

***PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT***

***Board of Supervisors
Meeting***

***Tuesday
May 3, 2016
10:00a.m.***

***Office of: Metro Development Group
2502 North Rocky Point Drive
Suite 1050
Tampa, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Park Creek Community Development District

Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105

Board of Supervisors
**Park Creek Community
Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Park Creek Community Development District is scheduled for **Tuesday May 3, 2016 at 10:00 a.m.** at the offices of Metro Development Group, 2502 North Rocky Point Drive, Suite 1050, Tampa, Florida, 33607.

The advanced copy of the agenda for the meeting is enclosed, along with associated documentation for your review and consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Nandra Ramnarine

Nandra Ramnarine
District Manager

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: **Tuesday, May 3, 2016**
Time: 10:00 a.m.
Location: Metro Development Group
2502 North Rocky Point Drive, Suite 1050
Tampa, Florida 33607

Conference Call No.: (563) 999-2090
Code: 686859

AGENDA

I. Roll Call

II. Audience Comments

III. Administrative Matters

- A. Approval of Minutes from April 5, 2016 Meeting Exhibit 1
- B. Acceptance of March 2016 Summary Financial Statements Exhibit 2

IV. Business Matters

- A. Ratification of Development Acquisition and Promissory Note –
Delivered Under Separate Cover
- B. Ratification of Budget Funding Agreement and Promissory Note–
Delivered Under Separate Cover
- C. Consideration of Resolution 2016-01 – Designating Officers Exhibit 3
- D. Hillsborough County Trespass Authorization Form Exhibit 4
- E. Supervisor of Elections Registered Voter Count - 0

V. Staff Reports

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

VI. Supervisors Requests

VII. Audience Questions and Comments on Other Items

VII. Adjournment

EXHIBIT 1

43 **FIFTH ORDER OF BUSINESS – Staff Reports**

44 **A. Manager**

45 There being none, the next item followed.

46 **B. Attorney**

47 There being none, the next item followed.

48 **C. Engineer**

49 There being none, the next item followed.

50 **SIXTH ORDER OF BUSINESS – Public Comments**

51 There being none, the next item followed.

52 **SEVENTH ORDER OF BUSINESS – Supervisor Requests**

53 There being none, the next item followed.

54 **EIGHTH ORDER OF BUSINESS – Adjournment**

55 On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adjourned
56 the meeting for the Park Creek Community Development District.

57

58

59 **Each person who decides to appeal any decision made by the Board with respect to any matter*
60 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
61 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

62

63 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
64 **meeting held on _____.**

65

66

67

68

Signature

Signature

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Printed Name

Printed Name

72

Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

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EXHIBIT 2

Park Creek Community Development District

**Financial Statements
(Unaudited)**

Period Ending
March 31, 2016

**Park Creek CDD
Balance Sheet
March 31, 2016**

	<u>O & M</u>	<u>SERIES 2013 A-1</u>	<u>SERIES 2013 A-2</u>	<u>SERIES 2014</u>	<u>CAPITAL PROJECTS 2013A</u>	<u>2014A</u>	<u>TOTAL</u>
<u>ASSETS:</u>							
CASH	\$ 64,356	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,356
INVESTMENTS:							
REVENUE FUND	-	134,683	0	6	-	-	134,689
CAPITAL INTEREST	-	-	-	-	-	-	-
RESERVE	-	173,212	44,188	206,388	-	-	423,788
PREPAYMENT	-	-	142,834	-	-	-	142,834
INTEREST FUND	-	-	0	-	-	-	0
ACQUISITION/CONSTRUCTION	-	-	-	-	10	1	11
ACCTS RECEIVABLE - FR DUE FROM DEV	-	-	-	-	-	6,372	6,372
ASSESSMENTS RECEIVABLE - ON ROLL	29,021	29,789	-	-	-	-	58,810
PREPAID EXPENSES	-	-	-	-	-	-	-
UTILITY DEPOSIT (TECO)	5,960	-	-	-	-	-	5,960
DUE FROM GF - In Transit	-	-	-	-	-	-	-
DUE FROM OTHER FUNDS	-	15,161	-	40,600	-	-	55,761
TOTAL ASSETS	<u>\$ 99,336</u>	<u>\$ 352,845</u>	<u>\$ 187,023</u>	<u>\$ 246,994</u>	<u>\$ 10</u>	<u>\$ 6,373</u>	<u>\$ 892,581</u>
<u>LIABILITIES:</u>							
ACCOUNTS PAYABLE	\$ 28,754	\$ -	\$ -	\$ -	\$ -	\$ 6,372	\$ 35,126
DEFERRED REVENUE - ON ROLL ASSESSMT	29,021	29,789	-	-	-	-	58,810
DUE TO OTHER FUNDS	15,161	40,600	-	-	-	-	55,761
<u>FUND BALANCE:</u>							
NONSPENDABLE:							
PREPAID AND DEPOSITS	5,960	-	-	-	-	-	5,960
RESTRICTED FOR:							
DEBT SERVICE	-	282,456	187,023	246,994	-	-	716,473
CAPITAL PROJECTS	-	-	-	-	10	1	11
UNASSIGNED	20,440	-	-	-	-	-	20,440
TOTAL LIABILITIES & FUND BALANCE	<u>\$ 99,336</u>	<u>\$ 352,845</u>	<u>\$ 187,023</u>	<u>\$ 246,994</u>	<u>\$ 10</u>	<u>\$ 6,373</u>	<u>\$ 892,581</u>

