

***PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Board Package

***Board of Supervisors
Regular Meeting***

***Wednesday
June 13, 2018
6:30 p.m.***

***Panther Trace I Clubhouse
12515 Bramfield Drive
Riverview, 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 AGENDA

Panther Trace I Clubhouse
12515 Bramfield Drive
Riverview, Florida

District Board of Supervisors	Mike Lawson	Chairman
	Doug Draper	Vice Chairman
	Lori Price	Assistant Secretary
	Ted Sanders	Assistant Secretary
District Manager	Paul Cusmano	DPFG
District Attorney	Vivek Babbar	Straley, Robin & Vericker
District Engineer	Tonja Stewart	Stantec Consulting Services, Inc.

All cellular phones and pagers must be turned off during the meeting.
The District Agenda is comprised of seven different sections:

The first section which is called **Audience Questions and Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **District Counsel and District Engineer Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is the **Landscaping and Ponds** section and contains items that often require District Engineer, Operations Manager, and Landscape Contractor to discuss and update the Board. The fourth section is the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The sixth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The seventh section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Wednesday, June 13, 2018
Time: 6:30 p.m.
Location: Panther Trace I Clubhouse
12515 Bramfield Drive
Riverview FL

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

AGENDA

I. Roll Call

II. Audience Comments

III. Consent Agenda

- A. Approval of Minutes from March 6, 2018 Meeting Exhibit 1
- B. Acceptance of April 2018 Unaudited Financial Statement Exhibit 2
- C. O & M Open PO 12-31-2017 & 3-31-2018 Exhibit 3

IV. Business Matters

- A. Consideration and Adoption of Resolution 2018-02 Adopting the 2018-2019 Proposed Budget and Setting the Public Hearing Exhibit 4
- B. Hillsborough County Number of Registered Voters – 307 Exhibit 5
- C. Straley Robin Vericker Audit Response Letter Exhibit 6

V. Staff Reports

- A. District Manager
 - 1. Aquatic Systems Exhibit 7
- B. Attorney
- C. District Engineer

VI. Supervisors Requests

VII. Audience Questions and Comments on Other Items

VIII. Adjournment

EXHIBIT 1.

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FIRST ORDER OF BUSINESS – Roll Call

Present and establishing a quorum were:

Also present were:

SECOND ORDER OF BUSINESS – Audience Comments

THIRD ORDER OF BUSINESS – Consent Agenda

- Mr. Cusmano presented Items A & B and asked for any comments, questions or corrections.

FOURTH ORDER OF BUSINESS – Business Matters

- ## **FIFTH ORDER OF BUSINESS – Staff Reports**

- There being none, next item followed.

C. District Engineer

There being none, next item followed.

SIXTH ORDER OF BUSINESS – Supervisors requests

There being none next item followed.

SEVENTH ORDER OF BUSINESS - Audience Questions and Comments on Other Items

A resident was concerned about street lights.

A resident had a question on CDD amount charges.

A resident was concerned with the capacity of the pool and the monitoring regulations.

A resident had a concern with the dead palm trees around the pool.

A resident had a concern with the community trail.

A resident has a concern with the playground maintenance.

A resident is concerned with the lights staying on in the clubhouse.

Concerns and questions were addressed by district manager.

Discussion ensued.

TENTH ORDER OF BUSINESS – Adjournment

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

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on Tuesday, March 6, 2018.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary **Title:** ☐ Chairman ☐ Vice Chairman

EXHIBIT 2.

Park Creek Community Development District

**Financial Statements
(Unaudited)**

Period Ending
April 30, 2018

Park Creek CDD
Balance Sheet
April 30, 2018

	<u>O & M</u>	<u>SERIES 2013 A-1</u>	<u>SERIES 2014</u>	<u>CAPITAL PROJECTS 2013A</u>	<u>2014A</u>	<u>TOTAL</u>
<u>ASSETS:</u>						
CASH	\$ 257,823	\$ -	\$ -	\$ -	\$ -	\$ 257,823
INVESTMENTS:						
REVENUE FUND	-	200,948	216,324	-	-	417,272
RESERVE	-	173,188	206,388	-	-	379,576
PREPAYMENT	-	-	-	-	-	-
ACQUISITION/CONSTRUCTION	-	-	-	9	1	10
ACCTS RECEIVABLE	343	-	-	-	-	343
ASSESSMENTS RECEIVABLE - ON ROLL	1,703	999	513	-	-	3,215
ASSESSMENTS RECEIVABLE - OFF ROLL	-	-	-	-	-	-
PREPAID EXPENSES	-	-	-	-	-	-
UTILITY DEPOSIT (TECO)	5,825	-	-	-	-	5,825
DUE FROM OTHER FUNDS	-	-	-	-	-	-
TOTAL ASSETS	\$ 265,694	\$ 375,135	\$ 423,225	\$ 9	\$ 1	\$ 1,064,064
<u>LIABILITIES:</u>						
ACCOUNTS PAYABLE	\$ 4,072	\$ -	\$ -	\$ -	\$ -	\$ 4,072
ACCURED EXPENSES	-	-	-	-	-	-
DEFERRED REVENUE - ON ROLL	1,703	999	513	-	-	3,215
DEFERRED REVENUE - OFF ROLL	-	-	-	-	-	-
DUE TO DS 2013 A1	-	-	-	-	-	-
DUE TO DS 2014	-	-	-	-	-	-
<u>FUND BALANCE:</u>						
NONSPENDABLE:						
PREPAID AND DEPOSITS	5,825	-	-	-	-	5,825
RESTRICTED FOR:						
DEBT SERVICE	-	374,136	422,712	-	-	796,848
CAPITAL PROJECTS	-	-	-	9	1	10
UNASSIGNED	254,094	-	-	-	-	254,094
TOTAL LIABILITIES & FUND BALANCE	\$ 265,694	\$ 375,135	\$ 423,225	\$ 9	\$ 1	\$ 1,064,064

Park Creek CDD
General Fund
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2017 through April 30, 2018

