

***Creekside  
Community Development District  
April 3, 2018***

# Creekside

## Community Development District

---

5385 N. Nob Hill Road, Sunrise, Florida 33351  
Phone: 954-721-8681 - Fax: 954-721-9202

March 26, 2018

### Board of Supervisors Creekside Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Creekside Community Development District** will be held on **April 3, 2018 at 11:30 a.m. at the offices of Culpepper & Terpening, Inc. 2980 South 25<sup>th</sup> St., Fort Pierce, Florida.** Following is the advance agenda:

1. Oath of Office for Newly Elected Board Members Elected at the Landowners Election held on November 7, 2017 – Seat #3, Seat #4, and Seat #5
2. Roll Call
3. Organizational Matters
  - A. Consideration of **Resolution #2018-01** Canvassing and Certifying Results of Landowners Election
  - B. Acceptance of Resignation Letter from Mr. Greg Pettibon
  - C. Consideration of Appointment of Supervisor to Unexpired Term of Office (11/19)
  - D. Oath of Office for Newly Appointed Supervisor
  - E. Consideration of **Resolution #2018-02** Electing Officers
4. Approval of the Minutes of the June 6, 2017 Meeting
5. Consideration of Community Development District Systems and Facilities Operation Maintenance Agreement with POA
6. Consideration of **Resolution #2018-03** Approving the Proposed Fiscal Year 2019 Budget and Setting the Public Hearing
7. Acceptance of Audit for Fiscal Year Ending September 30, 2016
8. Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2017
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
10. Financial Reports
  - A. Acceptance of Check Register
  - B. Balance Sheet and Income Statement
11. Supervisors Requests and Audience Comments
12. Adjournment

**Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.creeksidecdd.com>**

**RESOLUTION 2018-01**

**A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS  
OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD  
PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

**WHEREAS**, pursuant to Section 190.006(2), Florida Statute, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing *three* Supervisors of the District; and

**WHEREAS**, following proper publication of notice thereof, such landowners meeting was held on *November 7, 2017*, at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

**WHEREAS**, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE CREEKSIDE COMMUNITY DEVELOPMENT  
DISTRICT;**

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

<u>Sonja Pedretti</u>	<u>59</u>	<u>Votes</u>
<u>Hans Wagner</u>	<u>59</u>	<u>Votes</u>
<u>Gregory J. Pettibon</u>	<u>58</u>	<u>Votes</u>

2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

Sonja Pedretti

four (4) year term

Hans Wagner

four (4) year term

Gregory J. Pettibon

two (2) year term

3. Said terms of office shall commence immediately upon the adoption of this Resolution.

**PASSED AND ADOPTED THIS, \_\_\_\_\_ DAY OF \_\_\_\_\_**

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

Gregory Jason Pettibon  
149 SE Courances Drive  
Port Saint Lucie, FL 34984  
12/19/2017

Creekside Community Development District (CDD)

To whom it may concern;

Please consider this email as my resignation effective immediately from the Creekside CDD board of directors. I offer my best wishes for the continued success of the CDD and the Creekside neighborhood.

Sincerely,



Gregory Jason Pettibon  
gjpettibon@gmail.com  
(954) 415 – 0229

12/19/2017

**RESOLUTION 2018-02**

**A RESOLUTION ELECTING OFFICERS OF THE CREEKSIDE  
COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of **the Creekside Community Development District** at a regular business meeting following the landowners meeting held on **November 7, 2017** desires to elect the below recited persons to the offices specified.

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

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

_____	Chairman
_____	Vice Chairman
_____	Treasurer
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.**

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

**MINUTES OF MEETING  
CREEKSIDE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Creekside Community Development District was held on June 6, 2017 at 11:00 a.m. at the offices of Culpepper & Terpening, 2980 South 25<sup>th</sup> Street, Fort Pierce, Florida.

Present and constituting a quorum were:

Dan Liparini	Chairman
Sonja Pedretti	Vice Chairman
Bo Bar-Navon	Assistant Secretary
Hans Wagner	Assistant Secretary
Richelle Smart	Supervisor (by phone)

Also present were:

Lisa Derryberry	District Manager
Bill Capko	District Counsel

**FIRST ORDER OF BUSINESS**

**Oath of Office for Ms. Richelle Smart**

**SECOND ORDER OF BUSINESS**

**Roll Call**

Ms. Derryberry called the meeting to order, call the roll, and indicated that Ms. Smart's oath of office would be administered at the next meeting she attended.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the April 4, 2017 Meeting**

Ms. Derryberry: Item #3 is our minutes from the meeting of April 4, 2017. I will take any corrections at this time. If there are none, then a motion approving the minutes would be in order.

On MOTION by Mr. Bar-Navon seconded by Mr. Liparini with all in favor the Minutes of April 4, 2017 Meeting were approved.
---

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Adopt the  
Fiscal Year 2018 Budget**

**A. Motion of Open the Public Hearing**

Ms. Derryberry: The purpose of this meeting today is to serve as a public hearing to adopt the fiscal year 2018 budget. It was advertised as a public hearing and at this time I will need a motion to open the public hearing.

On MOTION by Mr. Bar-Navon seconded by Mr. Liparini with all in favor the public hearing was opened.

**B. Public Comment and Discussion**

Ms. Derryberry: There are no members of the public here for comments, so we will move on to Item C.

**C. Consideration of Resolution #2017-03 Annual Appropriation Resolution**

Ms. Derryberry: Consideration of Resolution #2017-03 Annual Appropriation Resolution. Behind Section IV you will find a copy of the proposed budget, followed by the resolution, which adopts the budget and also provides the allocation.

*The record will reflect that Ms. Smart joined the meeting by phone at this time.*

Ms. Derryberry: Good morning, Richelle. This is Lisa Derryberry from the District Manager's office. You are more than welcome to listen in and raise any questions, however you cannot make any motions or vote on any matters as you have not been given your oath of office so you are not officially a member of the Board just yet, but we are happy to have you listen in.

Ms. Smart: Not a problem. I will put you on mute so I will be able to hear you and you won't hear me.

Ms. Derryberry: Okay. If you have a copy of the agenda, we are on Item 4C, Consideration of Resolution #2017-03 Annual Appropriation Resolution. I was just explaining that this resolution adopts the budget and also allocates the budget between what goes into the general fund and what is assigned to debt service. So if there are any questions at this time, I will take them.



Ms. Smart: Okay, thank you.

Mr. Liparini: The only question I have is that at the last meeting we talked about the management fees and Rich indicated that since we are going to be moving forward and determining how many meetings we are going to need each year, he was going to revisit that \$38,000 number and possibly come up with a new proposal on that amount.

Ms. Derryberry: He did look at the numbers and he wanted me to explain to the Board that currently, in the upcoming fiscal year on the roll, we will have approximately \$82,700 of assessments that will be on the tax roll, and another \$39,000 will be direct-billed whether or not they will be paid or not. Of the amount that will be collected of the D. R. Horton section that is on the roll represents about 16% of the total O&M and if the direct-bill parties pay, we might get up to 34%. So less than half of what the total O&M budget is will be collected and worst case scenario if only 16% is collected, our fee is \$38,000 but we only get about \$6,000. If 34% is collected, it is closer to \$13,000. But we are not being compensated the full amount of our contract. Going forward, he will look at this as collections come in as the community turns around, but even though it is budgeted for \$38,000, our office is being paid just a fraction of what our contract reads.

Mr. Liparini: So the actual through as \$22,167 out of \$38,000 so those fees that were collected by the management company?

Ms. Derryberry: No, that is just a pro-rated from 10/1 through 4/30. That is not actual cash that we received. So at this time we would like to leave it as it is, realizing that we are not going to be paid that amount.

Mr. Liparini: Okay so you are only collecting some of that from D. R. Horton at this time.

Ms. Derryberry: That is correct. There is one other homeowner that is paying his taxes, but not all are.

Mr. Liparini: That is something you took a look at and we will have to revisit for future budgets as we start actually generating more income.

Ms. Derryberry: Correct. As more lots are platted, more debt and O&M is put on the roll going forward because we are collecting only 16% to 34% possibly of what is due.

Mr. Liparini: Got it, but then how do you compensate yourself? Per unit? Per platted lot? Whoever pays? How is that lined up? I am not too familiar with the management agreement with how you are compensated for your efforts because obviously you are doing work. How is it broken down currently?

Ms. Derryberry: I will have to check with our accountant to find out because I am not sure and don't want to take a guess, but I would think we would take our percentage of what our number represents of the total budget from what is received from the tax collector or is received from the direct billings.

Mr. Liparini: Okay. I appreciate you looking into all of that for us.

Ms. Derryberry: And we will revisit it as we go forward.

Mr. Liparini: Anyone else have any questions?

Ms. Derryberry: If not, at this time a motion approving Resolution #2017-03 would be in order.

On MOTION by Mr. Bar-Navon seconded by Mr. Wagner with all in favor Resolution #2017-03 Annual Appropriation Resolution was approved.

**D. Consideration of Resolution #2017-04 Levy of Non Ad Valorem Assessments**

Ms. Derryberry: Resolution #2017-04 Levy of Non Ad Valorem Assessments, levies the non ad valorem assessments. Attached to the resolution is the assessment roll that we plan to use and share with the tax collector. And this lets the tax collector know what the general fund assessment will be for the coming fiscal year. If you look on Exhibit A, the second column is the total and the third column is what totals up to the figure on the resolution of \$82,699 as the total O&M that will be on the roll. And then the fourth column is the tax bill debt. That is a fixed amount and that is the amount for the single-family homes, as well as some other folios that have debt on it.

