



DEVELOPMENT PLANNING & FINANCING GROUP, INC.

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***HIDDEN CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Board Package

***Board of Supervisors
Regular Meeting***

***Tuesday,
August 2, 2016***

10:00 a.m.

Office of:

***Metro Development Group
2502 North Rocky Point Drive
Suite 1050
Tampa, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Hidden Creek Community Development District

Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105

Board of Supervisors
**Hidden Creek Community
Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Hidden Creek Community Development District is scheduled for **Tuesday, August 2, 2016 at 10:00 a.m.** in the offices of Metro Development Group, 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida, 33607.

The advanced copy of the agenda for the meeting is attached along with associated documentation for your consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. In the meantime if you have any questions, please contact me.

Sincerely,

Nandra Ramnarine

Nandra Ramnarine
District Manager

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: **Tuesday, August 2, 2016**
Time: 10:00 a.m.
Location: Metro Development
2502 N. Rocky Point Drive, Suite 1050
Tampa, Florida 33607

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

AGENDA

I. Roll Call

II. Audience Comments

III. Administrative Matters

- A. Approval of Minutes of June 7, 2016 Meeting Exhibit 1
- B. Acceptance of May 2016 Summary Financial Statements Exhibit 2
- C. Acceptance of June 2016 Summary Financial Statements Exhibit 3

IV. Business Matters

- A. Additional Items

V. Staff Reports

- A. District Manager
- B. Attorney
- C. District Engineer

VI. Supervisors Requests

VII. Audience Questions and Comments on Other Items

VIII. Adjournment

EXHIBIT 1

1
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3
4

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

5 The Regular Meeting of the Board of Supervisors of the Hidden Creek Community Development
6 District was held on Tuesday, June 7, 2016 at 10:00 a.m. at the Metro Development Group, 2502 N.
7 Rocky Point Drive, Suite 1050, Tampa FL.

8 **FIRST ORDER OF BUSINESS - Roll Call**

9 Ms. Ramnarine called the meeting to order.

10 Present and constituting a quorum were:

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

14 Also present were:

15 Nandra Ramnarine	District Manager
16 John Vericker	District Counsel (via phone)
17 Maik Aagaard	DPFG (via phone)

18
19 **SECOND ORDER OF BUSINESS – Audience Comments**

20 There being none, the next item followed.

21 **THIRD ORDER OF BUSINESS – Administrative Matters**

22 **A. Approval of Minutes of May 3, 2016 Meeting**

23 Ms. Ramnarine presented the Minutes of the May 3, 2016 Meeting and asked for comments,
24 questions or corrections.

25 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
26 approved the Minutes of the May 3, 2016 Meeting for the Hidden Creek Community Development
27 District.

28
29 **B. Approval of Minutes of May 16, 2016 Meeting**

30 Ms. Ramnarine presented the Minutes of the May 16, 2016 Meeting and asked for comments,
31 questions or corrections.

32 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
33 the Minutes of the May 16, 2016 Meeting for the Hidden Creek Community Development District.

34
35 **C. Approval of Minutes of May 31, 2016 Meeting**

36 Ms. Ramnarine presented the Minutes of the May 31, 2016 Meeting and asked for comments,
37 questions or corrections.

38 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
39 approved the Minutes of the May 31, 2016 Meeting for the Hidden Creek Community Development
40 District.

41
42 **D. Acceptance of April 2016 Summary Financial Statements**

43 Ms. Ramnarine presented the April 2016 Summary Financial Statements and asked for comments
44 or questions.

45 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted
46 the April 2016 Summary Financial Statements for the Hidden Creek Community Development District.

47
48 **FOURTH ORDER OF BUSINESS – Business Matters**

49 **A. Review and Discussion of the Assessment Methodology Report**

50 Ms. Ramnarine presented the Assessment Methodology Report and asked Mr. Aagaard to give an
51 overview.

52 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
53 accepted the Assessment Methodology Report for the Hidden Creek Community Development District.

54
55 **B. Consideration and Approval of Resolution 2016-1 Declaring Special Assessments**

56 Ms. Ramnarine presented Resolution 2016-1 Declaring Special Assessments and asked for
57 comments or questions.

58 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
59 Resolution **2016-1** Declaring Special Assessments for the Hidden Creek Community Development
60 District.

61
62 **C. Consideration and Approval of Resolution 2016-2 Setting the Public Hearing for
63 Special Assessments**

64 Ms. Ramnarine presented Resolution 2016-2 Setting the Public Hearing for Special Assessments
65 and asked for comments or questions.