	FY2018 ADOPTED BUDGET	BUDGET YR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE				
ASSESSMENT ON-ROLL (Net)	\$ 295,262	\$ 295,261.56	\$ 293,599	\$ (1,663)
OFF-ROLL ASSESSMENTS	132,327	99,246	132,327	33,081
OFF-ROLL ASSESSMENTS (Lot Closings)	-	-	-	-
PREPAID ASSESSMENTS (Lot Closings)	-	-	-	-
INTEREST	-	-	164	164
MISCELLANEOUS REVENUE (Key Fobs & Rental Income)	-	-	155	155
DISCOUNT (ASSESSMENTS)	-	-	-	-
TOTAL REVENUE	\$ 427,589	\$ 394,507	\$ 426,245	\$ 31,738
EXPENDITURES				
ADMINISTRATIVE:				
SUPERVISORS FEES	8,000	4,667	1,200	3,467
PAYROLL TAXES	612	357	92	265
PAYROLL SERVICES	457	267	131	136
MANAGEMENT CONSULTING SERVICES	24,000	14,000	14,000	-
PLANNING & COORDINATING SERVICES	24,000	14,000	14,000	-
ADMINISTRATIVE SERVICES	5,500	3,208	3,208	-
BANK FEES	100	100	119	(19)
REGULATORY AND PERMIT FEES	175	175	175	-
MISCELLANEOUS EXPENSES (Mass mail, room rental, etc)	250	146	6	140
AUDITING	2,400	-	-	-
TRAVEL PER DIEM	100	-	-	-
LEGAL ADVERTISEMENTS	750	438	187	251
ENGINEERING SERVICES	4,500	2,625	508	2,117
LEGAL SERVICES - GENERAL	5,000	2,917	2,165	752
WEBSITE HOSTING	720	420	420	-
TOTAL ADMINISTRATIVE	76,564	43,319	36,211	7,107
INSURANCE:				
INSURANCE (Liability, Property & Casualty)	23,405	23,405	23,162	243
TOTAL INSURANCE	23,405	23,405	23,162	243
DEBT SERVICE ADMINISTRATION:				
DISSEMINATING AGENT	10,000	6,500	6,500	-
PERFORMANCE & WARRANTY BOND PREMIUM	2,500	2,500	2,500	-
ARBITRAGE REPORTING	1,250	-	-	-
TRUSTEE FEES	8,700	5,926	5,926	-
TOTAL DEBT SERVICE ADMINISTRATION	22,450	14,926	14,926	-
PHYSICAL ENVIRONMENT EXPENDITURES:				
FIELD ADMIN SERVICES	7,252	4,230	10,552	(6,322)
AMENITY MANAGEMENT	3,000	1,750	1,750	-
FIELD SERVICE MANAGEMENT	5,000	2,917	2,917	-
FIELD TRAVEL EXPENSE	1,400	817	830	(13)
UTILITY - STREETLIGHTS	46,800	27,300	23,351	3,949
UTILITY - GEN ELECTRICITY	9,600	5,600	1,533	4,067
UTILITY - WATER	16,800	9,800	-	9,800
LANDSCAPE MAINTENANCE	74,514	43,467	51,386	(7,920)
LANDSCAPE RENEW & REPLACEMENT	24,549	14,320	11,654	2,666
IRRIGATION MAINTENANCE	10,240	5,973	7,702	(1,729)
LANDSCAPE MAINTENANCE PHASE 3	10,000	5,833	-	5,833
TREE MAINTENANCE	-	-	-	-
NPDES	6,300	3,675	-	3,675
PET WASTE REMOVAL	2,220	1,295	2,223	(928)
POWE SWEEP	1,000	583	-	583
STORMWATER DRAINAGE & MAINT	7,500	4,375	-	4,375
ENVIRONMENTAL MITIGATION & POND MAINTENANCE	3,100	1,808	750	1,058
POND MAINTENANCE	7,000	4,083	3,353	730
RETENTION POND MOWING	14,600	8,517	-	8,517

General Fund
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2017 through April 30, 2018

	FY2018 ADOPTED BUDGET	BUDGET YR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
POND EROSION	-	-	-	-
SECURITY MONITORING	3,600	2,100	2,100	-
ENTRANCE WALL REPAIR	2,000	1,167	-	1,167
HOLIDAY LIGHTS	5,000	5,000	4,998	2
FIELD CONTINGENCY	2,500	1,458	710	748
RESERVE STUDY	-	-	-	-
SECURITY PAYROL	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT	263,975	156,069	125,809	30,260
AMENITY CENTER OPERATIONS:				
POOL SERVICE CONTRACT	7,200	4,200	6,300	(2,100)
POOL MAINTENENANCE AND REPAIRS	2,500	2,500	4,050	(1,550)
POOL PERMITS	275	-	-	-
AMENITY CENTER CLEANING & MAINTENANCE	7,200	4,200	4,550	(350)
AMENITY CENTER INTERNET	1,920	1,120	1,165	(45)
AMENITY CENTER ELECTRICITY	9,000	5,250	3,477	1,773
AMENITY CENTER WATER	3,600	2,100	756	1,344
PEST CONTROL	900	525	318	207
REFUSE SERVICE	1,000	583	-	583
AMENITY CENTER KEY FOBS	1,500	198	198	-
AMENITY CENTER MISC REPAIRS & MAINT & SUPPLIES	2,500	1,458	70	1,388
TOTAL AMENITY CENTER OPERATIONS	37,595	22,135	20,884	1,251
RESERVES				
RESERVE STUDY	3,600	-	-	-
TOTAL EXPENDITURES	427,589	259,853	220,992	38,861
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	134,654	205,253	70,598
OTHER FINANCIAL SOURCES (USES)				
DEVELOPER FUNDING FOR CONSTRUCTION	-	-	-	-
CONSTRUCTION EXPENSES	-	-	-	-
TOTAL OTHER FINANCIAL SOURCES (USES)	-	-	-	-
NET CHANGE IN FUND BALANCE	-	134,654	205,253	70,598
FUND BALANCE - BEGINNING	9,386	-	54,662	54,662
FUND BALANCE - ENDING	\$ 9,386	\$ 134,654	\$ 259,915	\$ 125,260

Park Creek CDD
Debt Service - Series 2013 A-1
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2017 through April 30, 2018

	FY 2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
ASSESSMENT ON-ROLL/OFF (Gross)	\$ 188,247	\$ 172,560	\$ 172,212	\$ (348)
DEVELOPER FUNDING	-	-	-	-
INTEREST--INVESTMENT	-	-	1,470	1,470
MISCELLANEOUS REVENUE	-	-	-	-
DISCOUNT	(7,844)	-	-	-
TOTAL REVENUE	180,404	172,560	173,682	1,122
EXPENDITURES				
COUNTY COLLECTION FEES	7,844	-	-	-
INTEREST EXPENSE (MAY & NOV 2017)	143,112	-	-	-
PRINCIPAL EXPENSE (NOV 2016)	-	-	-	-
PRINCIPAL EXPENSE (NOV 2017)	25,000	-	-	-
COI EXPENSES	-	-	-	-
TOTAL EXPENDITURES	175,956	-	-	-
EXCESS OF REVENUE OVER (UNDER) EXPEND.	4,448	172,560	173,682	1,122
OTHER FINANCING SOURCES (USES)				
BOND PROCEEDS A1	-	-	-	-
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
NET CHANGE IN FUND BALANCE	4,448	172,560	173,682	1,122
FUND BALANCE - BEGINNING	-	-	200,454	200,454
FUND BALANCE - ENDING	\$ 4,448	\$ 172,560	\$ 374,136	\$ 201,576

Park Creek CDD
Debt Service - Series 2014
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2017 through April 30, 2018

	FY 2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ON ROLL ASSESSMENT	\$ 96,640	\$ 88,587	\$ 88,408	\$ (179)
SPECIAL OFF ROLL ASSESSMENT	127,695	58,740	117,479	58,739
OFF ROLL ASSESSMENT - DEVELOPER	-	-	-	-
OFF ROLL ASSESSMENT - LOT CLOSING	-	-	-	-
INTEREST--INVESTMENT	-	-	1,682	1,682
MISCELLANEOUS REVENUE	-	-	-	-
DISCOUNT	(9,347)	-	-	-
TOTAL REVENUE	214,988	147,326	207,569	60,243
EXPENDITURES				
COUNTY ASSESSMENT COLLECTION FEES	9,347	-	-	-
INTEREST EXPENSE (MAY & NOV 2018)	156,138	-	-	-
PRINCIPAL EXPENSE	50,000	-	-	-
TOTAL EXPENDITURES	215,485	-	-	-
EXCESS OF REVENUE OVER (UNDER) EXPEND.	(497)	147,326	207,569	60,243
NET CHANGE IN FUND BALANCE	(497)	147,326	207,569	60,243
FUND BALANCE - BEGINNING	-	-	215,142	215,142
FUND BALANCE - ENDING	\$ (497)	\$ 147,326	\$ 422,711	\$ 275,385

