

**KINGS CREEK I
COMMUNITY DEVELOPMENT
DISTRICT**

AUGUST 26, 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
Scott Keiling, Assistant Secretary

District Staff

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

Regular Meeting Agenda

The Public Hearing & Regular Meeting of Kings Creek I Community Development District will be held on **August 26, 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: 281 440 275 100 9 Passcode: ew7k84v5

Phone #: [+1 646-838-1601](tel:+16468381601) Pin: 542 743 997#

PUBLIC HEARING & 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. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2026 FINAL BUDGET

- A. Open Public Hearing on Adopting FY 2026 Final Budget and Levying O&M Assessments
- B. Close Public Hearing on Adopting FY 2026 Final Budget and Levying O&M Assessments
- C. Consideration of Resolution 2025-12; Adopting the FY 2026 Budget
- D. Consideration of Resolution 2025-13, Levying O&M Assessments

4. BUSINESS ITEMS

- A. 2026 Deficit Funding Agreement
- B. Ratification of Scott Keiling Oath of Office
- C. Consideration of Goals and Objectives
- D. Consideration of Resolution 2025-14; Setting the FY 26 Meeting Schedule
- E. Presentation of Second Quarter Website Audit

5. CONSENT AGENDA ITEMS

- A. Consideration of Meeting Minutes; June 24, 2025; Regular Meeting
- B. Consideration of Operation and Maintenance June 2025 & July 2025
- C. Acceptance of the Financials and Approval of the Check Register for June 2025 & July 2025

6. STAFF REPORTS

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

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

RESOLUTION 2025-12

[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Kings Creek I Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the

comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Kings Creek I Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST 2025.

ATTEST:

**KINGS CREEK I COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

Title: _____

By: _____

Its: _____

Exhibit A: Fiscal Year 2025/2026 Budget(s)

Kings Creek I

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Prepared by:



Kings Creek I

Community Development District

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
REVENUES				
Operations & Maintenance Assmts - On Roll	\$	118,425		-
Developer Contributions	\$	-		974,900
Other Miscellaneous Revenues	\$	-		-
TOTAL REVENUES	\$	118,425	\$	974,900
EXPENDITURES				
Financial & Administrative				
Supervisor Fees	\$	3,000	\$	12,000.00
District Management	\$	25,000	\$	25,000.00
Accounting Services	\$	9,000	\$	17,500.00
District Engineer	\$	9,500	\$	15,000.00
District Counsel	\$	9,500	\$	15,000.00
Assessment Roll	\$	-	\$	5,000.00
Financial/Revenue Collections	\$	1,200	\$	5,000.00
Auditing Services	\$	6,000	\$	5,500.00
Field Management	\$	-	\$	15,000.00
Construction Accounting	\$	9,000	\$	6,100.00
Rental and Leases	\$	600	\$	600.00
Dissemination Agent/Reporting	\$	4,200	\$	7,000.00
Trustees Fees	\$	6,500	\$	9,500.00
Postage, Phone, Faxes, Copies	\$	500	\$	500.00
Mailings	\$	-	\$	200.00
Legal Advertising	\$	3,500	\$	3,500.00
Bank Fees	\$	200	\$	200.00
Dues, Licenses & Fees	\$	175	\$	175.00
Onsite Office Supplies	\$	100	\$	100.00
Website Admin Services	\$	250	\$	1,500.00
Website ADA Compliance	\$	1,800	\$	1,600.00
ProfServ - Info Technology	\$	-	\$	600.00
Misc Admin	\$	250	\$	325.00
Misc Contingency		10,000		-
Administration		4,500		-
Recorcing Secretary		2,400		-
Total Financial & Administrative	\$	107,175	\$	146,900

Kings Creek I

Community Development District

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

Kings Creek I

Community Development District

Debris Cleanup	\$	-	3,500
MISC Contingency	\$	-	3,500
Total Landscape and Pond Maintenace	\$	-	\$ 411,500
TOTAL EXPENDITURES	\$	107,175	\$ 974,900
FUND BALANCE, ENDING	\$	-	\$ 1,093,325

Kings creek I
Community Development District

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	-
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		118,425
Estimated Funds Available - 9/30/2025		118,425

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	118,425
Less: First Quarter Operating Reserve		- (1)
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		974,900
Estimated Remaining Undesignated Cash as of 9/30/2026		1,093,325