Mr. Liparini: What are these other tax bill parcels? Are they all platted lots or HOA? They have assessments on them. Do we know what those are?

Ms. Derryberry: Some are the multi-family properties that Hoyer still owns. We have direct-billed the unplatted areas in the past and are keeping it that way because the Board action at the last meeting was to only put on the roll the platted lots so you will be seeing bills from our office for the ones that aren't.

Mr. Liparini: Are these properties owned by us?

Ms. Derryberry: Unfortunately I did not bring any additional documentation with me for the ownership of each folio listed. I can find out, though. The only ones that are direct tax bills are the single-family and those should be starting with the eighth folio down to the lower part of the second page of the exhibit. Those have previously been direct-billed. There are some lots that were owned by B. J. K. that we are not direct billing so some of the folios could be those.

Mr. Liparini: From a maintenance perspective and management perspective, what is easier to maintain, the tax roll billing or the direct billing?

Ms. Derryberry: Tax bill.

Mr. Liparini: Okay. We will look at it so we can see which ones these are, but I don't think it is significant to this discussion. We can see who owes what. Is that a report that you can generate for us? Just so we can keep tabs on what is out there? We haven't had to pay as much attention before but now we are kind of digging in. You can send that to us?

Ms. Derryberry: I can e-mail it to you, nice and clean so you can dig into it further.

Mr. Liparini: Sure and if I have any other questions I can call you?

Ms. Derryberry: Sure call me or Rich. Definitely.

Mr. Liparini: Okay. In the meantime, this accomplishes what we are looking to do to get these on the tax roll.

Ms. Derryberry: Is there a motion approving Resolution #2017-04?

On MOTION by Mr. Bar-Navon seconded by Mr. Wagner with all in favor Resolution #2017-04 Levy of Non Ad Valorem Assessments was approved.

**E. Motion to Close the Public Hearing**

Ms. Derryberry: Is there a motion to close the public hearing?

On MOTION by Mr. Bar-Navon seconded by Mr. Wagner with all in favor the public hearing was closed.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There not being any report, the next item followed.

**B. Engineer**

There not being any report, the next item followed.

**C. Manager**

**1) Number of Registered Voters in the District - 3**

Ms. Derryberry: Under Manager, we are required to report to the Board annually the number of registered voters in the District. In this case the St. Lucie County Supervisor of Elections reports that there are three registered voters in Creekside CDD. They do not identify them, they just provide us with a number. The significance of that is after a District has been in existence for six years and there are 250 registered voters, then we start will transitioning from landowners to a general election. That is when homeowners can run and be elected to the Board. So we have a little bit of distance to go to get the 250 mark.

**2) Consideration of Proposed Fiscal Year 2018 Meeting Schedule**

Ms. Derryberry: The next item in the agenda packet is the proposed fiscal year 2018 meeting schedule. The meeting schedule has been set up to continue to meet here at 11:30 a.m. on the first Tuesday of each month and the advertisement will run with monthly meetings listed, although we do not need to have them. There was discussion at the last meeting about maybe meeting only three times a year, but if the Board is

okay with us advertising this meeting schedule, a motion approving the schedule would be in order.

Mr. Liparini: Unless you want to cut them down to quarterly meetings, because I know that we are not going to meet monthly. I have no objection to advertising it that way, though.

On MOTION by Mr. Bar-Navon seconded by Mr. Wagner with all in favor the proposed fiscal year 2018 meeting schedule was approved as-presented.

**3) Discussion of Financial Disclosure Report from the Commission on Ethics**

Ms. Derryberry: Moving on, next is the financial disclosure report from the Commission on Ethics. It shows the individuals on the Board who need to file their annual forms. If you have not received the Form 1 yet, you should be receiving it soon. It does need to be filed by July 1<sup>st</sup>. There is a grace period, but it is not very lengthy and if you don't file soon, you could be fined. If you have not received the forms let us know and we can send you a copy. One other item that isn't listed on the agenda, at the last meeting, there was a question regarding the length of terms of the engagement with the auditor. The Audit Committee for this Board met in 2014 so it was a five year agreement and proposal. We are in year three so there are two more years to go with Grau, but each year it can be addressed if the Board so chooses.

Mr. Liparini: Okay.

**SIXTH ORDER OF BUSINESS**

**Financial Reports**

**A. Acceptance of Check Register**

**B. Balance Sheet and Income Statement**

Ms. Derryberry: The next item is the Financial Reports. There is a check register, as well as the balance sheet and income statement in your packets. I will take any questions about those documents at this time. If there are none, then a motion approving both would be in order.

Mr. Liparini: May I step back about this disclosure form? Does this show I already did mine or are you looking for the 2017?

Ms. Derryberry: No, this doesn't. At a future meeting, we will provide this again to show who has filed and who still needs to. We provide this for your information. If there are no questions, a motion approving the check register and the balance sheet and income statement would be in order.

Mr. Wagner: So this one check was cut to whom and reimbursed?

Ms. Derryberry: There were multiple checks cut totaling that amount. There are check numbers 294-297 that are listed on the check register summary and the breakdown for it is on the back.

On MOTION by Mr. Wagner seconded by Mr. Liparini with all in favor the check register and the balance sheet and income statement were approved

**SEVENTH ORDER OF BUSINESS      Supervisors      Requests      and  
Audience Comments**

Ms. Derryberry: Again, there are no audience members present, but are there any Supervisors requests?

Mr. Capko: This would be the time if you wanted to discuss the maintenance agreement issues.

Mr. Liparini: Okay. Previously at the last meeting we had talked about the CDD entering into an agreement with the HOA for the maintenance of the CDD property, which Rich had sent an example of that agreement, which you have, Sonja. So the idea was being that we would have the HOA do it, knowing the maintenance expense would be lumped into the HOA budget, as opposed to having it be run and operated through the CDD and it could simply maintain its level of management and not have to hire a landscaping company.

Ms. Pedretti: The only thing I see, just looking at the sample agreement, it includes the roads and pretty much includes everything. I don't know if you want to stick the roads on there or keep it with the CDD?

Mr. Liparini: I think that the roads in this community are owned by the HOA. The CDD only has the stormwater connector ponds such that it only addresses the

property owned by the CDD, so I believe that is just the stormwater ponds and everything else is owned by the HOA. We can look at the plat, but I don't have the plat with me. That is my recollection.

Ms. Pedretti: If that is the case, then just turning the lakes over is what we were going to do anyway.

Mr. Liparini: Then we just need to confirm on their example, and I don't know if you have it in Word format, or you put together the agreement, Bill, as a sample from a different CDD?

Mr. Capko: Yes. We have that agreement. We can send that to you.

Mr. Liparini: If you can send it in Word, then we can go through it and redline applicable to Creekside and send it back for your review and approval and then once it is approved, we can move forward.

Ms. Pedretti: Yes. On the plat it does say that the roads are HOA. So I guess that answers that question.

Ms. Derryberry: Any there other Supervisors requests?

**EIGHTH ORDER OF BUSINESS      Adjournment**

Ms. Derryberry: If there is nothing further, then a motion to adjourn the meeting would be in order.

On MOTION by Mr. Liparini seconded by Ms. Pedretti with all in favor the meeting was adjourned.

---

Secretary / Assistant Secretary

---

Chairman / Vice Chairman

**COMMUNITY DEVELOPMENT DISTRICT SYSTEMS AND  
FACILITIES OPERATION AND MAINTENANCE AGREEMENT**

THIS COMMUNITY DEVELOPMENT DISTRICT SYSTEMS AND FACILITIES OPERATION AND MAINTENANCE AGREEMENT (this "Agreement") is entered into as of the \_\_\_\_\_ - by and between the **CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes (the "District"), and the \_\_\_\_\_, a Florida Limited Liability Company ("POA").

**RECITALS:**

- A. The District has the authority to exercise powers to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for roads, water management, water supply, sewer, street lights, security and parks and recreational facilities, among other powers, including all powers necessary, convenient, incidental or proper in connection with any of the powers, duties, or purposes authorized by Chapter 190, Florida Statutes.
- B. The District desires to contract with the POA to operate and maintain the District's following systems and facilities: (i) road improvements including all landscaping, entry monuments and sidewalks, (ii) perimeter landscape berms, fences and walls, (iii) drainage and water management system, (v) utility infrastructure, and (iv) conservation and open space improvements (collectively, the "District Systems and Facilities").
- C. POA is agreeable to operating and maintaining the District Systems and Facilities, all on the terms and conditions set forth herein.
- D. The District and the POA agree that having the POA operate and maintain the District Systems and Facilities is in the best interests of the District and the property owners intended to benefit from the District Systems and Facilities. Specifically, having the POA operate and maintain the District Systems and Facilities will provide for and facilitate the ease of administration, potential cost savings, and the efficiencies of operation and maintenance.

**NOW, THEREFORE**, the District and the POA agree as follows:

- 1. The above recitals are true and correct and incorporated by reference herein.
- 2. The District and POA agree that POA will operate and maintain the District Systems and Facilities.



