

**KINGS CREEK I
COMMUNITY DEVELOPMENT
DISTRICT**

JUNE 24, 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, June 24, 2025

The Regular Meeting of Kings Creek I Community Development District will be held on **June 24, 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: 215 655 793 526 Passcode: 5XNc6A

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

Pin: 694 035 644#

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. Consideration of Supervisor Appointment to Vacancy
- B. Consideration of Bond Indenture Amendment

4. CONSENT AGENDA ITEMS

- A. Consideration of Meeting Minutes; May 27, 2025; Regular Meeting
- B. Consideration of Operation and Maintenance May 2025
- C. Acceptance of the Financials and Approval of the Check Register for May 2025

5. STAFF REPORTS

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

6. ADJOURNMENT

FIRST AMENDMENT TO

FIRST SUPPLEMENTAL TRUST INDENTURE

between

**KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT
(CITY OF JACKSONVILLE, FLORIDA)**

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,

as Trustee

Dated as of June 1, 2025

**Authorizing and Securing
\$15,950,000
KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025
(ASSESSMENT AREA ONE PROJECT)**

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EXHIBIT A REVISED FORM OF REQUISITION

THIS FIRST AMENDMENT TO THE FIRST SUPPLEMENTAL TRUST INDENTURE (the "First Amendment"), is dated as of June 1, 2025, between the **KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT** (together with its successors and assigns, the "Issuer" or the "District"), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, a national banking association duly organized and existing under the laws of the United States of America and having a designated corporate trust office in Orlando, Florida, as trustee (the "Trustee");

WITNESSETH:

WHEREAS, the District previously issued its \$15,950,000 Kings Creek I Community Development District Special Assessment Bonds, Series 2025 (Assessment Area One Project) (the "Assessment Area One Bonds"), as a first Series of Bonds under that Master Trust Indenture entered into by and between the District and the Trustee, dated as of May 1, 2025 (the "Master Indenture"), as supplemented with respect to the Assessment Area One Bonds by that First Supplemental Trust Indenture entered into by and between the District and the Trustee, dated as May 1, 2025 (the "First Supplemental Indenture" and, together with the Master Indenture, the "Indenture");

WHEREAS, pursuant to the First Supplemental Indenture, there was established an "Assessment Area One Acquisition and Construction Account" as a separate account within the Acquisition and Construction Fund, which was funded upon issuance of the Assessment Area One Bonds with net proceeds thereof in the amount of \$14,295,993.00; and

WHEREAS, Section 5.01 of the Master Indenture provides that separate subaccounts may be created within any Series Account of the Acquisition and Construction Fund and maintained by the Trustee in respect of the related Series of Bonds upon request of the District whenever, in the opinion of the District, it is appropriate to have a separate written accounting in respect of the Costs of any designated portion of the Project the District desires; and

WHEREAS, the District now desires to create two subaccounts within the Assessment Area One Acquisition and Construction Account and to further provide for the application of funds within such subaccounts with respect to the Assessment Area One Bonds, and therefor desires to amend the First Supplemental Indenture as set forth herein;

NOW, THEREFORE, THIS FIRST AMENDMENT TO THE FIRST SUPPLEMENTAL INDENTURE WITNESSETH, as follows:

**ARTICLE I
DEFINITIONS**

In this First Amendment, capitalized terms used without definition shall have the meanings ascribed thereto in the Indenture and, in addition to certain terms defined in the recitals above, the following terms shall have the meanings specified below, unless otherwise expressly provided or unless the context otherwise requires:

"General Subaccount" shall mean the subaccount so designated, established as a separate subaccount within the Assessment Area One Acquisition and Construction Account pursuant to Section 4.01(a) of the First Supplemental Indenture, as amended hereby.

"Pods B, C, D, E and F Project" shall mean the portion of the Assessment Area One Project consisting of the public infrastructure improvements associated with the development of Pods B, C, D, E and F, as more particularly set forth in the Engineer's Report.

"Pods B, C, D, E and F Project Subaccount" shall mean the subaccount so designated, established as a separate subaccount within the Assessment Area One Acquisition and Construction Account pursuant to Section 4.01(a) of the First Supplemental Indenture, as amended hereby.

ARTICLE II AMENDMENTS

SECTION 2.01. Amendment Provisions. The First Supplemental Indenture is hereby amended as set forth below.