Park Creek CDD
General Fund
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2015 through March 31, 2016

	FY2016 ADOPTED BUDGET	BUDGET YR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE				
ASSESSMENT ON-ROLL (Gross budget / Net actual)	\$ 167,747	\$ 108,446	\$ 138,726	\$ 30,281
OFF-ROLL FUNDING (Developer)	234,617	69,263	69,263	-
INTEREST	-	-	165	165
DISCOUNT (ASSESSMENTS)	(16,095)	-	-	-
TOTAL REVENUE	\$ 386,269	\$ 177,709	\$ 208,154	\$ 30,446
EXPENDITURES				
ADMINISTRATIVE:				
SUPERVISORS FEES	12,000	6,000	3,200	2,800
PAYROLL TAXES	918	459	245	214
PAYROLL SERVICES	600	300	261	39
MANAGEMENT CONSULTING SERVICES	21,000	10,500	10,500	-
PLANNING & COORDINATING SERVICES	24,000	12,000	12,000	-
ADMINISTRATIVE SERVICES	5,500	2,750	2,750	0
BANK FEES	175	88	25	63
REGULATORY AND PERMIT FEES	175	175	175	-
MISCELLANEOUS EXPENSES (Mass mail, room rental,etc)	500	250	68	182
AUDITING	2,400	-	-	-
TRAVEL PER DIEM	500	250	-	250
LEGAL ADVERTISEMENTS	1,500	750	-	750
ENGINEERING SERVICES	4,500	2,250	551	1,699
LEGAL SERVICES - GENERAL	5,000	2,500	1,485	1,015
WEBSITE HOSTING	1,995	998	600	398
BONDS PERFORMANCE SERVICES	5,000	2,500	2,500	-
COUNTY COLLECTION FEES	16,095	-	-	-
TOTAL ADMINISTRATIVE	101,858	41,769	34,360	7,409
INSURANCE:				
INSURANCE (Liability, Property & Casualty)	17,008	17,008	21,990	(4,982)
TOTAL INSURANCE	17,008	17,008	21,990	(4,982)
DEBT SERVICE ADMINISTRATION:				
DISSEMINATING AGENT	5,000	5,000	5,000	-
DISSEMINATING AGENT - DS2014	-	-	5,000	(5,000)
ARBITRAGE REPORTING	500	-	-	-
TRUSTEE FEES - DS2013	5,388	5,388	5,388	1
TRUSTEE FEES - DS2014	-	-	3,233	(3,233)
TOTAL DEBT SERVICE ADMINISTRATION	10,888	10,388	18,620	(8,232)
PHYSICAL ENVIRONMENT EXPENDITURES:				
UTILITY - STREETLIGHTS	31,000	15,500	17,728	(2,228)
UTILITY -GEN ELECTRICITY	10,200	5,100	3,148	1,952
UTILITY - WATER	16,800	8,400	473	7,927
SOLID WASTE DISPOSAL	3,720	1,860	-	1,860
LANDSCAPE MAINTENANCE	57,564	28,782	28,016	766
LANDSCAPE R & REPLACEMENT	29,639	14,820	28,980	(14,161)
IRRIGATION MAINTENANCE	3,000	1,500	3,555	(2,055)
MITIGATION & POND MAINTENANCE	12,756	6,378	12,420	(6,042)
STORMWATER DRAINAGE & MAINT	-	-	5,062	(5,062)
FIELD MANAGER	16,800	8,400	6,277	2,123
FIELD CONTINGENCY	10,000	5,000	1,875	3,125
FIELD CONTINGENCY - Entrance wall repair	-	-	850	(850)
FIELD CONTINGENCY - Pet Waste Removal	-	-	642	(642)
FIELD CONTINGENCY - Power Sweep	-	-	250	(250)
TOTAL PHYSICAL ENVIRONMENT	191,479	95,740	109,277	(13,537)
AMENITY CENTER OPERATIONS:				

General Fund
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2015 through March 31, 2016

	FY2016 ADOPTED BUDGET	BUDGET YR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
POOL SERVICE CONTRACT	7,200	3,600	4,100	(500)
POOL MAINTENENANCE AND REPAIRS	3,500	1,750	200	1,550
POOL PERMITS	275	-	-	-
AMENITY CENTER CLEANING & MAINTENANCE	5,520	2,760	1,985	775
AMENITY CENTER INTERNET	2,280	1,140	896	244
AMENITY CENTER ELECTRICITY	14,400	7,200	-	7,200
AMENITY CENTER WATER	10,500	5,250	-	5,250
PEST CONTROL	1,020	510	880	(370)
REFUSE SERVICE	2,100	1,050	-	1,050
AMENITY CENTER LANDSCAPE MAINTENANCE	12,000	6,000	-	6,000
AMENITY CENTER MISC REPAIRS & MAINT	6,242	3,121	-	3,121
TOTAL AMENITY CENTER OPERATIONS	65,037	32,381	8,062	24,319
TOTAL EXPENDITURES	386,270	197,286	192,308	4,978
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(1)	(19,577)	15,847	35,423
NET CHANGE IN FUND BALANCE	(1)	(19,577)	15,847	35,423
FUND BALANCE - BEGINNING	-	-	10,554	10,554
FUND BALANCE - ENDING	\$ (1)	\$ (19,577)	\$ 26,400	\$ 45,977

