

**CREEK PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
MARCH 05, 2020**

CREEK PRESERVE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, MARCH 05, 2020
3:00 P.M.

The Offices of Meritus
Located at 2005 Pan Am Circle Suite 300, Tampa FL 33607

District Board of Supervisors	Chairman Vice- Chairman Supervisor Supervisor Supervisor	Jeff Hills Nick Dister Ryan Motko Laura Coffey Kelly Evans
District Manager	Meritus	Debby Nussel
District Attorney	Straley, Robin, Vericker	John Vericker
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **3:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The meeting will resume with the third section called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 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 fourth section is called **Consent Agenda**. The Consent Agenda section 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 **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth 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 the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

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) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, 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.

March 05, 2020

Creek Preserve Community Development District

The Public Hearing & Regular Meeting of the Creek Preserve Community Development District will be held on **Thursday, March 05, 2020 at 3:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON LEVYING DEBT ASSESSMENTS ON EXPANSION AREA**
 - A. Open Public Hearing on Levying Debt Assessments on Expansion Area
 - B. Staff Presentations
 - C. Public Comments
 - D. Close the Public Hearing on Levying Debt Assessments on Expansion Area
 - E. Consideration of Resolution 2020-03; Levying Debt Assessments on Expansion AreaTab 01
- 5. RETURN AND PROCEED TO REGULAR MEETING**
- 6. BUSINESS ITEMS**
 - A. Consideration of Resolution 2020-04; Redesignating Officers.....Tab 02
 - B. General Matters of the District
- 7. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting January 23, 2020 Tab 03
 - B. Consideration of Operation and Maintenance Expenditures January 2020 Tab 04
 - C. Review of Financial Statements Month Ending January 31, 2020 Tab 05
- 8. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 10. AUDIENCE QUESTIONS AND COMMENTS AND DISCUSSION FORUM**
- 11. ADJORNMENT**

Sincerely,
Debby Nussel
District Manager, Meritus

RESOLUTION 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT REVENUE BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170 and 190 Florida Statutes, including specifically, Section 170.08, Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors (the “**Board**”) of the Creek Preserve Community Development District (the “**District**”) hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the Second Supplemental Report of the District Engineer dated January 7, 2020 (the “**2020 Project**”), attached hereto as **Exhibit “A”**.

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the 2020 Project and to issue revenue bonds payable from special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the 2020 Project on certain lands within the District, the nature and location of which are described in Resolution 2020-01 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such 2020 Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment revenue bonds, in one or more series (herein, the “**Series 2020 Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the 2020 Project, the levying of such special assessments and the sale and issuance of the Series 2020 Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the 2020 Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Series 2020 Bonds.

(g) By Resolution 2020-01, the Board determined to implement the 2020 Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Series 2020 Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2020-01 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2020-01 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board of Supervisors of the District.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2020-02 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the 2020 Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) At the time and place specified in the resolution and notice referred to in paragraph (j) above, the Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the 2020 Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the 2020 Project is as specified in the Expansion Area Master Assessment Methodology Report dated December 27, 2019 prepared by Meritus Corp, (the "**Assessment Report**")

attached hereto as **Exhibit "B"**, and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such 2020 Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll which is part of the Assessment Report;

(iii) it is hereby declared that the 2020 Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Debt Assessments (as defined below) be paid and collected as herein provided.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Report. In addition, the following words and phrases shall have the following meanings:

"Assessable Unit" means a building lot in the product type or lot size as set forth in the Report.

"Debt Assessment" or **"Debt Assessments"** means the non-ad valorem special assessments imposed to repay the Series 2020 Bonds which are being issued to finance the construction and acquisition of the 2020 Project as described in the Assessment Report.

"Developer" means **Creek Preserve Development, LLC**, a Florida limited liability company, and its successors and assigns.

SECTION 4. AUTHORIZATION OF 2020 Project. The 2020 Project described in Resolution 2020-01, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Series 2020 Bonds referred to herein.

SECTION 5. ESTIMATED COST OF 2020 Project. The total estimated costs of the 2020 Project, and the estimated financing costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS. The Debt Assessments on the benefited parcels all as specified in the final assessment roll contained within the Assessment Report, are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Debt Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the **"Improvement Lien Book."** The Debt Assessment or Debt Assessments against

the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims.

SECTION 7. FINALIZATION OF ASSESSMENTS. When the 2020 Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the 2020 Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the 2020 Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the 2020 Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves or bond discount included in the estimated cost of the 2020 Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Assessments for all of the 2020 Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the 2020 Project benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the 2020 Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of regardless of product type will be benefited equally by the 2020 Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Series 2020 Bonds (herein, the "**Trustee**"): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with

applicable law, that the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims, whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Debt Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF ASSESSMENTS. At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Series 2020 Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the Assessment Report, together with interest at the applicable coupon rate of the Series 2020 Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the County) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the 2020 Project have been completed and the Board has adopted a resolution accepting the 2020 Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the 2020 Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding November 1 or May 1, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF SERIES 2020 BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Series 2020 Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Series 2020 Bonds shall no longer be levied by the District. If, for any reason, Assessments are overpaid or excess Assessments are collected, or if, after repayment of the Series 2020 Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Series 2020 Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, the District anticipates using the "uniform

method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Series 2020 Bonds. Accordingly, the Debt Assessments for the Series 2020 Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments levied against any parcels owned by the Developer, the District may invoice and collect such Assessments directly from the Developer and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District on April 1 and October 1 of each year.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS. The Board hereby confirms its intention to issue the Series 2020 Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the 2020 Project assessed against the specially benefitted property.

SECTION 13. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

SECTION 14. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

SECTION 15. SEVERABILITY. If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

SECTION 16. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 5th day of March, 2020.

Attest:

**Creek Preserve Community
Development District**

Print Name: _____
Assistant Secretary/Secretary

Jeffery Hills
Chair of the Board of Supervisors

Exhibit “A” – Second Supplemental Report of the District Engineer dated January 7, 2020
Exhibit “B” – Expansion Area Master Assessment Methodology Report dated December 27, 2019

**Creek Preserve Community
Development District**

Second Supplemental Report
of the District Engineer



Prepared for:
Board of Supervisors
Creek Preserve Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

January 7, 2020



1.0 INTRODUCTION

The original Creek Preserve Community Development District ("the District") encompassed approximately 164.35 acres within Hillsborough County, Florida, and on December 11, 2019 and expansion to 174.42 acres was approved by Hillsborough County. The District is located within Section 4, Township 32 South, Range 20 East and is generally located between W Lake Drive and Delia Street and north of SR674 in Wimauma, Hillsborough County, Florida.

See Appendix A for a Vicinity Map and Creek Preserve Preliminary Plat.