Park Creek CDD
Capital Projects 2013A & 2014
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2017 through April 30, 2018

	Capital Proj 2013A A1/A2 ACTUAL	Capital Proj 2014 2014A ACTUAL
REVENUE		
DEVELOPER CONTRIBUTION	\$ -	\$ 15,146
INTEREST REVENUE	-	-
MISCELLANEOUS	-	-
TOTAL REVENUE	-	15,146
 EXPENDITURES		
CONSTRUCTION IN PROGRESS		15,146
OTHER	-	-
TOTAL EXPENDITURES	-	15,146
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-
 OTHER FINANCING SOURCES (USES)		
TRANSFER-IN	-	-
TRANSFER-OUT	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-
 NET CHANGE IN FUND BALANCE	-	-
 FUND BALANCE - BEGINNING	8	1
 FUND BALANCE - ENDING	\$ 8	\$ 1

Park Creek CDD
Cash Reconciliation (Operating Accounts)
April 30, 2018

	<u>BU Account</u>
Balance Per Bank Statement	257,863.54
Less: Outstanding Checks	(40.60)
<i>Adjusted Bank Balance</i>	<u>\$ 257,822.94</u>

Beginning Bank Balance Per Books	\$ 281,203.37
Cash Receipts	-
Cash Disbursements	(23,380.43)
<i>Balance Per Books</i>	<u>\$ 257,822.94</u>

**Park Creek CDD
CHECK REGISTER
FY 2018**

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSMT	BALANCE
EOM	BALANCE					69,910.68
10/1/2017	2681	DPFG MANAGEMENT & CONSULTING, LLC	Performance & Warranty Bond Svcs		2,500.00	67,410.68
10/2/2017	2682	Egis Insurance Advisors, LLC	Insurance FY 2018		23,162.00	44,248.68
10/4/2017	2683	Cistech Inc.	Gate Repairs		190.00	44,058.68
10/4/2017	2684	Critical Intervention Services Inc	CCTV Monitoring - October		300.00	43,758.68
10/4/2017	2685	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - October		5,124.99	38,633.69
10/4/2017	2686	Hillsborough County Public Utilities Dept	8/14-9/14 - 10316 Riverdale Rise Dr		131.15	38,502.54
10/4/2017	2687	PANTHER TRACE II	Meeting Room - 10/3/17		6.25	38,496.29
10/4/2017	2688	STANTEC CONSULTING SERVICES	Engineering Svcs thru 9/15/17		108.00	38,388.29
10/4/2017	2689	STRALEY ROBIN VERICKER	Legal Svcs thru 9/15/17		425.00	37,963.29
10/4/2017	2691	DPFG FIELD SERVICES, INC	9/24-10/21 - Field P/R		1,527.50	36,435.79
10/6/2017	2690	American Access Control, Inc.	Key Fobs		441.00	35,994.79
10/26/2017	2692	Cistech Inc.	Boards for Access Control System		1,254.82	34,739.97
10/26/2017	2693	Bright House	10/10-11/9 - Internet		159.27	34,580.70
10/26/2017	2694	TAMPA BAY TIMES	Legal Ad		384.50	34,196.20
10/26/2017	2695	HAMILTON ENGINEERING & SURVEYING, INC	Mitigation Monitoring - Qtrly		400.00	33,796.20
10/26/2017	2696	TECO	9/1-10/2 - Electricity & Streetlights		4,676.12	29,120.08
10/26/2017	2697	Poop 911	Pet Waste Removal - August & September		566.80	28,553.28
10/26/2017	20171026	PAYCHEX	Qtr Fee		10.00	28,543.28
10/27/2017	2698	PATRICK LARRABEE	Travel - August		332.66	28,210.62
10/27/2017	2699	STEVE FAISON	Travel - Aug & Sep		101.86	28,108.76
10/27/2017		HILLSBOROUGH COUNTY TAX COLLECTOR	Tax Collections - Excess Fees	3,679.12		31,787.88
EOM	BALANCE			3,679.12	41,801.92	31,787.88
11/1/2017	2700	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - November		5,124.99	26,662.89
11/6/2017		Park Creek CDD GF	Key Fobs	35.00		26,697.89
11/6/2017	2710	STRALEY ROBIN VERICKER	Legal Svcs		404.60	26,293.29
11/7/2017	2701	ALAMO GUARD PATROL	9/8 - Pool Security		156.75	26,136.54
11/7/2017	2702	VENTURESIN.COM, INC.	Web Site Hosting - October		60.00	26,076.54
11/7/2017	2703	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Irrigation Maint - September		119.80	25,956.74
11/7/2017	2704	BOCC	Water		149.81	25,806.93
11/7/2017	2705	Critical Intervention Services Inc	CCTV Monitoring - November		300.00	25,506.93
11/7/2017	2706	H 2 Pool Services	Pool Maint - October		1,550.00	23,956.93
11/7/2017	2707	TERMINIX	Pest Control - October		53.00	23,903.93
11/7/2017	2708	Grandview Botanicals Landscape Co.	Mowing of PH 3 - August		500.00	23,403.93
11/7/2017	2709	H 2 Pool Services	Recirculation Pump/Feature Pump/Vacuum Pump		4,050.00	19,353.93
11/10/2017	2711	S.F.C.G. CONTRACTING & CONSTRUCTION	Holiday Lighting (50% Dep)		2,499.00	16,854.93
11/13/2017	2715	PATRICK LARRABEE	September - Travel		188.91	16,666.02
11/14/2017	2712	Metro Development Group, LLC	July-Sept - Cell Phone Reimbursement		7.88	16,658.14
11/14/2017	2713	Metro Development Group, LLC	July-Sept. - Cell Phone Reimbursement (Steve Faison)		55.54	16,602.60
11/14/2017	2714	STEVE FAISON	October - Travel		40.60	16,562.00
11/14/2017	2716	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY 2018		175.00	16,387.00
11/14/2017	2717	VENTURESIN.COM, INC.	Web Site Hosting - November		60.00	16,327.00
11/14/2017	2718	Bright House	11/10-12/9 - Internet		159.27	16,167.73
11/14/2017	2719	Hillsborough County Public Utilities Dept	Water		149.81	16,017.92
11/16/2017		HILLSBOROUGH COUNTY TAX COLLECTOR	11/1-11/12/17 - Tax Collections	65,595.54		81,613.46
11/17/2017	2720	TECO	Electricity		2,040.14	79,573.32
11/20/2017	2721	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Landscape Maint - July		8,483.67	71,089.65
11/20/2017	2722	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Tree Removal		1,990.00	69,099.65
11/20/2017	2723	DPFG FIELD SERVICES, INC	10/22-11/18 - Field P/R		1,555.50	67,544.15
11/22/2017	2724	AQUATIC SYSTEMS, INC	Lake & Pond Maint - October		479.00	67,065.15
11/22/2017	2725	TECO	Electricity		2,677.65	64,387.50
11/24/2017		HILLSBOROUGH COUNTY TAX COLLECTOR	11/13-11/19 - Tax Collections	103,824.42		168,211.92
11/24/2017	ACH11242017	PAYCHEX	P/R Fee		150.70	168,061.22
11/24/2017	20043	Ira D Draper	BOS Mtg - 10/3/17		184.70	167,876.52
11/24/2017	20045DD	LORI PRICE	BOS Mtg - 10/3/17		183.87	167,692.65
11/24/2017	20044	Michael S. Lawson	BOS Mtg - 10/3/17		184.70	167,507.95
11/24/2017	ACH11242017	PAYCHEX	BOS Mtg - 10/3/17		92.63	167,415.32
11/28/2017	2726	PARK CREEK CDD C/O US BANK	Tax Collection Distribution c/o US Bank		1,158.24	166,257.08
11/28/2017	2727	PARK CREEK CDD C/O US BANK	Tax Collection Distribution c/o US Bank		607.26	165,649.82
11/28/2017	2728	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Landscape Maint - October		7,807.00	157,842.82
11/28/2017	2730	TERMINIX	Pest Control - November		53.00	157,789.82
11/28/2017	2731	US BANK	Trustee Fees 2014A		3,232.50	154,557.32
EOM	BALANCE			169,454.96	46,685.52	154,557.32
12/1/2017	2732	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - December		5,124.99	149,432.33
12/1/2017	2733	Hillsborough County Public Utilities Dept	10/13-11/13 - 10316 Riverdale Rise Dr		82.84	149,349.49
12/4/2017	2734	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Tree Removal & Tree Maint		9,664.00	139,685.49
12/4/2017	2735	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Landscape Maint - November		7,948.67	131,736.82
12/7/2017		Park Creek	Key Fobs	70.00		131,806.82
12/11/2017		HILLSBOROUGH COUNTY TAX COLLECTOR	11/20-11/30/17 - Tax Collections	363,611.78		495,418.60
12/11/2017	2736	S.F.C.G. CONTRACTING & CONSTRUCTION	Holiday Lights (final)		2,499.00	492,919.60

