

**KINGS CREEK I
COMMUNITY DEVELOPMENT
DISTRICT**

MAY 27, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Kings Creek I Community Development District

Board of Supervisors

Carlos de la Ossa, Chairman
Nicholas Dister, Vice-Chairman
Keith Hyatt, Assistant Secretary
Dan Pickett, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Samantha Harvey, District Manager
Jere Earlywine, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Monday, May 27, 2025

The Regular Meeting of Kings Creek I Community Development District will be held on **May 27, 2025, at 1:00 p.m. at the Offices of Evolution located at 12574 Flagler Center Boulevard, Suite 101 Jacksonville, FL 32258**. For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams Meeting; [Join the meeting now](#)

Meeting ID: 252 389 966 088 3 Passcode: eL3tN2CN

Phone #: [+1 646-838-1601](tel:+16468381601)

Pin: [233477010#](tel:+16468381601)

REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

- A. Bob Koncar Resignation, Seat 4 - Exp 2026
- B. Declaring Seat 4 vacant, consideration of nominations to fill
- C. Consideration of Resolution 2025-06; Re-Designating Officers
- D. Consideration of Resolution 2025- 07, Ratifying Sale of Bonds and Levy of Assessments, Series 2025
- E. Consideration of Resolution 2025-05, Allocating Series 2025 Bond Proceeds
- F. Consideration of Resolution 2025-08; Approving the Proposed Budget
- G. Consideration of Resolution 2025-09: Authorization to Amend the Boundaries of the District
- H. Ratification of SchoolNow Website Proposal
- I. Annual Notice of Qualified Electors
- J. Presentation of 1st Quarter Website Audit

4. CONSENT AGENDA ITEMS

- A. Consideration of Meeting Minutes; December 9, 2024; Special Meeting
- B. Consideration of Operation and Maintenance January - April 2025
- C. Acceptance of the Financials and Approval of the Check Register for January - April 2025

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

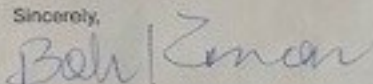
6. ADJOURNMENT

January 7, 2025

To Whom It May Concern,

I am formally submitting my resignation from the position of the Board of Supervisors for the Kings Creek I Community Development District.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bob Koncar". The signature is stylized, with the first name "Bob" and the last name "Koncar" separated by a vertical line.

Bob Koncar

RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF KINGS CREEK I
COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS OF
THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Kings Creek I Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Duval County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated the Officers of the District; and

WHEREAS, the Board now desires to re-designate certain Officers.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. _____ is appointed Chairman.
 _____ is appointed Vice Chairman.
 Brian K. Lamb is appointed Secretary.
 _____ is appointed Treasurer.
 _____ is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.

Section 2. All prior designations which are inconsistent with the designations herein are forthwith rescinded.

Section 2. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED THIS 27TH DAY OF MAY 2025.

**KINGS CREEK I
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA ONE PROJECT); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE BONDS; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Kings Creek I Community Development District (“District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Bonds, Series 2025 (Assessment Area One Project), in the par amount of \$15,950,000 (“Series 2025 Bonds”); and

WHEREAS, the District previously adopted a resolution authorizing the finalization of the debt assessment lien securing the Series 2025 Bonds, including but not limited to authorization to finalize the supplemental engineer’s report and supplemental assessment report; and

WHEREAS, the District closed on the sale of the Series 2025 Bonds on May 13, 2025; and

WHEREAS, as prerequisites to the issuance of the Series 2025 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2025 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The sale, issuance, and closing of the Series 2025 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2025 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2025 Bonds, including but not limited to: (1) the execution and delivery of the Closing Documents, (2) the exercise of all authority granted pursuant to Resolution 2025-01 which authorized the issuance of the Bonds, (3) the exercise of all authority pursuant to, and finalization of, Resolution 2024-32 which confirmed the maximum assessment lien securing the Bonds, and (4) the execution and delivery of such other certifications or other documents required for the closing on the Series 2025 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects, and Resolutions 2025-01 and 2024-32 on file with the District Manager and as included in the transcript for the Series 2025 Bonds are hereby determined to be in final form.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

**KINGS CREEK I COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

RESOLUTION 2025-_____

[RESOLUTION ALLOCATING SERIES 2025 BOND PROCEEDS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT ALLOCATING BOND PROCEEDS FROM THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA ONE PROJECT) TO FINANCE THE ACQUISITION AND CONSTRUCTION OF THE SERIES 2025 PROJECT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Kings Creek I Community Development District ("**District**") intends to construct and/or acquire certain improvements ("**Series 2025 Project**") described in the District's *First Supplemental Engineer's Report*, dated September 2024, as amended from time to time; and

WHEREAS, the District intends to issue and/or has issued the \$15,950,000 Special Assessment Bonds, Series 2025 (Assessment Area One Project) (the "**Series 2025 Bonds**") to finance all or a portion of the Series 2025 Project, and the Board desires to allocate the monies from the *Series 2025 Bonds Acquisition and Construction Account* established under the *Series 2025 Bonds Supplemental Trust Indenture* to finance the construction and acquisition of certain of the improvements comprising the Series 2025 Project.

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT'S BOARD OF SUPERVISORS AS FOLLOWS:

Section 1. Authority for this Resolution. This Resolution is adopted pursuant to Chapters 170 and 190, *Florida Statutes*.

Section 2. Allocation of Bond Proceeds. The District Manager shall direct the Trustee for the Series 2025 Bonds to allocate at least \$1,500,000 from the proceeds of the Series 2025 Bonds in order to fund master and neighborhood improvements necessary for the development of the public infrastructure serving the "Meritage" builder lots, with the balance of any proceeds (approximately \$12,795,993) being used to fund the balance of the Series 2025 Project or for other lawful purposes. The District Manager is hereby empowered to take all actions necessary to effect the intent of this Resolution.

Section 3. Effective Date. This Resolution shall become effective upon its adoption.

Approved and adopted this _____, day of _____, 2025.

Attest:

**Kings Creek I Community
Development District**

Name: _____
Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

RESOLUTION 2025-08
[FY 2026 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Kings Creek I Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A** (“**Proposed Budget**”); and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 26, 2025
TIME: 1:00 p.m.
LOCATION: The Offices of Evolution
12574 Flagler Center Boulevard, Suite 101
Jacksonville, FL 32258

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27TH DAY OF MAY, 2025.

ATTEST:

KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Kings Creek I
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Prepared by:



KINGS CREEK 1 CDD

Summary of Revenues, Expenditures and Changes in Fund Balances General Fund Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ANNUAL BUDGET FY 2026
REVENUES	
Operations & Maintenance Assmts - On Roll	\$ -
Special Assmnts- CDD Collected	974,900
Other Miscellaneous Revenues	-
TOTAL REVENUES	\$ 974,900
EXPENDITURES	
Financial and Administrative	
Supervisor Fees	\$ 12,000.00
District Management	\$ 25,000.00
Accounting Services	\$ 17,500.00
District Engineer	\$ 15,000.00
District Counsel	\$ 15,000.00
Assessment Roll	\$ 5,000.00
Financial/Revenue Collections	\$ 5,000.00
Auditing Services	\$ 5,500.00
Field Management	\$ 15,000.00
Construction Accounting	\$ 6,100.00
Rental and Leases	\$ 600.00
Dissemination Agent/Reporting	\$ 7,000.00
Trustees Fees	\$ 9,500.00
Postage, Phone, Faxes, Copies	\$ 500.00
Mailings	\$ 200.00
Legal Advertising	\$ 3,500.00
Bank Fees	\$ 200.00
Dues, Licenses & Fees	\$ 175.00
Onsite Office Supplies	\$ 100.00
Website Admin Services	\$ 1,500.00
Website ADA Compliance	\$ 1,600.00
ProfServ - Info Technology	\$ 600.00
Misc Admin	\$ 325.00
Total Financial and Administrative	\$ 146,900
Insurance	
General Liability	\$ 12,500

Public Officials Insurance	7,500
Property & Casualty Insurance	35,000
Deductible	-
Total Insurance	\$ 55,000