2.0 PURPOSE

The District was established by Hillsborough County Ordinance 18-28 effective on October 16, 2018, which was amended by Ordinance 19-28 effective on December 11, 2019, for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. A Report of the District Engineer Capital Improvement Revenue Bonds, Series 2019 was issued on March 12, 2019, and a Supplemental Report of the District Engineer was issued on April 2, 2019. The purpose of this Second Supplemental Report of the District Engineer is to provide the estimated costs of the public improvements and community facilities being planned within the expansion area of the District.

3.0 THE DEVELOPER AND DEVELOPMENT

The property owners, Eisenhower Property Group and Creek Preserve Development LLC plan to develop public improvements and community facilities for an additional 38 single family residential units, referenced as Phase 9 on the Creek Preserve Preliminary Plat, which will result in a new total unit count of 674.

The possible public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, additional amenity improvements, landscaping/hardscaping/irrigation, and off-site improvements needed to provide service to the District.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.



4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Hillsborough County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To insure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100 year storm event.

Water management and control systems will be designed in accordance with Hillsborough County technical standards. The District is anticipated to own and maintain these facilities.

4.2 WATER SUPPLY

The District is located within the Hillsborough County Public Utilities service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include looped water mains which will supply potable water and service and fire protection to the District. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with Hillsborough County technical standards. It is anticipated that Hillsborough County Public Utilities will own and maintain these facilities.



4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Hillsborough County Public Utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include a gravity sanitary sewer system within the road rights of way connecting to pumping stations. Off-site improvements may be required to provide service to the District.

All sanitary sewer and wastewater management facilities will be designed in accordance with Hillsborough County technical standards. It is anticipated that Hillsborough County Public Utilities will own and maintain these facilities.

4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All roads will be designed in accordance with the Hillsborough County technical standards and are anticipated to be owned and maintained by the Hillsborough County.

4.5 AMENITY FACILITIES

Additional improvement to the amenity facilities may be done and will be owned and maintained by the District.

4.6 LANDSCAPE, IRRIGATION, AND MONUMENTATION

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix B for the Construction Cost Estimate of the Public Improvements and Community Facilities.



6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on our review and analysis of the Creek Preserve Preliminary Plat prepared by Bohler Engineering, included in Exhibit A. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Hillsborough County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

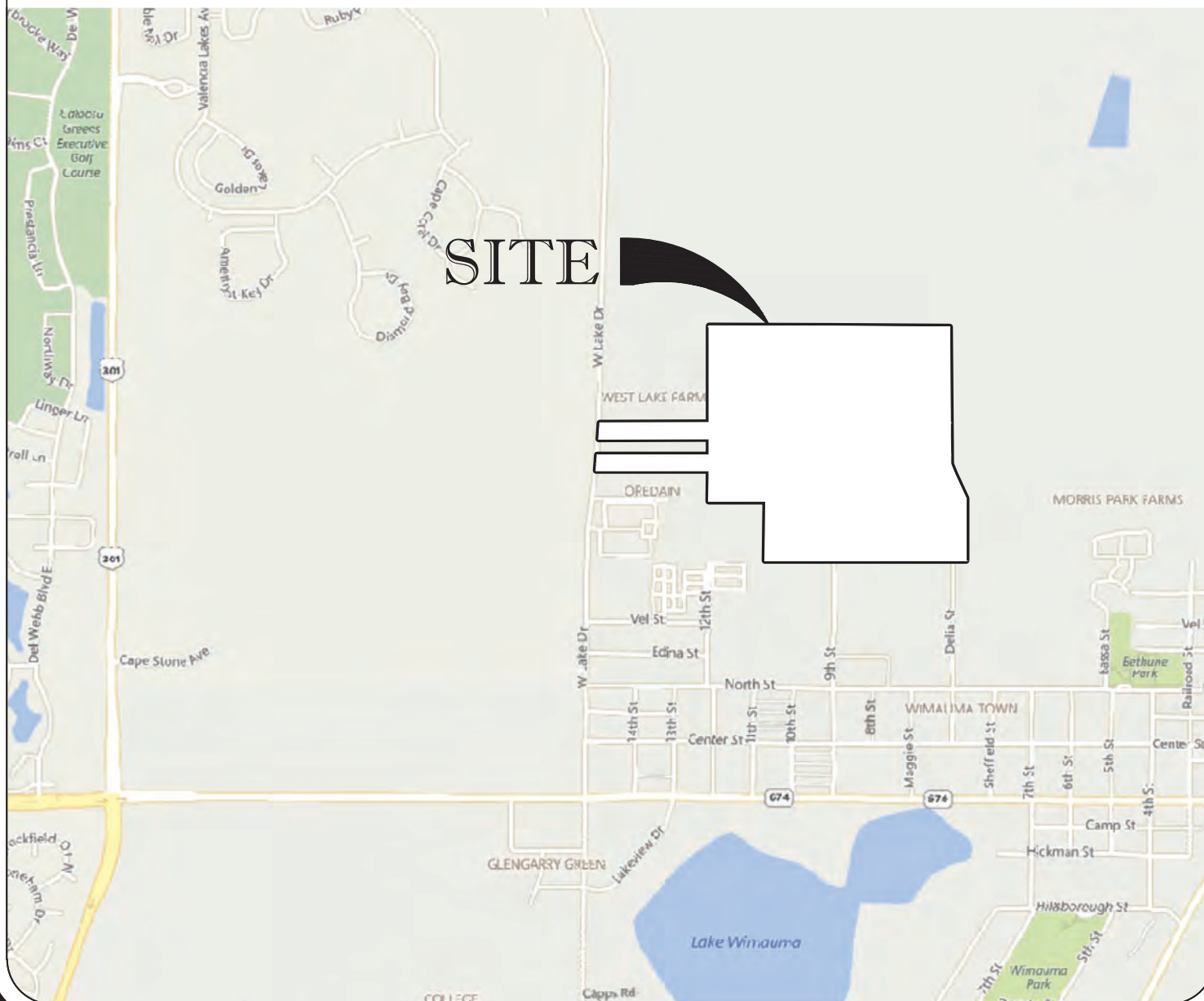
Tonja L. Stewart, P.E.
Florida License No. 47704



Appendix A VICINITY MAP, CDD BOUNDARY SURVEY AND CREEK PRESERVE PRELIMINARY PLAT

VICINITY MAP

N.T.S.