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION												
2013A-1												
Product	Units	O&M Assessment (1)				Debt Service Series 2025				Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025		Percent Change	FY 2026	FY 2025	Dollar Change
40	450	\$ 1,245.26	\$ 151.27	\$ 1,093.99	723%	\$ 1,120.00	\$ 1,120.00	\$ -	\$ -	\$ 2,365.26	\$ 1,271.27	\$ 1,093.99
50	335	\$ 1,423.16	\$ 172.88	\$ 1,250.28	723%	\$ 1,400.00	\$ 1,400.00	\$ -	\$ -	\$ 2,823.16	\$ 1,572.88	\$ 1,250.28
	785											

RESOLUTION 2025-13

[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. FUNDING. As indicated in **Exhibits A and B**, the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

- a. OPERATIONS AND MAINTENANCE DEFICIT FUNDING AGREEMENT.** The District's Board hereby authorizes a deficit funding agreement for certain of the operations and maintenance services set forth in the District's Adopted Budget, as set forth in **Exhibit A**.
- b. OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- i. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
- ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

The Board finds and determines that operations and maintenance assessments shall immediately attach only to sold lots (as set forth in **Exhibits "A" and "B"**), and further that operations and maintenance assessments shall also attach on a pro-rated basis to any lots sold during Fiscal Year 2025/2026 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. All unsold lots owned by the developer do not receive the same level of benefit as sold lots and, accordingly, such lots shall not receive an operations and maintenance assessment for Fiscal Year 2025/2026. Instead, any additional costs of the District's Adopted Budget (above and beyond the operations and maintenance assessment that attaches to sold lots) shall be funded pursuant to a deficit funding agreement to be entered into between the District and the project developer.

- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

- c. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **TAX ROLL ASSESSMENTS.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

- b. **DIRECT BILL ASSESSMENTS.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

- i. *Due Date (O&M Assessments)* - Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2026.

As noted above, operations and maintenance assessments shall attach to any lots sold during Fiscal Year 2025/2026 at the time of sale, and as evidenced by an estoppel letter prepared by the District’s Manager. Any such assessments shall be collected directly by the District in accordance with Florida law, and at the time of sale.

- ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District’s corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
- iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **FUTURE COLLECTION METHODS.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the

District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

- d. **MAXIMUM RATE.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 26th day of August 2025.

ATTEST:

**KINGS CREEK I COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT

This **FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT** ("**Agreement**") is made and entered into this ____ day of _____, 2025, by and between:

SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, which is situated in the City of Palm Coast, Florida, and whose mailing address is c/o DPF Management & Consulting, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("**District**"); and

EPG JAX, LLC, a Florida limited liability company, the owner and developer of lands within the boundary of the District, whose mailing address is 111 S. Armenia Ave., Tampa, Florida 33609 ("**Developer**").

RECITALS

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its annual budget for Fiscal Year 2026 ("**FY 2026 Budget**"), which begins on October 1, 2025 and ends on September 30, 2026, and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund a portion of the FY 2026 Budget; and

WHEREAS, the Developer has agreed to fund the cost of any "**Budget Deficit**," representing the difference between the FY 2026 Budget amount and the amount of the O&M Assessments, but subject to the terms of this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District any monies ("**Developer Contributions**") necessary for the Budget Deficit as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers' consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. As a point of clarification, the District shall only request as part of the Budget Deficit that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The District shall have no obligation to repay any Developer Contributions provided hereunder.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**KINGS CREEK I COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Its: _____

EPG JAX, LLC

By: _____
Its: _____

EXHIBIT A: FY 2026 Budget

**KINGS CREEK I
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISOR
OATH OF OFFICE**

I, Scott Keilum, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND THE STATE OF FLORIDA.

Board Supervisor Signature

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF
DUVAL

On this 18th day of JUNE, 2025, sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 18th day of JUNE, 2025 by SCOTT KEILUM to me well known and known to me to be the person described in and who took the aforementioned oath as a Board Member of the Board of Supervisors of Kings Creek I Community Development District and acknowledged to and before me that they took said oath for the purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.



GABRIELLE BARRA
Commission # HH 254965
Expires June 3, 2026

Notary Public
STATE OF FLORIDA

My commission expires on: 6.3.26

Memorandum

To: Board of Supervisors

From: District Management

Date: August 26, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Kings Creek I Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

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

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Kings Creek I Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Kings Creek I Community Development District

RESOLUTION 2025-14

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF KINGS CREEK I
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS 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 the County of Duval, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Duval County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST 2025.