1. Section 2.06(c) shall be deleted and replaced with the following:

"(c) \$10,000,000.00 shall be deposited to the Pods B, C, D, E and F Project Subaccount within the Assessment Area One Acquisition and Construction Account, which the District shall cause to be applied solely to the payment of costs of the Pods B, C, D, E and F Project in accordance with Section 4.01(a) of the First Supplemental Indenture, Article V of the Master Indenture and the terms of the Acquisition Agreement; and

(d) \$4,295,993.00,* representing the balance of the net proceeds of the Assessment Area One Bonds, shall be deposited in General Subaccount within the Assessment Area One Acquisition and Construction Account, which the District shall cause to be applied to the payment of costs of the Assessment Area One Project in accordance with Section 4.01(a) of the First Supplemental Indenture, Article V of the Master Indenture and the terms of the Acquisition Agreement."

2. The first two paragraphs of Section 4.01(a) shall be amended as follows (with additions marked with underlining and deletions marked with ~~striethrough~~):

"(a) The Trustee shall establish a separate account within the Acquisition and Construction Fund designated as the "Assessment Area One Acquisition and Construction Account" and therein a "General Subaccount" and a "Pods B, C, D, E and F Project Subaccount." Net proceeds of the Assessment Area One Bonds shall be deposited into the Assessment Area One Acquisition and Construction Account and the Subaccounts therein in the amount set forth in

* Prior to the date of this First Amendment, \$2,435,924.73 was requisitioned under the First Supplemental Indenture pursuant to Requisition No. 1 in connection with portions of the Assessment Area One Project other than the Pods B, C, D, E and F Project. Accordingly, on the date of this First Amendment, the General Subaccount established hereby shall contain \$1,860,068.27.

Section 2.06 of this Supplemental Trust Indenture, together with any moneys transferred or deposited thereto, including moneys transferred from the Assessment Area One Reserve Account after satisfaction of each of the Reserve Release Conditions which, upon transfer, shall be deposited to the General Subaccount, and such moneys shall be applied as set forth in this Section 4.01(a) of this Supplemental Trust Indenture, Section 5.01 of the Master Indenture, and, with respect to the District, in the Acquisition Agreement. Funds on deposit in the Pods B, C, D, E and F Project Subaccount within the Assessment Area One Acquisition and Construction Account shall be requested by the District only to be applied to the Costs of the Pods B, C, D, E and F Project. Funds on deposit in the General Subaccount within the Assessment Area One Acquisition and Construction Account shall only be requested by the District to be applied to the Costs of the Assessment Area One Project not otherwise funded by amounts on deposit in the Pods B, C, D, E and F Project Subaccount. Upon satisfaction of each of the Reserve Release Conditions, the amount on deposit in the Assessment Area One Reserve Account in excess of the Assessment Area One Reserve Requirement shall then be transferred to the General Subaccount within the Assessment Area One Acquisition and Construction Account and applied as provided in this Section 4.01(a). All investment earnings on moneys in the Assessment Area One Acquisition and Construction Account shall remain on deposit in, or be transferred to, the General Subaccount therein.

After the Completion Date for the Pods B, C, D, E and F Project, as determined pursuant to Section 5.01(c) of the Master Indenture, and after retaining costs to complete the Pods B, C, D, E and F Project, any moneys remaining in the Pods B, C, D, E and F Project Subaccount shall be transferred to the General Subaccount within the Assessment Area One Acquisition and Construction Account, as directed in writing by the District, or the District Manager on behalf of the District, to the Trustee, and applied to fund other Costs of the Assessment Area One Project. After the Completion Date for the entire Assessment Area One Project, and after retaining costs to complete the Assessment Area One Project, any moneys remaining in the General Subaccount within the Assessment Area One Acquisition and Construction Account shall be transferred to the Assessment Area One General Redemption Subaccount, as directed in writing by the District, or the District Manager on behalf of the District, to the Trustee. ~~After no funds remain therein, the Assessment Area One Acquisition and Construction Account shall be closed. After no funds remain in a Subaccount within the Assessment Area One Acquisition and Construction Account, such Subaccount shall be closed, and after no funds remain in any of the Subaccounts therein, the Assessment Area One Acquisition and Construction Account shall be closed.~~ Notwithstanding the foregoing, the Assessment Area One Acquisition and Construction Account and the General Subaccount therein shall not be closed until after each of the Reserve Release Conditions shall have occurred and the excess funds from the Assessment Area One Reserve Account shall have been transferred to the General Subaccount within the Assessment Area One Acquisition and Construction Account and applied in accordance with this Section 4.01(a) and Section 4.01(f) hereof. The Trustee shall not be responsible for determining the amounts in the Subaccounts within the Assessment Area One Acquisition and Construction Account allocable to the respective components of the Assessment Area One Project.