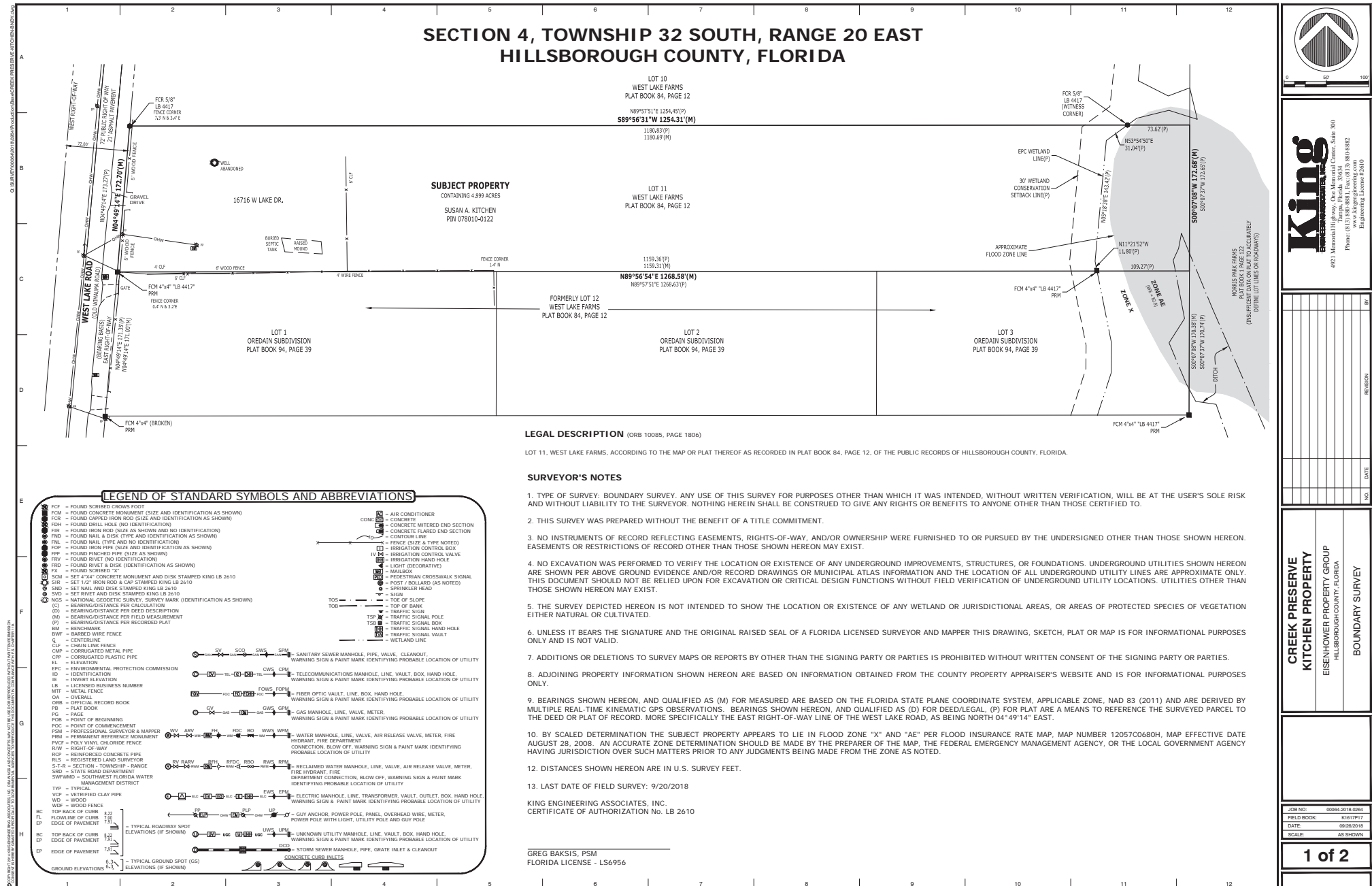


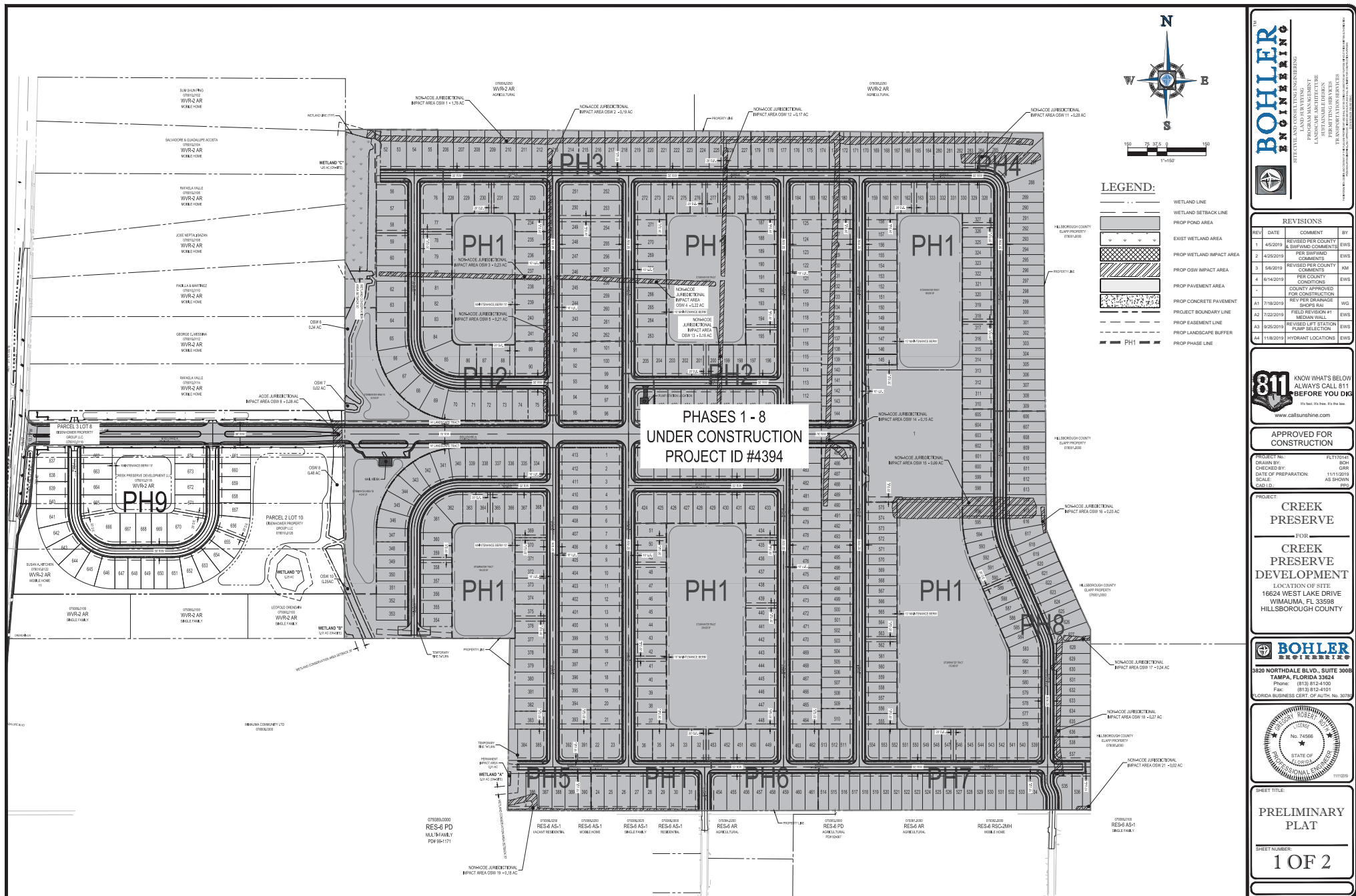
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LEGEND OF STANDARD SYMBOLS AND ABBREVIATIONS