ATTEST:

**KINGS CREEK I
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR – VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS' MEETING DATES
KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026**

October 21, 2025	1:00 p.m.
November 25, 2025	1:00 p.m.
December 16, 2025 (Changed due to holiday)	1:00 p.m.
January 27, 2026	1:00 p.m.
February 24, 2026	1:00 p.m.
March 24, 2026	1:00 p.m.
April 28, 2026	1:00 p.m.
May 26, 2026	1:00 p.m.
June 23, 2026	1:00 p.m.
July 28, 2026	1:00 p.m.
August 25, 2026	1:00 p.m.
September 22, 2026	1:00 p.m.

All meetings will convene at 12574 Flagler Center Boulevard, Suite 101 Jacksonville, FL 32258



Quarterly Compliance Audit Report

Kings Creek

Date: July 2025 - 2nd Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit

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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**

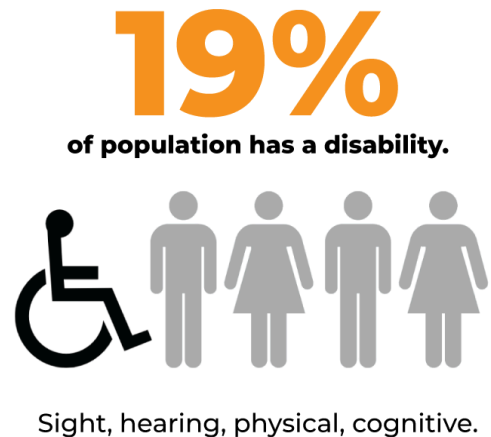
Compliance Criteria

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 regular meeting of the Board of Supervisors of Kings Creek I Community Development District was held on Tuesday, June 24, 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 (<i>via phone</i>)
Keith Hyatt	Assistant Secretary
Dan Pickett	Assistant Secretary

Also present were:

Samantha Harvey	District Manager
Jayna Cooper	District Manager (<i>via phone</i>)
Brian Lamb	District Secretary (<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

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Supervisor Appointment to Vacancy

Ms. Harvey advised due to Scott Keiling's absence the ratification will be at the next meeting, Tuesday July 22, 2025.

On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor, due to Scott Keiling's absence, Consideration of Supervisor Appointment to Vacancy will be ratified at the next meeting Tuesday July 22, 2025, as discussed was accepted. 4-0

B. Resolution 2025-11, Designation of Officers

The following persons were appointed to the offices shown:

- | | |
|---------------------|------------------|
| • Carlos de la Ossa | Chairperson |
| • Nicholas Dister | Vice Chairperson |
| • Brian K. Lamb | Secretary |
| • Leah Popelka | Treasurer |

- Angel Montagna Assistant Treasurer
- Keith Hyatt Assistant Secretary
- Dan Pickett Assistant Secretary
- Scott Keiling Assistant Secretary

On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor, Resolution 2025-11, Designation of Officers, as detailed above, was adopted. 4-0

C. Consideration of Bond Indenture Amendment

Mr. de la Ossa reviewed and explained the Bond Indenture Amendment to the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor, Bond Indenture Amendment, was accepted. 4-0

D. Partial Assignment of Acquisition Agreement

On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor, Partial Assignment of Acquisition Agreement, was approved. 4-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- 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**

On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor, the Consent Agenda, was approved. 4-0

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,

On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor, meeting was adjourned at 1:06 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	6/1/2025	150856	\$1,000.00		MANAGEMENT FEE
INFRAMARK LLC	6/1/2025	150856	\$2,083.33		MANAGEMENT FEE
INFRAMARK LLC	6/1/2025	150856	\$125.00	\$3,208.33	MANAGEMENT FEE
KUTAK ROCK LLP	6/23/2025	3582843	\$1,930.26	\$1,930.26	May 2025 Legal Counsel
KUTAK ROCK LLP	6/23/2025	3582844	\$63.00	\$63.00	April 2025 Legal Counsel
Monthly Contract Subtotal			\$5,201.59	\$5,201.59	
Regular Services					
CARLOS DE LA OSSA	6/24/2025	CO-062425	\$200.00	\$200.00	BOARD 6/24/25
DANIEL R. PICKETT	6/24/2025	DP-062425	\$200.00	\$200.00	BOARD 6/24/25
KEITH HYATT	6/24/2025	KH-062425	\$200.00	\$200.00	BOARD 6/24/25
NICHOLAS J. DISTER	6/24/2025	ND-062425	\$200.00	\$200.00	BOARD 6/24/25
Regular Services Subtotal			\$800.00	\$800.00	
TOTAL			\$6,001.59	\$6,001.59	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150856

DATE

6/1/2025

BILL TO

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

CUSTOMER ID

C6688

NET TERMS

Net 30

PO#**DUE DATE**

7/1/2025

Services provided for the Month of: June 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.