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DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSMT	BALANCE
12/12/2017	2737	Bright House	10/10-1/9 - Internet		159.27	492,760.33
12/12/2017	2738	Critical Intervention Services Inc	12/1-12/31 - CCTV Monitoring		300.00	492,460.33
12/12/2017	2739	DPFG FIELD SERVICES, INC	11/19-12/16/17 - Field P/R		1,152.80	491,307.53
12/12/2017	2740	H 2 Pool Services	Pool Maint - November		1,550.00	489,757.53
12/12/2017	2741	Poop 911	Pet Waste Removal - Oct - Nov		635.03	489,122.50
12/12/2017	2742	VENTURESIN.COM, INC.	Web Site Hosting - December		60.00	489,062.50
12/12/2017	2743	STRALEY ROBIN VERICKER	Legal Svcs thru 11/15/17		122.00	488,940.50
12/12/2017	2744	TECO	11/1-11/30 - 10650 Paul Creek Way		25.84	488,914.66
12/13/2017	2745	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Landscape Maint - December		7,807.00	481,107.66
12/13/2017	2746	H 2 Pool Services	Pool Maint - December		1,550.00	479,557.66
12/13/2017	2747	LERNER REPORTING SERVICES, INC	Dissemination		6,500.00	473,057.66
12/13/2017	2748	US BANK	Trustee Fee - Series 2013		2,693.75	470,363.91
12/13/2017	2749	TECO	Electricity		4,654.18	465,709.73
12/15/2017		HILLSBOROUGH COUNTY TAX COLLECTOR	12/1-12/8/17 - Tax Collections	8,733.97		474,443.70
12/15/2017		DR Horton	DS/ O & M (DR Horton)	249,806.86		724,250.56
12/15/2017	2750	PARK CREEK CDD C/O US BANK	DS (dr horton) c/o US Bank		117,479.42	606,771.14
12/28/2017	2751	PARK CREEK CDD C/O US BANK	Tax Collection Distribution c/o US Bank		168,342.42	438,428.72
12/28/2017	2752	PARK CREEK CDD C/O US BANK	Tax Collection Distribution c/o US Bank		86,421.43	352,007.29
EOM	BALANCE			622,222.61	424,772.64	352,007.29
1/1/2018	2753	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - January		5,124.99	346,882.30
1/2/2018		PAYCHEX.	Refund for Inv 2017112201	55.50		346,937.80
1/8/2018	2754	Critical Intervention Services Inc	CCTV Monitoring - January		300.00	346,637.80
1/8/2018	2755	STRALEY ROBIN VERICKER	Legal Svcs thru 12/15/17		150.50	346,487.30
1/8/2018	2756	TERMINIX	Pest Control - December		265.00	346,222.30
1/8/2018	2757	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Landscape Maint - January		7,807.00	338,415.30
1/10/2018		HILLSBOROUGH COUNTY TAX COLLECTOR	12/9-12/31/17 - Tax Collections	7,000.47		345,415.77
1/17/2018	2758	AQUATIC SYSTEMS, INC	Lake & Pond Maint - November-January		1,437.00	343,978.77
1/17/2018	2759	Bright House	1/10-2/9 - Internet		159.27	343,819.50
1/17/2018	2760	DPFG FIELD SERVICES, INC	12/17-1/13 - Field P/R		1,179.20	342,640.30
1/17/2018	2761	H 2 Pool Services	Pool Maint - January		1,550.00	341,090.30
1/17/2018	2762	TECO	12/1-1/3 - 10316 Riverdale Rise Dr		623.93	340,466.37
1/17/2018	2763	VENTURESIN.COM, INC.	Web Site Hosting - January		60.00	340,406.37
1/17/2018	2764	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Bush Hog - August- Oct		1,980.00	338,426.37
1/19/2018	2765	Business Observer	Legal Ad		187.00	338,239.37
1/19/2018		HILLSBOROUGH COUNTY TAX COLLECTOR	Tax Collections - Interest	77.56		338,316.93
1/24/2018	2766	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Irrigation Repairs		457.68	337,859.25
1/24/2018	2767	PATRICK LARRABEE	Travel - November		121.07	337,738.18
EOM	BALANCE			7,133.53	21,402.64	337,738.18
2/1/2018	2768	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - February		5,124.99	332,613.19
2/1/2018	2769	WILLIS OF ALABAMA, INC	Insurance		2,523.00	330,090.19
2/2/2018	2770	TECO	Electricity		2,872.20	327,217.99
2/2/2018	2771	TECO	12/1-1/3 - 10650 Paul Creek Way		1,129.16	326,088.83
2/6/2018	2772	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Landscape		8,517.00	317,571.83
2/6/2018	2773	AQUATIC SYSTEMS, INC	Lake & Pond Maint - February		479.00	317,092.83
2/6/2018	2774	TERMINIX	Pest Control - January		53.00	317,039.83
2/9/2018	2775	Bright House	2/10-3/9 - Internet		159.27	316,880.56
2/9/2018	2776	DPFG FIELD SERVICES, INC	1/14-2/10 - Field P/R		1,722.55	315,158.01
2/9/2018	2777	STRALEY ROBIN VERICKER	Legal Svcs thru 1/15/18		537.50	314,620.51
2/9/2018	2778	TECO	Electricity		3,490.95	311,129.56
2/9/2018	2779	VENTURESIN.COM, INC.	Web Site Hosting - February		60.00	311,069.56
2/12/2018	20180102	PAYCHEX	P/R Svs Fee		132.00	310,937.56
2/14/2018	2780	PATRICK LARRABEE	Travel - December		125.40	310,812.16
2/21/2018	2781	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Irrigation Repairs		2,369.69	308,442.47
2/21/2018	2782	H 2 Pool Services	Pool Maint - February		1,550.00	306,892.47
2/21/2018	2783	Poop 911	Pest Waste Removal		635.26	306,257.21
2/21/2018	2784	Critical Intervention Services Inc	CCTV Monitoring - February		300.00	305,957.21
2/22/2018	2785	PARK CREEK CDD C/O US BANK	Tax Collection Distribution c/o US Bank		2,199.35	303,757.86
2/22/2018	2786	PARK CREEK CDD C/O US BANK	Tax Collection Distribution c/o US Bank		1,129.07	302,628.79
EOM	BALANCE			-	35,109.39	302,628.79
3/1/2018	2788	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - March		5,124.99	297,503.80
3/2/2018	2789	Critical Intervention Services Inc	CCTV Monitoring - March		300.00	297,203.80
3/2/2018	2790	TECO	Electricity		1,202.24	296,001.56
3/6/2018		HILLSBOROUGH COUNTY TAX COLLECTOR	2/1-2/28 - Tax Collections	5,375.79		301,377.35
3/7/2018		Park Creek CDD GF	Key Fobs	40.00		301,417.35
3/12/2018	2792	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Landscape Maint - March		7,807.00	293,610.35
3/12/2018	2793	AQUATIC SYSTEMS, INC	Lake & Pond Maint - March		479.00	293,131.35
3/12/2018	2794	BOCC	1/12-2/13 - 10316 Riverdale Rise Dr		123.20	293,008.15
3/12/2018	2795	Bright House	3/10-4/9 - Internet		159.27	292,848.88
3/12/2018	2796	Cistech Inc.	Key Cards		197.55	292,651.33
3/12/2018	2797	DPFG FIELD SERVICES, INC	2/11-3/24 - Field P/R		2,265.90	290,385.43
3/12/2018	2798	Reed Electric, LLC	Misc. Lighting Repairs		70.00	290,315.43