- 1 of 1





BOHLER ENGINEERING
 RETAIL AND CONSULTING ENGINEERS
 LANDSCAPE ARCHITECTS
 PROJECT MANAGER
 TRAVIS D. BOHLER
 TRAVIS@BOHLERENGINEERING.COM

REV	DATE	COMMENT	BY
1	4/5/2019	REVISED PER COUNTY SURVEY COMMENTS	ENVS
2	4/25/2019	REVISED PER COUNTY SURVEY COMMENTS	ENVS
3	5/6/2019	REVISED PER COUNTY SURVEY COMMENTS	ENVS
4	6/14/2019	REVISED PER COUNTY SURVEY COMMENTS	ENVS
A1	7/18/2019	REVISED PER COUNTY SURVEY COMMENTS	ENVS
A2	7/22/2019	REVISED PER COUNTY SURVEY COMMENTS	ENVS
A3	9/25/2019	REVISED PER COUNTY SURVEY COMMENTS	ENVS
A4	11/8/2019	REVISED PER COUNTY SURVEY COMMENTS	ENVS

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
 www.call811fla.com

APPROVED FOR CONSTRUCTION

PROJECT NO: 16624 WEST LAKE DRIVE
 CHECKED BY: GRR
 DATE OF PREPARATION: 11/11/2019
 SCALE: AS SHOWN

PROJECT: CREEK PRESERVE
 FOR CREEK PRESERVE DEVELOPMENT
 LOCATION OF SITE: 16624 WEST LAKE DRIVE WINDHAM, FL 33598 HILLSBOROUGH COUNTY

BOHLER ENGINEERING
 31020 NORTHALE BLVD., SUITE 300B
 TAMPA, FLORIDA 33624
 PHONE: (813) 812-4100
 FAX: (813) 812-4101
 FLORIDA BUSINESS CERT. OF AUTH. NO. 30789

STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 No. 74556
 TRAVIS D. BOHLER

SHEET TITLE: PRELIMINARY PLAT

SHEET NUMBER: 1 OF 2





Appendix B CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Public Improvements and Community Facilities Construction Cost Estimate
January 7, 2020

	<u>COST OF 38 UNITS</u>
1 Water Management and Control	\$274,445
2 Roads	\$506,500
3 Water Supply	\$98,819
4 Sewer and Wastewater Management	\$226,461
5 Amenity/Landscape/Hardscape/Irrigation	\$295,555
6 Off-Site Improvements	\$118,220
Total	\$1,520,000

CREEK PRESERVE
COMMUNITY
DEVELOPMENT
DISTRICT

EXPANSION AREA
MASTER ASSESSMENT
METHODOLOGY REPORT



DMS District
Management
Services
A Meritus Company. Solutions for Better Communities.

Report Date:
December 27, 2019

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I. INTRODUCTION

This Expansion Area Master Assessment Methodology Report (the “Expansion Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan relating to the expansion of the Creek Preserve Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefitting from the public infrastructure is generally described within Exhibit A of this Expansion Report and further described within the Engineer’s Report, dated December 27th, 2019 (the “Engineer’s Report”).

The objective of this Expansion Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, related to the expansion are, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Properties within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Properties within the District benefiting from the CIP, as outlined by the Engineer’s Report.

The basis of benefit received by Assessable Properties relates directly to the proposed CIP. It is the District’s CIP that will create the public infrastructure that enables Assessable Properties within the District to be developed and improved under current allowable densities. The CIP includes off-site improvements, storm water, utilities (water and sewer), roadways, landscape and hardscape. The Engineers Report identified estimated costs to complete the CIP, inclusive of associated “soft cost” such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This report will further address additional financing cost associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Properties could not be undertaken within the current development standards. The main objective of this Expansion Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the private property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Properties within the District based upon the level of proportional benefit received.

This Expansion Report outlines the assignment of benefit, assessment methodology and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first platted, first assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such supplemental reports will be



created to stipulate amended terms, interest rates, developer contributions if any, issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts.

The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Expansion Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190 and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

II. DEFINED TERMS

“Assessable Property:” – All property within the District that receives a special benefit from the CIP.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer Report.

“Developer” – Creek Preserve Development, LLC.

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Creek Preserve Community Development District, 163 gross acres with the Development Plan for 603 Units.

“Engineer Report” – *Engineer’s Report for Creek Preserve Community Development District*, dated December 27th, 2019.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Expansion Area” - Creek Preserve Community Development District Expansion Area, 10 gross acres with the Development Plan for 38 Units added on December 10th, 2019.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.



“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“Expansion Report” or “Report” – This *Expansion Area Master Assessment Methodology Report*, dated December 27th, 2019 as provided to support benefit and Maximum Assessments Liens on private developable property within the District.

III. DISTRICT OVERVIEW

The District expansion area encompasses 10 +/- acres and is located in Hillsborough County, Florida, within Section 20, Township 31 South, and Range 20 East. The primary developer of the Assessable Properties is Creek Preserve Development, LLC (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates 38 single family lots. The public improvements as described in the Engineer’s Report include off-site improvements, storm water, utilities (water and sewer), roadways and landscape/hardscape.

IV. PROPOSED IMPROVEMENTS

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s CIP within the expansion area. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of Assessable Properties within the District benefit the same from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Expansion Report reflect cost as further detailed within the Engineer’s Report, these costs are exclusive of any financing related costs.

V. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District’s CIP contains a “system of improvements” including the funding, construction and/or acquisition of off-site improvements, storm water, utilities (water and sewer), roadways, and landscape/hardscape; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement, above.



The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for payment of the on the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignment.