Utility Services

Electric Utility Services	\$ 25,000
Street Lights	180,000
Water/Waste	18,500
Total Utility Services	\$ 223,500

Amenity

Pool Monitor	\$ 40,000
Pool Maintenance - Contract	15,000
Pool Treatments & Other R&M	5,000
Janitorial - Contract	12,000
Janitorial - Supplies/Other	5,000
Amenity Pest Control	1,200
Amenity R&M	6,000
Amenity Camera R&M	1,500
Amenity Furniture R&M	2,500
Access Control R&M	8,500
Garbage Dumpster - Rental/Collection	2,400
Amenity Pest Control	1,200
Stormwater System R&M	2,500
Annual Stormwater Report	2,500
Security Monitoring Services	1,200
Key Card Distribution	500
Dog Waste Station Service and Supplies	1,500
Entrance Monuments, Gates, Walls R&M	2,500
Sidewalk, Pavement, Signage R&M	7,500
Holiday Decorations	12,000
Facility A/C & Heating Maintenance & Repair	2,500
Playground Equipment	2,500
MISC	2,500
Total Amenity	\$ 138,000

Landscape and Pond Maintenance

Landscape Maintenance - Contract	\$ 300,000
Landscaping - R&M	15,000
Landscaping - Mulch	7,500
Landscaping - Annuals	8,000
Landscaping - Plant Replacement Program	25,000
Irrigation Maintenance	7,500
Aquatics - Contract	15,000
Aquatics - Plant Replacement	5,000
Waterway Management Program	14,000

Wetland Maintenance	7,500
Debris Cleanup	3,500
MISC Contingency	3,500
<i>Total Landscape and Pond Maintenance</i>	<u>\$ 411,500</u>
 TOTAL EXPENDITURES	 <u>\$ 974,900</u>
 Excess (deficiency) of revenues	 \$ -
 Net change in fund balance	 <u>\$ -</u>
 FUND BALANCE, BEGINNING	 \$ -
 FUND BALANCE, ENDING	 <u>\$ -</u>

**KINGS CREEK 1 CDD
PROPOSED FY 2026 ASSESSMENT DETAIL**

ASSESSMENT AREA ONE

Product Type	Unit Count	EAU	Total EAUS	Allocation	Annual O&M Per Unit	Annual O&M Per Product	Series 2025 Bonds Per Unit	Total Annual Assessment
40	450	0.8	360	46.54%	\$ 1,008.29	\$ 453,728.52	\$ 1,300.00	\$ 2,308.29
50	335	1	335	43.31%	\$ 1,260.36	\$ 422,219.59	\$ 1,625.00	\$ 2,885.36
	<u>785</u>		<u>695</u>			<u>\$ 875,948.11</u>		

FUTURE ASSESSMENT AREA 2

Gross Acreage	785.11	0.1	78.511	10.15%	\$ 126.04	\$ 98,951.89
Future Units	148					
			<u>78.511</u>			
			773.511	100.00%		\$ 974,900.00

* Assessments shown are net of prepayment discount and collection cost.

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Kings Creek I Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"), and City Ordinance No. 2024-246-E ("**Ordinance**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 1,198.18 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries to remove from certain lands ("**Contraction Parcel**"), as described in the attached **Exhibit A**, resulting in an amended boundary ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT:**

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation with the City of Jacksonville, Florida, as necessary to seek the amendment of the District's boundaries and to remove those lands depicted in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

3. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the City of Jacksonville, Florida, to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

**KINGS CREEK I COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

Chairman/Vice-Chairman, Board of Supervisors

Exhibit A: Description of Boundary Amendment Parcel

Exhibit A:
Legal of Boundary Amendment Parcel



800 Woodlands Parkway, Suite 107
Ridgeland, MS 39157

Client Order

Quote Number: Q-13626
Quote Expiration Date:

Customer Contact: Brittney Carpio
Title: District Administrative Assistant II
Email: brittney.carpio@inframark.com
Phone:

Prepared Date: 1/30/2025
Prepared By: Daniel Jansen
Contract Term: 12
Start Date: 2/15/2025
Contract End Date: 2/14/2026

Ship To: Kings Creek CDD
Address: 2005 Pan Am Circle Suite 300
City: Tampa
State/Province: Florida
Zip Code: 33067
Country: United States

Bill To: Kings Creek CDD
Bill To Address: 2005 Pan Am Circle, Suite 300
Bill To City: Tampa
Bill To State/Province: Florida
Bill To Zip Code: 33067
Bill To Country: United States

Products & Services	Quantity	Unit Price	Description	Total	
SchoolNow ADA 2/15/2025 - 2/14/2026	1		Monthly reporting, error correction and training resources	\$938.00	
SchoolNow CMS 2/15/2025 - 2/14/2026	1		Full-featured websites and intranet with unlimited storage and users	\$60.00	
SchoolNow Implementation 2/15/2025 - 2/14/2026	1		One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00	
SchoolNow Service Fee 2/15/2025 - 2/14/2026	1		Annual service fee for website hosting	\$615.00	
				Subtotal	\$3,125.00
				Total	\$3,125.00



800 Woodlands Parkway, Suite 107
Ridgeland, MS 39157

Client Order

Quote Number: Q-13626
Quote Expiration Date:

Term (Months)

Subscription Term	Autorenewal Term
12	12

<u>Annual Payments</u>	<u>Year 1</u> <u>2/15/2025</u>
Annual Payments	\$3,125.00



800 Woodlands Parkway, Suite 107
Ridgeland, MS 39157

Client Order

Quote Number: Q-13626

Quote Expiration Date:

The initial term of this Agreement (the "Initial Term") shall be the number of months listed in the above table and, if Auto-Renewal Term is indicated in the above table, the Agreement shall automatically renew for successive terms for the number of years indicated in the table (each a "Successive Term" and together with the Initial Term, the "Term") unless either Party provides written notice at least 60 days prior to the end of such Initial or Successive Term or this Agreement is terminated sooner pursuant to Termination section of the Master Services Agreement that governs this Order Form.

Additional Payment Terms

For SchoolStatus Attend, there is an additional \$2,500 SIS change fee if Customer changes SIS during the Subscription/ Order Term. The fee will be due upon SchoolStatus commencing with the implementation of the new SIS.

For SchoolNow, SchoolNow Customers pay both a one-time configuration fee and for the annual subscription cost for the license of the Software and access to SchoolStatus's application server ("Service Fee"). SchoolStatus will invoice Customer for the initial implementation fee upon execution of the Order Form, and will invoice for Service Fees pursuant to the effective date of the Order Form that articulates the Service Fees. By signing this Order Form, Customer acknowledges that delays by Customer to provide content and/or information to SchoolStatus shall not be cause for institution of the Service Fees as designed herein. SchoolStatus reserves the right to change pricing based on additional features or excessive utilization of the software resources. Upon SchoolStatus providing project-related parties and/or Customer access to the Software and SchoolStatus's application server (the "Product"), shall constitute Customer accepting the Product as delivered.

This Order Form and the pricing contained herein are valid for 60 days from the quote created date above. All payments are to be remitted to SchoolStatus, LLC at P.O. Box 771470 St. Louis, MO 63177-9816.

By signing below, you agree to our [Master Services Agreement](#), the [Data Processing Addendum](#), the Terms and Conditions below your signature, and (d) the terms of this Order Form ("Agreement"), which together constitute the entirety of our Agreement with your organization, unless (i) Customer has a currently-effective, existing MSA and/or DPA executed by SchoolStatus, in which case such existing MSA will govern rather than (a) and/or such existing DPA will govern rather than (b); or (ii) otherwise set forth herein.

Terms and Conditions

I. General. All fees shall be paid according to the Payment Schedule and Payment Terms. In case of a conflict between this Order Form and the MSA, this Order Form shall prevail. This Order Form is not an invoice. Invoices will be sent to the billing contact set forth above based on the applicable payment schedule.

II. Service-Specific Terms. Based on Customer's Subscribed Services as indicated under Products & Services in the first table on page one of this Order Form ("Subscribed Services"), additional terms and conditions apply as provided in the following subsection.