3. POA shall operate and maintain the District Systems and Facilities in compliance with all applicable statutes, ordinances, administrative rules and regulations, permit conditions and the rules, policies, practices and procedures of the District.
4. All other operation and maintenance responsibilities for the District Systems and Facilities not otherwise addressed in this Agreement shall remain the sole responsibility of the District, including but not limited to the funding of major capital repairs or replacement of the District's Systems and Facilities. POA shall not be required to budget for or fund reserves to pay for the cost of major capital repairs or replacement expenses.
5. District shall pay POA the sum of \$10.00 per year for the performance of the operation and maintenance responsibilities set forth in this Agreement.
6. Terms and Conditions:
  - A) The term of this Agreement is for a period of five years commencing on the date of this Agreement, and shall be automatically renewed for additional one-year periods on **October 1, 2023** unless and until either party provides the other party at least 180 days prior written notice of its intent not to renew.
  - B) Notwithstanding the foregoing, the District has the right to terminate this Agreement at any time during its term (including any renewal term) upon providing written notice of said termination to POA and this Agreement shall stand terminated 60 days after receipt by POA of said written notice. Such termination need not be with cause and the District specifically retains the right to terminate this Agreement without cause.
7. POA shall be solely responsible for staffing, budgeting, financing, billing and collection of fees, service charges, etc., necessary to perform the operation and routine maintenance responsibilities set forth in this Agreement. Notwithstanding the previous sentence, the District shall be responsible for all major capital repairs and replacement of District facilities and systems. (The District shall continue to collect annual assessments for General Fund Administrative purposes and any Capital Improvement Assessments, against the property using the services of the St. Lucie County Property Appraiser and Tax Collector, placed on the real estate tax bills annually or through a direct assessment to the landowner/developer.)
8. POA shall procure at its expense and at all times include the District as an additional named insured on comprehensive liability insurance policies to cover the operation and maintenance responsibilities set forth in this Agreement. Comprehensive liability insurance shall be in amounts determined by the District Manager. POA, in consideration of Ten Dollars(\$10.00), the receipt and sufficiency of which is accepted, agrees to hold harmless, defend and indemnify the District, its agents and employees, from all claims, suits and actions (whether for negligence or otherwise), including claims for reasonable attorneys' fee and all costs of litigation, and judgments of any name and description, arising out of or incidental to the performance of this Agreement or work or services performed hereunder. This Section does not pertain to any incident arising from the sole negligence of the District.

9. This Agreement may only be amended by a written amendment executed by both parties.
10. This Agreement may not be assigned by POA without the prior written specific consent of the District, which consent may be withheld in the District's sole and absolute discretion.
11. This Agreement is made and shall be governed and construed by the laws of the State of Florida. Any litigation arising out of this Agreement shall be in the court of appropriate jurisdiction in St. Lucie County, Florida.
12. POA recognizes, acknowledges and agrees that the records and materials associated with the provision of services under this Agreement constitute public records under the laws of the State of Florida and will be maintained in accordance with the provisions of the law governing public records.
13. This Agreement was approved by the Board of Supervisors of the District on \_\_\_\_\_, and shall become effective as of said date.

{ Intentionally left blank }

**IN WITNESS WHEREOF**, the parties hereto have executed this Community Development District Systems and Facilities Operation and Maintenance Agreement on the day and year first above written.

**CREEKSIDE COMMUNITY  
DEVELOPMENT DISTRICT**

Attest:  
\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

**POA**

Witness:  
\_\_\_\_\_

By: \_\_\_\_\_

Signature

Its: \_\_\_\_\_

Printed Name

Signature

Printed Name

**RESOLUTION 2018-03**

**A RESOLUTION OF THE CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has prepared the proposed budget for the **Fiscal Year 2019**; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

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

1. The proposed budget for **Fiscal Year 2019** is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: \_\_\_\_\_

Hour: \_\_\_\_\_

Place: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this \_\_\_\_\_ of day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Chairman/Vice Chairman

\_\_\_\_\_  
Secretary/Assistant Secretary

***Proposed Budget  
Fiscal Year 2019***

***Creekside Community  
Development District***

***April 3, 2018***



**Creekside  
Community Development District**

TABLE OF CONTENTS

General Fund

Budget

Page 1

Narrative

Page 2-3

Debt Service Fund

Series 2006

Budget

Page 4

Amortization Schedule - 2006

Page 5

# Creekside

## Community Development District

## General Fund

Description	FY 2018 Adopted Budget	Actual Thru 2/28/2018	Projected Next 7 Months	Total Projected 9/30/2018	FY 2019 Proposed Budget
<b>Revenues</b>					
Maintenance Assessments <sup>(1)</sup>	\$112,344	\$39,475	\$72,869	\$112,344	\$112,344
Direct Assessments	\$0	\$14,191	\$0	\$14,191	\$0
<b>Total Revenues</b>	<b>\$112,344</b>	<b>\$53,665</b>	<b>\$72,869</b>	<b>\$126,535</b>	<b>\$112,344</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Engineering	\$12,000	\$212	\$4,788	\$5,000	\$12,000
Attorney	\$20,000	\$3,752	\$16,249	\$20,000	\$20,000
Arbitrage	\$1,250	\$0	\$1,200	\$1,200	\$1,200
Dissemination	\$2,500	\$1,042	\$1,458	\$2,500	\$2,500
Trustee	\$3,500	\$0	\$3,500	\$3,500	\$3,500
Annual Audit	\$4,900	\$0	\$5,100	\$5,100	\$5,400
Management Fees	\$38,000	\$15,833	\$22,167	\$38,000	\$38,000
Computer Time	\$1,000	\$417	\$583	\$1,000	\$1,000
Website Compliance	\$500	\$208	\$292	\$500	\$500
Telephone	\$25	\$0	\$25	\$25	\$25
Postage	\$200	\$34	\$166	\$200	\$200
Insurance	\$6,356	\$5,778	\$0	\$5,778	\$6,356
Printing & Binding	\$250	\$4	\$246	\$250	\$250
Legal Advertising	\$1,200	\$350	\$850	\$1,200	\$1,200
Other Current Charges	\$300	\$183	\$167	\$350	\$350
Property Taxes	\$625	\$696	\$0	\$696	\$700
Office Supplies	\$25	\$0	\$30	\$30	\$30
Dues, Licenses	\$175	\$175	\$0	\$175	\$175
Capital Outlay	\$250	\$0	\$250	\$250	\$250
First Quarter Operating	\$19,288	\$0	\$19,288	\$19,288	\$18,708
<b>Administrative Expenditures</b>	<b>\$112,344</b>	<b>\$28,683</b>	<b>\$76,358</b>	<b>\$105,041</b>	<b>\$112,344</b>
<b>Unassigned Fund Balance</b>	<b>\$0</b>	<b>\$24,982</b>	<b>(\$3,489)</b>	<b>\$21,493</b>	<b>\$0</b>

(1) Assumes Collection of Assessments

	FY 2017	FY 2018	FY2018
Net Assessments	\$113,566	\$112,344	\$112,344
Plus Collections (8%)	\$8,548	\$9,769	\$9,769
Gross Assessments	\$122,113	\$122,113	\$122,113
No. of ERU's	833	833	\$833
Gross Assessments Per ERU's	\$147	\$147	\$147

**CREEKSIDE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
FISCAL YEAR 2019

**REVENUES:**

**Maintenance Assessments**

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to fund all of the operating expenses for the Fiscal Year in accordance with the adopted budget. All unplatted parcels will be direct billed by the District.

---

**EXPENDITURES:**

**Administrative:**

**Engineering Fees**

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

**Attorney**

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, resolutions etc.

**Arbitrage**

The District is required to have an annual arbitrage rebate calculation prepared for the Series 2006 Special Assessment Bonds. The District will contract with an independent CPA firm to perform this calculation.

**Dissemination Agent**

The Annual Disclosure Report required is by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Trustee**

The District's Series 2006, Special Assessment Bonds are held by the Trustee with US Bank. The amount represents the fee for the administration of the District's bond issue.

**Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

**Computer Time**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.



**CREEKSIDE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019**

**Website Compliance**

*Per Chapter 2014-22, Laws of Florida, all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.*

**Telephone**

*Telephone and fax machine.*

**Postage**

*Mailing of agenda packages, overnight deliveries, correspondence, etc.*

**Insurance**

*The District has bound General Liability & Public Officials Liability Insurance with a firm that specializes in providing insurance coverage to governmental agencies. The amount is based upon prior year's policy.*

**Printing & Binding**

*Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.*

**Legal Advertising**

*The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.*

**Other Current Charges**

*Bank charges and any other miscellaneous expenses that incurred during the year.*

**Property Taxes**

*Represents Calendar year 2017 Property Taxes.*

**Office Supplies**

*Miscellaneous office supplies.*

**Dues, Licenses & Subscriptions**

*The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.*

**Capital Outlay**

*Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.*

# Creekside

## Community Development District

## Debt Service Fund Series 2006

Description	FY 2018 Adopted Budget	FY 2019 Proposed Budget
<b>Revenues</b>		
Special Assessments - On Roll	\$85,068	\$85,068
Special Assessments - Direct (DR Horton)	\$69,118	\$69,118
<sup>(1)</sup> Special Assessments - Direct (Hoyer Homes)	\$60,804	\$60,804
<sup>(1)(2)</sup> Special Assessments - Direct (BJK)	\$187,536	\$187,536
<b>Total Revenues</b>	<b>\$402,525</b>	<b>\$402,525</b>
<b>Expenditures</b>		
Interest 11/1	\$130,130	\$ 126,620
Principal 5/1	\$135,000	\$ 140,000
Interest 5/1	\$130,130	\$ 126,620
<b>Total Expenses</b>	<b>\$395,260</b>	<b>\$393,240</b>
<b>Excess Revenues</b>	<b>\$7,265</b>	<b>\$9,285</b>
	Interest Payment - 11/1/19	\$122,980
		FY 2019
	Net Assessments	\$402,525.36
	Plus Collections (8%)	\$35,002.21
	Gross Assessments	\$437,527.57
	Gross Per Unit Assessments-SF 692	\$525.37
	Gross Per Unit Assessments-MF 148	\$446.56
	Gross Per Unit Assessments-Commercial 30000	\$0.26

<sup>(1)</sup> The District has defaulted on their bonds

<sup>(2)</sup> These assessments have been accelerated and are subject to a foreclosure.