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FY 2018

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSMT	BALANCE
3/12/2018	2799	STRALEY ROBIN VERICKER	Legal Svcs thru 2/15/18		823.79	289,491.64
3/12/2018	2800	TECO	Electricity		3,369.05	286,122.59
3/12/2018	2801	VENTURESIN.COM, INC.	Web Site Hosting - March		60.00	286,062.59
3/20/2018	2802	PARK CREEK CDD C/O US BANK	Tax Collection Distribution c/o US Bank		1,670.41	284,392.18
3/20/2018	2803	PARK CREEK CDD C/O US BANK	Tax Collection Distribution c/o US Bank		857.54	283,534.64
3/21/2018	2804	H 2 Pool Services	Pool Maint - March		1,550.00	281,984.64
3/26/2018	2805	PATRICK LARRABEE	Travel - January		131.07	281,853.57
3/26/2018		Park Creek CDD GF	Key Fob	10.00		281,863.57
3/29/2018		PAYCHEX.	Paychex Refund	41.20		281,904.77
3/29/2018	ACH03292018	PAYCHEX	P/R Fee		55.50	281,849.27
3/29/2018	20046	Ira D Draper	BOS Mtg - 3/6/18		184.70	281,664.57
3/29/2018	20047	Michael S. Lawson	BOS Mtg - 3/6/18		184.70	281,479.87
3/29/2018	20048DD	LORI PRICE	BOS Mtg - 3/6/18		184.70	281,295.17
3/29/2018	ACH03292018	PAYCHEX	BOS Mtg - 3/6/18		91.80	281,203.37
EOM	BALANCE			5,466.99	26,892.41	281,203.37
4/1/2018	2806	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - April		5,124.99	276,078.38
4/1/2018	2808	STANTEC CONSULTING SERVICES	Engineering Svcs thru 3/16/18		507.50	275,570.88
4/1/2018	2809	TECO	2/1-3/2 - 10650 Paul Creek Way		31.10	275,539.78
4/2/2018	2810	TECO	2/1-3/1 - 10650 Paul Creek Way		1,171.55	274,368.23
4/9/2018	2811	AQUATIC SYSTEMS, INC	Lake & Pond Maint - April		479.00	273,889.23
4/9/2018	2812	BOCC	2/13-3/14 - 10316 Riverdale Rise Dr		81.23	273,808.00
4/9/2018	2813	DPFG FIELD SERVICES, INC	3/26-4/21 - Field P/R		1,530.26	272,277.74
4/9/2018	2814	VENTURESIN.COM, INC.	Web Site Hosting - April		60.00	272,217.74
4/12/2018	2815	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Landscape Maint - April & Irrigation Repairs		8,201.87	264,015.87
4/12/2018	2816	Bright House	4/10-5/9 - Internet		159.27	263,856.60
4/12/2018	2817	Critical Intervention Services Inc	CCTV Monitoring - April		300.00	263,556.60
4/12/2018	2818	TECO	3/2-4/2 - Streetlighting		4,612.28	258,944.32
4/13/2018	2819	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Irrigation Repairs		367.52	258,576.80
4/18/2018	ACH04182018	Deluxe Bus Systems	Checks		118.60	258,458.20
4/20/2018	2820	Poop 911	Pet Waste Removal - Feb-Mar		635.26	257,822.94
EOM	BALANCE			-	23,380.43	257,822.94

EXHIBIT 3.

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01/29/18

Park Creek CDD
Open Purchase Orders
As of December 31, 2017

Date	Name	Memo	Num	Amount	Open Balance
04/14/2017	AQUATIC SYSTEMS, INC	Annual Pond Maint Extension (8/17-7/18) (NEED PO)	Pond Maint	5,748.00	5,748.00
06/04/2017	H 2 Pool Services	Pool Maint/Am Cleaning/Power Wash Contract	OM-PC-052	18,600.00	18,600.00
06/27/2017	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Annual Landscape Maint Contract	OM-PC-067	93,684.00	93,684.00
07/20/2017	ALAMO GUARD PATROL	Clubhouse Security Guard Contract	OM-PC-058	26,676.00	26,676.00
09/06/2017	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Remove Trees/Fix Pavers	OM-PC-062	6,790.00	6,790.00
10/12/2017	Critical Intervention Services Inc	CCTV Monitoring	OM-PC-001b	5,400.00	5,400.00
11/13/2017	Poop 911	Pet Waste Removal Contract	OM-PC-069	3,811.56	3,811.56
Total				160,709.56	108,887.78

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06/08/18

Park Creek CDD
Open Purchase Orders
As of March 31, 2018

Date	Name	Memo	Num	Amount	Open Balance
07/29/2016	TERMINIX	Pest Control	OM-PC-026	1,272.00	1,272.00
04/14/2017	AQUATIC SYSTEMS, INC	Annual Pond Maint Extension (8/17-7/18)	Pond Maint	5,748.00	5,748.00
06/04/2017	H 2 Pool Services	Pool Maint/Am Cleaning/Power Wash Contract (Extended 7/18-6/19)	OM-PC-052	37,200.00	37,200.00
06/27/2017	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Annual Landscape Maint Contract (10/17-9/18)	OM-PC-067	93,684.00	93,684.00
07/20/2017	ALAMO GUARD PATROL	Clubhouse Security Guard Contract	OM-PC-058	26,676.00	26,676.00
09/06/2017	ALL AMERICAN LAWN & TREE SPECIALIST, INC	Remove Trees/Fix Pavers	OM-PC-062	6,790.00	6,790.00
10/12/2017	Critical Intervention Services Inc	CCTV Monitoring	OM-PC-001b	5,400.00	5,400.00
11/13/2017	Poop 911	Pet Waste Removal Contract	OM-PC-069	3,811.56	3,811.56
03/10/2018	Reed Electric, LLC	Amenity Center Electric Repairs	OMPCDPFG014	989.06	989.06
03/31/2018	VENTURESIN.COM, INC.	Web Hosting	OM-PC-073	720.00	720.00
Total				182,290.62	86,810.69

EXHIBIT 4.