- A. For Attend and SchoolNow, the additional terms at <https://www.schoolstatus.com/attend-terms-and-conditions> also govern the Agreement.



800 Woodlands Parkway, Suite 107
Ridgeland, MS 39157

Client Order

Quote Number: Q-13626

Quote Expiration Date: //

☒ Yes, I have read and agree to the Agreement.

Account Name: Kings Creek CDD

Authorized Representative: Brittney Carpio

Signature:  Signed by:
Brittney Carpio
5E644A0F71184D1...

Title:

Date: 2/14/2025

Please contact your account representative with any questions. Thank you, and we look forward to our partnership!

Certificate Of Completion

Envelope Id: 953F3DB8-B912-47A8-8E0D-07F3BF7A3AF4

Status: Completed

Subject: Your Quote/Order Form from SchoolNow for Kings Creek CDD-Please Review and Sign

Source Envelope:

Document Pages: 4

Signatures: 1

Envelope Originator:

Certificate Pages: 4

Initials: 0

Daniel Jansen

AutoNav: Enabled

6222 U S Highway 98 FL 2

Envelopeld Stamping: Enabled

Hattiesburg, MS 39404

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

daniel.jansen@schoolstatus.com

IP Address: 155.226.129.252

Record Tracking

Status: Original

Holder: Daniel Jansen

Location: DocuSign

1/30/2025 8:57:46 AM

daniel.jansen@schoolstatus.com

Signer Events

Brittney Carpio

brittney.carpio@inframark.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

Brittney Carpio
5E644A0F71184D1...

Signature Adoption: Pre-selected Style

Using IP Address: 35.145.206.145

Timestamp

Sent: 1/30/2025 8:58:42 AM

Viewed: 1/30/2025 9:01:46 AM

Signed: 2/14/2025 8:30:14 AM

Electronic Record and Signature Disclosure:

Accepted: 2/14/2025 8:29:58 AM

ID: 446ac3ce-c2bb-4e7c-b1a6-3dd99d93a0b3

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

1/30/2025 8:58:42 AM

Certified Delivered

Security Checked

1/30/2025 9:01:46 AM

Signing Complete

Security Checked

2/14/2025 8:30:14 AM

Completed

Security Checked

2/14/2025 8:30:14 AM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, SchoolStatus, LLC. (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact SchoolStatus, LLC.:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: heather.kunz@schoolstatus.com

To advise SchoolStatus, LLC. of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at heather.kunz@schoolstatus.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from SchoolStatus, LLC.

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to heather.kunz@schoolstatus.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with SchoolStatus, LLC.

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to heather.kunz@schoolstatus.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify SchoolStatus, LLC. as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by SchoolStatus, LLC. during the course of your relationship with SchoolStatus, LLC..



OFFICE OF THE SUPERVISOR OF ELECTIONS

JERRY HOLLAND
SUPERVISOR OF ELECTIONS
OFFICE (904) 255-8683
CELL (904) 318-6877

105 EAST MONROE STREET
JACKSONVILLE, FLORIDA 32202
FAX (904) 255-3434
E-MAIL JHOLLAND@COJ.NET

May 9, 2025

Courtney Christian
245 Nocatee Center Way,
Ponte Vedra, Florida 32081

Dear Courtney,

The information you requested on March 31, 2025, appears below:

**Kings Creek I Community Development District- 0 Registered Voters as of
4/15/2025**

If you have any questions or need additional assistance, please contact Aries Torres at
904-219-9302.

Sincerely,

Cierra Fackler
Director of Candidates and Records



Quarterly Compliance Audit Report

Kings Creek

Date: April 2025 - 1st Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

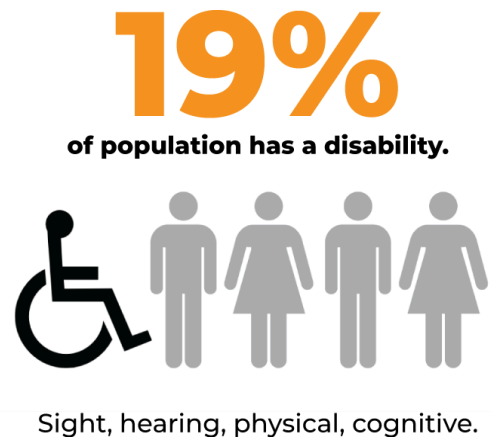
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
X	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
X	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

**MINUTES OF MEETING
KINGS CREEK I
COMMUNITY DEVELOPMENT DISTRICT**

The Special meeting of the Board of Supervisors of Kings Creek I Community Development District was held on Monday, December 9, 2024, at 1:30 pm at the offices of Evolution located at 12574 Flagler Center Boulevard, Suite 101 Jacksonville, FL 32258.

Present and constituting a quorum were:

Carlos de la Ossa	Assistant Secretary
Nicholas Dister	Assistant Secretary
Keith Hyatt	Assistant Secretary
Bob Koncar	Assistant Secretary
Dan Pickett	Assistant Secretary

Also present were:

Samantha Harvey	District Manager
Jere Earlywine	District Counsel
Tonya Stewart	District Engineer
Jennifer Goldyn	Regional Director

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Lamb called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments on Agenda Items**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of First Supplemental Engineer's Report

On MOTION by Mr. de la Ossa seconded by Mr. Koncar, with all in favor, First Supplemental Engineer's Report, was approved. 5-0

B. Consideration of First Supplemental Methodology Report

On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor, First Supplemental Methodology Report, in substantial form, was approved. 5-0

C. Consideration of Resolution 2025-01, Delegating Award

On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor, Resolution 2025-01, Delegating Award, was adopted. 5-0

D. Consideration of Resolution 2025-02, Supplemental Assessment Resolution

On MOTION by Mr. de la Ossa seconded by Mr. Hyatt, with all in favor, Resolution 2025-02, Supplemental Assessment Resolution, was adopted. 5-0

E. Consideration of Issuer's Counsel Documents

i. True-Up Agreement

ii. Completion Agreement

iii. Collateral Assignment Agreement

iv. Declaration of Consent

v. Notice of Special Assessments

vi. Disclosure of Public Finance

On MOTION by Mr. de la Ossa seconded by Mr. Koncar, with all in favor, Issuer's Counsel Documents i. through vi., as detailed above, in substantial form, were approved. 5-0

F. Consideration of Resolution 2025-03, Approval of FY 2025 Meeting Schedule

The following is the Fiscal Year 2025 CDD Meeting Schedule:

• January	28, 2025	1:00 p.m.
• February	25, 2025	1:00 p.m.
• March	25, 2025	1:00 p.m.
• April	22, 2025	1:00 p.m.
• May	27, 2025	1:00 p.m.
• June	24, 2025	1:00 p.m.
• July	22, 2025	1:00 p.m.
• August	26, 2025	1:00 p.m.
• September	23, 2025	1:00 p.m.

On MOTION by Mr. de la Ossa seconded by Mr. Koncar, with all in favor, Resolution 2025-03, Approval of Fiscal Year 2025 Meeting Schedule, as detailed above, was adopted. 5-0

G. Consideration of Resolution 2025-04, FY 2025 Goals and Objectives

On MOTION by Mr. de la Ossa seconded by Mr. Koncar, with all in favor, Resolution 2025-04, FY 2025 Goals and Objectives, was adopted. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Meeting Minutes, July 23, 2024, Landowner's Election

B. Consideration of Meeting Minutes, July 23, 2024, Public Hearings and Regular Meetings

On MOTION by Mr. de la Ossa seconded by Mr. Koncar, with all in favor, the Consent Agenda, was approved. 5-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

There being no reports, the next order of business followed.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.

