	\$0	\$0	\$0
Special Assessments- Prepayment	\$0	\$0	\$2,524	\$2,524
Interest Income	\$12,500	\$10,417	\$58,939	\$48,522
Total Revenues	\$1,720,693	\$1,718,610	\$1,787,421	\$68,811
<u>Expenditures</u>				
Tax Collector	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$7,000	\$5,833	\$32,343	(\$26,510)
<u>Series 2006</u>				
Interest-11/1	\$432,630	\$432,630	\$432,630	\$0
Special Call-11/1	\$0	\$0	\$65,000	(\$65,000)
Special Call-5/1	\$0	\$0	\$5,000	(\$5,000)
Principal-5/1	\$910,000	\$910,000	\$905,000	\$5,000
Interest-5/1	\$432,630	\$432,630	\$430,778	\$1,853
Total Expenditures	\$1,782,260	\$1,781,093	\$1,870,751	(\$89,657)
Excess Revenues/(Expenditures)	(\$61,567)		(\$83,330)	
Beginning Fund Balance	\$883,003		\$1,866,980	
Ending Fund Balance	\$821,436		\$1,783,650	

Due From General	\$3,803
Reserve	\$1,052,911
Revenue	\$724,400
Prepayment	\$2,536
Interest	----
Balance	\$1,783,650

Palm Coast Park

Community Development District

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

	Adopted Budget	Prorated Budget 7/31/26	Actual 7/31/26	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$196,676	\$196,676	\$198,721	\$2,045
Interest Income	\$6,254	\$5,212	\$7,347	\$2,136
Total Revenues	\$202,930	\$201,888	\$206,068	\$4,180
<u>Expenditures</u>				
Tax Collector	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$3,622	\$3,018	\$4,397	(\$1,379)
<u>Series 2019</u>				
Interest-11/1	\$75,250	\$75,250	\$75,250	\$0
Principal-5/1	\$45,000	\$45,000	\$45,000	\$0
Interest-5/1	\$75,250	\$75,250	\$75,250	\$0
Total Expenditures	\$199,122	\$198,518	\$199,897	(\$1,379)
Excess Revenues/(Expenditures)	\$3,808		\$6,171	
Beginning Fund Balance	\$95,718		\$240,865	
Ending Fund Balance	\$99,526		\$247,036	

Due From General	\$438
Reserve	\$145,530
Revenue	\$101,068
Balance	\$247,036

Palm Coast Park

Community Development District

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

	Adopted Budget	Prorated Budget 7/31/26	Actual 7/31/26	Variance
<u>Revenues</u>				
Special Assessments-Tax Roll	\$396,776	\$396,776	\$400,900	\$4,124
Interest Income	\$11,620	\$9,683	\$13,654	\$3,970
Interfund Transfer In	\$0	\$0	\$0	\$0
Total Revenues	\$408,396	\$406,459	\$414,553	\$8,094
<u>Expenditures</u>				
Tax Collector	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$6,753	\$5,628	\$8,200	(\$2,573)
<u>Series 2021</u>				
Interest-11/1	\$140,549	\$140,549	\$140,549	\$0
Principal-5/1	\$115,000	\$115,000	\$115,000	\$0
Interest-5/1	\$140,549	\$140,549	\$140,549	\$0
Total Expenditures	\$402,851	\$401,725	\$404,298	(\$2,573)
Excess Revenues/(Expenditures)	\$5,545		\$10,256	
Beginning Fund Balance	\$170,607		\$441,285	
Ending Fund Balance	\$176,152		\$451,540	

Due From General	\$883
Reserve	\$271,395
Revenue	\$179,262
Cap Interest	\$0
Balance	\$451,540