**Creekside**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Series 2006, Special Assessment Bonds**  
**Amortization Schedule**

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-Nov-14	\$ 5,370,000	5.200%	\$ 139,620.00	\$ -	
1-May-15	\$ 5,370,000	5.200%	\$ 139,620.00	\$ 115,000.00	\$ 394,240.00
1-Nov-15	\$ 5,255,000	5.200%	\$ 136,630.00	\$ -	
1-May-16	\$ 5,255,000	5.200%	\$ 136,630.00	\$ 120,000.00	\$ 393,260.00
1-Nov-16	\$ 5,135,000	5.200%	\$ 133,510.00	\$ -	
1-May-17	\$ 5,135,000	5.200%	\$ 133,510.00	\$ 130,000.00	\$ 397,020.00
1-Nov-17	\$ 5,005,000	5.200%	\$ 130,130.00	\$ -	
1-May-18	\$ 5,005,000	5.200%	\$ 130,130.00	\$ 135,000.00	\$ 395,260.00
1-Nov-18	\$ 4,870,000	5.200%	\$ 126,620.00	\$ -	
1-May-19	\$ 4,870,000	5.200%	\$ 126,620.00	\$ 140,000.00	\$ 393,240.00
1-Nov-19	\$ 4,730,000	5.200%	\$ 122,980.00	\$ -	
1-May-20	\$ 4,730,000	5.200%	\$ 122,980.00	\$ 150,000.00	\$ 395,960.00
1-Nov-20	\$ 4,580,000	5.200%	\$ 119,080.00	\$ -	
1-May-21	\$ 4,580,000	5.200%	\$ 119,080.00	\$ 160,000.00	\$ 398,160.00
1-Nov-21	\$ 4,420,000	5.200%	\$ 114,920.00	\$ -	
1-May-22	\$ 4,420,000	5.200%	\$ 114,920.00	\$ 165,000.00	\$ 394,840.00
1-Nov-22	\$ 4,255,000	5.200%	\$ 110,630.00	\$ -	
1-May-23	\$ 4,255,000	5.200%	\$ 110,630.00	\$ 175,000.00	\$ 396,260.00
1-Nov-23	\$ 4,080,000	5.200%	\$ 106,080.00	\$ -	
1-May-24	\$ 4,080,000	5.200%	\$ 106,080.00	\$ 185,000.00	\$ 397,160.00
1-Nov-24	\$ 3,895,000	5.200%	\$ 101,270.00	\$ -	
1-May-25	\$ 3,895,000	5.200%	\$ 101,270.00	\$ 195,000.00	\$ 397,540.00
1-Nov-25	\$ 3,700,000	5.200%	\$ 96,200.00	\$ -	
1-May-26	\$ 3,700,000	5.200%	\$ 96,200.00	\$ 205,000.00	\$ 397,400.00
1-Nov-26	\$ 3,495,000	5.200%	\$ 90,870.00	\$ -	
1-May-27	\$ 3,495,000	5.200%	\$ 90,870.00	\$ 215,000.00	\$ 396,740.00
1-Nov-27	\$ 3,280,000	5.200%	\$ 85,280.00	\$ -	
1-May-28	\$ 3,280,000	5.200%	\$ 85,280.00	\$ 225,000.00	\$ 395,560.00
1-Nov-28	\$ 3,055,000	5.200%	\$ 79,430.00	\$ -	
1-May-29	\$ 3,055,000	5.200%	\$ 79,430.00	\$ 240,000.00	\$ 398,860.00
1-Nov-29	\$ 2,815,000	5.200%	\$ 73,190.00	\$ -	
1-May-30	\$ 2,815,000	5.200%	\$ 73,190.00	\$ 250,000.00	\$ 396,380.00
1-Nov-30	\$ 2,565,000	5.200%	\$ 66,690.00	\$ -	
1-May-31	\$ 2,565,000	5.200%	\$ 66,690.00	\$ 265,000.00	\$ 398,380.00
1-Nov-31	\$ 2,300,000	5.200%	\$ 59,800.00	\$ -	
1-May-32	\$ 2,300,000	5.200%	\$ 59,800.00	\$ 280,000.00	\$ 399,600.00
1-Nov-32	\$ 2,020,000	5.200%	\$ 52,520.00	\$ -	
1-May-33	\$ 2,020,000	5.200%	\$ 52,520.00	\$ 295,000.00	\$ 400,040.00
1-Nov-33	\$ 1,725,000	5.200%	\$ 44,850.00	\$ -	
1-May-34	\$ 1,725,000	5.200%	\$ 44,850.00	\$ 310,000.00	\$ 399,700.00
1-Nov-34	\$ 1,415,000	5.200%	\$ 36,790.00	\$ -	
1-May-35	\$ 1,415,000	5.200%	\$ 36,790.00	\$ 325,000.00	\$ 398,580.00
1-Nov-35	\$ 1,090,000	5.200%	\$ 28,340.00	\$ -	
1-May-36	\$ 1,090,000	5.200%	\$ 28,340.00	\$ 345,000.00	\$ 401,680.00
1-Nov-36	\$ 745,000	5.200%	\$ 19,370.00	\$ -	
1-May-37	\$ 745,000	5.200%	\$ 19,370.00	\$ 365,000.00	\$ 403,740.00
1-Nov-37	\$ 380,000	5.200%	\$ 9,880.00	\$ -	
1-May-38	\$ 380,000	5.200%	\$ 9,880.00	\$ 380,000.00	\$ 399,760.00
		<b>Total</b>	<b>\$ 4,169,360.00</b>	<b>\$ 5,370,000.00</b>	<b>\$ 9,539,360.00</b>

**CREEKSIDE  
COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2016**

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA**

**TABLE OF CONTENTS**

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
<b>BASIC FINANCIAL STATEMENTS</b>	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>	
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
<b>INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS</b>	24-25
<b>INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA</b>	26
<b>MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA</b>	27-29



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
Creekside Community Development District  
St. Lucie County, Florida

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Creekside Community Development District, St. Lucie County, Florida ("District") as of and for the fiscal year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

**Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2016, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Emphasis of Matters**

As discussed in Note 7 and other referenced notes to the financial statements, deteriorating financial conditions were noted. At September 30, 2016, the District reported deficit fund balances of (\$82,399) and (\$1,203,496) in the general and debt service funds respectively. A significant portion of the assessments for fiscal years 2009 - 2016 remain delinquent. As a result, certain scheduled debt service payments were made, in part, by draws on the Debt Service Reserve Account in prior fiscal years. In addition, the District did not have sufficient funds to make certain scheduled debt service payments in the prior, current, and subsequent fiscal years and, as a result, the payments were not made when due and, in some cases, remain unpaid. The District's failures to make its scheduled debt service payments when they are due are considered events of default. The District is economically dependent on the Developers.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated June 9, 2017, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

## **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated June 9, 2017, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

*B. H. & Associates*

June 9, 2017

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Creekside Community Development District, St. Lucie County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2016. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the fiscal year ended September 30, 2016 resulting in a net position deficit balance of (\$2,526,455).
- The change in the District's total net position in comparison with the prior fiscal year was (\$97,027), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2016, the District's governmental funds reported combined ending fund balances of (\$1,283,952), a decrease of (\$195,482) in comparison with the prior fiscal year. A portion of fund balance is restricted for capital projects, nonspendable for prepaids and the remainder is unassigned, deficit debt service and general fund balances
- During fiscal year 2016, the District implemented Governmental Accounting Standards Board ("GASB") Statement No. 72, *Fair Value Measurement and Application*, GASB Statement No. 76, *The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*, and GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*. Please see New Accounting Standards Adopted in Note 2 of the financial statements for additional information.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.



OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All of the funds are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION		
SEPTEMBER 30,		
	2016	2015
Assets, excluding capital assets	\$ 905,260	\$ 688,743
Capital assets, net of depreciation	3,818,847	3,818,847
Total assets	4,724,107	4,507,590
Liabilities, excluding long-term liabilities	2,305,562	1,872,018
Long-term liabilities	4,945,000	5,065,000
Total liabilities	7,250,562	6,937,018
Net position		
Net investment in capital assets	(1,551,153)	(1,551,153)
Restricted	1,943	1,942
Unrestricted	(977,245)	(880,217)
Total net position	\$ (2,526,455)	\$ (2,429,428)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2016	2015
Revenues:		
Program revenues		
Charges for services	\$ 256,453	\$ 108,188
Operating grants and contributions	323	116
Capital grants and contributions	1	-
Total revenues	<u>256,777</u>	<u>108,304</u>
Expenses:		
General government	74,564	88,392
Interest	279,240	279,240
Total expenses	<u>353,804</u>	<u>367,632</u>
Change in net position	<u>(97,027)</u>	<u>(259,328)</u>
Net position - beginning	<u>(2,429,428)</u>	<u>(2,170,100)</u>
Net position - ending	<u>\$ (2,526,455)</u>	<u>\$ (2,429,428)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2016 was \$353,804. The costs of the District's activities were partially paid by program revenues. As in the prior fiscal year, program revenues are comprised primarily of assessments. The increase in assessments is due to a higher amount of direct debt assessments being collected from the Developer in the current fiscal year. The District also received interest income which is also included in program revenues.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2016.