Park Creek CDD
Debt Service - Series 2013 A-1
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2015 through March 31, 2016

	FY2016 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
ASSESSMENT ON-ROLL (Budget at Gross, Actuals at Net)	\$ 187,875	\$ 154,969	\$ 142,399	\$ (12,570)
DEVELOPER FUNDING	372	-	-	-
INTEREST--INVESTMENT	-	-	6	6
DISCOUNT	(7,844)	-	-	-
TOTAL REVENUE	180,403	154,969	142,405	(12,564)
EXPENDITURES				
COUNTY COLLECTION FEES	7,844	-	-	-
INTEREST EXPENSE	146,300	73,947	73,947	-
PRINCIPAL EXPENSE	25,000	25,000	25,000	-
TOTAL EXPENDITURES	179,144	98,947	98,947	-
EXCESS OF REVENUE OVER (UNDER) EXPEND.	1,259	56,022	43,458	(12,564)
OTHER FINANCING SOURCES (USES)				
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
NET CHANGE IN FUND BALANCE	1,259	56,022	43,458	(12,564)
FUND BALANCE - BEGINNING	-	-	238,998	238,998
FUND BALANCE - ENDING	\$ 1,259	\$ 56,022	\$ 282,456	\$ 226,434

Park Creek CDD
Debt Service - Series 2013 A-2
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2015 through March 31, 2016

	FY2016 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
ASSESSMENT ON-ROLL (Budget at Gross, Actuals at Net)	\$ -	\$ -	\$ -	\$ -
ASSESSMENT OFF-ROLL & DEV FUNDING	224,185	224,185	-	(224,185)
PREPAID ASSESSMENTS - LOT CLOSINGS	-	-	366,180	366,180
INTEREST--INVESTMENT	-	-	12	12
FUND BALANCE FORWARD	750	-	-	-
DISCOUNT	(9,341)	-	-	-
TOTAL REVENUE	215,594	224,185	366,192	142,007
EXPENDITURES				
COUNTY ASSESSMENT COLLECTION FEES	9,341	-	-	-
INTEREST EXPENSE- 5/01/2016	103,125	55,315	55,315	-
INTEREST EXPENSE- FY2017 -Nov 1, 2016	103,125	-	-	-
PRINCIPAL PREPAYMENT	-	-	760,000	(760,000)
TOTAL EXPENDITURES	215,591	55,315	815,315	(760,000)
EXCESS OF REVENUE OVER (UNDER) EXPEND.	4	168,870	(449,123)	(617,993)
NET CHANGE IN FUND BALANCE	4	168,870	(449,123)	(617,993)
FUND BALANCE - BEGINNING			636,146	636,146
FUND BALANCE - ENDING	\$ 4	\$ 168,870	\$ 187,023	\$ 18,153

Park Creek CDD
Debt Service - Series 2014
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2015 through March 31, 2016

	<u>ADOPTED BUDGET</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE			
OFF ROLL ASSESSMENT - DEVELOPER	\$ -	\$ -	\$ -
INTEREST--INVESTMENT	-	6	6
TOTAL REVENUE	<u>-</u>	<u>6</u>	<u>6</u>
 EXPENDITURES			
COI - LEGAL & OTHER EXPENSES	-	-	-
INTEREST EXPENSE	-	80,569	(80,569)
PRINCIPAL EXPENSE	-	10,000	(10,000)
TOTAL EXPENDITURES	<u>-</u>	<u>90,569</u>	<u>(90,569)</u>
 EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	(90,562)	(90,562)
 OTHER FINANCING SOURCES (USES)			
TRANSFER IN	-	-	-
TRANSFER OUT (USES)	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>
 NET CHANGE IN FUND BALANCE	-	(90,562)	(90,562)
FUND BALANCE - BEGINNING	-	337,556	337,556
 FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 246,994</u>	<u>\$ 246,994</u>

Park Creek CDD
Capital Projects 2013A & 2014
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2015 through March 31, 2016

	Capital Proj 2013A A1/A2 ACTUAL	Capital Proj 2014 2014A ACTUAL	CONSOLIDATED ACTUAL YEAR-TO-DATE
REVENUE			
DEVELOPER CONTRIBUTION	\$ -	\$ 72,582	\$ 72,582
INTEREST REVENUE	-	-	-
MISCELLANEOUS	-	-	-
TOTAL REVENUE	-	72,582	72,582
EXPENDITURES			
CONSTRUCTION IN PROGRESS		72,582	72,582
OTHER	-	-	-
TOTAL EXPENDITURES	-	72,582	72,582
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	-
NET CHANGE IN FUND BALANCE	-	-	-
FUND BALANCE - BEGINNING	10	1	11
FUND BALANCE - ENDING	\$ 10	\$ 1	\$ 11