Palm Coast Park

Community Development District

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

	Adopted Budget	Prorated Budget 7/31/26	Actual 7/31/26	Variance
<u>Revenues</u>				
Special Assessments-Tax Roll	\$803,385	\$803,385	\$811,735	\$8,350
Special Assessments-Prepayment	\$0	\$0	\$23,053	\$23,053
Interest Income	\$15,035	\$12,529	\$16,457	\$3,927
Total Revenues	\$818,420	\$815,914	\$851,244	\$35,330
<u>Expenditures</u>				
Tax Collector	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$5,015	\$4,179	\$6,069	(\$1,889)
<u>Series 2022</u>				
Interest Expense 11/1	\$288,918	\$288,918	\$288,918	\$0
Principal Expense 5/1	\$230,000	\$230,000	\$230,000	\$0
Interest Expense 5/1	\$288,918	\$288,918	\$288,918	\$0
Total Expenditures	\$812,851	\$812,015	\$813,905	(\$1,889)
Excess Revenues/(Expenditures)	\$5,569		\$37,339	
Beginning Fund Balance	\$306,845		\$524,492	
Ending Fund Balance	\$312,414		\$561,831	

Due From General	\$1,789
Reserve	\$200,846
Revenue	\$336,064
Prepayment	\$23,132
Balance	\$561,831

Palm Coast Park

Community Development District

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

	Adopted Budget	Prorated Budget 7/31/26	Actual 7/31/26	Variance
<u>Revenues</u>				
Special Assessments-Tax Roll	\$419,461	\$419,461	\$423,822	\$4,361
Interest Income	\$10,089	\$8,408	\$11,644	\$3,237
Interfund Transfer In	\$0	\$0	\$0	\$0
Total Revenues	\$429,550	\$427,869	\$435,466	\$7,597
<u>Expenditures</u>				
Tax Collector	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$5,219	\$4,349	\$6,337	(\$1,988)
<u>Series 2023</u>				
Interest Expense 11/1	\$160,883	\$160,883	\$160,883	\$0
Principal Expense 5/1	\$100,000	\$100,000	\$100,000	\$0
Interest Expense 5/1	\$160,883	\$160,883	\$160,883	\$0
Total Expenditures	\$426,985	\$426,114	\$428,102	(\$1,988)
Excess Revenues/(Expenditures)	\$2,565		\$7,364	
Beginning Fund Balance	\$173,251		\$382,031	
Ending Fund Balance	\$175,816		\$389,394	

Due From General	\$934
Reserve	\$209,730
Revenue	\$178,730
Cap Interest	----
Balance	\$389,394

Palm Coast Park

Community Development District

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

	Adopted Budget	Prorated Budget 7/31/26	Actual 7/31/26	Variance
<u>Revenues</u>				
Special Assessments-Tax Roll	\$616,610	\$616,610	\$623,018	\$6,408
Interest Income	\$19,670	\$16,392	\$17,249	\$857
Interfund Transfer In	\$0	\$0	\$0	\$0
Total Revenues	\$636,280	\$633,002	\$640,267	\$7,265
<u>Expenditures</u>				
Tax Collector	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$8,038	\$6,698	\$9,315	(\$2,617)
<u>Series 2024</u>				
Interest Expense 11/1	\$238,368	\$238,368	\$238,368	\$0
Principal Expense 5/1	\$140,000	\$140,000	\$140,000	\$0
Interest Expense 5/1	\$238,368	\$238,368	\$238,368	\$0
Total Expenditures	\$624,774	\$623,433	\$626,050	(\$2,617)
Excess Revenues/(Expenditures)	\$11,506		\$14,217	
<u>Other Financing Sources/(Uses)</u>				
Bond Proceeds	\$0	\$0	\$0	\$0
Total Other Financing Sources/(Uses)	\$0	\$0	\$0	\$0
Net Change in Fund Balance	\$11,506		\$14,217	
Beginning Fund Balance	\$263,016		\$566,307	
Ending Fund Balance	\$286,028		\$580,523	
	Due From General		\$1,373	
	Reserve		\$308,305	
	Revenue		\$270,845	
	Interest		----	
	Balance		\$580,523	