RESOLUTION 2018-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARK CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Park Creek Community Development District (“District”) prior to June 15, 2018, a proposed operations and maintenance budget for Fiscal Year 2018/2019; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. **BUDGET APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: August 23, 2018

HOUR: 6:30 p.m.

LOCATION: Panther Trace I Clubhouse
12515 Bramfield Drive
Riverview FL

3. **TRANSMITTAL OF BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budget to Hillsborough County, Florida at least 60 days prior to the hearing date set above.

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget on the District's website at least two days before the budget hearing date as set forth in section 2.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF JUNE, 2018.

ATTEST:

**PARK CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Paul Cusmano
Printed Name

Title:

- ☐ Secretary
- ☐ Assistant Secretary

Signature

Mike Lawson
Printed Name

Title:

- ☐ Chair of the Board of Supervisors
- ☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed FY 2018/2019 Budget

STATEMENT 1
PARK CREEK CDD - FY 2019 PROPOSED GENERAL FUND BUDGET

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED BUDGET	FY 2018 YTD-MARCH 31	FY 2019 PROPOSED BUDGET	VARIANCE 2018 TO 2019
I. REVENUE						
ASSESSMENT ON-ROLL	\$ 190,741	\$ 298,624	\$ 427,589	\$ 293,600	\$ 547,143	\$ 119,554
OFF ROLL FUNDING	185,272	-	-	132,327	-	-
MISC REVENUE	1,447	125,980	-	320	-	-
TOTAL REVENUE	377,460	424,604	427,589	426,247	547,143	119,554
II. EXPENDITURES						
GENERAL ADMINISTRATIVE						
SUPERVISORS COMPENSATION	5,600	3,600	8,000	1,200	12,000	4,000
PAYROLL TAXES	428	275	612	92	918	306
PAYROLL SERVICES	385	347	457	121	673	216
MANAGEMENT CONSULTING SERVICES	21,000	21,000	24,000	12,000	24,000	-
PLANNING , COORDINATING & CONTRACT SERVICES	24,000	24,000	24,000	12,000	24,000	-
ADMINISTRATIVE SERVICES	5,500	5,500	5,500	2,750	5,500	-
BANK FEES	25	104	100	-	100	-
MISCELLANEOUS	532	2,960	250	6	250	-
AUDITING SERVICES	2,500	2,350	2,400	-	3,200	800
SUPERVISOR TRAVEL PER DIEM	8	-	100	-	100	-
REGULATORY AND PERMIT FEES	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	1,656	1,976	750	187	750	-
ENGINEERING SERVICES	823	1,779	4,500	508	4,500	-
LEGAL SERVICES	6,460	6,135	5,000	1,877	5,000	-
WEBSITE HOSTING	983	737	720	360	720	-
TOTAL GENERAL ADMINISTRATIVE	70,075	70,938	76,564	31,276	81,886	5,322
INSURANCE						
INSURANCE-PROPERTY, GENERAL LIABILITY, PROF.	21,990	21,277	23,405	23,162	25,478	2,073
DEBT ADMINISTRATION:						
DISSEMINATION AGENT	10,000	6,500	10,000	6,500	6,500	(3,500)
PERFORMANCE & WARRANTY BOND PREMIUM	2,500	2,500	2,500	2,500	2,500	-
TRUSTEE FEES	8,621	5,926	8,700	5,926	6,520	(2,180)
ARBITRAGE	1,300	ALL AMERICAN EX	1,250	-	-	(1,250)
TOTAL DEBT ADMINISTRATION	3,000	14,926	22,450	14,926	15,520	(6,930)
PHYSICAL ENVIRONMENT EXPENDITURES:						
FIELD SERVICES MANAGEMENT	-	-	5,000	9,022	5,000	-
FIELD SERVICE TECH	14,759	15,383	7,252	2,500	8,552	1,300
FIELD TRAVEL EXPENSE	-	2,760	1,400	418	1,400	-
STREETPOLE LIGHTING	42,194	44,504	46,800	19,496	46,800	-
ELECTRICITY (IRRIGATION & POND PUMPS)	7,988	1,982	9,600	1,266	6,000	(3,600)
WATER (Hillsborough County & purchase from well)	1,318	-	16,800	-	16,800	-
LANDSCAPING MAINTENANCE	61,312	74,722	74,514	44,122	111,672	37,158
LANDSCAPE REPLINISHMENT	68,495	29,938	24,549	11,654	3,000	(21,549)
IRRIGATION MAINTENANCE	11,197	13,670	10,240	6,847	14,014	3,774
LANDSCAPE MAINTENANCE - PHASE 3	-	3,500	10,000	-	21,354	11,354
TREE TRIMMING	-	7,500	-	-	5,498	5,498
NPDES	4,650	3,150	6,300	-	2,500	(3,800)
PET WASTE REMOVAL	1,708	3,128	2,220	1,906	3,816	1,596
POWER SWEEP	250	-	1,000	-	-	(1,000)
STORMWATER DRAINAGE	7,177	2,381	7,500	-	-	(7,500)
ENVIRONMENTAL MITIGATION & POND MAINTENANCE	13,140	1,950	3,100	-	4,200	1,100
POND MAINTENANCE	63,668	Includes quarterly	7,000	2,874	9,760	2,760
POND MOWING - GRANDVIEW	-	8,225	14,600	-	-	(14,600)
POND EROSION	3,800	-	-	-	-	-
SECURITY MONITORING	1,800	4,855	3,600	1,800	3,600	-
SECURITY PATROL	-	6,588	-	-	8,500	8,500
SECURITY CLICKERS & FOBS	786	441	1,500	-	2,000	500
ENTRANCE WALL REPAIR	1,750	-	2,000	-	2,000	-
HOLIDAY LIGHTS	-	-	5,000	5,000	5,000	-
MISC. FIELD	-	6,585	-	198	-	-
FIELD CONTINGENCY	1,523	-	2,500	710	63,668	61,168
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	307,515	231,262	262,475	107,813	345,134	82,659