Park Creek CDD
Cash Reconciliation (Operating Accounts)
March 31, 2016

	<u>BU Account</u>
Balance Per Bank Statement	69,041.22
Less: Outstanding Checks	(4,685.67)
<i>Adjusted Bank Balance</i>	<u>\$ 64,355.55</u>

Beginning Bank Balance Per Books	\$ 71,327.20
Cash Receipts	7,494.42
Cash Disbursements	(14,466.07)
<i>Balance Per Books</i>	<u>\$ 64,355.55</u>

**Park Creek CDD
CHECK REGISTER
FY 2016**

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSMT	BALANCE	
EOM	BALANCE 9-30-2015					2,838.79	
10/1/2015		Deposit	CF 2015-12	47,130.55		49,969.34	
10/2/2015	2118	CRS BUILDING CORPORATION	2015-12 CF		47,130.55	2,838.79	
10/5/2015		Deposit	CF 2015.12	526.22		3,365.01	
10/5/2015	2123	CRS BUILDING CORPORATION	2015-12 CF		526.22	2,838.79	
10/5/2015		Deposit	O & M	9,511.32		12,350.11	
10/5/2015		Deposit	GF 2015-13, 14	26,993.33		39,343.44	
10/5/2015	2119	DPFG	CDD/Field Mgmt - Oct		4,208.33	35,135.11	
10/5/2015	2120	DPFG FIELD SERVICES, INC	9/13-10/24 - Field Mgmt		1,080.00	34,055.11	
10/5/2015	2121	Egis Insurance Advisors, LLC	Insurance FY 2016		21,175.00	12,880.11	
10/5/2015	2122	Genesis	Storm Drain		530.00	12,350.11	
10/9/2015	100915	Deluxe Bus Systems	Bus Products - new checks		68.28	12,281.83	
10/13/2015		Deposit	CF 2015- 15,17,18	12,489.66		24,771.49	
10/14/2015	2125	Danielle Fence	2015-18 CF		5,070.00	19,701.49	
10/14/2015	2124	Cistech Inc.	2015-15 CF		6,794.66	12,906.83	
10/14/2015	2126	HAMILTON ENGINEERING & SURVEYING, INC	2015-17 CF		625.00	12,281.83	
10/15/2015		Deposit	CF 2015-19	266.00		12,547.83	
10/15/2015	2127	AQUATIC SYSTEMS, INC	Lake & Wetland Svcs - Oct		320.00	12,227.83	
10/15/2015	2128	Atlas Professional Services, Inc.	Web Site Hosting - Oct		60.00	12,167.83	
10/15/2015	2129	COVERALL NORTH AMERICA, INC	Cleaning Svcs - Oct		160.00	12,007.83	
10/15/2015	2130	HALLELUJAH POOLS	Pool Maint - Oct		600.00	11,407.83	
10/15/2015	2131	TECO	Electricity		4,173.47	7,234.36	
10/16/2015	2132	WILLIS OF ALABAMA, INC	2015-19 CF		266.00	6,968.36	
10/19/2015	2133	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing Fee FY 2016		175.00	6,793.36	
10/22/2015		Deposit	CF 2015-16, 20	7,422.19		14,215.55	
10/23/2015	2134	American Access Control, Inc.	2015-20 CF		4,774.26	9,441.29	
10/23/2015	2135	Onsight Signage & Visual Solutions	Construction		2,647.93	6,793.36	
10/23/2015	2136	BOCC	Water		72.94	6,720.42	
