

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

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 OCT- MAR	FY 2019 PROPOSED	VARIANCE 2018-2019
I. REVENUE						
GENERAL FUND REVENUES	\$ 190,741	\$ 298,624	\$ 427,589	\$ 293,600	\$ 448,345	\$ 20,756
OFF ROLL FUNDING	185,272	-	-	132,327	-	-
MISC REVENUE	1,447	125,980	-	320	-	-
TOTAL REVENUE	377,460	424,604	427,589	426,247	448,345	20,756
II. EXPENDITURES						
GENERAL ADMINISTRATIVE						
SUPERVISORS COMPENSATION	5,600	3,600	8,000	1,200	8,000	-
PAYROLL TAXES	428	275	612	92	612	-
PAYROLL SERVICES	385	347	457	121	673	216
MANAGEMENT CONSULTING SERVICES	21,000	21,000	24,000	12,000	24,000	-
PLANNING , COORDINATING & CONTRACT SRVCS	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	-	2,400	-
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	76,780	216
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	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	-	1,250	-	-	(1,250)
TOTAL DEBT ADMINISTRATION	3,000	14,926	22,450	14,926	13,020	(9,430)
PHYSICAL ENVIRONMENT EXPENDITURES:						
COMPREHENSIVE FIELD TECH SERVICES	-	-	5,000	9,022	16,200	11,200
FIELD SERVICE TECH	14,759	15,383	7,252	2,500	-	(7,252)
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	3,300	(6,300)
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	3,000	(7,240)
LANDSCAPE MAINTENANCE - PHASE 3	-	3,500	10,000	-	21,354	11,354
TREE TRIMMING	-	7,500	-	-	-	-
NPDES	4,650	3,150	6,300	-	-	(6,300)
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 MAINT.	13,140	1,950	3,100	-	-	(3,100)
POND MAINTENANCE	63,668	4,608	7,000	2,874	6,000	(1,000)

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	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 OCT- MAR	FY 2019 PROPOSED	VARIANCE 2018-2019
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	-	-	-	-
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	40,000	37,500
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	307,515	235,870	262,475	107,813	265,742	3,267
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	-	-	-	-	8,200	8,200
INFILL PLANTING	-	-	-	-	10,000	10,000
MISC. AMENITY CENTER OPERATIONS	-	5,415	2,500	70	6,350	3,850
TOTAL AMENITY CENTER OPERATIONS	20,293	33,118	39,095	19,660	67,325	28,230
RESERVES						
RESERVE STUDY		3,200	3,600	-	-	(3,600)
TOTAL EXPENDITURES	422,873	379,329	427,589	196,837	448,345	20,756
III. EXCESS OF REVENUE OVER (UNDER)						
EXPENDITURES	(45,413)	45,275	-	229,410	-	-
FUND BALANCE - BEGINNING	19,552	(25,861)	19,414	19,414	19,414	-
FUND BALANCE - ENDING	\$ (25,861)	\$ 19,414	\$ 19,414	\$ 248,824	\$ 19,414	\$ -

**STATEMENT 2
PARK CREEK CDD
FY 2019 PROPOSED BUDGET - GENERAL FUND (O&M) 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%
Total	342		377.2	100.00%

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

AR = Total Expenditures - NET:	\$ 448,345
Plus: Early Payment Discount (4%)	19,079
Plus: County Collection Charges (2%)	<u>9,539</u>
Total Assessment (Gross Expenditures)	\$ 476,963
Total ERU:	377.2
Total AR / ERU - net:	\$1,189
Total AR / ERU - gross:	\$1,264

3. Current 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'	177	1.0	\$1,189	\$210,385	\$1,264
60'	154	1.2	\$1,426	\$219,656	\$1,517
70'	11	1.4	\$1,664	\$18,305	\$1,770
Total	342			\$448,345	

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	\$201,417	\$1,223
60'	76	1.2	\$1,350	\$102,621	\$1,468
70'	67	1.4	\$1,575	\$105,547	\$1,712
100'	8	2.0	\$2,250	\$18,004	\$2,446
Total	330			\$427,589	

5. Difference between Prior FY and Current FY Per Lot

Lot Width	Units	ERU	Difference	% Change
50'	179	1.0	\$63	6%
60'	76	1.2	\$76	6%
70'	67	1.4	\$89	6%

**STATEMENT 3
PARK CREEK CDD
FY 2019 PROPOSED BUDGET**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
EXPENDITURES ADMINISTRATIVE:			
SUPERVISORS COMPENSATION		\$ 8,000	Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES		\$ 612	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICES		\$ 673	Approximately \$54 per payroll and 1x yearly fee of \$25
MANAGEMENT CONSULTING SRVS	DPFG	\$ 24,000	The District receives Management & Accounting services as part of the agreement;
PLANNING, COORDINATING & CONTRACT SERVICES	DPFG	\$ 24,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	DPFG	\$ 5,500	The District receives administrative services as part of the agreement, approximates
BANK FEES	BANK UNITED	\$ 100	Bank fees associated with maintaining the District's bank accounts
MISCELLANEOUS		\$ 250	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING SERVICES	Debarleleo	\$ 2,400	State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter
SUPERVISOR TRAVEL PER DIEM		\$ 100	Reimbursement to Board Supervisors for travel to District Meetings
REGULATORY AND PERMIT FEES	Florida DEO	\$ 175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	TIME PUBLISHING	\$ 750	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES	STANTEC	\$ 4,500	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY, ROBIN, VERICKER	\$ 5,000	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
WEBSITE HOSTING		\$ 720	\$60 Monthly, required by Florida Statute to maintain a District website