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 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. 3582843

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. 3582843
48323-1

Re: General Counsel

For Professional Legal Services Rendered

05/06/25	J. Earlywine	0.20	63.00	Email regarding acquisitions/assignments and payment at closing
05/07/25	J. Earlywine	0.30	94.50	Confer with developer representative regarding acquisitions/assignments; email regarding same
05/08/25	J. Earlywine	0.20	63.00	Email regarding allocation resolution; confer with Lamb regarding acquisition process
05/08/25	A. Ligas	0.10	25.50	Correspond with developer and staff regarding partial acquisition of improvements
05/09/25	A. Ligas	0.30	76.50	Prepare temporary construction easement; correspond with district staff regarding the same
05/10/25	J. Earlywine	0.20	63.00	Update bond allocation resolution; email regarding same
05/10/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts

KUTAK ROCK LLP

Kings Creek I CDD

June 23, 2025

Client Matter No. 48323-1

Invoice No. 3582843

Page 2

05/12/25	J. Earlywine	0.40	126.00	Conference call regarding bond allocation; revise resolution; email regarding same; follow-up
05/12/25	A. Ligas	0.20	51.00	Prepare temporary construction easement; send the same for signature
05/13/25	J. Earlywine	0.30	94.50	Confer with District Engineer regarding requisitions
05/13/25	K. Ibarra	0.30	63.00	Attend conference call regarding requisition process
05/13/25	A. Ligas	0.30	76.50	Conference with Earlywine and engineer regarding acquisition of improvements
05/14/25	K. Ibarra	0.20	42.00	Review and record temporary construction easement
05/18/25	J. Earlywine	0.80	252.00	Prepare budget and assessment resolutions; prepare two published notices and mailed notice and affidavit for budget; email regarding same
05/19/25	J. Earlywine	0.20	63.00	Prepare budget approval resolution; email regarding same
05/19/25	K. Ibarra	0.50	105.00	Review recorded temporary construction easement; prepare supplemental assessment resolution and resolution ratifying the sale of bonds and levy of assessments
05/20/25	A. Ligas	0.20	51.00	Prepare boundary amendment resolution; correspond with district staff regarding the same
05/27/25	J. Earlywine	1.10	346.50	Prepare for, travel to and from, and attend Board meeting; review draft amendment to acquisition agreement; email regarding same
TOTAL HOURS		6.10		

KUTAK ROCK LLP

Kings Creek I CDD

June 23, 2025

Client Matter No. 48323-1

Invoice No. 3582843

Page 3

TOTAL FOR SERVICES RENDERED	\$1,735.50
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DISBURSEMENTS

Filing and Court Fees	108.65
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Travel Expenses	86.11
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TOTAL DISBURSEMENTS	<u>194.76</u>
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TOTAL CURRENT AMOUNT DUE	<u><u>\$1,930.26</u></u>
--------------------------	--------------------------

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 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. 3582844

Client Matter No. 48323-5

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. 3582844
48323-5

Re: Commercial Tract Boundary Amendment

For Professional Legal Services Rendered

04/30/25	K. Ibarra	0.30	63.00	Prepare consent to boundary amendment and authorization of agent
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TOTAL HOURS	0.30
-------------	------

TOTAL FOR SERVICES RENDERED	\$63.00
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TOTAL CURRENT AMOUNT DUE	<u>\$63.00</u>
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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Kings Creek 1

Board Meeting Date: 6.24.2025

Name		In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Keith Hyatt	X	\$200
3	Dan Pickett	X	\$200
4	Nick Dister*	X	\$200
5			

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

Approved for payment:

Samantha Harvey6.24.2025

District Manager SignatureDate

**** PLEASE RETURN SIGNED DOCUMENT TO RECORDING SECRETARY****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Kings Creek 1
Board Meeting Date:	6.24.2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Keith Hyatt	X	\$200
3	Dan Pickett	X	\$200
4	Nick Dister*	X	\$200
5			

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

Approved for payment:

Samantha Harvey	6.24.2025
_____	_____
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO RECORDING SECRETARY****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Kings Creek 1
Board Meeting Date:	6.24.2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Keith Hyatt	X	\$200
3	Dan Pickett	X	\$200
4	Nick Dister*	X	\$200
5			

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

Approved for payment:

Samantha Harvey	6.24.2025
_____	_____
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO RECORDING SECRETARY ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Kings Creek 1
Board Meeting Date:	6.24.2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Keith Hyatt	X	\$200
3	Dan Pickett	X	\$200
4	Nick Dister*	X	\$200
5			

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

Approved for payment:

Samantha Harvey	6.24.2025
_____	_____
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO RECORDING SECRETARY ****