10/23/2015	2137	Genesis	Storm Drain		665.00	6,055.42	
10/23/2015	2138	Grandview Botanicals Landscape Co.	Mowing - Retention Pond		1,175.00	4,880.42	
10/28/2015	2139	STRALEY & ROBIN	Legal Svcs thru 10/15/15		232.95	4,647.47	
10/28/2015		Deposit	Deposit- Tax Coll	332.95		4,980.42	
10/29/2015		Deposit	Deposit- Tax Coll	32.62		5,013.04	
10/29/2015		Deposit	CF 2015-12, 21 22	18,961.95		23,974.99	
10/29/2015	2141	THE FISHEL COMPANY	2015-22 CF		11,298.95	12,676.04	
10/29/2015	2142	Willis	Ins. Bond		1,291.00	11,385.04	
10/29/2015	2140	CRS BUILDING CORPORATION	2015-12 CF		6,372.00	5,013.04	
10/30/2015		Deposit	Series 2014A-1 DS Assessment	40,600.00		45,613.04	
EOM	BALANCE	10-31-2015			164,266.79	121,492.54	45,613.04
11/1/2015	2143	STEVE FAISON	Mileage - Oct		112.48	45,500.56	
11/2/2015	WR10302015	PARK CREEK CDD C/O US BANK	DS2014A-1		40,600.00	4,900.56	
11/2/2015	205	Bank United	Wire Transfer fee per BU Nov bnk sta		25.00	4,875.56	
11/5/2015		Deposit	GF 2016-01	17,337.50		22,213.06	
11/6/2015	2144	DPFG	Tracking/Dissemination		7,500.00	14,713.06	
11/6/2015	2145	Grandview Botanicals Landscape Co.	Landscape Enhancements		5,675.00	9,038.06	
11/6/2015	2146	US BANK	Trustee Fees		3,232.50	5,805.56	
11/11/2015	2147	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Nov		320.00	5,485.56	
11/11/2015	2148	Atlas Professional Services, Inc.	Web Site - Nov		60.00	5,425.56	
11/11/2015	2149	COVERALL NORTH AMERICA, INC	Cleaning Svcs - Nov		160.00	5,265.56	
11/11/2015	2150	DPFG FIELD SERVICES, INC	9/26-11/21 - Field Mgmt		1,110.00	4,155.56	
11/11/2015	2151	Earth Tech Property Solutions	Pest Control		155.15	4,000.41	
11/11/2015	2152	TECO	Electricity		1,182.99	2,817.42	
11/16/2015	2154	Atlas Professional Services, Inc.	Web Site - Set Up		240.00	2,577.42	
11/20/2015		Deposit	GF 2016-02	17,700.18		20,277.60	
11/20/2015	2155	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Landscape Maint - Nov		7,426.27	12,851.33	
11/20/2015	2156	DPFG	CDD/Field Mgmt - Nov		4,208.33	8,643.00	
11/20/2015	2157	Genesis	Storm Drain		975.00	7,668.00	
11/20/2015	2158	HALLELUJAH POOLS	Pool Maint/CDD Cleaning - Nov		1,375.00	6,293.00	
11/20/2015	2159	TECO	Electricity		3,005.58	3,287.42	
11/20/2015	2000DD	ANTHONY BRANNAN	BOS Mtg - 10/2/15		184.70	3,102.72	
11/20/2015	20001	Ira D Draper	BOS Mtg - 10/2/2015		184.70	2,918.02	
11/20/2015	20003DD	LORI PRICE	BOS Mtg - 10/2/15		183.87	2,734.15	