3. Exhibit C to the First Supplemental Indenture is hereby deleted and replaced with the form of requisition attached to this First Amendment as Exhibit A.

ARTICLE III MISCELLANEOUS PROVISIONS

SECTION 3.01. Interpretation of First Amendment. This First Amendment e amends and supplements the First Supplemental Indenture with respect to the Assessment Area One Bonds, and all of the provisions of the Indenture, to the extent not inconsistent herewith, are incorporated herein by reference. Any provisions of the First Supplemental Indenture not expressly amended hereby remain in full force and effect.

SECTION 3.02. Amendments. Any amendments to this First Amendment shall be made pursuant to the provisions for amendment contained in the Master Indenture.

SECTION 3.03. Counterparts. This First Amendment may be executed in any number of counterparts, each of which when so executed and delivered shall be an original, but such counterparts shall together constitute but one and the same instrument.

SECTION 3.04. Appendices and Exhibits. Any and all schedules, appendices or exhibits referred to in and attached to this First Amendment are hereby incorporated herein and made a part of the First Amendment and of the First Supplemental Indenture, as amended, for all purposes.

SECTION 3.05. No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Holders of the Assessment Area One Bonds, and no other person is intended to be a third-party beneficiary hereof to be entitled to assert or preserve any claim hereunder.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE
FOLLOWS]

IN WITNESS WHEREOF, Kings Creek I Community Development District has caused this First Amendment to the First Supplemental Indenture to be executed by the Chairperson of its Board of Supervisors and its corporate seal to be hereunto affixed and attested by the Secretary of its Board of Supervisors and U.S. Bank Trust Company, National Association has caused this First Amendment to the First Supplemental Indenture to be executed by one of its authorized signatories, all as of the day and year first above written.

**Kings Creek I
Community
Development District**

Attest:

SEAL

Established
May 13, 2024

Duval County
City of Jacksonville
Florida

Secretary, Board of Supervisors

**KINGS CREEK I COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

Carlos de la Ossa

Chairperson, Board of Supervisors

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,
as Trustee, Paying Agent and Registrar**

DocuSigned by:

Leanne Duffy

Vice President

EXHIBIT A

REVISED FORM OF REQUISITION

**KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025
(ASSESSMENT AREA ONE PROJECT)
(Acquisition and Construction)**

The undersigned, a Responsible Officer of the Kings Creek I Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of May 1, 2025 as supplemented by that certain First Supplemental Trust Indenture dated as of May 1, 2025, as amended (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number:
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
- (D) Amount Payable:
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (F) Subaccount of the Assessment Area One Acquisition and Construction Account from which disbursement to be made:

_____ *Pods B, C, D, E and F Project Subaccount*

_____ *General Subaccount*

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the designated Subaccount within the Assessment Area One Acquisition and Construction Account; and
3. each disbursement set forth above was incurred in connection with the Costs of the Assessment Area One Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to

receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**KINGS CREEK I COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Responsible Officer

Date: _____

CONSULTING ENGINEER'S APPROVAL ONLY

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Assessment Area One Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Assessment Area One Project; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

The Consulting Engineer further certifies and agrees that for any requisition (a) the portion of the Assessment Area One Project that is the subject of this requisition is complete, (b) the Assessment Area One Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the District for the portion of the Assessment Area One Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements, (d) the plans and specifications for such portion of the Assessment Area One Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the Assessment Area One Project for which disbursement is made have been obtained from all applicable regulatory bodies; (f) for that portion of the Assessment Area One Project being acquired, all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the Assessment Area One Project for which disbursement is made hereby have been paid; and (g) such requisition is a proper charge against the designated Subaccount within the Assessment Area One Acquisition and Construction Account.