Kings Creek I Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	7/1/2025	153059	\$4,166.68		MANAGEMENT FEE
INFRAMARK LLC	7/1/2025	153059	\$125.00	\$4,291.68	7/2025 Web hosting FEE
Monthly Contract Subtotal			\$4,291.68	\$4,291.68	
Regular Services					
INFRAMARK LLC	7/1/2025	153059	\$2,083.33	\$2,083.33	MANAGEMENT FEE
KUTAK ROCK LLP	7/22/2025	3597546	\$94.50	\$94.50	DISTRICT COUNSEL
KUTAK ROCK LLP	7/22/2025	3597545	\$1,350.00	\$1,350.00	GENERAL COUNSEL
US BANK	6/16/2025	7787457	\$250.00	\$250.00	TRUSTEE FEES
Regular Services Subtotal			\$3,777.83	\$3,777.83	
TOTAL			\$8,069.51	\$8,069.51	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

153059

DATE

7/1/2025

BILL TO

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

CUSTOMER ID

C6688

NET TERMS

Due On Receipt

PO#**DUE DATE**

7/1/2025

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,458.33		1,458.33
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Financial & Revenue Collection	1	Ea	291.67		291.67
Dissemination Services	1	Ea	416.67		416.67
Assessment Roll	1	Ea	416.67		416.67
Accounting Services (Retrobilling - June 25)	1	Ea	458.33		458.33
Financial & Revenue Collection (Retrobilling - June 25)	1	Ea	291.67		291.67
Dissemination Services (Retrobilling - June 25)	1	Ea	416.67		416.67
Assessment Roll (Retrobilling - June 25)	1	Ea	416.67		416.67
Subtotal					6,375.01

Subtotal

\$6,375.01

Tax

\$0.00

Total Due

\$6,375.01

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

July 22, 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. 3597546

Client Matter No. 48323-5

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. 3597546
48323-5

Re: Commercial Tract Boundary Amendment

For Professional Legal Services Rendered

06/08/25	J. Earlywine	0.10	31.50	Email regarding boundary amendment exhibits
06/09/25	J. Earlywine	0.20	63.00	Emails regarding exhibits
TOTAL HOURS		0.30		
TOTAL FOR SERVICES RENDERED				\$94.50
TOTAL CURRENT AMOUNT DUE				<u>\$94.50</u>

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 22, 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. 3597545

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. 3597545
48323-1

Re: General Counsel

For Professional Legal Services Rendered

06/01/25	J. Earlywine	0.50	157.50	Review and revise partial assignment document; email regarding same
06/02/25	K. Ibarra	0.10	21.00	Review and organize district files
06/06/25	J. Earlywine	0.80	252.00	Confer with De La Ossa regarding Lennar closing; conference call regarding same; follow-up email
06/09/25	J. Earlywine	0.80	252.00	Conference call regarding trust indenture amendment; follow-up emails; review indenture amendment; email regarding same
06/11/25	J. Earlywine	0.80	252.00	Emails and calls regarding signature authority for indenture amendment and assignment of acquisition agreement; follow-up
06/11/25	K. Ibarra	0.30	63.00	Prepare partial assignment of acquisition agreement
06/11/25	A. Ligas	0.40	102.00	Prepare amendment to supplemental indenture and amendment to acquisition agreement; send the same for signature; conference with trustee

KUTAK ROCK LLP

Kings Creek I CDD

July 22, 2025

Client Matter No. 48323-1

Invoice No. 3597545

Page 2

06/12/25	K. Ibarra	0.20	42.00	Review fully executed first amendment to the first supplemental trust indenture
06/17/25	J. Earlywine	0.20	63.00	Review draft agenda and open items; email regarding same
06/23/25	J. Earlywine	0.10	31.50	Email regarding partial assignment of acquisition agreement
06/23/25	A. Ligas	0.20	51.00	Prepare final partial assignment of acquisition agreement; correspond with district staff regarding the same
06/25/25	J. Earlywine	0.20	63.00	Email regarding mailed and published notices; revise same

TOTAL HOURS	4.60
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TOTAL FOR SERVICES RENDERED	\$1,350.00
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TOTAL CURRENT AMOUNT DUE	<u>\$1,350.00</u>
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MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7787457



000000014 02 SP 106481396615627 P

Kings Creek I Community Development Dist
Attn District Manager
2005 Pan Am Circle
Suite 300
Tampa, FL 33607





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7787457
Account Number: 293040000
Invoice Date: 06/16/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Kings Creek I Community Development District
Attn District Manager
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
United States