CHECK REGISTER

FY 2016

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSMT	BALANCE
11/20/2015	20002	Michael S. Lawson	BOS Mtg - 10/2/15		184.70	2,549.45
11/20/2015	ACH11202015	PAYCHEX	BOS Mtg - 10/2/15		123.23	2,426.22
11/20/2015	ACH11202015	PAYCHEX	BOS Mtg - 10/2/15 - P/R Fees		40.95	2,385.27
11/30/2015		Deposit	Tax Collections	62,175.99		64,561.26
EOM	BALANCE	11/30/15		97,213.67	78,265.45	64,561.26
12/1/2015	2161	DPFG	CDD Mgmt - Dec		4,208.33	60,352.93
12/3/2015	ACH12032015	PAYCHEX	BOS Mtg - 11/3/15 - Fee		49.95	60,302.98
12/3/2015	20004	Ira D Draper	BOS Mtg - 11/3/15		184.70	60,118.28
12/3/2015	20006DD	LORI PRICE	BOS Mtg - 11/3/15		183.87	59,934.41
12/3/2015	20005	Michael S. Lawson	BOS Mtg - 11/3/15		184.70	59,749.71
12/3/2015	ACH12032015	PAYCHEX	BOS Mtg - 11/3/19		92.63	59,657.08
12/8/2015		Deposit	Tax Collection	180,471.66		240,128.74
12/8/2015	2162	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Irrigation Repairs		575.22	239,553.52
12/8/2015	2163	COVERALL NORTH AMERICA, INC	CH Cleaning - Dec		160.00	239,393.52
12/8/2015	2164	DPFG FIELD SERVICES, INC	11/22-12/19 P/R		927.00	238,466.52
12/8/2015	2165	Earth Tech Property Solutions	Pest Control		145.00	238,321.52
12/8/2015	2166	Genesis	Storm Drain - Nov		495.00	237,826.52
12/8/2015	2167	Hillsborough County Public Utilities Dept	10/15-11/13 - 10316 Riverdale Rise Dr		93.75	237,732.77
12/8/2015	2168	STRALEY & ROBIN	Legal Svcs thru 11/15/15		158.35	237,574.42
12/8/2015		Deposit	GF - 2016-03	2,660.00		240,234.42
12/9/2015	2169	Florida Natives Nursery, Inc.	Remove Sod		1,050.00	239,184.42
12/9/2015	2170	Genesis	Storm Drain		435.00	238,749.42
12/9/2015	2171	Grandview Botanicals Landscape Co.	Landscape		1,175.00	237,574.42
12/18/2015		Deposit	Tax Collections	6,506.11		244,080.53
12/23/2015	2174	TECO	Electricity		4,041.36	240,039.17
12/28/2015	2175	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Landscape Maint - Dec		7,426.27	232,612.90
12/28/2015	2176	AQUATIC SYSTEMS, INC	Lake Maint - Dec		320.00	232,292.90
12/28/2015	2177	Atlas Professional Services, Inc.	Web Site Hosting - Dec		60.00	232,232.90
12/28/2015	2178	Genesis	Storm Drain		307.00	231,925.90
12/28/2015	2179	Grandview Botanicals Landscape Co.	Tree Trimming		1,800.00	230,125.90
12/28/2015	2180	HALLELUJAH POOLS	Pool Maint - Dec		850.00	229,275.90
12/28/2015	2181	STANTEC CONSULTING SERVICES	Engineering Svcs thru 12/4/15		295.75	228,980.15
12/28/2015	2182	STRALEY & ROBIN	Legal Svcs thru 12/15/15		323.30	228,656.85
12/28/2015	2183	US BANK	Trustee Fees		5,387.50	223,269.35
12/28/2015	2184	BOCC	11/13-12/15 - 10316 Riverdale Rise Dr		100.94	223,168.41
12/28/2015	2185	Grandview Botanicals Landscape Co.	Plants		3,675.00	219,493.41
12/28/2015		Deposit	CF2016-26	3,002.00		222,495.41
12/28/2015	2186	WILLIS OF ALABAMA, INC	CF2016-26		3,002.00	219,493.41
12/30/2015	2187	HAMILTON ENGINEERING & SURVEYING, INC	Mitigation Maint - Qtrly		400.00	219,093.41
12/30/2015	ACH12302015	PAYCHEX	BOS Mtg - 12/1/15 - Fees		49.95	219,043.46
12/30/2015	20007	Ira D Draper	BOS Mtg - 12/1/15		184.70	218,858.76
12/30/2015	20009DD	LORI PRICE	BOS Mtg - 12/1/15		183.87	218,674.89
12/30/2015	20008	Michael S. Lawson	BOS Mtg - 12/1/15		184.70	218,490.19
12/30/2015	ACH12302015	PAYCHEX	BOS Mtg - 12/1/15		92.63	218,397.56
EOM	BALANCE	12/31/2015		192,639.77	38,803.47	218,397.56
1/1/2016	2188	DPFG	CDD/Field Mgmt - Jan		4,208.33	214,189.23
	2189	Void			0.00	214,189.23
1/6/2016	2190	COVERALL NORTH AMERICA, INC	CH Cleaning - Jan		160.00	214,029.23
1/6/2016	2191	HALLELUJAH POOLS	Pool Maint - Jan		850.00	213,179.23
1/6/2016	2192	Poop 911	Pet Waste Removal - Dec		85.60	213,093.63
1/7/2016		Deposit	Tax Collections	2,039.73		215,133.36
1/7/2016	2193	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Landscape		7,628.50	207,504.86
1/7/2016	2194	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Jan		320.00	207,184.86
1/7/2016	2195	CERTUS BUILDERS	Entrance Wall Repair		850.00	206,334.86
1/7/2016	2196	Earth Tech Property Solutions	Pest Control		145.00	206,189.86
1/7/2016	2197	Genesis	NPDES/Storm Drain		855.00	205,334.86
1/7/2016	2198	VALLEYCREST LANDSCAPE DEVELOPMENT	Tree Trimming/Tree Removal		3,580.00	201,754.86
1/12/2016	2199	PARK CREEK CDD	Tax Collection Distribution		126,408.43	75,346.43
1/13/2016	2200	Metro Development Group, LLC	Cell Reimbursement		40.91	75,305.52
1/15/2016	2201	TECO	Electricity		4,216.60	71,088.92
1/15/2016		Deposit	Tax Collection Interest	11.63		71,100.55
1/19/2016	2202	Atlas Professional Services, Inc.	Web Site Hosting - Jan		60.00	71,040.55
1/20/2016	2203	DPFG FIELD SERVICES, INC	12/20-1/16 - P/R Field		948.00	70,092.55