Palm Coast Park

Community Development District

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

	Adopted Budget	Prorated Budget 7/31/26	Actual 7/31/26	Variance
<u>Revenues</u>				
Special Assessments-Tax Roll	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$1,584	\$1,584
Interfund Transfer In	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$1,584	\$1,584
<u>Expenditures</u>				
Tax Collector	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$0	\$0
<u>Series 2026</u>				
Interest Expense 11/1	\$0	\$0	\$0	\$0
Principal Expense 5/1	\$0	\$0	\$0	\$0
Interest Expense 5/1	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$0		\$1,584	
<u>Other Financing Sources/(Uses)</u>				
Bond Proceeds	\$0	\$0	\$384,324	\$384,324
Total Other Financing Sources/(Uses)	\$0	\$0	\$384,324	\$384,324
Net Change in Fund Balance	\$0		\$385,908	
Beginning Fund Balance	\$0		\$0	
Ending Fund Balance	\$0		\$385,908	

Due From General	
Reserve	\$227,410
Revenue	----
Interest	\$158,498
Balance	\$385,908

Palm Coast Park

Community Development District

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

	Adopted Budget	Prorated Budget 7/31/26	Actual 7/31/26	Variance
<u>Revenues</u>				
Operating Transfer In	\$41,570	\$41,570	\$41,570	\$0
Interest Income	\$1,000	\$1,000	\$0	(\$1,000)
Total Revenues	\$42,570	\$42,570	\$41,570	(\$1,000)
<u>Expenditures</u>				
Capital Outlay - Sawmill	\$0	\$0	\$0	\$0
Other Current Charges	\$250	\$250	\$0	\$250
Total Expenditures	\$250	\$250	\$0	\$250
Excess Revenues/(Expenditures)	\$42,320		\$41,570	
Beginning Fund Balance	\$48,900		\$119,908	
Ending Fund Balance	\$91,220		\$161,478	

Palm Coast Park

Community Development District

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

	Adopted Budget	Prorated Budget 7/31/26	Actual 7/31/26	Variance
<u>Revenues</u>				
Operating Transfer In	\$38,000	\$38,000	\$38,000	\$0
Interest Income	\$1,000	\$1,000	\$0	(\$1,000)
Total Revenues	\$39,000	\$39,000	\$38,000	(\$1,000)
<u>Expenditures</u>				
Capital Outlay - SLR	\$0	\$0	\$0	\$0
Other Current Charges	\$250	\$250	\$0	\$250
Total Expenditures	\$250	\$250	\$0	\$250
Excess Revenues/(Expenditures)	\$38,750		\$38,000	
Beginning Fund Balance	\$35,000		\$87,000	
Ending Fund Balance	\$73,750		\$125,000	

Palm Coast Park

Community Development District

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

	Adopted Budget	Prorated Budget 7/31/26	Actual 7/31/26	Variance
<u>Revenues</u>				
Operating Transfer In	\$15,000	\$15,000	\$15,000	\$0
Interest Income	\$1,000	\$1,000	\$0	(\$1,000)
Total Revenues	\$16,000	\$16,000	\$15,000	(\$1,000)
<u>Expenditures</u>				
Capital Outlay - Somerset	\$0	\$0	\$0	\$0
Other Current Charges	\$250	\$250	\$0	\$250
Total Expenditures	\$250	\$250	\$0	\$250
Excess Revenues/(Expenditures)	\$15,750		\$15,000	
Beginning Fund Balance	\$16,260		\$7,250	
Ending Fund Balance	\$32,010		\$22,250	

Palm Coast Park
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For Period Ending July 31, 2026

	Series 2006	Series 2019	Series 2021	Series 2022	Series 2023	Series 2024	Series 2026
<u>Revenues</u>							
Interest Income	\$79,224	\$826	\$1,292	\$382	\$1,059	\$2,041	\$24,633
Interfund Transfer In	\$32,343	\$4,397	\$8,200	\$6,069	\$6,337	\$9,315	\$0
Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bond Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$6,168,169
Bond Premium	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$111,567	\$5,223	\$9,492	\$6,450	\$7,396	\$11,356	\$6,192,801
<u>Expenditures</u>							
Capital Outlay	\$10,400	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0	\$0	\$0	\$206,300
Underwriters Discount	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$10,400	\$0	\$0	\$0	\$0	\$0	\$206,300
Excess Revenues/(Expenditures)	\$101,167	\$5,223	\$9,492	\$6,450	\$7,396	\$11,356	\$5,986,501
Beginning Fund Balance	\$2,572,705	\$25,029	\$38,568	\$9,786	\$31,790	\$62,544	\$0
Ending Fund Balance	\$2,673,872	\$30,252	\$48,060	\$16,236	\$39,186	\$73,900	\$5,986,501