STATEMENT 1
PARK CREEK CDD - FY 2019 PROPOSED GENERAL FUND BUDGET

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED BUDGET	FY 2018 YTD-MARCH 31	FY 2019 PROPOSED BUDGET	VARIANCE 2018 TO 2019
AMENITY CENTER OPERATIONS						
POOL SERVICE CONTRACT	7,950	8,400	7,200	5,400	10,800	3,600
POOL MAINTENANCE & REPAIRS	3,217	400	2,500	4,050	2,500	-
POOL PERMIT	275	275	275	-	275	-
AMENITY MANAGEMENT	-	-	3,000	1,500	4,500	1,500
AMENITY CENTER CLEANING & MAINTENANCE	5,785	8,560	7,200	3,900	7,800	600
AMENITY CENTER INTERNET	1,776	1,855	1,920	1,006	2,100	180
AMENITY CENTER ELECTRICITY	-	6,251	9,000	2,987	8,400	(600)
AMENITY CENTER WATER	-	1,326	3,600	429	3,600	-
AMENITY CENTER PEST CONTROL	1,290	636	900	318	1,800	900
REFUSE SERVICE	-	-	1,000	-	1,000	-
LANDSCAPE MAINTENANCE	-	-	-	-	20,000	20,000
INFILL PLANTING	-	-	-	-	10,000	10,000
MISC. AMENITY CENTER REPAIRS & MAINT.& SUPPLIES	-	5,415	2,500	70	6,350	3,850
TOTAL AMENITY CENTER OPERATIONS	20,293	33,118	39,095	19,660	79,125	40,030
RESERVES						
RESERVE STUDY		3,200	3,600	-	-	(3,600)
TOTAL EXPENDITURES	422,873	374,721	427,589	196,837	547,143	119,554
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(45,413)	49,883	-	229,410	-	-
FUND BALANCE - BEGINNING	10,552	(34,861)	15,022	15,022	15,022	-
FUND BALANCE - ENDING	\$ (34,861)	\$ 15,022	\$ 15,022	\$ 244,432	\$ 15,022	\$ -

FUND BALANCE ANALYSIS	
TWO MONTHS OPERATING	\$ 91,191
UNASSIGNED	(30,696)
FUND BALANCE	\$ 60,494

STATEMENT 2
PARK CREEK CDD
FY 2019 PROPOSED BUDGET - GENERAL FUND (O&M) ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation

Lot Width	Units	ERU	Total ERU	% ERU
50'	177	1.0	177.0	46.92%
60'	154	1.2	184.8	48.99%
70'	11	1.4	15.4	4.08%
100'	0	2.0	-	0.00%
Total	342		377.2	100.00%

2. O&M Assessment Requirement ("AR")

AR = Total Expenditures - NET:	\$	547,143
Plus: Early Payment Discount		23,789
Plus: County Collection Charges		23,789
Total Assessment (Gross Expenditures)	\$	594,721
Total ERU:		377.2
Total AR / ERU - net:		\$1,450.54
Total AR / ERU - gross:		\$1,576.67

3. Current FY - Allocation of AR (Difference Due to Rounding) & O&M Assmt. PER UNIT

Lot Width	Units	ERU	NET Assmt/Unit	Total NET Assmt	GROSS Assmt/Unit
50'	177	1.0	\$1,450.54	\$256,745.26	\$1,577
60'	154	1.2	\$1,740.65	\$268,059.45	\$1,892
70'	11	1.4	\$2,030.75	\$22,338.29	\$2,207
100'	0	2.0	\$2,901.08	\$0.00	\$3,153
Total	342			\$547,143.00	

4. Prior FY - Allocation of AR (Difference Due to Rounding) & O&M Assmt.

Lot Width	Units	ERU	NET Assmt/Unit	Total NET Assmt	GROSS Assmt/Unit
50'	179	1.0	\$1,125.23	\$201,416.92	\$1,223
60'	76	1.2	\$1,350.28	\$102,621.36	\$1,468
70'	67	1.4	\$1,575.33	\$105,546.97	\$1,712
100'	8	2.0	\$2,250.47	\$18,003.75	\$2,446
Total	330			\$427,589.00	

5. Difference between Prior FY and Current FY

Lot Width	Units	ERU	Difference	Total Difference	Gross Diff. / Unit
50'	179	1.0	\$325.30	\$55,328.33	\$354
60'	76	1.2	\$390.36	\$165,438.09	\$424
70'	67	1.4	\$455.43	(\$83,208.68)	\$495
100'	8	2.0	\$650.61	(\$18,003.75)	\$707
Total	330			\$119,554.00	
			% Change	27.96%	

Footnote:

(a) The land within the CDD will be developed in multiple phases for a projected total of 342 lots per the new lot mix provided by the developer.

(b) NET means excluding County collection charges and early payment discounts.

EXHIBIT 5.



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 20, 2018

Paul Cusmano
15310 Amberly Drive, Suite 175
Tampa, FL 33647

Dear Paul Cusmano,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2018, listed below.

Community Development District	Number of Registered Electors
Park Creek CDD	307

We ask that you respond to our office with a current list of CDD office holders by **June 1, 2018**, and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoe.org.

Respectfully,

Enjoli White
Candidate Services Liaison

EXHIBIT 6.

STRALEY ROBIN VERICKER

Attorneys At Law

1510 W. Cleveland St.
Tampa, Florida 33606
Tel: (813) 223-9400
Fax: (813) 223-5043

Writer's Direct Dial: (813) 901-4945
Writer's E-mail: jvericker@srvlegal.com
Website: www.srvlegal.com

June 4, 2018

*Via Email (Theresa@dmhbcpa.com)
and U.S. Mail*

DiBartolomeo, McBee, Hartley & Barnes
2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950

Attn: Theresa Goldstein

Re: Park Creek Community Development District

Ladies and Gentlemen:

By this communication, we are responding to the letter of Ms. Patricia Comings-Thibault dated May 1, 2018, received in our office via email on June 4, 2018, requesting that we furnish certain information to you concerning our representation of Park Creek Community Development District (the "District") and pending or threatened litigation involving the District.

While this firm may represent the District on a regular basis, our engagements have been limited to specific matters as to which we may have been consulted. There may exist matters of a legal nature that could have a bearing on the financial position of the District with respect to which we have not been consulted and consequently have no knowledge. The information furnished by this letter is limited to matters which have been given substantive attention by the lawyers in this firm in the form of legal consultation and, where appropriate, legal representation from October 1, 2016, to the effective date of this response. We have, to the extent believed necessary, attempted to determine from the lawyers in this firm who have performed services for the District since the beginning of the period upon which the report is based, whether such services involved substantive attention in the form of legal consultation or representation in litigation. Beyond that, no review has been made of any of the District's transactions or other matters for the purposes of identifying loss contingencies, nor have we made inquiry with other law firms who either are now or who have in the past performed services for the District.

The response of this firm is limited to loss contingencies coming within the meaning of the American Bar Association Statement of Policy Regarding Lawyers' Responses to Auditors' Requests for Information (the "Statement of Policy") which are considered to be probable (within the meaning of the Commentary accompanying the Statement of Policy) of assertion and which are considered individually or collectively material to the presentation of the District's financial statements and is further limited to the matters set out herein. The firm is not

undertaking to respond or comment upon all aspects of the District's business activities and except as noted in this communication, no inference should be drawn on any matters beyond the scope of this response.

The information as supplied in this audit response is solely for the auditor's information in connection with your audit of the financial condition of the District. Without the express written approval of this law firm and the District, it is not to be quoted in whole or in part or otherwise referred to in any financial statements of the District or related documents, nor is it to be filed with any governmental agency or other person.