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FY 2016

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSMT	BALANCE
1/20/2016	2204	Egis Insurance Advisors, LLC	Insurance		815.00	69,277.55
1/20/2016	2205	STEVE FAISON	Travel - Oct		213.16	69,064.39
1/20/2016	2206	STEVE FAISON	Travel - Nov		172.42	68,891.97
1/20/2016	2207	STEVE FAISON	Travel - Dec		195.78	68,696.19
1/21/2016		Deposit	CF2016-25 & CF2016-29	3,806.80		72,502.99
1/22/2016	2208	HAMILTON ENGINEERING & SURVEYING, INC	CF2016-29		1,200.00	71,302.99
1/22/2016	2209	Onsight Signage &	CF2016-25		2,606.80	68,696.19
1/25/2016	2210	BOCC	12/15-1/15 - 10316 Riverdale Rise Dr		84.94	68,611.25
1/25/2016	2211	STRALEY & ROBIN	Legal Svcs thru 1/15/16		286.50	68,324.75
1/26/2016	2212	HAMILTON ENGINEERING & SURVEYING, INC	Mitigation		1,150.00	67,174.75
1/28/2016	2213	Hillsborough County Public Utilities Dept	Water Violation		100.00	67,074.75
EOM	BALANCE	1/31/2016		5,858.16	157,180.97	67,074.75
2/1/2016	2214	DPFG	CDD/Field Mgmt - Feb		4,208.33	62,866.42
2/1/2016	2215	COVERALL NORTH AMERICA, INC	CH Cleaning - Feb		160.00	62,706.42
2/1/2016	2216	Earth Tech Property Solutions	Pest Control		145.00	62,561.42
2/1/2016		Deposit	GF 2016-04	5,622.00		68,183.42
2/2/2016	2217	Grandview Botanicals Landscape Co.	GF 2016-04 Site Preparation/Sod		5,622.00	62,561.42
2/5/2016	ACH	Deposit	Tax Collections	22,437.05		84,998.47
	2218	Void			0.00	84,998.47
	2219	Void			0.00	84,998.47
2/8/2016	2220	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Feb		320.00	84,678.47
2/8/2016	2221	Atlas Professional Services, Inc.	Web Site Hosting - Feb		60.00	84,618.47
2/8/2016	2222	DPFG FIELD SERVICES, INC	1/17-2/13 - Field P/R		960.00	83,658.47
2/8/2016	2223	HAMILTON ENGINEERING & SURVEYING, INC	Mitigation Maint		400.00	83,258.47
2/8/2016	2224	Metro Development Group, LLC	Cell Reimbursement		33.01	83,225.46
2/8/2016	2225	Poop 911	Pet Waste Removal		185.46	83,040.00
2/8/2016	2226	STEVE FAISON	Travel - Jan		158.96	82,881.04
2/15/2016	2227	Genesis	NPDES/Storm Drain		1,680.00	81,201.04
2/15/2016	2228	Grandview Botanicals Landscape Co.	Tree Removal/Sod		475.00	80,726.04
2/15/2016	2229	HAMILTON ENGINEERING & SURVEYING, INC	Mitigation Planting		1,300.00	79,426.04
2/15/2016	2230	TECO	Electricity		4,086.41	75,339.63
2/19/2016	ACH02192016	PAYCHEX	P/R Fees		69.95	75,269.68
2/19/2016	20010	Ira D Draper	BOS Mtg - 2/2/16		184.70	75,084.98
2/19/2016	20011DD	LORI PRICE	BOS Mtg - 2/2/16		183.45	74,901.53
2/19/2016	ACH02192016	PAYCHEX	BOS Mtg - 2/2/16		93.05	74,808.48
2/19/2016	20012	THEODORE SANDERS	BOS Mtg - 2/2/16		184.70	74,623.78
2/22/2016	2231	PARK CREEK CDD C/O US BANK	Tax Collection Distribution		1,033.19	73,590.59
2/22/2016	2232	BOCC	1/15-2/15 - 10316 Riverdale Rise Dr		60.94	73,529.65
2/29/2016	2233	Earth Tech Property Solutions	Pest Control		145.00	73,384.65
2/29/2016	2234	Genesis	NPDES/Storm Drain		1,535.00	71,849.65
2/29/2016	2235	STANTEC CONSULTING SERVICES	Engineering Svcs thru 2/12/16		255.00	71,594.65
2/29/2016	2236	STRALEY & ROBIN	Legal Svcs thru 2/15/16		267.45	71,327.20
EOM	BALANCE	2/29/16		28,059.05	23,806.60	71,327.20
3/1/2016	2237	COVERALL NORTH AMERICA, INC	CH Cleaning - March		160.00	71,167.20
3/1/2016	2238	DPFG	CDD/Field Mgmt - March		4,208.33	66,958.87
3/7/2016	2239	AQUATIC SYSTEMS, INC	Lake & Pond Maint - March		320.00	66,638.87
3/7/2016	2240	Atlas Professional Services, Inc.	Web Site Hosting - March		60.00	66,578.87
3/7/2016	2241	HALLELUJAH POOLS	Pool Maint - March		1,050.00	65,528.87
3/7/2016	2242	Poop 911	Pet Waste Removal		185.46	65,343.41
3/7/2016	2243	HALLELUJAH POOLS	Pool Maint - Feb		1,100.00	64,243.41
3/9/2016		Deposit	Tax Collections	7,494.42		71,737.83
3/9/2016	2244	DPFG FIELD SERVICES, INC	2/14-3/12 - Field P/R		1,218.00	70,519.83
3/9/2016	2245	STEVE FAISON	Travel - Feb		161.90	70,357.93
3/10/2016	03102016PH	Bright House	11/9-3/8 - 10316 Riverdale Rise Drive - Internet		742.20	69,615.73
3/16/2016	2246	Bright House	3/10-4/9 - 10316 Riverdale Rise Dr - Internet		154.28	69,461.45
3/16/2016	ACH03162016	PAYCHEX	P/R Fees		49.95	69,411.50
3/16/2016	20013	Ira D Draper	BOS Mtg - 3/1/16		184.70	69,226.80
3/16/2016	20015DD	LORI PRICE	BOS Mtg - 3/1/16		183.45	69,043.35
3/16/2016	20014	Michael S. Lawson	BOS Mtg - 3/1/16		184.70	68,858.65
3/16/2016	ACH03162016	PAYCHEX	BOS Mtg - 3/1/16		93.05	68,765.60
3/22/2016	2249	BOCC	2/15-3/16 - 10316 Riverdale Rise Dr		94.54	68,671.06
3/23/2016	2250	STRALEY & ROBIN	Legal Svcs thru 3/15/16		216.45	68,454.61
3/23/2016	2251	TECO	Electricity		4,099.06	64,355.55