Brian Lamb/Samantha Harvey
District Manager

Carlos de la Ossa
Chairperson

Kings Creek I
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
CARLOS DE LA ROSA	7/23/2024	CO 07232024	\$200.00	\$200.00	BOS Meeting 07.23.2024
KEITH HYATT	5/22/2024	KH 05222024	\$200.00	\$200.00	Supervisor Fees 05.22.2024
Monthly Contract Subtotal			\$400.00	\$400.00	
Regular Services					
CARLOS DE LA ROSA	5/22/2024	CO 05222024	\$200.00	\$200.00	BOS Meeting 05.22.2024
CARLOS DE LA ROSA	12/9/2024	CO 120924	\$200.00	\$200.00	BOS MEETING 12/09/24
DANIEL R. PICKETT - EFT	5/22/2024	DP 05222024	\$200.00	\$200.00	Supervisor Fees 05.22.2024
DANIEL R. PICKETT - EFT	7/23/2024	DP 07232024	\$200.00	\$200.00	Supervisor Fees 07.23.2024
DANIEL R. PICKETT - EFT	12/9/2024	DP 120924	\$200.00	\$200.00	BOS MEETING 12/09/24
INFRAMARK LLC	1/3/2025	141141	\$1,000.00		MANAGEMENT FEE
INFRAMARK LLC	1/3/2025	141141	\$2,083.33		MANAGEMENT FEE
INFRAMARK LLC	1/3/2025	141141	\$125.00	\$3,208.33	MANAGEMENT FEE
KEITH HYATT	7/23/2024	KH 07232024	\$200.00	\$200.00	Supervisor Fees 07.23.2024
KEITH HYATT	12/9/2024	KH 120924	\$200.00	\$200.00	BOS MEETING 12/09/24
KUTAK ROCK LLP	1/17/2025	3513012	\$213.50	\$213.50	LEGAL COUNSEL
Regular Services Subtotal			\$4,821.83	\$4,821.83	
TOTAL			\$5,221.83	\$5,221.83	

KINGS CREEK I CDD

MEETING DATE: July 23, 2024

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	/	Accept	\$200
Nick Dister		Accept	\$200
Bob Koncar	/	Accept	\$200
Keith Hyatt	/	Accept	\$200
Dan Pickett	/	Accept	\$200

Staff Signature Brian Lamb

KINGS CREEK I CDD

MEETING DATE: May 22, 2024

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	/ <i>none</i>	Accept	\$200
Nick Dister		Accept	\$200
Bob Koncar	/	Accept	\$200
Keith Hyatt	/	Accept	\$200
Dan Pickett	/	Accept	\$200

Staff Signature Brian Lamb

KINGS CREEK I CDD

MEETING DATE: May 22, 2024

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	/ none	Accept	\$200
Nick Dister		Accept	\$200
Bob Koncar	/	Accept	\$200
Keith Hyatt	/	Accept	\$200
Dan Pickett	/	Accept	\$200

Staff Signature Brian Lamb

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Kings creek I

Board Meeting Date: December 9, 2024

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	<input type="checkbox"/>	Yes
2 Nicholas Dister	<input type="checkbox"/>	Yes
3 Keith Hyatt	<input type="checkbox"/>	Yes
4 Bob Koncar	<input type="checkbox"/>	Yes
5 Dan Pickett	<input type="checkbox"/>	Yes

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:


District Manager Signature

12.10.2024
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

KINGS CREEK I CDD

MEETING DATE: May 22, 2024

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	/ <i>none</i>	Accept	\$200
Nick Dister		Accept	\$200
Bob Koncar	/	Accept	\$200
Keith Hyatt	/	Accept	\$200
Dan Pickett	/	Accept	\$200

Staff Signature Brian Lamb

KINGS CREEK I CDD

MEETING DATE: July 23, 2024

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	/	Accept	\$200
Nick Dister		Accept	\$200
Bob Koncar	/	Accept	\$200
Keith Hyatt	/	Accept	\$200
Dan Pickett	/	Accept	\$200

Staff Signature Brian Lamb

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Kings creek I

Board Meeting Date: December 9, 2024

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	<input type="checkbox"/>	Yes
2 Nicholas Dister	<input type="checkbox"/>	Yes
3 Keith Hyatt	<input type="checkbox"/>	Yes
4 Bob Koncar	<input type="checkbox"/>	Yes
5 Dan Pickett	<input type="checkbox"/>	Yes

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:


District Manager Signature

12.10.2024
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

141141

CUSTOMER ID

C6688

PO#

INVOICE

DATE

1/3/2025

NET TERMS

Net 30

DUE DATE

2/2/2025

BILL TO

Kings Creek I CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal	\$3,208.33
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$3,208.33
------------------	------------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

KINGS CREEK I CDD

MEETING DATE: July 23, 2024

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	/	Accept	\$200
Nick Dister		Accept	\$200
Bob Koncar	/	Accept	\$200
Keith Hyatt	/	Accept	\$200
Dan Pickett	/	Accept	\$200

Staff Signature Brian Lamb

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Kings creek I

Board Meeting Date: December 9, 2024

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	<input type="checkbox"/> X	Yes
2	Nicholas Dister	<input type="checkbox"/> X	Yes
3	Keith Hyatt	<input type="checkbox"/> X	Yes
4	Bob Koncar	<input type="checkbox"/> X	Yes
5	Dan Pickett	<input type="checkbox"/> X	Yes

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:


District Manager Signature

12.10.2024
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 17, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3513012

Client Matter No. 48323-1

Notification Email: eftgroup@kutakrock.com

Mr. Brian Lamb
Kings Creek I CDD
c/o Inframark
Suite 300
2005 Pan Am Circle
Tampa, FL 33607

Invoice No. 3513012
48323-1

Re: General Counsel

For Professional Legal Services Rendered

12/08/24	J. Earlywine	0.20	61.00	Review agenda; email regarding same
12/09/24	J. Earlywine	0.50	152.50	Prepare for and attend Board meeting; follow-up
TOTAL HOURS		0.70		

KUTAK ROCK LLP

Kings Creek I CDD

January 17, 2025

Client Matter No. 48323-1

Invoice No. 3513012

Page 2

TOTAL FOR SERVICES RENDERED \$213.50

TOTAL CURRENT AMOUNT DUE \$213.50

UNPAID INVOICES:

July 22, 2024	Invoice No. 3424480	181.00
August 22, 2024	Invoice No. 3438710	404.50
September 16, 2024	Invoice No. 3451770	188.20
October 30, 2024	Invoice No. 3469634	100.00
December 23, 2024	Invoice No. 3500529	186.50

TOTAL DUE \$1,273.70

Kings Creek I

UNASSIGNED	1	\$.00
SCHOOLSTATUS, LLC	1	\$3,125.00
Total	2	\$3,125.00

Kings Creek I

Invoice / Account	Date	Due	Pay By	Pay Date	Status	Distributions	Amount
UNASSIGNED (1 invoices. Total: \$.00)							
013025- NOTES: not an invoice - tf	01/30/2025	02/14/2025			Deleted		\$NaN.00
SCHOOLSTATUS, LLC (1 invoices. Total: \$3,125.00)							
INV-SS-1712	02/19/2025	03/21/2025	Check		Final Release In- House	534397 Website Compliance	\$3,125.00 \$3,125.00
NOTES: W9 sent to AP on 2/20 to be put into Strongroom for invoice processing.							