66 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted
67 Resolution **2016-2** Setting the Public Hearing for Special Assessments for July 19, 2016 at 10:00 a.m. at
68 the Metro Development Group Office, 2502 North Rocky Point Drive, Suite 1050, Tampa, Florida for the
69 Hidden Creek Community Development District.

70
71 **D. Consideration of Resolution 2016-4 Designating Date, Time and Location of
72 Landowners Meeting**

73 Ms. Ramnarine presented Resolution 2016-4 Designating Date, Time and Location of
74 Landowners Meeting and asked for comments or questions.

75 Seats up for Election are Seat 3 (Price), Seat 4 (Sanders) and Seat 5 (Vacant).

76 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
77 Resolution **2016-4** Designating Date, Time and Location of Landowners Meeting for November 1, 2016
78 at 10:00 am at the Metro Development Group Office, 2502 North Rocky Point Drive, Suite 1050, Tampa,
79 Florida, for the Hidden Creek Community Development District.

80
81 **E. Review and Discussion of the FY 2016-2017 Proposed Budget**

82 Ms. Ramnarine presented the FY 2016-2017 Proposed Budget and asked for comments or
83 questions.

84 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted
85 the FY 2016-2017 Proposed Budget for the Hidden Creek Community Development District.

86
87 **F. Consideration of Resolution 2016-5 Approving the FY 2016-2017 Proposed Budget**
88 **and Setting the Public Hearing**

89 Ms. Ramnarine presented Resolution 2016-5 Approving the FY 2016-2017 Proposed Budget and
90 Setting the Public Hearing and asked for comments or questions.

91 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
92 Resolution 2016-5 Approving the FY 2016-2017 Proposed Budget and Setting the Public Hearing for
93 August 23, 2016 at 10 a.m. at the Metro Development Group Office, 2502 North Rocky Point Drive,
94 Suite 1050, Tampa, Florida for the Hidden Creek Community Development District.

95
96 **FOURTH ORDER OF BUSINESS – Staff Reports**

97 **A. Manager**
98 There being none, the next item followed.

99 **B. Attorney**
100 There being none, the next item followed.

101 **C. Engineer**
102 There being none, the next item followed.

103 **FIFTH ORDER OF BUSINESS – Public Comments**
104 There being none, the next item followed.

105 **SIXTH ORDER OF BUSINESS – Supervisor Requests**
106 There being none, the next item followed.

107 **SEVENTH ORDER OF BUSINESS – Adjournment**

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

110
111 **Each person who decides to appeal any decision made by the Board with respect to any matter*
112 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
113 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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

116
117
118 _____
119 **Signature**

120
121 _____
122 **Printed Name**
123 **Title:** **Secretary** **Assistant Secretary**

116
117
118 _____
119 **Signature**

120
121 _____
122 **Printed Name**
123 **Title:** **Chairman** **Vice Chairman**

124

EXHIBIT 2

Hidden Creek CDD Community Development District

Financial Statements
Unaudited

Period ending
May 31, 2016

HIDDEN CREEK CDD
BALANCE SHEET
May 31, 2016

	<u>HC</u> <u>GEN FUND</u>
<u>ASSETS:</u>	
CASH	\$ 1,249
ACCOUNTS RECEIVABLE	11,569
TOTAL ASSETS	<u>\$ 12,818</u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$ 11,569
<u>FUND BALANCE:</u>	
RESTRICTED FOR:	
CAPITAL PROJECTS	-
ASSIGNED:	-
UNASSIGNED:	1,249
TOTAL LIABILITIES & FUND BALANCE	<u>\$ 12,818</u>

**HIDDEN CREEK CDD
GENERAL FUND**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
FOR PERIOD STARTING OCTOBER 1, 2015 ENDING MAY 31, 2016**