This response is limited by, and subject to, the Statement of Policy; without limiting the generality of the foregoing, the limitations set forth in the Statement of Policy on the scope and use of this response are specifically incorporated herein by reference, and any description herein of any "loss contingencies" is qualified by the meaning as described in the Statement of Policy and the accompanying commentary.

The District does not intend to waive the attorney-client privilege with respect to any information which the District has furnished to us. Moreover, please be advised that our response to you should not be construed in any way to constitute a waiver of the protection of the attorney work-product privilege with respect to any of our files involving the District.

Subject to the foregoing, we advise you that from October 1, 2016, to the effective date of this response, we have not been engaged to give substantive attention to, or represent the District in connection with, material (defined by Ms. Comings-Thibault in her aforesaid letter to us as matters involving amounts exceeding \$5,000 individually or in the aggregate) loss contingencies coming within the scope of clause (a) of paragraph 5 of the Statement of Policy.

In Ms. Comings-Thibault's letter to us, the District did not specifically identify and specifically request us to comment on any loss contingencies coming within the scope of clause (c) of Paragraph 5 of the Statement of Policy. Therefore, we have not commented on any such loss contingencies. Please be advised that pursuant to clauses (b) and (c) of Paragraph 5 of the Statement of Policy and accompanying Commentary, it would be inappropriate for us to respond to a general inquiry relating to the existence of unasserted possible claims or assessments involving the District. We can only furnish information concerning those upon which the District has specifically requested in writing that we comment, nor can we comment upon the adequacy of the District's listing, if any, of unasserted possible claims or assessments or its assertions concerning the advice, if any, about the need to disclose same.

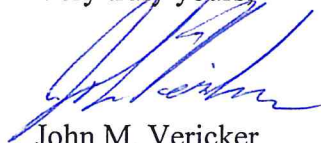
Consistent with the last sentence of Paragraph 6 of the Statement of Policy and pursuant to the District's request, however, this letter will confirm as correct the District's understanding as set forth in Ms. Comings-Thibault's aforesaid letter to us that whenever, in the course of performing legal services for the District with respect to a matter recognized to involve an unasserted possible claim or assessment that may call for financial statement disclosure, we have formed a professional conclusion that the District must disclose or consider disclosure

concerning such possible claim or assessment, we as a matter of profession responsibility to the District, will so advise the District of such disclosure and the applicable requirements of Statement of Financial Accounting Standards No. 5.

The information set forth herein is as of the date hereof, except as otherwise noted, and we assume no obligation to advise you of changes which may have been or are brought to our attention thereafter.

The District was indebted to this law firm in the amount of \$425.00 as of September 30, 2017.

Very truly yours,



John M. Vericker
*Board Certified – City, County & Local
Government Law*

JMV/lab

cc: Patricia Comings-Thibault, District Accountant (*via email*)
Paul Cusmano, District Manager (*via email*)
Mike Lawson, Chairman of the Board of Supervisors (*via email*)

EXHIBIT 7.



Park Creek CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 4/10/2018

Prepared for:

Mr. Paul Cusmano, District Manager

DPFG

15310 Amberly Drive, Suite #175

Tampa, Florida 33647

Prepared by:

Peter Simoes, Account Representative/Biologist

Aquatic Systems, Inc. – Sun City Field Office

Corporate Headquarters

2100 N.W. 33rd Street, Pompano Beach, FL 33069

1-800-432-4302

Site: 1



Comments: Site looks good

Pond #1 continues to improve following our scheduled treatment dates. The minor exposed Slender Spikerush along the pond's perimeter was targeted during our scheduled maintenance visit on 3/26. The desirable Gulf Spikerush (top right) continues to look good.

Site: 2



Comments: Site looks good

No issues were noted during today's inspection of Pond #2. Last month's blue dye treatment continues to deter undesirable Algal growth.

Park Creek CDD Waterway Inspection Report

Site: 3



Comments: Site looks good

The exposed banks of Pond #3 looked good. ASI recommends planting the pond's perimeter to improve soil stability and reduce the likelihood of future erosion events.

Site: 4



Comments: Treatment in progress

Pond #4 continues to improve following our scheduled visits. A significant reduction of Filamentous Algae and submersed Slender Spikerush were noted during today's inspection. The desirable Gulf Spikerush (top) will continue to be promoted to improve water quality and pond aesthetics.

Site: 5



Comments: Treatment in progress

Pond #5 was observed with minimal new growth of Algae, which was treated during our scheduled visit on 3/26.

Site: 6



Comments: Site looks good

Anticipated new growth of terrestrial weeds were present within Pond #6, which were treated during our scheduled visit on 3/26. Positive results may be anticipated within 14-21 days following application.

Site: 7

**Comments:** Treatment in progress

Several new sprouts of Cattails were present within the exposed shelf of Pond #7 (bottom right), which were treated during our routine maintenance visit performed on 3/26. ASI recommends planting the shelf and perimeter with desirable vegetation to improve nutrient uptake and deter future development of nuisance species.

Site: 8

**Comments:** Treatment in progress

The minor exposed Needlerush and moderate submersed Spikerush present within Pond #8 were targeted during our scheduled visit performed on 3/26. Positive results were visible along the pond banks.

Site: 9



Comments: Site looks good
Pond #9 looked great during today's visit!

Site: 10



Comments: Site looks good
The desirable Gulf Spikerush and Bulrush within Pond #10 (bottom right) looked good during today's visit. The minor submersed Slender Spikerush will continue to be monitored and treated as necessary.

Management Summary

The ponds within the Park Creek CDD continue to improve following our scheduled maintenance visits. Significant improvements were noted within several of the inspected ponds, most notable improvements were visible within Pond #1, which was previously identified with above average growth of submersed Chara and Algae, and Pond #9 which previously developed substantial Algae and Slender Spikerush. Additionally, the native vegetation throughout the community continued to look good. The desirable Gulf Spikerush within Ponds #1, #4, and #10, and new growth of Bulrush within Pond #9 were observed to be in great condition! Native plant material will continue to be promoted during our routine visits to improve the functionality of storm water retention ponds.

The shorelines of the ponds within the Park Creek community continue to look great. Only minor new growth of Cattails were present within the shelf of Pond #7, minor anticipated growth of terrestrial weeds within Pond #6 (due to the low water levels exposing soils ideal for invasive growth), and minimal shoreline weeds along the perimeter of Pond #8, all of which were treated during our scheduled visit performed on 3/26. Positive results may be anticipated within 14-21 days following herbicide application.

Despite ideal conditions for Algal development, only Ponds #4 and #5 were identified with minimal new growth of Algae, both of which were treated during our scheduled visit performed on 3/26. ASI recommends planting the perimeter and shelf of ponds experiencing minor recurring blooms to improve nutrient uptake and deter nuisance development.

Last months submersed systemic treatments have effectively reduced undesirable submersed populations by approximately 75%. The minor remaining Slender Spikerush identified within Ponds #4 and #8 will continue to be monitored during our routine visits and treated as necessary. Positive results may be expected within 14-21 days following submersed systemic treatments.

Note: ASI recommends planting native vegetation within Ponds #1, #4 and #9 to improve bank stability and water quality. A planting proposal may be generated upon request.

Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Monitor submersed treatment within Ponds #4, #8, and #10 and re-treat as necessary.
- Continue to promote native vegetation throughout the community.

- NOTE: ASI recommends planting native vegetation within Ponds #1, #4 and #9.

THANK YOU FOR CHOOSING ASI!