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FY 2016

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSMT	BALANCE
EOM	BALANCE			7,494.42	14,466.07	64,355.55

EXHIBIT 3

RESOLUTION 2016-1

A RESOLUTION DESIGNATING OFFICERS OF THE
PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Park Creek Community Development District during the business meeting held on May 3, 2016 desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
<u>Nandra Ramnarine</u>	Secretary
<u>Patricia Comings- Thibault</u>	Treasurer
<u>Maik Aagaard</u>	Assistant Treasurer
<u>Carolyn Stewart & Janet Johns</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. That this resolution supersedes all previous resolutions and motions designating, electing or appointing officers adopted by the Board of Supervisors of the Park Creek Community Development District and are hereby declared null and void.

Adopted this 3rd day of May, 2016.

Signature

Signature

Printed Name

Printed Name

Title:
 Secretary
 Assistant Secretary

Title:
 Chairperson
 Vice Chairperson

EXHIBIT 4



Trespass Authorization Form



In accordance with Florida Statute 810.09, completion of this form authorizes the Hillsborough County Sheriff's Office, through its duly appointed personnel, to issue and enforce trespass warnings on behalf of the owner or agent of the listed property.

Property Address: Park Creek Community Clubhouse/Pool Facility
10315 Riverdale Rise Drive
Riverview, FL 33578

Phone Number: 813-482-5857 (cell) 813-374-9104 (office)

I, Mercedes Tutich (Manager, DPFG, Inc) as owner (agent) (circle one) of the above listed property, do
(Print Name)

hereby authorize sworn personnel of the Hillsborough County Sheriff's Office (HCSO) to issue trespass warnings on my behalf. In doing so, I have read and understood the following:

[Signature]
(Please Initial) Owners or their agents are responsible for issuing trespass warnings during hours of operation and at any other times when they are present. This authorization does not alter an owner/agent's ability to issue warnings as they deem appropriate.

[Signature]
(Please Initial) HCSO will only issue trespass warnings under this authority upon the determination that an individual presents a threat to public safety or welfare.

[Signature]
(Please Initial) Issuance of trespass warnings by the HCSO, will be at the sole discretion of the investigating deputy or his/her supervisor.

[Signature]
(Please Initial) HCSO shall not be held liable for any expenses or damages incurred by the property owner as a result of a deputy's decision not to issue a trespass warning.

[Signature]
(Please Initial) This authorization is valid for no more than one year from the date signed.

[Signature]
(Please Initial) Change in ownership or agency requires new authorization.

Owner/Agent Signature: Mutiel, DPFG, Inc. manager Date: 4/18/16

Deputy Signature: _____ ABN: _____ Date: _____

District: _____ CRD Area: _____

Sheriff's Office Only: The original form shall be kept on file at the respective district. Deputies testifying in court need to provide a certified copy of the original authorization form to the court. When deputies request a copy of the form, desk deputies shall make a copy of the original form and sign on the line below to indicate the document is a true copy of the original authorization form.

Desk Deputy Signature: _____



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Capital Markets Group
Property Tax Appeals
CDD Management Services
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Lender Services
Asset Management Services
Portfolio Management Services
Economic Impact
Market Analysis

www.dpfg.com

Orange County, CA

27127 Calle Arroyo, Suite 1910
San Juan Capistrano, CA 92675
P: (949) 388-9269
F: (949) 388-9272

Sacramento, CA

4380 Auburn Blvd.
Sacramento, CA 95841
P: (916) 480-0305
F: (916) 480-0499

Las Vegas, NV

3277 E. Warm Springs Road,
Suite 100
Las Vegas, NV 89120
P: (702) 478-9277
F: (702) 629-5497

Boise, ID

950 West Bannock, 11th Floor
Boise, ID 83702
P: (208) 319-3576
F: (208) 439-7339

Phoenix, AZ

3302 East Indian School Road
Phoenix, AZ 85018
P: (602) 381-3226
F: (602) 381-1203

Austin, TX

8140 Exchange Drive
Austin, TX 78754
P: (512) 732-0295
F: (512) 732-0297

Orlando, FL

1060 Maitland Center Commons,
Suite 340
Maitland, FL 32751
P: (321) 263-0132
F: (321) 263-0136

Tampa, FL

15310 Amberly Drive, Suite 175
Tampa, FL 33647
P: (813) 374-9104
F: (813) 374-9106

Research Triangle, NC

1340 Environ Way, Suite 328
Chapel Hill, NC 27517
P: (919) 321-0232
F: (919) 869-2508

Charleston, SC

4000 S. Faber Place Drive, Suite 300
N. Charleston, SC 29405
P: (843) 277-0021
F: (919) 869-2508