800 Woodlands Parkway, Suite 107
Ridgeland, MS 39157

Client Order

Quote Number: Q-13626
Quote Expiration Date:

Customer Contact: Brittney Carpio
Title: District Administrative Assistant II
Email: brittney.carpio@inframark.com
Phone:

Prepared Date: 1/30/2025
Prepared By: Daniel Jansen
Contract Term: 12
Start Date: 2/15/2025
Contract End Date: 2/14/2026

Ship To: Kings Creek CDD
Address: 2005 Pan Am Circle Suite 300
City: Tampa
State/Province: Florida
Zip Code: 33067
Country: United States

Bill To: Kings Creek CDD
Bill To Address: 2005 Pan Am Circle, Suite 300
Bill To City: Tampa
Bill To State/Province: Florida
Bill To Zip Code: 33067
Bill To Country: United States

Products & Services	Quantity	Unit Price	Description	Total	
SchoolNow ADA 2/15/2025 - 2/14/2026	1		Monthly reporting, error correction and training resources	\$938.00	
SchoolNow CMS 2/15/2025 - 2/14/2026	1		Full-featured websites and intranet with unlimited storage and users	\$60.00	
SchoolNow Implementation 2/15/2025 - 2/14/2026	1		One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00	
SchoolNow Service Fee 2/15/2025 - 2/14/2026	1		Annual service fee for website hosting	\$615.00	
				Subtotal	\$3,125.00
				Total	\$3,125.00



800 Woodlands Parkway, Suite 107
Ridgeland, MS 39157

Client Order

Quote Number: Q-13626
Quote Expiration Date:

Term (Months)

Subscription Term	Autorenewal Term
12	12

<u>Annual Payments</u>	<u>Year 1</u> <u>2/15/2025</u>
Annual Payments	\$3,125.00



800 Woodlands Parkway, Suite 107
Ridgeland, MS 39157

Client Order

Quote Number: Q-13626

Quote Expiration Date:

The initial term of this Agreement (the "Initial Term") shall be the number of months listed in the above table and, if Auto-Renewal Term is indicated in the above table, the Agreement shall automatically renew for successive terms for the number of years indicated in the table (each a "Successive Term" and together with the Initial Term, the "Term") unless either Party provides written notice at least 60 days prior to the end of such Initial or Successive Term or this Agreement is terminated sooner pursuant to Termination section of the Master Services Agreement that governs this Order Form.

Additional Payment Terms

For SchoolStatus Attend, there is an additional \$2,500 SIS change fee if Customer changes SIS during the Subscription/ Order Term. The fee will be due upon SchoolStatus commencing with the implementation of the new SIS.

For SchoolNow, SchoolNow Customers pay both a one-time configuration fee and for the annual subscription cost for the license of the Software and access to SchoolStatus's application server ("Service Fee"). SchoolStatus will invoice Customer for the initial implementation fee upon execution of the Order Form, and will invoice for Service Fees pursuant to the effective date of the Order Form that articulates the Service Fees. By signing this Order Form, Customer acknowledges that delays by Customer to provide content and/or information to SchoolStatus shall not be cause for institution of the Service Fees as designed herein. SchoolStatus reserves the right to change pricing based on additional features or excessive utilization of the software resources. Upon SchoolStatus providing project-related parties and/or Customer access to the Software and SchoolStatus's application server (the "Product"), shall constitute Customer accepting the Product as delivered.

This Order Form and the pricing contained herein are valid for 60 days from the quote created date above. All payments are to be remitted to SchoolStatus, LLC at P.O. Box 771470 St. Louis, MO 63177-9816.

By signing below, you agree to our [Master Services Agreement](#), the [Data Processing Addendum](#), the Terms and Conditions below your signature, and (d) the terms of this Order Form ("Agreement"), which together constitute the entirety of our Agreement with your organization, unless (i) Customer has a currently-effective, existing MSA and/or DPA executed by SchoolStatus, in which case such existing MSA will govern rather than (a) and/or such existing DPA will govern rather than (b); or (ii) otherwise set forth herein.

Terms and Conditions

I. General. All fees shall be paid according to the Payment Schedule and Payment Terms. In case of a conflict between this Order Form and the MSA, this Order Form shall prevail. This Order Form is not an invoice. Invoices will be sent to the billing contact set forth above based on the applicable payment schedule.

II. Service-Specific Terms. Based on Customer's Subscribed Services as indicated under Products & Services in the first table on page one of this Order Form ("Subscribed Services"), additional terms and conditions apply as provided in the following subsection.

- A. For Attend and SchoolNow, the additional terms at <https://www.schoolstatus.com/attend-terms-and-conditions> also govern the Agreement.



800 Woodlands Parkway, Suite 107
Ridgeland, MS 39157

Client Order

Quote Number: Q-13626
Quote Expiration Date: //

X Yes, I have read and agree to the Agreement.

Account Name: Kings Creek CDD

Authorized Representative: Brittney Carpio

Signature: Signed by:
Brittney Carpio
5E644A0F71184D1...

Title:

Date: 2/14/2025

Please contact your account representative with any questions. Thank you, and we look forward to our partnership!

Bill To
 Kings Creek CDD
 2005 Pan Am Circle, Suite 300
 Tampa FL 33067
 United States

Total Due: \$3,125.00
Due Date: 3/21/2025

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	3/21/2025		2/15/2025	2/14/2026

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow Implementation One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00
SchoolNow Service Fee Annual service fee for website hosting	\$615.00

Subtotal	\$3,125.00
Tax Total	
Total	\$3,125.00
Amount Paid	-\$0.00
Amount Due	\$3,125.00

For Payment by EFT:

Remittance Contact: ar@schoolstatus.com
Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16763806
SWIFT: STLFUS44XXX
Please include the invoice number in the description if possible.

For Payment by Check:

SchoolStatus, LLC
 P.O. Box 771470
 St. Louis, MO 63177-9816
 United States

[Click here](#) to view our W-9.

Kings Creek I

INFRAMARK LLC	2	\$3,220.03
KUTAK ROCK LLP	1	\$100.00
Total	3	\$3,320.03

Kings Creek I

Invoice / Account	Date	Due	Pay By	Pay Date	Status	Distributions	Amount
INFRAMARK LLC (2 invoices. Total: \$3,220.03)							
144995 / C6688	03/03/2025	04/02/2025	Check		Final Release In- House	531150 District Manager	\$3,208.33
146063 / C6688	03/20/2025	04/19/2025	Check		Final Release In- House	549936 Website Administration	\$11.70
KUTAK ROCK LLP (1 invoices. Total: \$100.00)							
3469634 A	10/30/2024	11/29/2024	1011	02/26/2025	Paid	531146 District Counsel	\$100.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

144995

CUSTOMER ID

C6688

PO#

INVOICE

DATE

3/3/2025

NET TERMS

Net 30

DUE DATE

4/2/2025

BILL TO

Kings Creek I CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: March 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal	\$3,208.33
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$3,208.33
------------------	------------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

146063

CUSTOMER ID

C6688

PO#

INVOICE

DATE

3/20/2025

NET TERMS

Net 30

DUE DATE

4/19/2025

BILL TO

Kings Creek I CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: February 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Sandra H Demarco 01-24-25 DNH*GODADDY#347534813 : Content Migration and domain renewals \$11.70	1	Ea	11.70		11.70
Subtotal					11.70

Subtotal

\$11.70

Tax

\$0.00

Total Due

\$11.70

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 30, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3469634

Client Matter No. 48323-1

Notification Email: eftgroup@kutakrock.com

Mr. Brian Lamb
Kings Creek I CDD
c/o Inframark
Suite 300
2005 Pan Am Circle
Tampa, FL 33607

Invoice No. 3469634
48323-1

Re: General Counsel

For Professional Legal Services Rendered

09/04/24	K. Ibarra	0.20	40.00	Review executed final judgment; calendar appeal period deadline
09/29/24	K. Ibarra	0.30	60.00	Prepare letter to clerk and certificate of no appeal

TOTAL HOURS 0.50

TOTAL FOR SERVICES RENDERED \$100.00

TOTAL CURRENT AMOUNT DUE \$100.00

UNPAID INVOICES:

June 21, 2024	Invoice No. 3410101	7,452.27
July 22, 2024	Invoice No. 3424480	181.00
August 22, 2024	Invoice No. 3438710	404.50
September 16, 2024	Invoice No. 3451770	188.20

TOTAL DUE \$8,325.97

Kings Creek I
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	4/1/2025	147164	\$1,000.00		April 2025 Admin and Web admin fee
INFRAMARK LLC	4/1/2025	147164	\$2,083.33		District Management
INFRAMARK LLC	4/1/2025	147164	\$125.00	\$3,208.33	Website Mani/ Admin
Monthly Contract Subtotal			\$3,208.33	\$3,208.33	
Regular Services					
DANIEL R. PICKETT	5/22/2024	DP 05222024A	\$200.00	\$200.00	BOS MEETING
DANIEL R. PICKETT	7/23/2024	DP 07232024A	\$200.00	\$200.00	BOS MEETING
Regular Services Subtotal			\$400.00	\$400.00	
TOTAL			\$3,608.33	\$3,608.33	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