Consulting Engineer

Date: _____

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

The regular meeting of the Board of Supervisors of Kings Creek I Community Development District was held on Monday, May 27, 2024, 2025 at 1:00 pm at the offices of Evolution located at 12574 Flagler Center Boulevard, Suite 101 Jacksonville, Florida 32258.

Present and constituting a quorum were:

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

Also present were:

Samantha Harvey	District Manager
Brian Lamb	District Secretary (<i>via phone</i>)
Jere Earlywine	District Counsel
Jennifer Goldyn	Regional Director (<i>via phone</i>)

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Harvey called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

The Board received comments from Austin Barnes.

THIRD ORDER OF BUSINESS

Business Items

A. Bob Koncar Resignation, Seat 4-Exp 2026

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, the resignation of Bob Koncar from the Board of Supervisors, was accepted. 4-0

B. Declaring Seat 4 Vacant, Consideration of Nomination to fill

The Board requested that we hold the seat vacant due to the possibility of a person from *Lennar* to be appointed.

C. Consideration of Resolution 2025-06; Re-Designating Officers

The following person were Re-designated to the Offices:

- Brian K. Lamb..... is appointed Secretary

On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor, Resolution 2025-06, Re-Designating Officers, as detailed above, was adopted. 4-0

D. Consideration of Resolution 2025- 07, Ratifying Sale of Bonds and Levy of Assessments, Series 2025

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, Resolution 2025-07, Ratifying Sale of Bonds and Levy of Assessments, Series 2025 , was adopted. 4-0

UNDER SEPARATE COVER:

i. Consideration of Resolution 2025-10; Intent with Tax Collector Property Appraiser

On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor, Resolution 2025-10, Intent with Tax Collector Property Appraiser, to authorize Mr. de la Ossa/Nicholas Dister to sign a form of resolution of intent with the tax collector/property appraiser, as discussed was adopted. 4-0

E. Consideration of Resolution 2025-05; Allocating Series 2025 Bond Proceeds

On MOTION by Mr. de la Ossa seconded by Mr. Pickett with all in favor, Resolution 2025-05, Allocating Series 2025 Bond Proceeds, was adopted. 4-0

F. Consideration of Resolution 2025-08, Approving the Proposed Budget

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, Resolution 2025-08, Approving the Proposed Budget, was adopted. 4-0

G. Consideration of Resolution 2025-09; Authorization to Amend the Boundaries of the District

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, Resolution 2025-09, Authorization to Amend the Boundaries of the District, was adopted. 4-0

H. Ratification of SchoolNow Website Proposal

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, *SchoolNow* Website Proposal, was ratified. 4-0

I. Annual Notice of Qualified Electors

Ms. Harvey reported there are currently zero (0) registered voters for the District.

J. Presentation of 1st Quarter Website Audit

A review and informational purposes concluded that website is in compliance.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Meeting Minutes, December 9, 2024, Special Meeting

On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor, Meeting Minutes, December 9, 2024, Special Meeting, was approved. 4-0

B. Consideration of Operations and Maintenance January-April 2025

On MOTION by Mr. de la Ossa seconded by Mr. Hyatt, with all in favor, Operations and Maintenance January-April 2025, was approved. 4-0

C. Acceptance of the Financials and Approval of the Check Register for January-April 2025

On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor, Financials and Approval of the Check Register for January-April 2025, were approved. 4-0

Mr. de la Ossa requested all minutes, financials, operations and maintenance go under one cover for approval moving forward.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

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

C. District Manager

Mr. de la Ossa requested the developer funding agreement be approved at the next meeting Tuesday August 26, 2025 at 1:00 pm.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, meeting was adjourned at 1:17 pm. 4-0

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					
INFRAMARK LLC	5/2/2025	149115	\$1,000.00		May 2025 MANAGEMENT FEE
INFRAMARK LLC	5/2/2025	149115	\$2,083.33		May 2025 District Management
INFRAMARK LLC	5/2/2025	149115	\$125.00	\$3,208.33	May 2025 Website Maintenance
INFRAMARK LLC	5/13/2025	149670	\$38,500.00	\$38,500.00	Special Assessment Bonds Series 2025
Monthly Contract Subtotal			\$41,708.33	\$41,708.33	
Regular Services					
KUTAK ROCK LLP	5/23/2025	3568326	\$693.00	\$693.00	April 2025 LEGAL COUNSEL
Regular Services Subtotal			\$693.00	\$693.00	
TOTAL			\$42,401.33	\$42,401.33	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