VI. ALLOCATION METHODOLOGY

The CIP benefits all assessable properties within the expansion area of the District proportionally. The level of relative benefit can be compared through the use of defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU has been assigned to the 40’ residential use product type as a baseline, with a proportional increase relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in



determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and Maximum Assessments associated with the CIP are demonstrated on Table 3 through Table 6. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

VII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establish a lien on land within the District. With regard to the Assessable Property liens will be assessed on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the Development Plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within the District receive benefit from the CIP and all of the assessable land within the District would be assessed to repay any bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a Maximum Assessment pursuant to its Product Type classification as set forth in Table 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur; the true-up provisions within this Report would be applicable.

The third condition is the “completed development state.” In this condition the entire Development Plan for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the District.



VIII. FINANCING

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such as debt service reserves, underwriter's discount, issuance costs and rounding.

For purposes of the Expansion Report, conservative allowances have been made for a debt service reserve, underwriter's discount, issuance costs, rounding and collection cost as shown on Table 3. The methodology consultant will issue supplemental report(s) which outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP applied to prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, underwriter's discount, issuance and collection costs. Additionally, the supplemental report(s) will apply the principles set forth in the Master Report to determine the specific assessments required to repay the Bonds.

IX. TRUE-UP MODIFICATION

During the construction period of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District's debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this "true-up methodology."

The debt per acre remaining on the unplatted land within the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of gross acres for such phase. Thus, every time the test is applied, the debt encumbering the remaining undivided land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, the Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found the debt per acre exceeds the established maximum ceiling debt per gross acre, or there is not sufficient development potential in the remaining acreage of the District to produce the EAU densities required to adequately service Bond debt, the District shall require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the



remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

X. ADDITIONAL STIPULATIONS

Meritus Districts was retained by the District to prepare a methodology to fairly allocate the special assessments related to the Districts CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Meritus Districts makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Meritus Districts does not represent the District as a Municipal Advisor or Securities Broker nor is Meritus Districts registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Meritus Districts does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS	
DESCRIPTION	TOTAL PROJECT COSTS
Water Management & Control	274,445
Roads	506,500
Water Supply	98,819
Sewer & Wastewater Management	226,461
Amenity/Landscape/Hardscape/Irrigation	295,555
Off-Site Improvements	118,220
TOTAL	1,520,000

TABLE 2

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT PLANNED DEVELOPMENT PROGRAM				
PRODUCT	LOT SIZE	UNITS	PER UNIT EAU ⁽²⁾	TOTAL EAUs
Single Family	40	0	1.00	0
Single Family	50	23	1.25	29
Single Family	60	15	1.50	23
TOTAL		38		51.25

⁽¹⁾ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

⁽²⁾ Any development plan changes will require recalculations pursuant to the true-up provisions within this report.



TABLE 3

DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS	
PROJECT COSTS	\$1,520,000
TOTAL PROGRAM EAUS	51.25
TOTAL COST/BENEFIT	<u><u>\$29,659</u></u>

Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT PER PRODUCT TYPE	PER PRODUCT UNIT
50	1.25	23	28.75	\$852,684	\$37,073
60	1.50	15	22.50	\$667,317	\$44,488
		<u>38</u>	<u>51.25</u>	<u>\$1,520,000</u>	

Table 4 Notations:

1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.



TABLE 5

CONSTRUCTION COST AND BENEFIT						
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PERCENTAGE OF EAUs	TOTAL AMOUNT PER PRODUCT TYPE	TOTAL AMOUNT PER LOT
50	1.25	23	28.75	56.1%	\$852,683	\$37,073
60	1.50	15	22.50	43.9%	\$667,317	\$44,488
		<u>38</u>	<u>51.25</u>	<u>100%</u>	<u>\$1,520,000</u>	

TABLE 6

CONSTRUCTION COST FUNDING SOURCES					
PRODUCT TYPE	PRODUCT COUNT	PER PRODUCT TYPE		PER UNIT	
		DEVELOPER FUNDED	SERIES 2020 BONDS	DEVELOPER FUNDED	SERIES 2020 BONDS
50	23	\$0	\$852,683	\$0.00	\$37,073.18
60	15	\$0	\$667,317	\$0.00	\$44,487.81
	<u>38</u>	<u>\$0</u>	<u>\$1,520,000</u>		



TABLE 7

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
FINANCING INFORMATION - FINANCING INFORMATION BOND SERIES		
Coupon Rate ⁽¹⁾		6.00%
Term (Years)		32
Principal Amortization Installments		30
ISSUE SIZE		\$2,215,000
Construction Fund		\$1,520,000
Capitalized Interest (Months) ⁽²⁾	24	\$265,800
Debt Service Reserve Fund	75%	\$117,481
Underwriter's Discount	2.00%	\$50,000
+ Premium / - Discount		\$100,000
Cost of Issuance		\$160,000
Rounding		\$1,719
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$157,270
Collection Costs and Discounts @	6.00%	\$10,039
TOTAL ANNUAL ASSESSMENT		\$167,309
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on capitalized interest 24 months.		



TABLE 8

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS								
ALLOCATION METHODOLOGY - SERIES 2020 LONG TERM BONDS (1)								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. (2)	TOTAL PRINCIPAL	ANNUAL ASSMT. (2)
Single Family 50'	1.25	28.75	56.10%	23	\$1,242,561	\$93,857	\$54,024	\$4,081
Single Family 60'	1.50	22.50	43.90%	15	\$972,439	\$73,453	\$64,829	\$4,897
TOTAL		51.25	100.00%	38	2,215,000	167,309		

(1) Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 24 month Capitalized Interest Period.

(2) Includes principal, interest and collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$2,215,000.00 payable in 30 annual installments of principal of \$15,727.02 per gross acre. The maximum par debt is \$221,500.00 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:		\$2,215,000.00	
ANNUAL ASSESSMENT:		\$157,270.18 (30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:		10.00	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:		\$221,500.00	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:		\$15,727.02 (30 Installments)	
Landowner Name, Hillsborough County Folio ID & Address	Gross Unplatted Assessable Acres	PER PARCEL ASSESSMENTS	
		Total PAR Debt	Total Annual
Creek Preserve Development LLC Folio ID 078010-0118 & 078010-0122 111 S. Armenia Avenue, Suite 201 Tampa, FL 33609	10.00	\$2,215,000.00	\$157,270.18
Totals:	10.00	\$2,215,000.00	\$157,270.18



RESOLUTION 2020-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF CREEK PRESERVE
COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Creek Preserve Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Hillsborough; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

<u>Jeff Hills</u>	Chairman
<u>Nick Dister</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Debby Nussel</u>	Assistant Secretary
<u>Laura Coffey</u>	Assistant Secretary
<u>Kelly Evans</u>	Assistant Secretary
<u>Ryan Motko</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF MARCH, 2020.