147164

CUSTOMER ID

C6688

PO#

INVOICE

DATE

4/1/2025

NET TERMS

Net 30

DUE DATE

5/1/2025

BILL TO

Kings Creek I CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal	\$3,208.33
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$3,208.33
------------------	------------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

KINGS CREEK I CDD

MEETING DATE: May 22, 2024

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	/ <i>none</i>	Accept	\$200
Nick Dister		Accept	\$200
Bob Koncar	/	Accept	\$200
Keith Hyatt	/	Accept	\$200
Dan Pickett	/	Accept	\$200

Staff Signature *Brian Lamb*

KINGS CREEK I CDD

MEETING DATE: July 23, 2024

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	/	Accept	\$200
Nick Dister		Accept	\$200
Bob Koncar	/	Accept	\$200
Keith Hyatt	/	Accept	\$200
Dan Pickett	/	Accept	\$200

Staff Signature Brian Lamb

Kings Creek I Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

KINGS CREEK I
Balance Sheet
As of January 31, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 4,152
TOTAL ASSETS	\$ 4,152
<u>LIABILITIES</u>	
Accounts Payable	\$ 33,281
TOTAL LIABILITIES	33,281
<u>FUND BALANCES</u>	
Unassigned:	(29,129)
TOTAL FUND BALANCES	(29,129)
TOTAL LIABILITIES & FUND BALANCES	\$ 4,152

KINGS CREEK I
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- CDD Collected	\$ 118,425	\$ -	\$ (118,425)	0.00%
Developer Contribution	-	37,357	37,357	0.00%
TOTAL REVENUES	118,425	37,357	(81,068)	31.54%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	2,000	1,000	66.67%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	9,006	494	94.80%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	8,333	16,667	33.33%
Accounting Services	9,000	4,000	5,000	44.44%
Auditing Services	6,000	-	6,000	0.00%
Onsite Staff	100	-	100	0.00%
Website Compliance	1,800	2,900	(1,100)	161.11%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals and Leases	1,200	-	1,200	0.00%
Insurance - General Liability	3,200	-	3,200	0.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	203	3,297	5.80%
Misc-Admin Fee (%)	250	-	250	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Misc-Contingency	10,000	-	10,000	0.00%
Website Administration	1,200	500	700	41.67%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Total Administration	109,425	26,942	82,483	24.62%

KINGS CREEK I
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Accounting/Financial Services	9,000	-	9,000	0.00%
Total Other Physical Environment	9,000	-	9,000	0.00%
TOTAL EXPENDITURES	118,425	26,942	91,483	22.75%
Excess (deficiency) of revenues				
Over (under) expenditures	-	10,415	10,415	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(39,544)		
FUND BALANCE, ENDING		\$ (29,129)		

Bank Account Statement

Kings Creek I

Bank Account No. 9709

Statement No. 01-25

Statement Date

01/31/2025

G/L Account No. 101002 Balance	4,151.72	Statement Balance	8,794.58
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	4,151.72	Subtotal	8,794.58
Negative Adjustments	0.00	Outstanding Checks	-4,642.86
Ending G/L Balance	4,151.72	Ending Balance	4,151.72

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
01/14/2025	Payment	1004	INFRAMARK LLC	Check for Vendor V00004	-6,447.95	-6,447.95	0.00
01/14/2025	Payment	1005	KUTAK ROCK LLP	Check for Vendor V00003	-8,338.81	-8,338.81	0.00
01/17/2025	Payment	1006	CARLOS DE LA ROSA	Check for Vendor V00008	-400.00	-400.00	0.00
01/22/2025	Payment	1010	KUTAK ROCK LLP	Check for Vendor V00003	-4,268.53	-4,268.53	0.00
Total Checks					-19,455.29	-19,455.29	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
01/17/2025	Payment	1007	KEITH HYATT	Check for Vendor V00011			-400.00
01/22/2025	Payment	1008	INFRAMARK LLC	Check for Vendor V00004			-4,242.86
Total Outstanding Checks							-4,642.86
Outstanding Deposits							
Total Outstanding Deposits							

Kings Creek I Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

KINGS CREEK I
Balance Sheet
As of February 28, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 3,752
TOTAL ASSETS	\$ 3,752
 <u>LIABILITIES</u>	
Accounts Payable	\$ 30,995
TOTAL LIABILITIES	30,995
 <u>FUND BALANCES</u>	
Unassigned:	(27,243)
TOTAL FUND BALANCES	(27,243)
TOTAL LIABILITIES & FUND BALANCES	\$ 3,752

KINGS CREEK I
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- CDD Collected	\$ 118,425	\$ -	\$ (118,425)	0.00%
Developer Contribution	-	37,357	37,357	0.00%
TOTAL REVENUES	118,425	37,357	(81,068)	31.54%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	2,000	1,000	66.67%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	680	8,820	7.16%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	10,417	14,583	41.67%
Accounting Services	9,000	5,000	4,000	55.56%
Auditing Services	6,000	-	6,000	0.00%
Onsite Staff	100	-	100	0.00%
Website Compliance	1,800	6,025	(4,225)	334.72%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals and Leases	1,200	-	1,200	0.00%
Insurance - General Liability	3,200	-	3,200	0.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	310	3,190	8.86%
Misc-Admin Fee (%)	250	-	250	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Misc-Contingency	10,000	-	10,000	0.00%
Website Administration	1,200	625	575	52.08%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Total Administration	109,425	25,057	84,368	22.90%

KINGS CREEK I
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Accounting/Financial Services	9,000	-	9,000	0.00%
Total Other Physical Environment	9,000	-	9,000	0.00%
TOTAL EXPENDITURES	118,425	25,057	93,368	21.16%
Excess (deficiency) of revenues				
Over (under) expenditures	-	12,300	12,300	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(39,543)		
FUND BALANCE, ENDING		\$ (27,243)		

Bank Account Statement

Kings Creek I

Bank Account No. 9709
Statement No. 02-25

Statement Date 02/28/2025

G/L Account No. 101002 Balance	3,751.72	Statement Balance	3,751.72
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	3,751.72	Subtotal	3,751.72
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	3,751.72	Ending Balance	3,751.72

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
01/17/2025	Payment	1007	KEITH HYATT	Check for Vendor V00011	-400.00	-400.00	0.00
01/22/2025	Payment	1008	INFRAMARK LLC	Check for Vendor V00004	-4,242.86	-4,242.86	0.00
02/28/2025	Payment	DD101	DANIEL R. PICKETT - EFT	Payment of Invoice 000038	-200.00	-200.00	0.00
02/28/2025	Payment	DD102	DANIEL R. PICKETT - EFT	Payment of Invoice 000039	-200.00	-200.00	0.00
Total Checks					-5,042.86	-5,042.86	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Kings Creek I Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

KINGS CREEK I
Balance Sheet
As of March 31, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 3,838
TOTAL ASSETS	\$ 3,838
 <u>LIABILITIES</u>	
Accounts Payable	\$ 34,002
TOTAL LIABILITIES	34,002
 <u>FUND BALANCES</u>	
Unassigned:	(30,164)
TOTAL FUND BALANCES	(30,164)
TOTAL LIABILITIES & FUND BALANCES	\$ 3,838

KINGS CREEK I
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- CDD Collected	\$ 118,425	\$ -	\$ (118,425)	0.00%
Developer Contribution	-	37,357	37,357	0.00%
TOTAL REVENUES	118,425	37,357	(81,068)	31.54%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	1,600	1,400	53.33%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	780	8,720	8.21%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	13,625	11,375	54.50%
Accounting Services	9,000	5,000	4,000	55.56%
Auditing Services	6,000	-	6,000	0.00%
Onsite Staff	100	-	100	0.00%
Website Compliance	1,800	6,025	(4,225)	334.72%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals and Leases	1,200	-	1,200	0.00%
Insurance - General Liability	3,200	-	3,200	0.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	310	3,190	8.86%
Misc-Admin Fee (%)	250	-	250	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Misc-Contingency	10,000	-	10,000	0.00%
Website Administration	1,200	637	563	53.08%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Total Administration	109,425	27,977	81,448	25.57%