149115

CUSTOMER ID

C6688

PO#

INVOICE

DATE

5/2/2025

NET TERMS

Net 30

DUE DATE

6/1/2025

BILL TO

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

Services provided for the Month of: May 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
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Total Due	\$3,208.33
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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#

149670

CUSTOMER ID

C6688

PO#**DATE**

5/13/2025

NET TERMS

Net 30

DUE DATE

6/12/2025

BILL TO

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

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Special Assessment Bonds, Series 2025 (Assessment Area One Project) - District Manager	1	Ea	38,500.00		38,500.00
Subtotal					38,500.00

Subtotal

\$38,500.00

Tax

\$0.00

Total Due

\$38,500.00

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

May 23, 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. 3568326

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. 3568326
48323-1

Re: General Counsel

For Professional Legal Services Rendered

04/12/25	L. Whelan	0.30	94.50	Monitor legislative process relating to matters impacting special districts
04/22/25	J. Earlywine	0.70	220.50	Prepare draft resolution allocating bond funds; emails regarding same; email regarding acquisition
04/22/25	K. Ibarra	0.40	84.00	Prepare resolution allocating bond funds to developers
04/24/25	J. Earlywine	0.30	94.50	Conference call regarding project status
04/24/25	K. Ibarra	0.20	42.00	Attend conference call regarding acquisitions
04/29/25	J. Earlywine	0.30	94.50	Conference calls regarding boundary amendment; follow-up
04/30/25	J. Earlywine	0.20	63.00	Email regarding acquisitions/assignments
TOTAL HOURS		2.40		

KUTAK ROCK LLP

Kings Creek I CDD

May 23, 2025

Client Matter No. 48323-1

Invoice No. 3568326

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TOTAL FOR SERVICES RENDERED	\$693.00
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TOTAL CURRENT AMOUNT DUE	<u>\$693.00</u>
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Kings Creek I Community Development District

Financial Statements
(Unaudited)

Period Ending
May 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 May 31, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 2,992
TOTAL ASSETS	\$ 2,992
 <u>LIABILITIES</u>	
Accounts Payable	\$ 693
TOTAL LIABILITIES	693
 <u>FUND BALANCES</u>	
Unassigned:	2,299
TOTAL FUND BALANCES	2,299
TOTAL LIABILITIES & FUND BALANCES	\$ 2,992

KINGS CREEK I

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 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
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	1,782	7,718	18.76%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	17,792	7,208	71.17%
Accounting Services	9,000	7,000	2,000	77.78%
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	887	313	73.92%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Total Administration	109,425	35,796	73,629	32.71%
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	35,796	82,629	30.23%
Excess (deficiency) of revenues				
Over (under) expenditures	-	41,842	41,842	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(39,543)		
FUND BALANCE, ENDING		\$ 2,299		

Kings Creek I

Statement Date 05/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
04/16/2025	Payment	1016	INFRAMARK LLC	Check for Vendor V00004	-33,284.88	-33,284.88	0.00
04/16/2025	Payment	1019	NICHOLAS J. DISTER	Check for Vendor V00009	-200.00	-200.00	0.00
Total Checks					-33,484.88	-33,484.88	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
05/21/2025	Payment	1022	INFRAMARK LLC	Check for Vendor V00004			-3,208.33
Total Outstanding Checks							-3,208.33
Outstanding Deposits							
Total Outstanding Deposits							

KINGS CREEK I

Payment Register by Fund

For the Period from 05/01/2025 to 05/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1022	05/21/25	INFRAMARK LLC	149115	May 2025 Accounting/District/Website	May 2025 MANAGEMENT FEE	532001-51301	\$1,000.00
001	1022	05/21/25	INFRAMARK LLC	149115	May 2025 Accounting/District/Website	May 2025 District Management	531150-51301	\$2,083.33
001	1022	05/21/25	INFRAMARK LLC	149115	May 2025 Accounting/District/Website	May 2025 Website Maintenance	549936-51301	\$125.00
Fund Total								\$3,208.33

Total Checks Paid	\$3,208.33
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