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$250.00

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Invoice Number: 7787457
Account Number: 293040000
Current Due: \$250.00

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 293040000
Invoice # 7787457
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7787457
Invoice Date: 06/16/2025
Account Number: 293040000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Accounts Included 293040000 293040001 293040002 293040003 293040004 293040005
In This Relationship: 293040006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
19172 Approval Of Amend/Supplements extraordinary fee for Amendment to Supplemental Trust Indenture	250.00	1.00		\$250.00
Subtotal Extraordinary Services - In Arrears 06/01/2025 - 06/16/2025				\$250.00
TOTAL AMOUNT DUE				\$250.00



Kings Creek I Community Development District

Financial Statements
(Unaudited)

Period Ending
June 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 June 30, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2025					TOTAL
	GENERAL FUND	SERIES 2025 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND		
<u>ASSETS</u>						
Cash In Bank	\$ 15,545	\$ -	\$ -	\$ -	\$ -	\$ 15,545
Investments:						
Acquisition & Construction Account	-	-	10,000,000	-	-	10,000,000
Construction Fund	-	-	1,885,005	-	-	1,885,005
Cost of Issuance Fund	-	-	41	-	-	41
Reserve Fund	-	1,129,088	-	-	-	1,129,088
Revenue Fund	-	190,215	-	-	-	190,215
Amount To Be Provided	-	-	-	-	15,950,000	15,950,000
TOTAL ASSETS	\$ 15,545	\$ 1,319,303	\$ 11,885,046	\$ 15,950,000	\$ -	\$ 29,169,894
<u>LIABILITIES</u>						
Accounts Payable	\$ 3,208	\$ -	\$ -	\$ -	\$ -	\$ 3,208
Bonds Payable - Series 2025	-	-	-	-	15,950,000	15,950,000
TOTAL LIABILITIES	3,208	-	-	-	15,950,000	15,953,208
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	1,319,303	-	-	-	1,319,303
Capital Projects	-	-	11,885,046	-	-	11,885,046
Unassigned:	12,337	-	-	-	-	12,337
TOTAL FUND BALANCES	12,337	1,319,303	11,885,046	-	-	13,216,686
TOTAL LIABILITIES & FUND BALANCES	\$ 15,545	\$ 1,319,303	\$ 11,885,046	\$ 15,950,000	\$ -	\$ 29,169,894

KINGS CREEK I

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 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	\$ 16,039	\$ (102,386)	13.54%
Developer Contribution	-	77,638	77,638	0.00%
TOTAL REVENUES	118,425	93,677	(24,748)	79.10%
EXPENDITURES				
Administration				
Supervisor Fees	3,000	2,800	200	93.33%
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	3,775	5,725	39.74%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	19,875	5,125	79.50%
Accounting Services	9,000	8,000	1,000	88.89%
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	1,012	188	84.33%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Total Administration	109,425	41,797	67,628	38.20%
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	41,797	76,628	35.29%
Excess (deficiency) of revenues				
Over (under) expenditures	-	51,880	51,880	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(39,543)		
FUND BALANCE, ENDING		\$ 12,337		

KINGS CREEK I
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2025 Debt Service Fund (200)
(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>				
Interest - Investments	\$ -	\$ 2,299	\$ 2,299	0.00%
Special Assmnts- CDD Collected	-	187,916	187,916	0.00%
TOTAL REVENUES	-	190,215	190,215	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	190,215	190,215	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	1,129,088	1,129,088	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,129,088	1,129,088	0.00%
Net change in fund balance	\$ -	\$ 1,319,303	\$ 1,319,303	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 1,319,303		

KINGS CREEK I
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2025 Capital Projects Fund (300)
(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>				
Interest - Investments	\$ -	\$ 24,978	\$ 24,978	0.00%
TOTAL REVENUES	-	24,978	24,978	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Dissemination Agent	-	3,500	(3,500)	0.00%
ProfServ-Trustee Fees	-	11,950	(11,950)	0.00%
Disclosure Report	-	85,000	(85,000)	0.00%
District Counsel	-	47,500	(47,500)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
Cost of Issuance	-	15,000	(15,000)	0.00%
Total Administration	-	203,200	(203,200)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	2,435,925	(2,435,925)	0.00%
Total Construction In Progress	-	2,435,925	(2,435,925)	0.00%
TOTAL EXPENDITURES	-	2,639,125	(2,639,125)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,614,147)	(2,614,147)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	14,499,193	14,499,193	0.00%
TOTAL FINANCING SOURCES (USES)	-	14,499,193	14,499,193	0.00%
Net change in fund balance	\$ -	\$ 11,885,046	\$ 11,885,046	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 11,885,046		