KINGS CREEK I
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Accounting/Financial Services	9,000	-	9,000	0.00%
Total Other Physical Environment	9,000	-	9,000	0.00%
TOTAL EXPENDITURES	118,425	27,977	90,448	23.62%
Excess (deficiency) of revenues				
Over (under) expenditures	-	9,380	9,380	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(39,544)		
FUND BALANCE, ENDING		\$ (30,164)		

Bank Account Statement

Kings Creek I

Bank Account No. 9709
Statement No. 03-25

Statement Date 03/31/2025

G/L Account No. 101002 Balance	3,838.22	Statement Balance	3,838.22
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	3,838.22	Subtotal	3,838.22
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	3,838.22	Ending Balance	3,838.22

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
03/03/2025	Payment	BD00002	Supervisor Fees	Deposit No. BD00002 -	400.00	400.00	0.00
Total Deposits					400.00	400.00	0.00
Checks							
03/05/2025	Payment	1011	KUTAK ROCK LLP	Check for Vendor V00003	-313.50	-313.50	0.00
Total Checks					-313.50	-313.50	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Kings Creek I Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

KINGS CREEK I

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 6,200
TOTAL ASSETS	\$ 6,200
<u>FUND BALANCES</u>	
Unassigned:	6,200
TOTAL FUND BALANCES	6,200

KINGS CREEK I

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- CDD Collected	\$ 118,425	\$ -	\$ (118,425)	0.00%
Developer Contribution	-	77,638	77,638	0.00%
TOTAL REVENUES	118,425	77,638	(40,787)	65.56%
EXPENDITURES				
Administration				
Supervisor Fees	3,000	2,000	1,000	66.67%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	1,089	8,411	11.46%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	15,708	9,292	62.83%
Accounting Services	9,000	6,000	3,000	66.67%
Auditing Services	6,000	-	6,000	0.00%
Onsite Staff	100	-	100	0.00%
Website Compliance	1,800	6,025	(4,225)	334.72%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals and Leases	1,200	-	1,200	0.00%
Insurance - General Liability	3,200	-	3,200	0.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	310	3,190	8.86%
Misc-Admin Fee (%)	250	-	250	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Misc-Contingency	10,000	-	10,000	0.00%
Website Administration	1,200	762	438	63.50%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Total Administration	109,425	31,894	77,531	29.15%
Other Physical Environment				
Accounting/Financial Services	9,000	-	9,000	0.00%
Total Other Physical Environment	9,000	-	9,000	0.00%
TOTAL EXPENDITURES	118,425	31,894	86,531	26.93%
Excess (deficiency) of revenues				
Over (under) expenditures	-	45,744	45,744	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(39,544)		
FUND BALANCE, ENDING		\$ 6,200		

Bank Account Statement

Kings Creek I

Bank Account No. 9709

Statement No. 04-25

Statement Date

04/30/2025

G/L Account No. 101002 Balance	6,200.46	Statement Balance	39,685.34
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	39,685.34
Subtotal	6,200.46	Outstanding Checks	-33,484.88
Negative Adjustments	0.00	Ending Balance	6,200.46
Ending G/L Balance	6,200.46		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/15/2025	Payment	BD00003	Developer Contribution	Deposit No. BD00003 - EPG Developer Funding	40,281.12	40,281.12	0.00
Total Deposits					40,281.12	40,281.12	0.00
Checks							
							0.00
04/07/2025	Payment	1012	SCHOOLSTATUS, LLC	Check for Vendor V00013	-3,125.00	-3,125.00	0.00
04/16/2025	Payment	1014	DANIEL R. PICKETT	Check for Vendor V00010	-600.00	-600.00	0.00
04/16/2025	Payment	1017	KEITH HYATT	Check for Vendor V00011	-200.00	-200.00	0.00
04/16/2025	Payment	1018	KUTAK ROCK LLP	Check for Vendor V00003	-309.00	-309.00	0.00
04/22/2025	Payment	1021	CARLOS DE LA OSSA	Check for Vendor V00008	-200.00	-200.00	0.00
Total Checks					-4,434.00	-4,434.00	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
04/16/2025	Payment	1016	INFRAMARK LLC	Check for Vendor V00004			-33,284.88
04/16/2025	Payment	1019	NICHOLAS J. DISTER	Check for Vendor V00009			-200.00
Total Outstanding Checks							-33,484.88
Outstanding Deposits							
Total Outstanding Deposits							

KINGS CREEK I

Payment Register by Fund

For the Period from 01/01/2025 to 01/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1004	01/14/25	INFRAMARK LLC	130543	MANAGEMENT FEE AUG 2024	MANAGEMENT FEE	532001-51301	\$1,000.00
001	1004	01/14/25	INFRAMARK LLC	130543	MANAGEMENT FEE AUG 2024	MANAGEMENT FEE	531150-51301	\$2,083.33
001	1004	01/14/25	INFRAMARK LLC	130543	MANAGEMENT FEE AUG 2024	MANAGEMENT FEE	549936-51301	\$125.00
001	1004	01/14/25	INFRAMARK LLC	128906	MANAGEMENT FEE JULY 2024	MANAGEMENT FEE	532001-51301	\$1,000.00
001	1004	01/14/25	INFRAMARK LLC	128906	MANAGEMENT FEE JULY 2024	MANAGEMENT FEE	531150-51301	\$2,083.33
001	1004	01/14/25	INFRAMARK LLC	128906	MANAGEMENT FEE JULY 2024	MANAGEMENT FEE	549936-51301	\$125.00
001	1004	01/14/25	INFRAMARK LLC	132273	GO DADDY.COM	GO DAADY REGISTRATION	549936-51301	\$31.29
001	1005	01/14/25	KUTAK ROCK LLP	3410101	LEGAL COUNSEL	District Counsel	531146-51101	\$7,452.27
001	1005	01/14/25	KUTAK ROCK LLP	3410103	PROF LEGAL SVCS	LEGAL COUNSEL	531146-51101	\$886.54
001	1006	01/17/25	CARLOS DE LA OSSA	CO 05222024	BOS Meeting 05/22/2024	BOS Meeting 05.22.2024	511100-51101	\$200.00
001	1006	01/17/25	CARLOS DE LA OSSA	CO 07232024	BOS Meeting 07/23/2024	BOS Meeting 07.23.2024	511100-51101	\$200.00
001	1007	01/17/25	KEITH HYATT	KH 07232024	BOS Meeting 07/23/2024	Supervisor Fees 07.23.2024	511100-51101	\$200.00
001	1007	01/17/25	KEITH HYATT	KH 05222024	BOS Meeting 05/22/2024	Supervisor Fees 05.22.2024	511100-51101	\$200.00
001	1008	01/22/25	INFRAMARK LLC	133779	MANAGEMENT FE EMAY 2024	MANAGEMENT FEE	532001-51301	\$322.50
001	1008	01/22/25	INFRAMARK LLC	133779	MANAGEMENT FE EMAY 2024	MANAGEMENT FEE	531150-51301	\$672.00
001	1008	01/22/25	INFRAMARK LLC	133779	MANAGEMENT FE EMAY 2024	MANAGEMENT FEE	549936-51301	\$40.03
001	1008	01/22/25	INFRAMARK LLC	133784	MANAGEMENT FEE JUNE 2024	MANAGEMENT FEE	532001-51301	\$1,000.00
001	1008	01/22/25	INFRAMARK LLC	133784	MANAGEMENT FEE JUNE 2024	MANAGEMENT FEE	531150-51301	\$2,083.33
001	1008	01/22/25	INFRAMARK LLC	133784	MANAGEMENT FEE JUNE 2024	MANAGEMENT FEE	549936-51301	\$125.00
001	1010	01/22/25	KUTAK ROCK LLP	3438712	LEGAL SRVC THRU 7/02/24	LEGAL COUNSEL	531146-51101	\$561.75
001	1010	01/22/25	KUTAK ROCK LLP	3424480	LEGAL SRVC THRU 6/20/24	LEGAL COUNSEL	531146-51101	\$181.00
001	1010	01/22/25	KUTAK ROCK LLP	3438710	LEGAL SRVC THRU 7/23/24	LEGAL COUNSEL	531146-51101	\$404.50
001	1010	01/22/25	KUTAK ROCK LLP	3451770	LEGAL SRVC THRU 8/23/24	LEGAL COUNSEL	531146-51101	\$188.20
001	1010	01/22/25	KUTAK ROCK LLP	3424481	PROF LEGAL SVCS	LEGAL COUNSEL	531146-51101	\$493.50
001	1010	01/22/25	KUTAK ROCK LLP	3451771	LEGAL SRVC THRU 8/29/24	LEGAL COUNSEL	531146-51101	\$1,973.08
001	1010	01/22/25	KUTAK ROCK LLP	3469640	LEGAL COUNSEL	District Counsel	531146-51101	\$280.00
001	1010	01/22/25	KUTAK ROCK LLP	3500529	PROFESSIONAL SERVICES THROUGH 11/29/2024	LEGAL COUNSEL	531146-51101	\$186.50
Fund Total								\$24,098.15

