

***PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT***

***Board of Supervisors
Meeting***

***Tuesday
April 5, 2016
10:00a.m.***

***At: 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**

The Regular Meeting of the Park Creek Community Development District is scheduled to be held on **Tuesday April 5, 2016 at 10:00 a.m.** at the Metro Development Offices 2052 N. Rocky Point Drive Suite 1050 Tampa, Florida.

Attached is the advanced copy of the agenda for the meeting along with associated documentation for your review and consideration. Any additional support material will be provided under separate cover.

I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,

Bruce St. Denis

Bruce St. Denis
District Manager

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday April 5, 2016
Time: 10:00 a.m.
Location: Metro Development Group
2502 N. Rocky Point Drive Suite 1050
Tampa, Fl.
Conference Call No: 712.432.1500
Code: 434537#

Business Meeting Agenda

	Exhibit(s)
I. Roll Call	
II. Audience Comments	
III. Administrative Matters	
a. Approval of Minutes for March 1, 2016 Meeting	1
b. Acceptance of the Financial Statement	2
IV. Business Matters:	
a. Ratification of the Development Acquisition Agreement and Promissory Note	
b. Ratification of the Budget Funding Agreement and Promissory Note	
c. Additional Matters	
V. Staff Reports	
a. Manager	
b. Attorney	
c. Engineer	

Exhibit(s)

- VI.** Public Comments
- VII.** Supervisor Requests
- VIII.** Adjournment

EXHIBIT 1

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**MINUTES OF MEETING
PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Park Creek Community Development District was held on Tuesday, March 1, 2016 at 10:00 a.m. at the Metro Development Group, 2502 N. Rocky Point Drive, Suite 1050, Tampa FL.

FIRST ORDER OF BUSINESS - Roll Call

Mr. St. Denis called the meeting to order.

Present and constituting a quorum were:

Mike Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Lori Price	Board Supervisor, Assistant Secretary

Also present were:

Bruce St. Denis	District Manager
Tonja Stewart	District Counsel (via phone)
Mark Straley	District Counsel (via phone)

SECOND ORDER OF BUSINESS – Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Administrative Matters

A. Approval of Minutes of February 2, 2016 Regular Meeting

Mr. St. Denis presented the minutes of the February 2, 2016 meeting and asked for comments, questions or corrections.

On a MOTION by Ms. Price, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors meeting held on February 2, 2016 for the Park Creek Community Development District.

B. Acceptance January 2016 Financial Statements

Mr. St. Denis presented the January 2016 Financial Statements and asked for comments or questions.

On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted the January 2016 Financial Statements for the Park Creek Community Development District.

FOURTH ITEM OF BUSINESS – Business Matters

A. Appointment of Supervisor to fill Vacant Seat #3

B. Oath of Office

C. Resolution 2016-1 Officers

D. Addendum of Items to the Agenda

On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board agreed to the addendum of the Development Acquisition Agreement and Promissory Note, and the Budget Funding Agreement and Promissory Note for the Park Creek Community Development District.

42 **E. Development and Acquisition Agreement and Promissory Note, and Budget**
43 **Funding Agreement and Promissory Note**
44

45 On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
46 the Development Acquisition Agreement and Promissory Note, and the Budget Funding Agreement and
47 Promissory Note and to authorize the Chair to finalize, execute and bring to next Board meeting for
48 ratification for the Park Creek Community Development District.

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

51 **A. Manager**

52 There being none, the next item followed.

53 **B. Attorney**

54 There being none, the next item followed.

55 **C. Engineer**

56 There being none, the next item followed.

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

58 There being none, the next item followed.

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

60 There being none, the next item followed.

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61 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

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

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

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Signature

Signature

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Printed Name

Printed Name

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Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