ATTEST:

**CREEK PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman

**CREEK PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

January 23, 2020 Minutes of Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors for the Creek Preserve Community Development District was held on **Thursday, January 23, 2020 at 11:00 a.m.** at The Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER

Brian Lamb called the Special Meeting of the Board of Supervisors of the Creek Preserve Community Development District to order on **Thursday, January 23, 2020 at 11:05 a.m.**

Board Members Present and Constituting a Quorum:

Jeff Hills	Chair
Nick Dister	Vice Chair
Ryan Motko	Supervisor
Kelly Evans	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Gene Roberts	Meritus
John Vericker	Straley Robin Vericker

There were no members of the general public in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments.

3. BUSINESS ITEMS

A. Consideration of Resolution 2020-01; Declaring Special Assessments

Mr. Lamb reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2020-01 in substantial form.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Consideration of Resolution 2020-02; Setting Public Hearing to Levy Special Assessments

The Board reviewed the resolution. Mr. Vericker went over that the hearing is set for March 5, 2020 at 3:00 p.m. at the current location.

MOTION TO:	Approve Resolution 2020-02.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

C. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Minutes of the Audit Committee & Regular Meeting October 3, 2019**
- B. Consideration of Operations and Maintenance Expenditures September 2019**
- C. Consideration of Operations and Maintenance Expenditures October 2019**
- D. Consideration of Operations and Maintenance Expenditures November 2019**
- E. Consideration of Operations and Maintenance Expenditures December 2019**
- F. Review of Financial Statements Month Ending December 31, 2019**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

5. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Vericker said they are working with Jon Kessler on the financing and that the assessment process is moving along.

89 **B. District Manager**

90 **C. District Engineer**

91
92 There were no additional staff reports at this time.
93
94

95 **6. SUPERVISOR REQUESTS**
96

97 There were no supervisor requests.
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100 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**
101

102 There were no audience questions or comments.
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105 **8. ADJOURNMENT**
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MOTION TO:	Adjourn.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**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 _____.

Signature

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Creek Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9463	\$ 1,002.50		Management Services - January
Monthly Contract Sub-Total		\$ 1,002.50		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Doug Belden	A0780080535 010120	\$ 1,425.72		Notice of Ad/ Non- AD valorem Taxes Assessment 2019
Stantec	1607880	1,078.00		Professional Services - FY20 General Consulting thru 12/27/19
Straley Robin Vericker	17822	1,586.25		Professional Services through December
Straley Robin Vericker	17947	276.43	\$ 1,862.68	Professional Services thru 01/15/2020
Tampa Bay Times	51754 011220	466.00		Special Meeting 01/12/2020
Additional Services Sub-Total		\$ 4,832.40		
TOTAL:		\$ 5,834.90		

Approved (with any necessary revisions noted):

Creek Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9463
Invoice Date: Jan 1, 2020
Page: 1

Bill To:
Creek Preserve CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to:	

Customer ID	Customer PO	Payment Terms	
Creek Preserve CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		1/1/20

[illegible]

Subtotal	1,002.50
Sales Tax	
Total Invoice Amount	1,002.50
Payment/Credit Applied	
TOTAL	1,002.50



Account No. A0780080535

Skip the Trip - Pay online at www.hillstax.org

- E-Check - A FREE electronic payment from your account
- Credit Card - 2.35% fee is charged



Pay this Amount	\$1,425.72	\$1,425.72	\$1,455.43	\$1,470.28	\$1,485.13
If Postmarked By	Dec 31, 2019	Jan 13, 2020	Jan 31, 2020	Feb 29, 2020	Mar 31, 2020

Property Location16624 WEST LAKE DR,
WIMAUMA,
33598CREEK PRESERVE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607**Legal Description:**COM AT NE COR OF THE SW 1/4 THN N 89 DEG
45 MIN 01 SEC W 1202.54 FT TO POB THN S
See Additional Legal on Tax Roll**Ad Valorem Taxes**

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax District U	Tax Amount
COUNTY OPERATING	813-272-5890	5.7309	81,498	0	81,498		467.06
ENVIRONMENTAL LAND	813-272-5890	0.0604	81,498	0	81,498		4.92
COUNTY M.S.T.U.	813-272-5890	4.3745	81,498	0	81,498		356.52
LIBRARY-SERVICE	813-273-3660	0.5583	81,498	0	81,498		45.50
PARK BONDS - UNINCORPORATED	813-272-5890	0.0259	81,498	0	81,498		2.11
SCHOOL - LOCAL	813-272-4064	2.2480	81,498	0	81,498		183.21
SCHOOL - STATE	813-272-4064	3.8810	81,498	0	81,498		316.29
PORT AUTHORITY	813-905-5132	0.1050	81,498	0	81,498		8.55
HILLS CO TRANSIT AUTHORITY	813-623-5835 x172	0.5000	81,498	0	81,498		40.75
CHILDRENS BOARD	813-229-2884	0.4589	81,498	0	81,498		37.40
WATER MANAGEMENT	352-796-7211	0.2801	81,498	0	81,498		22.82

Total Millage	18.2230
Total Ad Valorem Taxes	\$1,485.13

Non-Ad Valorem Assessments

Taxing Authority	Telephone	Amount
------------------	-----------	--------

Total Non-Ad Valorem Assessments	\$0.00
Combined Taxes & Assessments	\$1,485.13

51300
4402
57

Account No. A0780080535	Tax District U	Escrow	Assessed Value 81,498
			Exemptions

Postmarks are not accepted after March 31st

Pay this Amount	\$1,425.72	\$1,425.72	\$1,455.43	\$1,470.28	\$1,485.13
If Postmarked By	Dec 31, 2019	Jan 13, 2020	Jan 31, 2020	Feb 29, 2020	Mar 31, 2020

Remember to write your account number on your check.

Make checks payable in US funds to:Doug Belden, Tax Collector
PO Box 30012
Tampa FL 33630-3012CREEK PRESERVE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607**Corrected
Notice****Received****DEC 19 2019**Detach this portion and
return it with your payment.



Doug Belden, Tax Collector

December 17, 2019

CREEK PRESERVE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Reference: A0780080535

Your attention is required for the following:

- Please find enclosed a corrected tax notice(s) for the property indicated above as a result of a cutout request and refer to the notice for the amount due. A return envelope is enclosed for your convenience.

Should you have any questions, you may contact our office at 813.635.5200 Monday thru Friday 9:00am - 5:00pm Eastern.

A handwritten signature in cursive script that reads 'Dana Dove'.