Bank Account Statement

Kings Creek I

Bank Account No. 9709

Statement No. 06-25

Statement Date

06/30/2025

G/L Account No. 101002 Balance	15,544.95	Statement Balance	16,344.95
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	16,344.95
Subtotal	15,544.95	Outstanding Checks	-800.00
Negative Adjustments	0.00	Ending Balance	15,544.95
Ending G/L Balance	15,544.95		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/17/2025	Payment	BD00004	Special Assmnts-CDD Collected	Deposit No. BD00004 - Spencer Fane LLP - FY 2025	16,039.08	16,039.08	0.00
Total Deposits					16,039.08	16,039.08	0.00
Checks							
							0.00
05/21/2025	Payment	1022	INFRAMARK LLC	Check for Vendor V00004	-3,208.33	-3,208.33	0.00
06/19/2025	Payment	1023	KUTAK ROCK LLP	Check for Vendor V00003	-693.00	-693.00	0.00
06/27/2025	Payment	1027	KUTAK ROCK LLP	Check for Vendor V00003	-1,993.26	-1,993.26	0.00
Total Checks					-5,894.59	-5,894.59	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
06/27/2025	Payment	1024	CARLOS DE LA OSSA	Check for Vendor V00008			-200.00
06/27/2025	Payment	1025	DANIEL R. PICKETT	Check for Vendor V00010			-200.00
06/27/2025	Payment	1026	KEITH HYATT	Check for Vendor V00011			-200.00
06/27/2025	Payment	1028	NICHOLAS J. DISTER	Check for Vendor V00009			-200.00
Total Outstanding Checks							-800.00
Outstanding Deposits							
Total Outstanding Deposits							

Kings Creek I Community Development District

Financial Statements
(Unaudited)

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

ACCOUNT DESCRIPTION	SERIES 2025					TOTAL
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG TERM DEBT FUND		
<u>ASSETS</u>						
Cash In Bank	\$ 38,803	\$ -	\$ -	\$ -	\$ -	\$ 38,803
Investments:						
Acquisition & Construction Account	-	-	10,020,373	-	-	10,020,373
Construction Fund	-	-	2,467,362	-	-	2,467,362
Cost of Issuance Fund	-	-	81	-	-	81
Reserve Fund	-	564,544	-	-	-	564,544
Revenue Fund	-	468,566	-	-	-	468,566
Amount To Be Provided	-	-	-	15,950,000	-	15,950,000
TOTAL ASSETS	\$ 38,803	\$ 1,033,110	\$ 12,487,816	\$ 15,950,000	\$ -	\$ 29,509,729
<u>LIABILITIES</u>						
Accounts Payable	\$ 11,028	\$ -	\$ -	\$ -	\$ -	\$ 11,028
Bonds Payable - Series 2025	-	-	-	15,950,000	-	15,950,000
TOTAL LIABILITIES	11,028	-	-	15,950,000	-	15,961,028
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	1,033,110	-	-	-	1,033,110
Capital Projects	-	-	12,487,816	-	-	12,487,816
Unassigned:	27,775	-	-	-	-	27,775
TOTAL FUND BALANCES	27,775	1,033,110	12,487,816	-	-	13,548,701
TOTAL LIABILITIES & FUND BALANCES	\$ 38,803	\$ 1,033,110	\$ 12,487,816	\$ 15,950,000	\$ -	\$ 29,509,729

KINGS CREEK I
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ 39,547	\$ (78,878)	33.39%
Developer Contribution	-	77,638	77,638	0.00%
TOTAL REVENUES	118,425	117,185	(1,240)	98.95%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	3,000	2,800	200	93.33%
ProfServ-Dissemination Agent	4,200	833	3,367	19.83%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	250	6,250	3.85%
Assessment Roll	-	833	(833)	0.00%
District Counsel	9,500	5,220	4,280	54.95%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	21,958	3,042	87.83%
Accounting Services	9,000	9,917	(917)	110.19%
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	583	617	48.58%
Meeting Expense	4,000	-	4,000	0.00%
Misc-Contingency	10,000	-	10,000	0.00%
Website Administration	1,200	1,137	63	94.75%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Total Administration	109,425	49,866	59,559	45.57%
<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	49,866	68,559	42.11%
Excess (deficiency) of revenues				
Over (under) expenditures	-	67,319	67,319	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(39,544)		
FUND BALANCE, ENDING		\$ 27,775		