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EXHIBIT 2

Park Creek Community Development District

**Financial Statements
(Unaudited)**

Period Ending
February 29, 2016

Park Creek CDD
Balance Sheet
February 29, 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	\$ 71,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,327
INVESTMENTS:							
REVENUE FUND	-	133,649	0	5	-	-	133,654
CAPITAL INTEREST	-	-	-	-	-	-	-
RESERVE	-	173,211	44,188	206,388	-	-	423,787
PREPAYMENT	-	-	142,834	-	-	-	142,834
INTEREST FUND	-	1	0	-	-	-	1
ACQUISITION/CONSTRUCTION	-	-	-	-	10	1	11
ACCTS RECEIVABLE - FR DUE FROM DEV	-	-	-	-	-	17,713	17,713
ASSESSMENTS RECEIVABLE - ON ROLL	32,719	33,585	-	-	-	-	66,304
PREPAID EXPENSES	-	-	-	-	-	-	-
UTILITY DEPOSIT (TECO)	5,960	-	-	-	-	-	5,960
DUE FROM GF - In Transit	-	1,033	-	-	-	-	1,033
DUE FROM OTHER FUNDS	-	11,365	-	40,600	-	-	51,965
TOTAL ASSETS	<u>\$ 110,006</u>	<u>\$ 352,845</u>	<u>\$ 187,022</u>	<u>\$ 246,993</u>	<u>\$ 10</u>	<u>\$ 17,714</u>	<u>\$ 914,590</u>
<u>LIABILITIES:</u>							
ACCOUNTS PAYABLE	\$ 13,860	\$ -	\$ -	\$ -	\$ -	\$ 17,713	\$ 31,573
DEFERRED REVENUE - ON ROLL ASSESSMT	32,719	33,585	-	-	-	-	66,304
DUE TO OTHER FUNDS	11,365	40,600	-	-	-	-	51,965
<u>FUND BALANCE:</u>							
NONSPENDABLE:							
PREPAID AND DEPOSITS	5,960	-	-	-	-	-	5,960
RESTRICTED FOR:							
DEBT SERVICE	-	278,659	187,022	246,993	-	-	712,674
CAPITAL PROJECTS	-	-	-	-	10	1	11
UNASSIGNED	46,102	-	-	-	-	-	46,102
TOTAL LIABILITIES & FUND BALANCE	<u>\$ 110,006</u>	<u>\$ 352,845</u>	<u>\$ 187,022</u>	<u>\$ 246,993</u>	<u>\$ 10</u>	<u>\$ 17,714</u>	<u>\$ 914,590</u>

Park Creek CDD
General Fund
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2015 through February 29, 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	\$ 135,028	\$ 26,582
OFF-ROLL FUNDING (Developer)	234,617	69,263	69,263	-
INTEREST	-	-	165	165
DISCOUNT (ASSESSMENTS)	(16,095)	-	-	-
TOTAL REVENUE	\$ 386,269	\$ 177,709	\$ 204,456	\$ 26,747
EXPENDITURES				
ADMINISTRATIVE:				
SUPERVISORS FEES	12,000	5,000	2,600	2,400
PAYROLL TAXES	918	383	199	184
PAYROLL SERVICES	600	250	211	39
MANAGEMENT CONSULTING SERVICES	21,000	8,750	8,750	-
PLANNING & COORDINATING SERVICES	24,000	10,000	10,000	-
ADMINISTRATIVE SERVICES	5,500	2,292	2,292	0
BANK FEES	175	73	25	48
REGULATORY AND PERMIT FEES	175	175	175	-
MISCELLANEOUS EXPENSES (Mass mail, room rental,etc)	500	208	68	140
AUDITING	2,400	-	-	-
TRAVEL PER DIEM	500	208	-	208
LEGAL ADVERTISEMENTS	1,500	625	-	625
ENGINEERING SERVICES	4,500	1,875	551	1,324
LEGAL SERVICES - GENERAL	5,000	2,083	1,269	815
WEBSITE HOSTING	1,995	831	540	291
BONDS PERFORMANCE SERVICES	5,000	2,500	2,500	-
COUNTY COLLECTION FEES	16,095	-	-	-
TOTAL ADMINISTRATIVE	101,858	35,253	29,179	6,074
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	10,000	(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	12,917	14,203	(1,287)
UTILITY -GEN ELECTRICITY	10,200	4,250	2,574	1,676
UTILITY - WATER	16,800	7,000	378	6,622
SOLID WASTE DISPOSAL	3,720	1,550	-	1,550
LANDSCAPE MAINTENANCE	57,564	23,985	18,673	5,312
LANDSCAPE REPLACEMENT	29,639	12,350	24,371	(12,021)
IRRIGATION MAINTENANCE	3,000	1,250	2,577	(1,327)
MITIGATION & POND MAINTENANCE	12,756	5,315	11,700	(6,385)
STORMWATER DRAINAGE & MAINT	-	-	4,932	(4,932)
FIELD MANAGER	16,800	7,000	5,034	1,966
FIELD CONTINGENCY	10,000	4,167	2,657	1,510
TOTAL PHYSICAL ENVIRONMENT	191,479	79,783	87,099	(7,316)
AMENITY CENTER OPERATIONS:				
POOL SERVICE CONTRACT	7,200	3,000	3,250	(250)
POOL MAINTENANCE AND REPAIRS	3,500	1,458	-	1,458
POOL PERMITS	275	-	-	-
AMENITY CENTER CLEANING & MAINTENANCE	5,520	2,300	2,075	225