Total Checks Paid	\$24,098.15
--------------------------	--------------------

KINGS CREEK I**Payment Register by Fund**

For the Period from 02/01/2025 to 02/28/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001

001	DD101	02/28/25	DANIEL R. PICKETT	DP 05222024	BOS Meeting 05/22/2024	Supervisor Fees 05.22.2024	511100-51101	\$200.00
001	DD102	02/28/25	DANIEL R. PICKETT	DP 07232024	BOS Meeting 07/23/2024	Supervisor Fees 07.23.2024	511100-51101	\$200.00
Fund Total								<u>\$400.00</u>

Total Checks Paid	\$400.00
-------------------	----------

KINGS CREEK I

Payment Register by Fund

For the Period from 03/01/2025 to 03/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001

001	1011	03/05/25	KUTAK ROCK LLP	3513012	PROFESSIONAL SERVICES THROUGH 12.31.2024	LEGAL COUNSEL	531146-51101	\$213.50
001	1011	03/05/25	KUTAK ROCK LLP	3469634 A	PROFESSIONAL SERVICES THROUGH 09.30.2024	LEGAL COUNSEL	531146-51101	\$100.00
Fund Total								\$313.50

Total Checks Paid	\$313.50
--------------------------	-----------------

KINGS CREEK I

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1012	04/07/25	SCHOOLSTATUS, LLC	INV-SS-1712	ADA WEBSITE COMPLIANCE	ADA WEBSITE COMPLIANCE - NEW	534397-51301	\$3,125.00
001	1014	04/16/25	DANIEL R. PICKETT	DP 120924	BOS Meeting 12/09/2024	BOS MEETING 12/09/24	511100-51101	\$200.00
001	1014	04/16/25	DANIEL R. PICKETT	DP 05222024A	BOS Meeting 05/22/24	BOS MEETING	511100-51101	\$200.00
001	1014	04/16/25	DANIEL R. PICKETT	DP 07232024A	BOS Meeting 07/23/24	BOS MEETING	511100-51101	\$200.00
001	1016	04/16/25	INFRAMARK LLC	132462	ORGANIZATIONAL MEETING	MANAGEMENT FEE	531150-51301	\$3,500.00
001	1016	04/16/25	INFRAMARK LLC	132462	ORGANIZATIONAL MEETING	MANAGEMENT FEE	531150-51301	\$4,000.00
001	1016	04/16/25	INFRAMARK LLC	132454	MANAGEMENT FEE SEPT 2024	MANAGEMENT FEE	532001-51301	\$1,000.00
001	1016	04/16/25	INFRAMARK LLC	132454	MANAGEMENT FEE SEPT 2024	MANAGEMENT FEE	531150-51301	\$2,083.33
001	1016	04/16/25	INFRAMARK LLC	132454	MANAGEMENT FEE SEPT 2024	MANAGEMENT FEE	549936-51301	\$125.00
001	1016	04/16/25	INFRAMARK LLC	134897	MANAGEMENT FEE OCT 2024	MANAGEMENT FEE	532001-51301	\$1,000.00
001	1016	04/16/25	INFRAMARK LLC	134897	MANAGEMENT FEE OCT 2024	MANAGEMENT FEE	531150-51301	\$2,083.33
001	1016	04/16/25	INFRAMARK LLC	134897	MANAGEMENT FEE OCT 2024	MANAGEMENT FEE	549936-51301	\$125.00
001	1016	04/16/25	INFRAMARK LLC	136810	NOV 2024 MGMNT FEES	Accounting Services	532001-51301	\$1,000.00
001	1016	04/16/25	INFRAMARK LLC	136810	NOV 2024 MGMNT FEES	NOV 2024 MGMNT FEE	531150-51301	\$2,083.33
001	1016	04/16/25	INFRAMARK LLC	136810	NOV 2024 MGMNT FEES	Website Administration	549936-51301	\$125.00
001	1016	04/16/25	INFRAMARK LLC	139125	DEC MGMT FEES	ACCT SVCS	532001-51301	\$1,000.00
001	1016	04/16/25	INFRAMARK LLC	139125	DEC MGMT FEES	DIST MGMT	531150-51301	\$2,083.33
001	1016	04/16/25	INFRAMARK LLC	139125	DEC MGMT FEES	WEBSITE MAINT	549936-51301	\$125.00
001	1016	04/16/25	INFRAMARK LLC	141141	MGMT FEES JAN 2025	MANAGEMENT FEE	532001-51301	\$1,000.00
001	1016	04/16/25	INFRAMARK LLC	141141	MGMT FEES JAN 2025	MANAGEMENT FEE	531150-51301	\$2,083.33
001	1016	04/16/25	INFRAMARK LLC	141141	MGMT FEES JAN 2025	MANAGEMENT FEE	549936-51301	\$125.00
001	1016	04/16/25	INFRAMARK LLC	142908	Accounting/District Mgmt/Website	MANAGEMENT FEE	532001-51301	\$1,000.00
001	1016	04/16/25	INFRAMARK LLC	142908	Accounting/District Mgmt/Website	MANAGEMENT FEE	531150-51301	\$2,083.33
001	1016	04/16/25	INFRAMARK LLC	142908	Accounting/District Mgmt/Website	MANAGEMENT FEE	549936-51301	\$125.00
001	1016	04/16/25	INFRAMARK LLC	142162	Legal Advertising	Jax Daily Record	548002-51301	\$106.54
001	1016	04/16/25	INFRAMARK LLC	144995	Management fee monthly	MANAGEMENT FEE	531150-51301	\$3,208.33
001	1016	04/16/25	INFRAMARK LLC	146063	Feb 2025 Domain renewal	Website Administration	549936-51301	\$11.70
001	1016	04/16/25	INFRAMARK LLC	147164	April 2025 Admin and Web admin fee	Accounting Services	532001-51301	\$1,000.00
001	1016	04/16/25	INFRAMARK LLC	147164	April 2025 Admin and Web admin fee	District Management	531151-51301	\$2,083.33
001	1016	04/16/25	INFRAMARK LLC	147164	April 2025 Admin and Web admin fee	Website Maniit/ Admin	549936-51301	\$125.00
001	1017	04/16/25	KEITH HYATT	KH 120924	BOS Meeting 12/09/2024	BOS MEETING 12/09/24	511100-51101	\$200.00
001	1018	04/16/25	KUTAK ROCK LLP	3550039 48323-1	02/05/25-02/08/25 Legal Counsel	District Counsel	531146-51401	\$309.00
001	1019	04/16/25	NICHOLAS J. DISTER	ND 120924	BOS Meeting 12/09/2024	BOS MEETING 12/09/24	511100-51101	\$200.00
001	1021	04/22/25	CARLOS DE LA OSSA	CO 120924	BOS Meeting 12/09/24	Supervisor Fees	511100-51101	\$200.00

Fund Total **\$37,918.88**

Total Checks Paid **\$37,918.88**