KINGS CREEK I
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2025 Debt Service Fund (200)
(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>				
Interest - Investments	\$ -	\$ 6,337	\$ 6,337	0.00%
Special Assmnts- CDD Collected	-	462,229	462,229	0.00%
TOTAL REVENUES	-	468,566	468,566	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	468,566	468,566	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	1,129,088	1,129,088	0.00%
Operating Transfers-Out	-	(564,544)	(564,544)	0.00%
TOTAL FINANCING SOURCES (USES)	-	564,544	564,544	0.00%
Net change in fund balance	\$ -	\$ 1,033,110	\$ 1,033,110	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 1,033,110		

KINGS CREEK I
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2025 Capital Projects Fund (300)
(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>				
Interest - Investments	\$ -	\$ 63,204	\$ 63,204	0.00%
TOTAL REVENUES	-	63,204	63,204	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Dissemination Agent	-	3,500	(3,500)	0.00%
ProfServ-Trustee Fees	-	11,950	(11,950)	0.00%
Disclosure Report	-	85,000	(85,000)	0.00%
District Counsel	-	47,500	(47,500)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
Cost of Issuance	-	15,000	(15,000)	0.00%
Total Administration	-	203,200	(203,200)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	2,435,925	(2,435,925)	0.00%
Total Construction In Progress	-	2,435,925	(2,435,925)	0.00%
TOTAL EXPENDITURES	-	2,639,125	(2,639,125)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,575,921)	(2,575,921)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	564,544	564,544	0.00%
Bond Proceeds	-	14,499,193	14,499,193	0.00%
TOTAL FINANCING SOURCES (USES)	-	15,063,737	15,063,737	0.00%
Net change in fund balance	\$ -	\$ 12,487,816	\$ 12,487,816	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 12,487,816		

Bank Account Statement

Kings Creek I

Bank Account No. 9709
Statement No. 07-25

Statement Date 07/31/2025

G/L Account No. 101002 Balance	38,803.24	Statement Balance	38,803.24
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	38,803.24
Subtotal	38,803.24	Outstanding Checks	0.00
Negative Adjustments	0.00	Ending Balance	38,803.24
Ending G/L Balance	38,803.24		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/01/2025	Payment	BD00005	Special Assmnts-CDD Collected	Deposit No. BD00005 - Spencer Fane LLP - FY 2025	23,508.29	23,508.29	0.00
Total Deposits					23,508.29	23,508.29	0.00
Checks							
							0.00
06/27/2025	Payment	1024	CARLOS DE LA OSSA	Check for Vendor V00008	-200.00	-200.00	0.00
06/27/2025	Payment	1025	DANIEL R. PICKETT	Check for Vendor V00010	-200.00	-200.00	0.00
06/27/2025	Payment	1026	KEITH HYATT	Check for Vendor V00011	-200.00	-200.00	0.00
06/27/2025	Payment	1028	NICHOLAS J. DISTER	Check for Vendor V00009	-200.00	-200.00	0.00
07/17/2025	Payment	1029	US BANK	Check for Vendor V00016	-250.00	-250.00	0.00
Total Checks					-1,050.00	-1,050.00	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

KINGS CREEK I**Payment Register by Fund**

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

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

001	1023	06/19/25	KUTAK ROCK LLP	3568326	LEGAL COUNSEL APRIL 2025	April 2025 LEGAL COUNSEL	531146-51101	\$693.00
001	1024	06/27/25	CARLOS DE LA OSSA	CO-062425	BOARD 6/24/25	Supervisor Fees	511100-51101	\$200.00
001	1025	06/27/25	DANIEL R. PICKETT	DP-062425	BOARD 6/24/25	Supervisor Fees	511100-51101	\$200.00
001	1026	06/27/25	KEITH HYATT	KH-062425	BOARD 6/24/25	Supervisor Fees	511100-51101	\$200.00
001	1027	06/27/25	KUTAK ROCK LLP	3582843	May 2025 Legal Counsel	District Counsel	531146-51101	\$1,930.26
001	1027	06/27/25	KUTAK ROCK LLP	3582844	April 2025 Legal Counsel	District Counsel	531146-51401	\$63.00
001	1028	06/27/25	NICHOLAS J. DISTER	ND-062425	BOARD 6/24/25	Supervisor Fees	511100-51101	\$200.00
Fund Total								<u>\$3,486.26</u>

Total Checks Paid	\$3,486.26
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KINGS CREEK I

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(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	1029	07/17/25	US BANK	7787457	EXTRAORDINARY SERVICES - IN ARREARS 06/01/25-06/16/25	TRUSTEE FEES	531045-51301	\$250.00
Fund Total								<u>\$250.00</u>

Total Checks Paid	\$250.00
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