Actual general fund expenditures for the fiscal year ended September 30, 2016 were less than appropriations due primarily to anticipated costs which were not incurred in the current fiscal year.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2016, the District had \$3,818,847 invested in capital assets for its governmental activities. No depreciation has been taken as the depreciable assets have not been completed or placed in service. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2016, the District had \$5,370,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

As discussed in Note 7 and other referenced notes to the financial statements, deteriorating financial conditions were noted. At September 30, 2016, the District reported deficit fund balances of (\$82,399) and (\$1,203,496) in the general and debt service funds respectively. A significant portion of the assessments for fiscal years 2009 - 2016 remain delinquent. As a result, certain scheduled debt service payments were made, in part, by draws on the Debt Service Reserve Account in prior fiscal years. In addition, the District did not have sufficient funds to make certain scheduled debt service payments in the prior, current, and subsequent fiscal years and, as a result, the payments were not made when due and, in some cases, remain unpaid. The District's failures to make its scheduled debt service payments when they are due are considered events of default. The District is economically dependent on the Developers.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Creekside Community Development District Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida, 33351.

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2016**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 4,430
Assessments receivable	269
Due from Developer	237,360
Prepaid items	5,778
Restricted assets:	
Cash	657,423
Capital assets:	
Nondepreciable	3,818,847
<b>Total assets</b>	<b>4,724,107</b>
<b>LIABILITIES</b>	
Accounts payable	88,772
Due to Bondholders	
Principal	425,000
Interest	1,675,440
Accrued interest payable	116,350
Non-current liabilities:	
Due within one year*	130,000
Due in more than one year	4,815,000
<b>Total liabilities</b>	<b>7,250,562</b>
<b>NET POSITION</b>	
Net investment in capital assets	(1,551,153)
Restricted for capital projects	1,943
Unrestricted	(977,245)
<b>Total net position</b>	<b>\$ (2,526,455)</b>

\* The missed debt service payment due for the Series 2006 Bonds are reflected in the due to Bondholders account balance.

See notes to the financial statements

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2016**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Governmental Activities</u>	<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>		
Governmental activities:						
General government	\$ 74,564	\$ 36,622	\$ -	\$ 1	\$ (37,941)	
Interest on long-term debt	279,240	219,831	323	-	(59,086)	
Total governmental activities	<u>353,804</u>	<u>256,453</u>	<u>323</u>	<u>1</u>	<u>(97,027)</u>	
						<u>(97,027)</u>
						<u>(2,429,428)</u>
						<u>\$ (2,526,455)</u>

See notes to the financial statements

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2016**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 4,430	\$ 655,480	\$ 1,943	\$ 661,853
Due from Developer	23,437	213,923	-	237,360
Due from other funds	-	27,541	-	27,541
Assessments receivable	269	-	-	269
Prepaid items	5,778	-	-	5,778
Total assets	<u>\$ 33,914</u>	<u>\$ 896,944</u>	<u>\$ 1,943</u>	<u>\$ 932,801</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 88,772	\$ -	\$ -	\$ 88,772
Due to other funds	27,541	-	-	27,541
Due to Bondholders	-	2,100,440	-	2,100,440
Total liabilities	<u>116,313</u>	<u>2,100,440</u>	<u>-</u>	<u>2,216,753</u>
Fund balances:				
Nonspendable:				
Prepaid items	5,778	-	-	5,778
Restricted for:				
Capital projects	-	-	1,943	1,943
Unassigned	(88,177)	(1,203,496)	-	(1,291,673)
Total fund balances	<u>(82,399)</u>	<u>(1,203,496)</u>	<u>1,943</u>	<u>(1,283,952)</u>
Total liabilities and fund balances	<u>\$ 33,914</u>	<u>\$ 896,944</u>	<u>\$ 1,943</u>	<u>\$ 932,801</u>

See notes to the financial statements

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2016**

Fund balance - governmental funds \$ (1,283,952)

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	3,818,847	
Accumulated depreciation	-	3,818,847

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(116,350)	
Bonds payable*	(4,945,000)	(5,061,350)

Net position of governmental activities		<u>\$ (2,526,455)</u>
---	--	-----------------------

\* The missed debt service payment due for the Series 2006 Bonds are reflected in the due to Bondholders account balance.

See notes to the financial statements

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT**  
**ST. LUCIE COUNTY, FLORIDA**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2016**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 58,167	\$ 219,831	\$ -	\$ 277,998
Interest and other revenues	-	323	1	324
Total revenues	<u>58,167</u>	<u>220,154</u>	<u>1</u>	<u>278,322</u>
<b>EXPENDITURES</b>				
Current:				
General government	67,769	6,795	-	74,564
Debt service:				
Principal	-	120,000	-	120,000
Interest	-	279,240	-	279,240
Total expenditures	<u>67,769</u>	<u>406,035</u>	<u>-</u>	<u>473,804</u>
Excess (deficiency) of revenues over (under) expenditures	(9,602)	(185,881)	1	(195,482)
Fund balances - beginning	<u>(72,797)</u>	<u>(1,017,615)</u>	<u>1,942</u>	<u>(1,088,470)</u>
Fund balances - ending	<u>\$ (82,399)</u>	<u>\$ (1,203,496)</u>	<u>\$ 1,943</u>	<u>\$ (1,283,952)</u>

See notes to the financial statements



**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2016**

Net change in fund balances - total governmental funds	\$ (195,482)
Amounts reported for governmental activities in the statement of activities are different because:	
Certain amounts recorded as unavailable revenue in the prior year were recorded as revenue in the fund financial statements in the current year.	(21,545)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	120,000
Change in net position of governmental activities	<u>\$ (97,027)</u>

See notes to the financial statements

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Creekside Community Development District ("District") was created on June 7, 2005 by Ordinance 05-017 of St. Lucie County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. During a prior fiscal year, D.R. Horton Inc. ("Developer") sold a portion of the property it owned within the District to Hoyer Homes at Creekside LLC and the remaining properties within the District are owned by BJK, LLC and Neal Keys ("Landowners"). At September 30, 2016, all of the Board members are affiliated with the Developer or Landowners.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **New Accounting Standards Adopted**

During fiscal year 2016, the District adopted three new accounting standards as follows:

#### *GASB 72, Fair Value Measurement and Application*

The Statement improves financial reporting by clarifying the definition of fair value for financial reporting purposes, establishing general principles for measuring fair value, providing additional fair value application guidance, and enhancing disclosures about fair value measurements. These improvements are based in part on the concepts and definitions established in Concepts Statement No. 6, *Measurement of Elements of Financial Statements*, and other relevant literature.

#### *GASB 76 - The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*

The Statement identifies—in the context of the current governmental financial reporting environment—the sources of accounting principles used to prepare financial statements of state and local governmental entities in conformity with generally accepted accounting principles (GAAP) and the framework for selecting those principles.

#### *GASB 79 - Certain External Investment Pools and Pool Participants*

This Statement establishes accounting and financial reporting standards for qualifying external investment pools that elect to measure for financial reporting purposes all of their investments at amortized cost. This Statement also establishes accounting and financial reporting standards for state and local governments that participate in a qualifying external investment pool that measures for financial reporting purposes all of its investments at amortized cost.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### **Prepaid Items**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken as all depreciable capital assets are considered under construction. In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such times as the revenue becomes available.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

**NOTE 4 – DEPOSITS**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer, except for the balances in the debt service and capital projects funds which are Trust Funds held separately and apart from any other funds of the bank subject to Office of the Comptroller of the Currency (OCC) regulations. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

**NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS**

Interfund receivables and payables at September 30, 2016 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 27,541
Debt service	27,541	-
Total	\$ 27,541	\$ 27,541

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

**NOTE 6 – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2016 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land & land improvements	\$ 3,311,747	\$ -	\$ -	\$ 3,311,747
Infrastructure in progress	507,100	-	-	507,100
Total capital assets, not being depreciated	3,818,847	-	-	3,818,847
Governmental activities capital assets	\$ 3,818,847	\$ -	\$ -	\$ 3,818,847

The majority of the improvements denoted above as infrastructure in progress were acquired from the Developer, in accordance with the Assignment and Acquisition Agreement entered into between the Developer and the District. The cost of the infrastructure improvements was originally estimated at approximately \$13,700,000 but has been subsequently lowered to approximately \$4,100,000 as the scope of the project was modified. There are no funds available in the acquisition and construction account and additional costs related to completing the stormwater management system are to be incurred by the Developer or Landowners. The Developer and Landowners are expected to convey these improvements to the District. During a prior fiscal year, the balance in the acquisition and construction account was transferred to the debt service fund to pay down the Bonds.