Palm Coast Park CDD
General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues</u>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$19,361	\$71,082	\$161,907	\$26,911	\$2,740	\$1,515	\$12,213	\$30,620	\$678	\$0	\$0	\$ 327,028
Assessments - Direct	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Interest Earnings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Interest Earnings - SBA	\$1,494	\$1,403	\$1,398	\$1,367	\$1,265	\$1,680	\$1,637	\$1,684	\$1,644	\$1,707	\$0	\$0	\$ 15,280
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Total Revenues	\$1,494	\$20,764	\$72,481	\$163,274	\$28,177	\$4,421	\$3,152	\$13,897	\$32,264	\$2,385	\$0	\$0	\$ 342,307
<u>Administrative Expenditures</u>													
Supervisors Fees	\$600	\$800	\$200	\$600	\$600	\$800	\$1,000	\$600	\$800	\$0	\$0	\$0	\$ 6,000
FICA Taxes	\$46	\$61	\$15	\$46	\$0	\$46	\$138	\$46	\$61	\$0	\$0	\$0	\$ 459
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Dissemination Agent	\$225	\$225	\$225	\$225	\$225	\$225	\$325	\$225	\$225	\$225	\$0	\$0	\$ 2,353
Assessmnet Administration	\$5,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 5,732
Engineering	\$908	\$0	\$0	\$0	\$0	\$556	\$0	\$1,252	\$1,145	\$0	\$0	\$0	\$ 3,860
Attorney Fees	\$6,266	\$0	\$540	\$3,040	\$1,145	\$1,499	\$2,725	\$1,499	\$2,563	\$0	\$0	\$0	\$ 19,275
Management Fees	\$4,012	\$4,012	\$4,012	\$4,012	\$4,012	\$4,012	\$4,012	\$4,012	\$4,012	\$4,012	\$0	\$0	\$ 40,123
Website Maintenance & Hosting	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$0	\$0	\$ 1,147
Website	\$1,686	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$ 2,885
Trustee Fees	\$3,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,670	\$0	\$0	\$0	\$ 4,795
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$11,200	\$0	\$0	\$0	\$0	\$0	\$ 11,200
Postage and Freight	\$518	\$360	\$286	\$257	\$12	\$337	\$22	\$418	\$568	\$976	\$0	\$0	\$ 3,754
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	\$100	\$86	\$115	\$294	\$2	\$60	\$0	\$0	\$ 930
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$160	\$233	\$0	\$0	\$0	\$0	\$ 393
Tax Collector Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Office Supplies	\$21	\$0	\$21	\$0	\$13	\$15	\$13	\$18	\$13	\$18	\$0	\$0	\$ 132
Meeting Room Rental	\$254	\$508	\$254	\$0	\$0	\$0	\$0	\$0	\$432	\$220	\$0	\$0	\$ 1,668
Dues & Licenses	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 175
Total Administrative	\$32,767	\$6,447	\$5,958	\$8,428	\$6,355	\$7,824	\$19,958	\$8,846	\$11,739	\$5,759	\$0	\$0	\$ 114,081
<u>Field Expenditures</u>													
Professional Services	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$0	\$0	\$ 15,000
Landscape Maintenance	\$7,946	\$7,946	\$7,946	\$7,946	\$7,946	\$7,946	\$7,946	\$7,946	\$7,946	\$7,946	\$0	\$0	\$ 79,459
Preserve Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Repairs & Maintenance	\$876	\$0	\$308	\$308	\$2,816	\$0	\$0	\$0	\$2,838	\$3,000	\$0	\$0	\$ 10,145
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	-
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Total Field	\$29,615	\$9,446	\$9,753	\$9,753	\$12,262	\$9,446	\$9,446	\$9,446	\$12,284	\$12,446	\$0	\$0	\$ 123,897
Total Expenditures	\$62,382	\$15,893	\$15,711	\$18,182	\$18,617	\$17,270	\$29,404	\$18,292	\$24,023	\$18,205	\$0	\$0	\$ 237,978
Excess Revenue/(Expenditures)	(\$60,888)	\$4,871	\$56,769	\$145,092	\$9,559	(\$12,849)	(\$26,253)	(\$4,395)	\$8,241	(\$15,820)	\$0	\$0	\$ 104,329