Dana Dove
Branch Manager of Processing Operations
Hillsborough County Tax Collector's office
DLD / AHepburn

Invoice Number	1607880
Invoice Date	January 10, 2020
Purchase Order	215614806
Customer Number	150679
Project Number	215614806

Bill To

Creek Preserve CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project Creek Preserve CDD - District Engineering Services

Project Manager	Stewart, Tonja L	For Period Ending	December 27, 2019
Current Invoice Total (USD)	1,078.00		

Process requisitions

Top Task 2020 2020 FY General Consulting**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.75	116.00	203.00
Stewart, Tonja L	5.00	175.00	875.00
Subtotal Professional Services	6.75		1,078.00

Top Task Subtotal	2020 FY General Consulting	1,078.00
Total Fees & Disbursements		1,078.00
INVOICE TOTAL (USD)		1,078.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Received
JAN 15 2020

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3103
48
DN

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Creek Preserve Community Development District
c/o Meritus Districtis
2005 Pan Am Circle Drive, Suite 300
Tampa, FL 33607

December 19, 2019

Client: 001506

Matter: 000001

Invoice #: 17822

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2019

SERVICES

Date	Person	Description of Services	Hours
11/25/2019	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD.	0.1
12/4/2019	JMV	PREPARE FOR AND ATTEND CONFERENCE CALL.	0.3
12/6/2019	KMS	REVIEW HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA AND STAFF REPORT FOR EXPANSION.	0.5
12/6/2019	LB	REVIEW DRAFT ORDINANCE FOR EXPANSION OF THE DISTRICT AND AFFIDAVIT OF PUBLICATION; REVIEW HILLSBOROUGH COUNTY WEBSITE FOR BOCC AGENDA; REVIEW BOCC AGENDA FOR DECEMBER 10TH PUBLIC HEARING ON THE EXPANSION PETITION; PREPARE EMAIL TO MERITUS AND J. HILLS TRANSMITTING COPY OF SAME AND COPY OF BACKUP FOR THE PUBLIC HEARING; REVIEW DRAFT ORDINANCE AND RECOMMENDATION BY THE COUNTY.	0.6
12/9/2019	JMV	REVIEW STAFF REPORT AND PREPARE FOR BOCC MEETING; REVIEW PETITION; REVIEW EMAIL FROM J. CREMER; DRAFT EMAIL TO J. CREMER.	1.1
12/10/2019	JMV	PREPARE FOR AND ATTEND HILLSBOROUGH BOCC MEETING.	1.6

December 19, 2019
 Client: 001506
 Matter: 000001
 Invoice #: 17822

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
12/11/2019	LB	REVIEW BOCC DOCUMENTS FOR EXECUTED ORDINANCE; PREPARE EMAIL TO A. CRUZ OF HILLSBOROUGH COUNTY RE EXECUTED ORDINANCE WITH LETTER FROM STATE OF FLORIDA WITH EFFECTIVE DATE OF ORDINANCE; PREPARE EMAIL TO J. GASKINS TRANSMITTING ORDINANCE 19-28 EXPANDING THE BOUNDARIES OF THE DISTRICT AND THE CURRENT LOCATION MAP; PREPARE DRAFT AMENDED NOTICE OF ESTABLISHMENT.	1.2	
12/12/2019	JMV	PREPARE AND FILE NOTICE OF ESTABLISHMENT.	0.4	
12/12/2019	LB	FINALIZE AMENDED NOTICE OF ESTABLISHMENT; PREPARE AMENDED NOTICE OF ESTABLISHMENT FOR RECORDING WITH CLERK OF COURT; EMAILS TO AND FROM B. CRUTCHFIELD RE ADOPTION OF RULES OF PROCEDURE AND COPIES OF SAME.	0.5	
Total Professional Services			6.3	\$1,537.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	3.5	\$1,067.50
KMS	Kristen M. Schalter	0.5	\$125.00
LB	Lynn Butler	2.3	\$345.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/12/2019	Clerk, Circuit Court, Hillsborough County- Recording Fees-	\$27.00
12/13/2019	Photocopies (145 @ \$0.15)	\$21.75
Total Disbursements		\$48.75

December 19, 2019
Client: 001506
Matter: 000001
Invoice #: 17822

Page: 3

Total Services	\$1,537.50	
Total Disbursements	\$48.75	
Total Current Charges		\$1,586.25

PAY THIS AMOUNT

\$1,586.25

Please Include Invoice Number on all Correspondence

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Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

Creek Preserve Community Development District
c/o Meritus Districtis
2005 Pan Am Circle Drive, Suite 300
Tampa, FL 33607

January 22, 2020
Client: 001506
Matter: 000001
Invoice #: 17947

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2020

SERVICES

Date	Person	Description of Services	Hours	
1/3/2020	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD.	0.1	
1/8/2020	JMV	TELEPHONE CALL FROM T. STEWART RE: CDD ENGINEER'S REPORT.	0.3	
1/10/2020	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.2	
1/13/2020	KMS	REVIEW ASSESSMENT RESOLUTIONS AND NOTICES; REVIEW COMMUNICATION FROM B. CRUTCHFIELD.	0.3	
Total Professional Services			0.9	\$258.00

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.6	\$183.00
KMS Kristen M. Schalter	0.3	\$75.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/10/2019	XPRESS DELIVERIES, LLC- Courier Service-	\$14.38
1/15/2020	Photocopies (27 @ \$0.15)	\$4.05
Total Disbursements		\$18.43

January 22, 2020

Client: 001506

Matter: 000001

Invoice #: 17947

Page: 2

Total Services	\$258.00	
Total Disbursements	\$18.43	
Total Current Charges		\$276.43

PAY THIS AMOUNT

\$276.43

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Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
01/12/20		CREEK PRESERVE CDD	
Billing Date		Sales Rep	Customer Account
01/12/2020		Deirdre Almeida	189450
Total Amount Due			Ad Number
\$466.00			0000051754

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/12/20	01/12/20	0000051754	Times	Legals CLS	Special Meeting	1	2x43 L	\$462.00
01/12/20	01/12/20	0000051754	Tampabay.com	Legals CLS	Special Meeting AffidavitMaterial	1	2x43 L	\$0.00 \$4.00

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NM

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
01/12/20		CREEK PRESERVE CDD	
Billing Date		Sales Rep	Customer Account
01/12/2020		Deirdre Almeida	189450
Total Amount Due			Ad Number
\$466.00			0000051754

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

CREEK PRESERVE CDD
C/O MERITUS
2005 PAN AM CIRCLE, #300
TAMPA, FL 33607

Received
JAN 21 2020

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

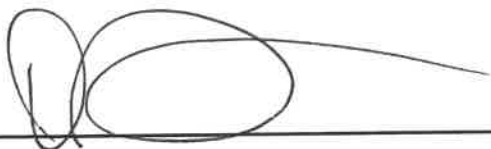
Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

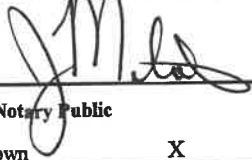
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Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special Meeting** was published in **Tampa Bay Times: 1/12/20** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **01/12/2020**


Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of The Creek Preserve Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them on Thursday, January 23, 2020 at 11:00 a.m., at Meritus, 2005 Pan Am Circle Suite 300, Tampa, FL 33607.