In a prior fiscal year, construction on the project was halted due to market conditions. Further, due to the uncertainty as to the completion of construction of the originally intended project within a reasonable period of time, the infrastructure may not be able to be used for its intended purpose as anticipated in the original project description. There is no estimate at this time for the additional funding that might be required if there is a change to the project. In addition any remaining costs to complete the project are to be incurred by the Developer and the Landowners. The future of the project remains uncertain. Certain infrastructure improvements are expected to be conveyed to St. Lucie County for ownership and maintenance responsibilities upon their completion.

## **NOTE 6 – CAPITAL ASSETS (Continued)**

In connection with the 2006 project, if the amount by which the cost of the 2006 project or portion thereof to be conveyed by the Developer to the District pursuant to the Acquisition Agreement exceeds the amount actually paid by the District for the 2006 project or portion thereof from proceeds of the Series 2006 Bonds, it may be determined that deferred costs exist. Upon completion of the project, certain funds available from the Bonds may be used to pay deferred costs, as outlined in the Bond Indenture. At September 30, 2016, the District has determined that a liability may exist for deferred costs; however, an amount of the potential liability has not been determined as of the report date.

## **NOTE 7 – LONG TERM DEBT**

On December 12, 2006, the District issued \$10,445,000 of Special Assessment Bonds, Series 2006. The Series 2006 Bonds are due May 1, 2038 with a fixed interest rate of 5.20%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2006A Bond is to be paid annually on each May 1, commencing May 1, 2009.

The Series 2006 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is not in compliance with the requirements of the Bond Indenture.

Shortfalls in the collection of special assessments caused there to be insufficient funds available in the accounts held by the Trustee to fund certain scheduled debt service payments due. As a result, certain scheduled debt service payments due during prior fiscal years were made, in part, by draws on the Debt Service Reserve Account. Furthermore, the District did not have sufficient funds to make certain scheduled debt service payments and as a result, the payments were not made. The District's failures to make its scheduled debt service payments when they were due are considered events of default. At September 30, 2016, matured unpaid debt service has been accrued in the financial statements as due to Bondholders and reflects \$425,000 due for missed principal payments for fiscal year 2014 - 2016 and \$1,675,440 due for the missed interest payments from fiscal years 2010 – 2016 for the remaining balance on the Bonds of \$5,370,000. The Bond has not been resized to reflect the activity as described above therefore no amortization schedule is available.

The occurrence of an event of default creates certain remedial rights and remedies in favor of the Trustee, therefore, the funds needed to finance current fiscal year expenditures for legal and other fees and expenses of the Trustee were transferred from the Debt Service Reserve Account and Revenue Accounts. As a result of these draws, there is a deficit of approximately \$187,000 in the Series 2006 Debt Service Reserve Account as of September 30, 2016. See Note 15 for additional information subsequent to fiscal year end.

Pursuant to the Indenture, the owners of a majority in aggregate principal amount of the Bonds then outstanding may direct the Trustee with regard to such rights and remedies following an event of default and upon provision of indemnity satisfactory to the Trustee and in accordance with provisions of the Indenture. During prior fiscal years, approximately \$182,000 of general government expenditures Trustee fees, legal expenses, and other charges was paid out of the Acquisition and Construction Account. During the current fiscal year, approximately \$6,800 was incurred for default related expenditure.



**NOTE 7 – LONG TERM DEBT (Continued)**

**Long-term Debt Activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2016 were as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2006	\$ 5,370,000	\$ -	\$ -	\$ 5,370,000	\$ 555,000 *
Total	\$ 5,370,000	\$ -	\$ -	\$ 5,370,000	\$ 555,000

\* Includes the missed debt service payments due for the Series 2006 Bonds which were not paid.

The Bond has not been resized to reflect the activity as described above therefore no amortization schedule is available.

**NOTE 8 – DEVELOPERS TRANSACTIONS**

The Developer and Landowners own all of the land within the District; therefore, the assessments levied in the general and debt service funds are assessments levied on the land owned by the Developer and Landowners. During the current fiscal year, D. R. Horton, Inc. paid some of its assessments while the remaining assessments owed by it and the other Landowners were not paid.

**NOTE 9 – DEFICIT FUND EQUITY**

At September 30, 2016, the debt service and general funds have a deficit fund balance of (\$1,203,496) and (\$82,399), respectively. The District is uncertain how the deficits will be covered until the balance of the delinquent assessments is paid.

**NOTE 10 – OTHER INFORMATION**

The Board authorized foreclosure on the property owned by BJK, LLC who owns approximately 43% of the lots within the District with delinquent assessments and is awaiting further direction from the Bondholders related to a funding source to pay for the costs associated with initiating foreclosure proceedings. Assessments allocable to BJK, LLC's property are approximately \$346,000 annually. The District is economically dependent on the Developer and Landowners. No adjustment has been made to the financial statements as the specific impact on the District cannot be determined at this time.

**NOTE 11 – CONCENTRATION**

The District's activity is dependent upon the continued involvement of the Developer and Landowners. As such, the nonpayment of assessments during the current and prior fiscal years has resulted in the deterioration of the District's financial conditions.

#### **NOTE 12 – SFWMD AGREEMENT**

During a prior fiscal year, the District conveyed to South Florida Water Management District (“SFWMD”) all its right, title and interest in and to certain real property located in St. Lucie County, Florida, comprising 2.95 acres, subject to a reversionary interest whereby any and all interests shall revert back to the District upon completion of certain conditions outlined in the Creekside CDD Interaction Plan (“Interaction Plan”): (i) the dedication and completion by the District of a public road and the opening of such roadway for public use, and (ii) the completion by the District and acceptance by SFWMD of the connector road and the bridge. Previously, the District was required to satisfy the conditions of the Interaction Plan by December 18, 2011 in order to have the premises revert back to it, but the term has been extended to July 1, 2014. Additionally, certain terms of the Interaction Plan have also been revised. During the prior fiscal year due to the District’s failure to construct certain improvements in accordance with the agreements mentioned above, the SFWMD could pursue legal remedies including seeking specific performance and damages as well as exercise their right of reverter whereby the title to certain property would remain with the SFWMD.

#### **NOTE 13 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

#### **NOTE 14 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

#### **NOTE 15 – SUBSEQUENT EVENTS**

##### **Events of Default and Delinquent Assessments**

Shortfalls in the collection of special assessments caused there to be insufficient funds available in the accounts held by the Trustee to fund the Series 2006 November 1, 2016 interest payment and May 1, 2017 interest and principal payments. Consequently, the payments were not made, resulting in additional events of default.

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2016**

	<u>Budgeted Amounts</u>		<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original &amp; Final</u>	<u>Actual Amounts</u>	
<b>REVENUES</b>			
Assessments	\$ 113,566	\$ 58,167	\$ (55,399)
Total revenues	<u>113,566</u>	<u>58,167</u>	<u>(55,399)</u>
<b>EXPENDITURES</b>			
Current:			
General government	113,566	67,769	45,797
Total expenditures	<u>113,566</u>	<u>67,769</u>	<u>45,797</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	<u>(9,602)</u>	<u>\$ (9,602)</u>
Fund balances - beginning		<u>(72,797)</u>	
Fund balances - ending		<u>\$ (82,399)</u>	

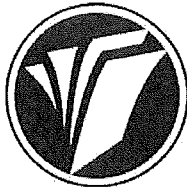
See notes to required supplementary information

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2016.

Actual general fund expenditures for the fiscal year ended September 30, 2016 were less than appropriations due primarily to anticipated costs which were not incurred in the current fiscal year.



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Creekside Community Development District  
St. Lucie County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Creekside Community Development District, St. Lucie County, Florida ("District") as of and for the fiscal year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 9, 2017, which includes emphasis of matter paragraph.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the District in a separate letter dated June 9, 2017.

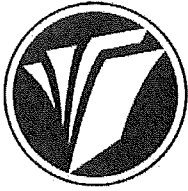
The District's responses to the findings identified in our audit are described in the accompanying Management Letter. We did not audit the District's responses and, accordingly, we express no opinion on them.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Bhav & Associates*

June 9, 2017



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Creekside Community Development District  
St. Lucie County, Florida

We have examined Creekside Community Development District, St Lucie County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2016. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

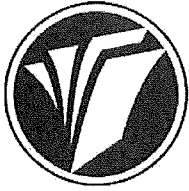
Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2016.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Creekside Community Development District, St. Lucie County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Grau & Associates*

June 9, 2017



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Creekside Community Development District  
St. Lucie County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Creekside Community Development District ("District") as of and for the fiscal year ended September 30, 2016, and have issued our report thereon dated June 9, 2017, which includes emphasis of matter paragraph.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reports and Schedule**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 9, 2017, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Creekside Community Development District, St. Lucie County, Florida and the Auditor General of the State of Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Creekside Community Development District, St. Lucie County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

*Grau & Associates*

June 9, 2017



## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

#### **2016-01: Financial Condition Assessment**

Observation: Deteriorating financial conditions were noted. At September 30, 2016, the District reported deficit fund balances of (\$82,399) and (\$1,203,496) in the general and debt service funds respectively. The Developer and the Landowners have largely stopped funding the District and the future of the project remains uncertain. A significant portion of the assessments for fiscal years 2009 - 2016 remain delinquent. As a result, certain scheduled debt service payments were made, in part, by draws on the Debt Service Reserve Account in prior fiscal years which resulted in the Debt Service Reserve Fund being underfunded. In addition, the District did not have sufficient funds to make certain scheduled debt service payments in the prior, current, and subsequent fiscal years and, as a result, the payments were not made when due and, in some cases, remain unpaid. The District's failures to make its scheduled debt service payments when they are due are considered events of default.