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues</u>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$0	\$133,137	\$303,253	\$50,405	\$5,133	\$2,838	\$22,875	\$57,352	\$1,270	\$0	\$0	\$ 576,262
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	-
Total Revenues	\$0	\$0	\$133,137	\$303,253	\$50,405	\$5,133	\$2,838	\$22,875	\$57,352	\$1,270	\$0	\$0	\$ 576,262
<u>Administrative Expenditures</u>													
Tax Collector Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Arbitrage	\$0	\$0	\$0	\$0	\$900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	900
Trustee Fees	\$7,590	\$0	\$0	\$3,334	\$0	\$0	\$0	\$0	\$1,478	\$0	\$0	\$0	12,402
Dissemination Agent	\$1,676	\$676	\$676	\$676	\$676	\$676	\$676	\$676	\$676	\$884	\$0	\$0	7,968
Postage and Freight	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Attorney Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Total Administrative	\$9,266	\$676	\$676	\$4,009	\$1,576	\$676	\$676	\$676	\$2,154	\$884	\$0	\$0	\$ 21,269
<u>Field Expenditures</u>													
Professional Fees	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$0	\$0	18,000
Landscape Maintenance	\$23,134	\$22,449	\$26,735	\$24,216	\$25,924	\$22,449	\$22,449	\$22,449	\$28,012	\$23,818	\$0	\$0	241,636
Electricity- Streetlights	\$2,756	\$2,756	\$2,950	\$3,276	\$1,623	\$4,930	\$3,533	\$1,623	\$5,393	\$3,528	\$0	\$0	32,369
Electricity- Irrigation/Signs	\$63	\$63	\$63	\$136	\$108	\$107	\$107	\$107	\$107	\$106	\$0	\$0	968
Utility- Irrigation	\$1,408	\$1,558	\$1,821	\$932	\$676	\$667	\$1,959	\$3,235	\$3,824	\$3,283	\$0	\$0	19,364
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	\$3,461	\$3,461	\$3,461	\$3,461	\$3,461	\$3,461	\$0	\$0	34,612
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	\$760	\$450	\$0	\$0	\$0	\$0	4,960
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Interfund Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Total Field	\$32,623	\$34,338	\$36,831	\$35,322	\$33,593	\$33,415	\$34,069	\$33,124	\$42,597	\$35,997	\$0	\$0	\$ 351,909
<u>Reserves</u>													
Roadway Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$41,570	\$0	\$0	\$0	\$0	\$0	41,570
Total Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$41,570	\$0	\$0	\$0	\$0	\$0	41,570
Total Expenditures	\$41,889	\$35,014	\$37,507	\$39,331	\$35,169	\$34,091	\$76,315	\$33,800	\$44,751	\$36,881	\$0	\$0	414,749
Excess Revenue/(Expenditures)	(\$41,889)	(\$35,014)	\$95,630	\$263,922	\$15,236	(\$28,958)	(\$73,478)	(\$10,926)	\$12,601	(\$35,611)	\$0	\$0	\$ 161,513