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FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
INSURANCE:			
INSURANCE (Liability, Property, Casualty, Bridge)	EGIS	\$ 25,478	Annual, for general liability, property and officer and director insurance
EXPENDITURES DEBT ADMINISTRATION:			
DISSEMINATION AGENT	LERNER SERVICES	\$ 6,500	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure
PERFORMANCE & WARRANTY BOND		\$ -	
TRUSTEE FEES	US BANK	\$ 6,520	Confirmed amount with Trustee to maintain the District's bond funds that are on deposit for the Series 2013 and 2014
ARBITRAGE	LLS Services	\$ -	Small issuer exception. Arbitrage not required
PHYSICAL ENVIRONMENT EXPENDITURES:			
COMPREHENSIVE FIELD TECH SERVICES		\$ 16,200	Directs day to day operations of District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage RFP process for ongoing maintenance, prepare monthly written reports to the Board, including mileage costs for Field Tech.
STREETPOLE LIGHTING	TECO	\$ 46,800	102 streetpole lights, avg \$3,900 month
ELECTRICITY (IRRIGATION & POND PUMPS)	TECO	\$ 3,300	Electric utilities to maintain irrigation system & pond pumps
WATER (PURCHASED FROM WELL)		\$ -	Reclaimed and potable
LANDSCAPING MAINTENANCE	ALL-AMERICAN LAWN&TREE	\$ 111,672	ALL AMERICAN EXPIRES 8/2019. General services:\$53,286. Turf Care \$8,826. Horticulture Care - \$4,690. Mulch \$8,961, Flowers \$5,909. \$30,000 for Tucker Jones Rd.
LANDSCAPING REPLENISHMENT	ALL-AMERICAN LAWN&TREE	\$ 3,000	Replacement of plant material not included in base contract
IRRIGATION MAINTENANCE	ALL-AMERICAN LAWN&TREE	\$ 3,000	Monthly irrigation maintenance.
LANDSCAPE MAINTENANCE - PHASE 3B and 3B-2		\$ 21,354	Two ponds, area behind fence TG Rd.
TREE TRIMMING	ALL-AMERICAN LAWN&TREE	\$ -	Elevating trees under 8' clearance
NPDES (National Pollutant Discharge Elimination System)	GENESIS	\$ -	not needed

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FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
PET WASTE REMOVAL	POOP 911	\$ 3,816	Removal of pet waste, replace liners, check and fill and pick up bags. Approximately 8,000 bags included for new collection units.
POWER SWEEP		\$ -	Power wash of common areas
STORMWATER DRAINAGE	GENESIS	\$ -	Storm drain clean out and replacment of rocks. Bill received in April 2017
POND MAINTENANCE	Aquatic Systems	\$ 6,000	Resource Management Program for waterway system.
POND MOWING	Grandview	\$ -	Miscellaneous as needed
POND EROSION		\$ -	
SECURITY MONITORING	Critical Intervention	\$ 3,600	
SECURITY PATROL		\$ -	
SECURITY FOBS		\$ 2,000	
ENTRANCE WALL REPAIR		\$ -	
HOLIDAY LIGHTS		\$ 5,000	
MISC. FIELD		\$ -	
FIELD CONTINGENCY		\$ 40,000	Repairs to stabilize site (erosion control along creek)
AMENITY CENTER OPERATIONS			
POOL SERVICE CONTRACT	H2 Pool Services	\$ 10,800	Provides 4 day cleaning and chemical service
POOL MAINTENANCE & REPAIRS	H2 Pool Services	\$ 2,500	Misc. repairs as needed
POOL PERMIT	State of Florida	\$ 275	Pool permit
AMENITY MANAGEMENT	DPFG	\$ 4,500	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
AMENITY CENTER CLEANING & MAINTENANCE	H2 Pool Services	\$ 7,800	Clean facilities 4x a month and powerwash 1x a month
AMENITY CENTER INTERNET	Brighthouse	\$ 2,100	Monthly charge approximates \$175 mo.
AMENITY CENTER ELECTRICITY		\$ 8,400	Estimated at \$700 per mo.
AMENITY CENTER WATER		\$ 3,600	Estimated at \$300 per month
AMENITY CENTER PEST CONTROL	Terminix	\$ 1,800	Estimated at \$150 mo. Increase in level of service necessiated
REFUSE SERVICE	Estimated	\$ 1,000	Estimated
LANDSCAPE MAINTENANCE		\$ 8,200	Removal and stump grind 5 dead trees next to pool, fix/repair pavers, remove 2 stumps in pool area.

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FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
INFILL PLANTING		\$ 10,000	Plant material replacement inside pool area.
MISC. AMENITY CENTER REPAIRS & MAINTNANCE		\$ 6,350	Playground mulch in the amount of \$3,850 plus \$2,500 as needed
RESERVES			
RESERVE STUDY		\$ -	