Recommendation: The District should take the necessary steps to alleviate the deteriorating financial condition.

Management Response: The District continues to work with one of the new major landowners, Trustee and Trustee's Counsel to solve the deteriorating financial condition. Unfortunately, as of the issuance date of the Fiscal Year 2016 the event of default has not been eliminated. The District will continue diligently working with the interested entities until the issue is resolved.

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

#### **2015-01: Financial Condition Assessment**

#### **2014-01: Financial Condition Assessment**

#### **2013-02: Financial Condition Assessment**

#### **2011-03: Financial Condition Assessment**

#### **2010-02: Financial Condition Assessment**

Current Status: See finding no. 2016-01 above.

**REPORT TO MANAGEMENT  
(Continued)**

**III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2015, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2016, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2016, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The financial report filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes agrees with the September 30, 2016 financial audit report.

6. In connection with our audit, we determined that the District has met one or more of the financial emergency conditions described in Section 218.503 (1), Florida Statutes. The District failed to make certain scheduled debt service payments when due on its Series 2006 Bonds, as a result of a lack of funds. We applied financial condition assessment procedures pursuant to Rule 10.556(7) and determined that a deteriorating financial condition was noted. See Findings section above for additional information. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

September 1, 2017

Board of Supervisors  
Attn: Patti Powers  
Creekside Community Development District  
5385 N. Nob Hill Road  
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Creekside Community Development District, St. Lucie County, Florida (the "District") for the fiscal year ended September 30, 2017. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Creekside Community Development District as of and for the fiscal year ended September 30, 2017. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2017 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

**Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a

written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

### **Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

### **Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$5,100 for the September 30, 2017 audit, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.





## PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

# Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in cursive script, reading "Anita Ford", written over a horizontal line.

Anita Ford, Chair  
AICPA Peer Review Board  
2016

**Creekside**  
**Community Development District**  
Check Register Summary  
6/1/2017-3/26/2018

<i>Check Date</i>	<i>Check Number</i>	<i>Amount</i>
8/21/2017	298	\$306.90
9/25/2017	299	\$5,778.00
11/20/2017	300-303	\$48,627.03
1/23/2018	304-309	\$57,919.23
3/22/2018	310-313	\$9,722.15
<b>Total</b>		<b>\$122,353.31</b>



\*\*\* CHECK DATES 06/01/2017 - 03/26/2018 \*\*\*

CREEKSIDE CDD - GENERAL FUND  
BANK A CREEKSIDE - GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/21/17	00004	6/06/17	438342	201705	310-51300-48000				NOTICE OF MEETING-5/19/17 TREASURE COAST NEWSPAPERS	*	306.90	306.90	000298
9/25/17	00022	8/25/17	5957	201708	300-15500-10000				PREPAID INSURANCE FY18 EGIS INSURANCE ADVISORS, LLC	*	5,778.00	5,778.00	000299
11/20/17	00019	11/20/17	11202017	201711	300-20700-10200				TXFER OF TAX RECEIPTS CREEKSIDE CDD C/O US BANK	*	47,285.80	47,285.80	000300
11/20/17	00006	10/02/17	70746	201710	310-51300-54000				FY18 ANNUAL DISTRICT FEE DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00	175.00	000301
11/20/17	00017	11/20/17	2017TAXE	201711	310-51300-49100				FOLIO#2327-111-0003-010/5	*	24.00		
		11/20/17	2017TAXE	201711	310-51300-49100				FOLIO#2327-111-0003-020/8	*	54.48		
		11/20/17	2017TAXE	201711	310-51300-49100				FOLIO#2327-113-0001-000/4	*	36.60		
		11/20/17	2017TAXE	201711	310-51300-49100				FOLIO#2327-113-0002-000/1	*	50.53		
		11/20/17	2017TAXE	201711	310-51300-49100				FOLIO#2327-133-0001-000/6	*	253.63		
		11/20/17	2017TAXE	201711	310-51300-49100				FOLIO#2327-214-0010-010/3	*	78.23		
		11/20/17	2017TAXE	201711	310-51300-49100				FOLIO#2327-311-0001-010/5	*	94.54		
		11/20/17	2017TAXE	201711	310-51300-49100				FOLIO#2327-321-0001-010/6	*	103.97		
									ST LUCIE COUNTY TAX COLLECTOR			695.98	000302
11/20/17	00004	9/30/17	438342	201709	310-51300-48000				NOTICE OF MEETING	*	120.45		
		10/31/17	438342	201710	310-51300-48000				NOTICE OF LANDOWNERS MTG TREASURE COAST NEWSPAPERS	*	349.80	470.25	000303
1/23/18	00019	1/23/18	01232018	201801	300-20700-10200				TXFER TAX RCPTS 1/23/2018	*	43,795.51		
		1/23/18	01232018	201801	300-13100-10200				FUNDS DUE BACK FR DS CREEKSIDE CDD C/O US BANK	*	5,651.74-	38,143.77	000304

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/23/18	00008	11/20/17	80908	201710	310	51300	31100			*	212.10		
			OCT 2017	SERVICES					CULPEPPER & TERPENING, INC.			212.10	000305
1/23/18	00021	11/17/17	2016733	201711	300	36300	10000			*	826.99		
				2017 TRIM NOTICE						*	924.65		
		11/17/17	2016733	201711	700	36300	10000			*	924.65		
				2017 TRIM NOTICE						*	924.65		
		11/17/17	2016733	201711	300	20700	10200			*	924.65		
				2017 TRIM NOTICE						*	924.65		
		11/17/17	2016733	201711	700	13100	10000			*	924.65		
									MICHELLE FRANKLIN, CFA			1,751.64	000306
1/23/18	00002	10/02/17	154	201710	310	51300	34000			*	3,166.67		
				OCT 2017					MGMT FEES	*	83.33		
		10/02/17	154	201710	310	51300	35100			*	208.33		
				OCT 2017					COMPUTER TIME	*	41.67		
		10/02/17	154	201710	310	51300	31300			*	.46		
				OCT 2017					DISSEMINATION	*	.30		
		10/02/17	154	201710	310	51300	35110			*	3,166.67		
				OCT 2017					WEBSITE ADM	*	83.33		
		10/02/17	154	201710	310	51300	42000			*	208.33		
				OCT 2017					POSTAGE	*	41.67		
		10/02/17	154	201710	310	51300	42500			*	1.80		
				OCT 2017					COPIES	*	1.65		
		11/01/17	155	201711	310	51300	34000			*	3,166.67		
				NOV 2017					MGMT FEES	*	83.33		
		11/01/17	155	201711	310	51300	35100			*	208.33		
				NOV 2017					COMPUTER TIME	*	41.67		
		11/01/17	155	201711	310	51300	31300			*	41.67		
				NOV 2017					DISSEMINATION	*	1.80		
		11/01/17	155	201711	310	51300	35110			*	1.65		
				NOV 2017					WEBSITE ADM	*	3,166.67		
		11/01/17	155	201711	310	51300	42000			*	83.33		
				NOV 2017					POSTAGE	*	208.33		
		11/01/17	155	201711	310	51300	42500			*	41.67		
				NOV 2017					COPIES	*	3,166.67		
		12/01/17	156	201712	310	51300	34000			*	83.33		
				DEC 2017					MGMT FEES	*	208.33		
		12/01/17	156	201712	310	51300	35100			*	41.67		
				DEC 2017					COMPUTER TIME	*	3,166.67		
		12/01/17	156	201712	310	51300	31300			*	83.33		
				DEC 2017					DISSEMINATION	*	208.33		
		12/01/17	156	201712	310	51300	35110			*	41.67		
				DEC 2017					WEBSITE ADM	*	3,166.67		

CRKS CREEKSIDE

MPHILLIPS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/17		156	DEC 2017	201712	310-51300		42000	POSTAGE	*	1.38		
12/01/17		156	DEC 2017	201712	310-51300		42500	COPIES	*	1.95		
1/02/18		157	JAN 2018	201801	310-51300		34000	MGMT FEES	*	3,166.67		
1/02/18		157	JAN 2018	201801	310-51300		35100	COMPUTER TIME	*	83.33		
1/02/18		157	JAN 2018	201801	310-51300		31300	DISSEMINATION	*	208.33		
1/02/18		157	JAN 2018	201801	310-51300		35110	WEBSITE ADM	*	41.67		
1/02/18		157	JAN 2018	201801	310-51300		42000	POSTAGE	*	1.38		
1/02/18		157	JAN 2018	201801	310-51300		42500	COPIES	*	.30		
GOVERNMENTAL MANAGEMENT SERVICES -										14,009.22	000307	
1/23/18	00014	5/31/17	15661	201705	310-51300		32200	AUDIT FYE-9/30/2016	*	500.00		
		6/27/17	15785	201706	310-51300		32200	AUDIT FYE-9/30/2016	*	1,900.00		
GRAU & ASSOCIATES										2,400.00	000308	
1/23/18	00003	11/07/17	WGC-1216	201710	310-51300		31500	SERVICE THRU 10/31/2017	*	467.50		
		12/06/17	WGC-1220	201711	310-51300		31500	SERVICE THRU 11/30/2017	*	722.50		
		1/08/18	WGC-1225	201712	310-51300		31500	SERVICE THRU 12/31/2017	*	212.50		
LEWIS, LONGMAN & WALKER, P.A.										1,402.50	000309	
3/22/18	00019	3/21/18	03212018	201803	300-20700		10200	TXFER OF TAX RECEIPTS	*	340.57		
CREEKSIDE CDD C/O US BANK										340.57	000310	
3/22/18	00001	1/26/18	6-079-03	201801	310-51300		42000	DELIVERIES THRU-01/26/18	*	28.75		
FEDEX										28.75	000311	
3/22/18	00002	2/01/18	158	201802	310-51300		34000	MGMT FEES-MAR 18	*	3,166.67		
		2/01/18	158	201802	310-51300		35100	COMPUTER TIME-MAR 18	*	83.33		
		2/01/18	158	201802	310-51300		31300	DISSEM AGNT SVC-MAR 18	*	208.33		