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues</u>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$0	\$105,282	\$239,805	\$39,859	\$4,059	\$2,244	\$18,089	\$45,352	\$1,004	\$0	\$0	\$ 455,693
Developer Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Total Revenues	\$0	\$0	\$105,282	\$239,805	\$39,859	\$4,059	\$2,244	\$18,089	\$45,352	\$1,004	\$0	\$0	\$ 455,693
<u>Administrative Expenditures</u>													
Tax Collector Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Arbitrage	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 450
Trustee Fees	\$1,010	\$0	\$0	\$3,334	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 4,344
Dissemination Agent	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$0	\$0	\$ 2,253
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
Total Administrative	\$1,235	\$225	\$377	\$3,634	\$675	\$225	\$225	\$225	\$225	\$225	\$0	\$0	\$ 7,273
<u>Field Expenditures</u>													
Professional Fees	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$0	\$0	\$ 6,000
Landscape Maintenance	\$11,667	\$15,473	\$16,326	\$19,013	\$17,575	\$18,885	\$17,766	\$17,843	\$19,953	\$19,843	\$0	\$0	\$ 174,346
Electricity- Streetlights	\$0	\$6,138	\$12,592	\$7,430	\$0	\$14,859	\$7,430	\$0	\$14,701	\$0	\$0	\$0	\$ 63,149
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	\$5,381	\$3,060	\$6,345	\$3,583	\$4,018	\$3,287	\$0	\$0	\$ 40,951
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	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$0	\$0	\$ 13,131
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	\$ -
Stormwater Fee	\$0	\$0	\$0	\$41,961	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 41,961
Total Field	\$16,630	\$27,291	\$34,273	\$75,333	\$24,870	\$38,718	\$33,454	\$23,340	\$40,585	\$25,044	\$0	\$0	\$ 339,537
<u>Reserves</u>													
Roadway Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$38,000	\$0	\$0	\$0	\$0	\$0	\$ 38,000
Total Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$38,000	\$0	\$0	\$0	\$0	\$0	\$ 38,000
Total Expenditures	\$17,866	\$27,516	\$34,650	\$78,967	\$25,545	\$38,943	\$71,679	\$23,565	\$40,810	\$25,269	\$0	\$0	\$ 384,810
Excess Revenue/(Expenditures)	(\$17,866)	(\$27,516)	\$70,631	\$160,837	\$14,314	(\$34,884)	(\$69,435)	(\$5,476)	\$4,542	(\$24,265)	\$0	\$0	\$ 70,882

Palm Coast Park CDD
General Fund- Somerset
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues</u>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$0	\$43,373	\$98,792	\$16,421	\$1,672	\$925	\$7,452	\$18,684	\$414	\$0	\$0	\$ 187,731
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
Total Revenues	\$0	\$1,500	\$43,373	\$98,792	\$16,421	\$1,672	\$925	\$7,452	\$18,684	\$414	\$0	\$0	\$ 189,231
<u>Administrative Expenditures</u>													
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	\$225	\$225	\$225	\$225	\$225	\$225	\$0	\$0	\$ 2,253
Postage and Freight	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Attorney Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Total Administrative	\$3,772	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$0	\$0	\$ 5,800
<u>Field Expenditures</u>													
Professional Fees	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$0	\$0	\$ 6,000
Landscape Maintenance	\$4,781	\$4,781	\$4,781	\$6,473	\$4,781	\$6,283	\$4,781	\$7,081	\$8,446	\$7,081	\$0	\$0	\$ 59,270
Electricity- Streetlights	\$787	\$787	\$920	\$968	\$968	\$968	\$968	\$4,973	\$1,919	\$1,940	\$0	\$0	\$ 15,196
Electricity- Irrigation/Signs	\$117	\$74	\$76	\$90	\$85	\$85	\$80	\$78	\$76	\$76	\$0	\$0	\$ 836
Electricity - Fountain	\$28	\$403	\$438	\$751	\$743	\$1,026	\$1,076	\$1,082	\$883	\$855	\$0	\$0	\$ 7,285
Utility- Irrigation	\$966	\$1,024	\$947	\$826	\$919	\$1,148	\$952	\$895	\$967	\$870	\$0	\$0	\$ 9,515
R&M- Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
R&M Storm Water- Pond	\$445	\$445	\$445	\$445	\$445	\$445	\$445	\$707	\$707	\$707	\$0	\$0	\$ 5,238
Insurance-Property & Casualty	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Repairs and Maintenance	\$1,625	\$0	\$0	\$6,836	\$341	\$0	\$0	\$0	\$765	\$0	\$0	\$0	\$ 9,566
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Total Field	\$9,349	\$8,114	\$8,207	\$16,988	\$8,883	\$10,554	\$8,901	\$15,417	\$14,363	\$12,129	\$0	\$0	\$ 112,907
<u>Reserves</u>													
Roadway Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$ 15,000
Total Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$ 15,000
Total Expenditures	\$13,121	\$8,340	\$8,433	\$17,213	\$9,108	\$10,780	\$24,127	\$15,642	\$14,589	\$12,355	\$0	\$0	\$ 133,707
Excess Revenue/(Expenditures)	(\$13,121)	(\$6,840)	\$34,940	\$81,579	\$7,313	(\$9,108)	(\$23,202)	(\$8,190)	\$4,095	(\$11,941)	\$0	\$0	\$ 55,524