General Fund
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2015 through February 29, 2016

	FY2016 ADOPTED BUDGET	BUDGET YR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
AMENITY CENTER INTERNET	2,280	950	-	950
AMENITY CENTER ELECTRICITY	14,400	6,000	-	6,000
AMENITY CENTER WATER	10,500	4,375	-	4,375
PEST CONTROL	1,020	425	735	(310)
REFUSE SERVICE	2,100	875	-	875
AMENITY CENTER LANDSCAPE MAINTENANCE	12,000	5,000	-	5,000
AMENITY CENTER MISC REPAIRS & MAINT	6,242	2,601	-	2,601
TOTAL AMENITY CENTER OPERATIONS	65,037	26,984	6,060	20,924
TOTAL EXPENDITURES	386,270	169,416	162,948	6,469
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(1)	8,292	41,508	33,216
NET CHANGE IN FUND BALANCE	(1)	8,292	41,508	33,216
FUND BALANCE - BEGINNING	-	-	10,554	10,554
FUND BALANCE - ENDING	\$ (1)	\$ 8,292	\$ 52,062	\$ 43,770

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 February 29, 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	\$ 137,750	\$ 138,602	\$ 852
DEVELOPER FUNDING	372	-	-	-
INTEREST--INVESTMENT	-	-	5	5
DISCOUNT	(7,844)	-	-	-
TOTAL REVENUE	180,403	137,750	138,607	857
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	38,803	39,660	857
OTHER FINANCING SOURCES (USES)				
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
NET CHANGE IN FUND BALANCE	1,259	38,803	39,660	857
FUND BALANCE - BEGINNING	-	-	238,999	238,999
FUND BALANCE - ENDING	\$ 1,259	\$ 38,803	\$ 278,659	\$ 239,856

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 February 29, 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	-	-	11	11
FUND BALANCE FORWARD	750	-	-	-
DISCOUNT	(9,341)	-	-	-
TOTAL REVENUE	215,594	224,185	366,191	142,006
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	(449,124)	(617,994)
NET CHANGE IN FUND BALANCE	4	168,870	(449,124)	(617,994)
FUND BALANCE - BEGINNING			636,146	636,146
FUND BALANCE - ENDING	\$ 4	\$ 168,870	\$ 187,022	\$ 18,152

Park Creek CDD
Debt Service - Series 2014
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2015 through February 29, 2016

	<u>ADOPTED BUDGET</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE			
OFF ROLL ASSESSMENT - DEVELOPER	\$ -	\$ -	\$ -
INTEREST--INVESTMENT	-	5	5
TOTAL REVENUE	<u>-</u>	<u>5</u>	<u>5</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.	-	(90,563)	(90,563)
 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	-	(90,563)	(90,563)
FUND BALANCE - BEGINNING	-	337,556	337,556
 FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 246,993</u>	<u>\$ 246,993</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 February 29, 2016
Preliminary

	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)
February 29, 2016

	<u>BU Account</u>
Balance Per Bank Statement	74,993.18
Less: Outstanding Checks	(3,665.98)
<i>Adjusted Bank Balance</i>	<u>\$ 71,327.20</u>

Beginning Bank Balance Per Books	\$ 67,074.75
Cash Receipts	28,059.05
Cash Disbursements	(23,806.60)
<i>Balance Per Books</i>	<u>\$ 71,327.20</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	

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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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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



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