CRKS CREEKSIDE      MPHILLIPS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/18		158		201802	310	51300	35110			*	41.67		
			WEBSITE ADMIN-MAR 18										
3/01/18		159		201803	310	51300	34000			*	3,166.67		
			MGMT FEES-MAR 18										
3/01/18		159		201803	310	51300	35100			*	83.33		
			COMPUTER TIME-MAR 18										
3/01/18		159		201803	310	51300	31300			*	208.33		
			DISSEM AGNT SVC-MAR 18										
3/01/18		159		201803	310	51300	35110			*	41.67		
			WEBSITE ADMIN-MAR 18										
3/01/18		159		201803	310	51300	42000			*	1.88		
			POSTAGE-MAR 18										
3/01/18		159		201803	310	51300	42500			*	1.95		
			COPIES-MAR 18										
GOVERNMENTAL MANAGEMENT SERVICES -												7,003.83	000312
3/22/18	00003	1/24/18	WGC-1229	201801	310	51300	31500			*	522.00		
			SERVICE THRU-01/24/18										
		2/27/18	WGC-1235	201802	310	51300	31500			*	1,827.00		
			SERVICE THRU-02/27/18										
LEWIS, LONGMAN & WALKER, P.A.												2,349.00	000313
TOTAL FOR BANK A											122,353.31		
TOTAL FOR REGISTER											122,353.31		

**CREEKSIDE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
February 28, 2018**

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<b>ASSETS:</b>				
CASH	\$44,405	---	---	\$44,405
INVESTMENTS				
Construction	---	---	\$1,956	\$1,956
Reserve	---	\$176,429	---	\$176,429
Revenue	---	\$951,728	---	\$951,728
DUE FROM GENERAL FUND	---	\$341	---	\$341
DUE FROM DEBT SERVICE	\$5,652	---	---	\$5,652
DUE FROM OTHER	---	\$71,337	---	\$71,337
DUE FROM DEVELOPER	\$23,437	\$213,923	---	\$237,360
<b>TOTAL ASSETS</b>	<u>\$73,494</u>	<u>\$1,413,757</u>	<u>\$1,956</u>	<u>\$1,489,207</u>
<b>LIABILITIES:</b>				
ACCOUNTS PAYABLE	\$127,747	---	---	\$127,747
DUE TO DEBT SERVICE	\$341	---	---	\$341
DUE TO GENERAL FUND	---	\$5,652	---	\$5,652
DUE TO OTHER-BONDHOLDER	---	\$2,230,570	---	\$2,230,570
<b>FUND BALANCES:</b>				
UNASSIGNED	(\$54,594)	---	---	(\$54,594)
UNASSIGNED FOR DEBT SERVICE	---	(\$822,465)	---	(\$822,465)
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$1,956	\$1,956
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<u>\$73,494</u>	<u>\$1,413,757</u>	<u>\$1,956</u>	<u>\$1,489,207</u>

**Creekside**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
For the Period Ended February 28, 2018

	Adopted Budget	Prorated Budget Thru 2/28/2018	Actual Thru 2/28/2018	Variance
<b>REVENUES:</b>				
Maintenance Assessments	\$112,344	\$39,475	\$39,475	\$0
Direct Assessments - DR Horton	\$0	\$0	\$14,191	\$14,191
<b>TOTAL REVENUES</b>	<b>\$112,344</b>	<b>\$39,475</b>	<b>\$53,665</b>	<b>\$14,191</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Engineering Fees	\$12,000	\$5,000	\$212	\$4,788
Attorney Fees	\$20,000	\$8,333	\$3,752	\$4,582
Arbitrage	\$1,250	\$0	\$0	\$0
Dissemination	\$2,500	\$1,042	\$1,042	\$0
Trustee	\$3,500	\$0	\$0	\$0
Annual Audit	\$4,900	\$0	\$0	\$0
Management Fees	\$38,000	\$15,833	\$15,833	\$0
Computer Time	\$1,000	\$417	\$417	\$0
Webiste Compliance	\$500	\$208	\$208	(\$0)
Telephone	\$25	\$10	\$0	\$10
Postage	\$200	\$83	\$34	\$50
Insurance	\$6,356	\$6,356	\$5,778	\$578
Printing & Binding	\$250	\$104	\$4	\$100
Legal Advertising	\$1,200	\$500	\$350	\$150
Other Current Charges	\$300	\$125	\$183	(\$58)
Property Taxes	\$625	\$625	\$696	(\$71)
Office Supplies	\$25	\$10	\$0	\$10
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Capital Outlay	\$250	\$104	\$0	\$104
First Quarter Operating	\$19,288	\$8,037	\$0	\$8,037
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$112,344</b>	<b>\$46,964</b>	<b>\$28,683</b>	<b>\$18,280</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>\$0</b>		<b>\$24,982</b>	
Fund Balance - Beginning			(\$79,576)	
Fund Balance - Ending			<u>(\$54,594)</u>	

**Creekside**  
**Community Development District**  
**Debt Service**

*Statement of Revenues, Expenditures and Changes in Fund Balance*  
*For the Period Ended February 28, 2018*

	Adopted Budget	Prorated Budget Thru 2/28/2018	Actual Thru 2/28/2018	Variance
<b>REVENUES:</b>				
Special Assessments-On Roll	\$85,068	\$44,136	\$44,136	\$0
Special Assessments-Direct-DR Horton	\$69,118	\$85,430	\$85,430	\$0
Special Assessments-Direct-Hoyer Homes	\$60,804	\$0	\$0	\$0
Special Assessments-Direct-(BJK)	\$187,536	\$0	\$0	\$0
Interest Income	\$0	\$0	\$3,380	\$3,380
<b>TOTAL REVENUES</b>	<b>\$402,525</b>	<b>\$129,566</b>	<b>\$132,945</b>	<b>\$3,380</b>
<b>EXPENDITURES:</b>				
<b>Series 2006</b>				
Interest - 11/1	\$130,130	\$130,130	\$130,130	\$0
Principal - 5/1	\$135,000	\$0	\$0	\$0
Interest - 5/1	\$130,130	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$1,352	(\$1,352)
<b>TOTAL EXPENDITURES</b>	<b>\$395,260</b>	<b>\$130,130</b>	<b>\$131,482</b>	<b>(\$1,352)</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>\$7,265</b>		<b>\$1,464</b>	
Fund Balance - Beginning	\$0		(\$823,929)	
Fund Balance - Ending	<u>\$7,265</u>		<u>(\$822,465)</u>	

# Creekside

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECT FUND

#### Statement of Revenues, Expenditures and Changes in Fund Balance

For The Period Ending

February 28, 2018

	ADOPTED BUDGET	PRORATED Thru 2/28/2018	ACTUAL Thru 2/28/2018	VARIANCE
<b>REVENUES:</b>				
INTEREST INCOME	\$0	\$0	\$6	\$6
TOTAL REVENUES	\$0	\$0	\$6	\$6
<b>EXPENDITURES:</b>				
IMPROVEMENTS	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$6	
FUND BALANCE - Beginning			\$1,950	
FUND BALANCE - Ending			\$1,956	



**Creekside**  
 Community Development District  
 Tax Collections  
 Fiscal Year Ending September 30, 2018

Date Received	Description	Gross Tax Received	Commissions	Discounts/ Penalties	Interest	Property Appraiser	Net Amount Received	\$		Total
								300-363-100 Debt Service Fund 52.79%	92,465.12 \$ 82,699.32 300-363-100 General Fund 47.21%	
12/1/2017	CURRENT 11/17-23/2017	\$ 86,016.00	\$ 1,651.51	\$ 3,440.64	\$ -	\$ -	\$ 80,923.85	\$ 42,717.77	\$ 38,206.08	\$ 80,923.85
12/8/2017	CURRENT 11/24-30/2017	\$ 4,032.00	\$ 77.41	\$ 161.28	\$ -	\$ -	\$ 3,793.31	\$ 2,002.40	\$ 1,790.91	\$ 3,793.31
11/17/2018	2017 TRIM	\$ -	\$ -	\$ -	\$ -	\$ 1,751.64	\$ (1,751.64)	\$ (924.65)	\$ (826.99)	\$ (1,751.64)
2/2/2018	EXCESS REVENUE OVERPMT	\$ 645.39	\$ 0.22	\$ -	\$ -	\$ -	\$ 645.17	\$ 340.57	\$ 304.60	\$ 645.17
<b>TOTALS</b>		\$ 90,693.39	\$ 1,729.14	\$ 3,601.92	\$ -	\$ 1,751.64	\$ 83,610.69	\$ 44,136.08	\$ 39,474.61	\$ 83,610.69

Percentage Collected 52%