Palm Coast Park
Community Development District
Long Term Debt Report

Series 2006 Special Assessment Bonds	
Interest Rate:	5.70%
Maturity Date:	5/1/37
Reserve Fund Definition:	6.966 % Outstanding
Reserve Fund Requirement:	\$ 989,520
Reserve Fund Balance:	\$ 1,052,911
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)
Less: May 1, 2026 (Special Call)	\$ (5,000)
Less: May 1, 2026 (Mandatory)	\$ (905,000)
Current Bonds Outstanding	\$ 14,205,000

Series 2019 Special Assessment Bonds	
Interest Rate:	3.4% - 4.3%
Maturity Date:	5/1/50
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 145,564
Reserve Fund Balance:	\$ 145,530
Bonds Outstanding- 12/04/19	\$ 3,770,000
Less: May 1, 2021 (Mandatory)	\$ (40,000)
Less: May 1, 2022 (Mandatory)	\$ (40,000)
Less: May 1, 2023 (Mandatory)	\$ (40,000)
Less: May 1, 2024 (Mandatory)	\$ (40,000)
Less: May 1, 2025 (Mandatory)	\$ (45,000)
Less: May 1, 2026 (Mandatory)	\$ (45,000)
Current Bonds Outstanding	\$ 3,520,000

Palm Coast Park
Community Development District
Long Term Debt Report

Series 2021 Special Assessment Bonds- Spring Lake Tracts 2 & 3	
Interest Rate:	2.4-4.0%
Maturity Date:	5/1/52
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 271,395
Reserve Fund Balance:	\$ 271,395
Bonds Outstanding- 12/23/2021	\$ 8,065,000
Less: May 1, 2023 (Mandatory)	\$ (105,000)
Less: May 1, 2024 (Mandatory)	\$ (110,000)
Less: May 1, 2025 (Mandatory)	\$ (110,000)
Less: May 1, 2026 (Mandatory)	\$ (115,000)
Current Bonds Outstanding	\$ 7,625,000

Series 2022 Special Assessment Bonds- Sawmill Branch Phase 2	
Interest Rate:	4.15-5.125%
Maturity Date:	5/1/51
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 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)
Less: May 1, 2026 (Mandatory)	\$ (230,000)
Current Bonds Outstanding	\$ 11,365,000

Series 2023 Special Assessment Bonds- Somerset	
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)
Less: May 1, 2026 (Mandatory)	\$ (100,000)
Current Bonds Outstanding	\$ 5,860,000

Palm Coast Park
Community Development District
Long Term Debt Report

Series 2024 Special Assessment Bonds- Sawmill Branch - Phase 7	
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
Less: May 1, 2026 (Mandatory)	\$ (140,000)
Current Bonds Outstanding	\$ 9,205,000

Series 2026 Special Assessment Bonds- Sawmill Branch - Phase 3	
Interest Rate:	4.0-5.625%
Maturity Date:	5/1/56
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 226,477
Reserve Fund Balance:	\$ 227,410
Bonds Outstanding- 5/01/26	\$ 6,670,000
Current Bonds Outstanding	\$ 6,670,000