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 873-7300. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be a speaker telephone present; so that any person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

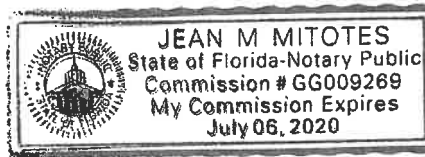
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Debby Nussel
 District Manager

Run Date: 01/12/2020

0000051754



Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2020



District Management Services, LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Creek Preserve CDD
Balance Sheet
As of 1/31/2020
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Capital Projects Fund Series 2019	General Fixed Assets - Account Group	General Long Term Debt	Total
Assets						
Cash - Operating Account	387	0	0	0	0	387
Revenue Series 2019 7000	0	2,528	0	0	0	2,528
Interest Series 2019 7001	0	0	0	0	0	0
Reserve Series 2019 7003	0	899,390	0	0	0	899,390
Acq & Con-General Series 2019 7005	0	0	1,013,089	0	0	1,013,089
Acq & Con-Amenity Series 2019 7006	0	0	1,299,738	0	0	1,299,738
Acq & Con-Master Series 2019 7007	0	0	1,469,910	0	0	1,469,910
Costs Of Issuance Series 2019 7008	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0
Prepaid General Liability Insurance	288	0	0	0	0	288
Prepaid Public Officials Insurance	236	0	0	0	0	236
Construction Work in Progress	0	0	0	8,845,647	0	8,845,647
Amount Available DS	0	0	0	0	1,205,921	1,205,921
Amount To Be Provided - Debt Service	0	0	0	0	13,114,079	13,114,079
Total Assets	911	901,918	3,782,738	8,845,647	14,320,000	27,851,214
Liabilities						
Accounts Payable	8,381	0	0	0	0	8,381
Accounts Payable - Other	0	0	0	0	0	0
Accrued Expenses	0	0	0	0	0	0
Revenue Bond Payable Series 2019	0	0	0	0	14,320,000	14,320,000
Total Liabilities	8,381	0	0	0	14,320,000	14,328,381
Fund Equity & Other Credits						
Fund Balance - All Other Reserves	0	1,205,921	9,701,366	0	0	10,907,287
Fund Balance - Unreserved	0	0	0	0	0	0
Investments In General Fixed Assets	0	0	0	8,845,647	0	8,845,647
Other	(7,470)	(304,003)	(5,918,628)	0	0	(6,230,101)
Total Fund Equity & Other Credits	(7,470)	901,918	3,782,738	8,845,647	0	13,522,833
Total Liabilities & Fund Equity	911	901,918	3,782,738	8,845,647	14,320,000	27,851,214

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2019 Through 1/31/2020
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assessments - Off Roll	98,244	0	(98,244)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	0	12,991	12,991	0 %
Total Revenues	<u>98,244</u>	<u>12,991</u>	<u>(85,253)</u>	<u>(87)%</u>
Expenditures				
Financial & Administrative				
District Manager	30,000	4,000	26,000	87 %
District Engineer	14,000	2,621	11,379	81 %
Disclosure Report	5,000	0	5,000	100 %
Trustee Fees	7,284	0	7,284	100 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	5,000	523	4,477	90 %
Postage, Phone, Faxes, Copies	470	10	460	98 %
Public Officials Insurance	2,642	2,564	78	3 %
Legal Advertising	8,000	3,841	4,159	52 %
Bank Fees	200	60	140	70 %
Dues, Licenses, & Fees	146	1,601	(1,455)	(996)%
Miscellaneous Administration	218	0	218	100 %
Website Administration	2,000	0	2,000	100 %
Legal Council				
District Counsel	7,284	2,107	5,177	71 %
Other Physical Environment				
General Liability & Property Casualty Insurance	7,000	3,134	3,866	55 %
Total Expenditures	<u>98,244</u>	<u>20,461</u>	<u>77,783</u>	<u>79 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(7,470)</u>	<u>(7,470)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>(7,470)</u>	<u>(7,470)</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2019
From 10/1/2019 Through 1/31/2020
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	897,090	0	(897,090)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>5,084</u>	<u>5,084</u>	<u>0 %</u>
Total Revenues	<u>897,090</u>	<u>5,084</u>	<u>(892,006)</u>	<u>(99)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	328,545	304,817	23,728	7 %
Principal Payment	<u>568,545</u>	<u>0</u>	<u>568,545</u>	<u>100 %</u>
Total Expenditures	<u>897,090</u>	<u>304,817</u>	<u>592,273</u>	<u>66 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(4,270)</u>	<u>(4,270)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(4,270)</u>	<u>(4,270)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(304,003)</u>	<u>(304,003)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance - All Other Reserves	<u>0</u>	<u>1,205,921</u>	<u>1,205,921</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>1,205,921</u>	<u>1,205,921</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>901,918</u>	<u>901,918</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund Series 2019
From 10/1/2019 Through 1/31/2020
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>39,322</u>	<u>39,322</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>39,322</u>	<u>39,322</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Investments Other Than Buildings	<u>0</u>	<u>5,962,220</u>	<u>(5,962,220)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>5,962,220</u>	<u>(5,962,220)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>4,270</u>	<u>4,270</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>4,270</u>	<u>4,270</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(5,918,628)</u>	<u>(5,918,628)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance - All Other Reserves	<u>0</u>	<u>9,701,366</u>	<u>9,701,366</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>9,701,366</u>	<u>9,701,366</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>3,782,738</u>	<u>3,782,738</u>	<u>0 %</u>

Creek Preserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 1/31/2020
Reconciliation Date: 1/31/2020
Status: Locked

Bank Balance	387.06
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	387.06
Balance Per Books	<u>387.06</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 1/31/2020

Reconciliation Date: 1/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1036	1/9/2020	System Generated Check/Voucher	1,901.58	Meritus Districts
1037	1/16/2020	System Generated Check/Voucher	3,750.00	Meritus Districts
Cleared Checks/Vouchers			5,651.58	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 1/31/2020

Reconciliation Date: 1/31/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR036	12/20/2019	Developer Funding Check 1062	3,119.80
	CR040	1/9/2020	Creek Preserve Developer Funding 01.09.20 CK 1689	1,798.83
	CR041	1/31/2020	January Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u><u>4,903.63</u></u>