**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

DISTRIBUTION DATE	NET ASSESSMENTS RECEIVED	DEBT SERVICE SERIES 2006	DEBT SERVICE SERIES 2019	DEBT SERVICE SERIES 2021	DEBT SERVICE SERIES 2022	DEBT SERVICE SERIES 2023	DEBT SERVICE SERIES 2024	O&M SPRING LAKE REVERIE	O&M SAWMILL SUBDIVISION	O&M SOMERSET	O&M ASSESSMENTS
10/16/25	\$ 3,394.11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,394.11
11/01/25	\$ 15,966.68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,966.68
11/17/25	\$ 595,105.62	\$ 179,834.79	\$ 20,705.56	\$ 41,771.42	\$ 84,578.05	\$ 44,159.73	\$ 64,914.84	\$ 47,480.52	\$ 60,043.12	\$ 19,560.50	\$ 32,057.08
11/26/25	\$ 724,459.95	\$ 218,924.34	\$ 25,206.20	\$ 50,851.01	\$ 102,962.25	\$ 53,758.45	\$ 79,024.97	\$ 57,801.06	\$ 73,094.32	\$ 23,812.24	\$ 39,025.12
12/15/25	\$ 2,992,590.51	\$ 904,330.05	\$ 104,121.45	\$ 210,054.76	\$ 425,315.22	\$ 222,064.75	\$ 326,435.39	\$ 238,763.92	\$ 301,937.13	\$ 98,363.32	\$ 161,204.51
12/22/25	\$ 13,042.67	\$ 3,941.36	\$ 453.79	\$ 915.49	\$ 1,853.66	\$ 967.83	\$ 1,422.71	\$ 1,040.61	\$ 1,315.94	\$ 428.70	\$ 702.58
01/28/26	\$ 499,577.39	\$ 150,967.15	\$ 17,381.84	\$ 35,066.14	\$ 71,001.32	\$ 37,071.07	\$ 54,494.51	\$ 39,858.80	\$ 50,404.81	\$ 16,420.59	\$ 26,911.18
03/03/26	\$ 50,871.41	\$ 15,372.82	\$ 1,769.97	\$ 3,570.75	\$ 7,229.99	\$ 3,774.91	\$ 5,549.11	\$ 4,058.78	\$ 5,132.67	\$ 1,672.09	\$ 2,740.34
03/27/26	\$ 28,126.83	\$ 8,499.64	\$ 978.62	\$ 1,974.27	\$ 3,997.46	\$ 2,087.15	\$ 3,068.11	\$ 2,244.10	\$ 2,837.85	\$ 924.50	\$ 1,515.13
04/29/26	\$ 226,716.20	\$ 68,511.30	\$ 7,888.16	\$ 15,913.58	\$ 32,221.53	\$ 16,823.44	\$ 24,730.48	\$ 18,088.56	\$ 22,874.51	\$ 7,451.92	\$ 12,212.72
06/02/26	\$ 568,429.49	\$ 171,773.54	\$ 19,777.42	\$ 39,898.98	\$ 80,786.77	\$ 42,180.23	\$ 62,004.98	\$ 45,352.16	\$ 57,351.64	\$ 18,683.68	\$ 30,620.09
06/16/26	\$ 12,586.24	\$ 3,803.43	\$ 437.91	\$ 883.45	\$ 1,788.79	\$ 933.96	\$ 1,372.92	\$ 1,004.19	\$ 1,269.89	\$ 413.70	\$ 677.99
TOTAL COLLECTED	\$5,730,867.10	\$1,725,958.42	\$198,720.92	\$400,899.84	\$811,735.04	\$423,821.50	\$623,018.01	\$455,692.70	\$576,261.87	\$187,731.25	\$327,027.54
PERCENTAGE COLLECTED	101%	101%	101%	101%	101%	101%	101%	101%	101%	101%	107%

SECTION 3

**NOTICE OF MEETING DATES
PALM COAST PARK
COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2027**

The Board of Supervisors of the *Palm Coast Park Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2027** at **10:30 am at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida 32164**, on the third Friday of every month as follows:

**October 16, 2026
November 20, 2026
December 18, 2026
January 15, 2027
February 19, 2027
March 19, 2027
April 16, 2027
May 21, 2027
June 18, 2027
July 16, 2027
August 20, 2027
September 17, 2027**

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the meeting agenda may be obtained from the District Manager's Office at 219 E. Livingston Street, Orlando, FL 32801; by calling (407) 841-5524, during normal business hours, or via the District's website at <https://palmcoastparkcdd.org>.

The meetings may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in this meeting is asked to advise the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jeremy LeBrun
District Manager
Governmental Management Services – Central Florida, LLC