	FY2016 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
I. REVENUE				
DEVELOPER FUNDING	174,239	105,128	57,805	(47,323)
MISCELLANEOUS REVENUE			-	-
TOTAL REVENUE	174,239	105,128	57,805	(47,323)
II. EXPENDITURES				
ADMINISTRATIVE:				
PAYROLL - BOS SALARIES	12,000	8,000	3,200	4,800
PAYROLL TAXES- BOS	918	612	245	367
PAYROLL SERVICES FEE	600	400	207	193
TRAVEL PER DIEM - BOS	500	333	-	333
MANAGEMENT CONSULTING SERVICES	21,000	14,000	14,000	-
GENERAL ADMINISTRATIVE EXPENSES	7,500	5,000	5,000	-
CONSTRUCTION ACCOUNTING SERVICES	9,000	6,000	-	6,000
BANKING SERVICES	120	80	12	68
AUDITING	2,500	-	4,500	(4,500)
MISCELLANEOUS	500	333	-	333
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	2,000	1,333	-	1,333
ENGINEERING SERVICES	4,000	2,667	-	2,667
LEGAL SERVICES	7,500	5,000	3,306	1,694
WEBSITE DEVELOPMENT & HOSTING	1,995	1,330	738	592
TOTAL ADMINISTRATIVE	70,308	45,264	31,383	13,881
INSURANCE:				
INSURANCE (Liability, Property & Casualty)	2,531	2,531	2,363	168
PERFORMANCE & WARRANTY BOND	5,000	-	-	-
TOTAL INSURANCE	7,531	2,531	2,363	168
DEBT SERVICE ADMINISTRATION:				
DISSEMINATION AGENT	5,000	-	-	-
TRUSTEE FEES	5,400	-	-	-
TOTAL DEBT SERVICE ADMINISTRATION	10,400	-	-	-
FIELD OPERATIONS:				
FIELD MANAGEMENT	36,000	24,000	24,000	-
LANDSCAPE/FIELD CONTINGENCY	50,000	33,333	2,100	31,233
TOTAL FIELD OPERATIONS	86,000	57,333	26,100	31,233
TOTAL EXPENDITURES	174,239	105,128	59,846	45,282
EXCESS REVENUE OVER (UNDER) EXPEND.	-	-	(2,041)	(2,041)
FUND BALANCE - BEGINNING	-	-	3,290	3,290
FUND BALANCE - ENDING	\$ -	\$0	1,249	1,249

HIDDEN CREEK CDD
Cash Reconciliation - General Fund
May 31, 2016

Balance Per Bank Statement	\$ 1,249.05
Less: Outstanding Checks	-
<i>Adjusted Bank Balance</i>	<u>1,249.05</u>
Beginning Cash Balance Per Books	\$ 1,684.40
Cash Receipts	-
Cash Disbursements	(435.35)
<i>Balance Per Books</i>	<u>1,249.05</u>

CHECK REGISTER

FY 2016

Date	Num	Name	Memo	Debit	Credit	Balance
			EOY Cash balance			3,328.67
10/01/2015			Refund - Verizon	16,588.31		19,916.98
10/05/2015	2032	Dune FB Debt, LLC	Verizon-Refund		10,729.32	9,187.66
10/05/2015	2033	Dune FL Land 1 Sub, LLC	Verizon - Refund		5,858.99	3,328.67
10/05/2015		Deposit - Dune FI Land	GF 2015-12, 13	7,738.00		11,066.67
10/05/2015	2034	DPFG	CDD/Field Mgmt - Oct		5,375.00	5,691.67
10/05/2015	2035	Egis Insurance Advisors, LLC	Insurance FY 2016		2,363.00	3,328.67
10/09/2015	2036	Atlas Professional Services, Inc	Web Site - Oct		60.00	3,268.67
10/09/2015	2037	TAMPA BAY TIMES	Legal Ad		38.72	3,229.95
10/19/2015	2038	FLORIDA DEPT OF ECONOMIC OPPORTU	Annual Filing Fee FY 2016		175.00	3,054.95
10/28/2015	2039	Straley & Robin	Legal Svcs thru 10/15/15		48.15	3,006.80
10/31/2015	ACH10312015	ADP	Payroll Service Oct2015		35.88	2,970.92
		EOM Balance		24,326.31	24,684.06	2,970.92
11/13/2015	2040	Atlas Professional Services, Inc	Web site Hosting		78.17	2,892.75
		EOM Balance		0.00	78.17	2,892.75
12/09/2015	2042	Atlas Professional Services, Inc	Web Site Set Up		240.00	2,652.75
12/14/2015	2043	Atlas Professional Services, Inc	Web Site Hosting - Dec		60.00	2,592.75
12/28/2015	2044	Straley & Robin	Legal Svcs thru 12/15/15		316.40	2,276.35
12/28/2015		Deposit - Dune FI Land	GF 2016-01	5,752.93		8,029.28
12/28/2015		Deposit - Dune FI Land	GF 2016-01	10,535.09		18,564.37
12/29/2015	2045	DiBartolomeo, McBee, Hartley & Barnes	GF 2016-01 - Audit FY 2014		2,250.00	16,314.37
12/29/2015	2046	DPFG	CF 2016-01 - CDD/Field Mgmt - Nov & Dec		10,750.00	5,564.37
12/29/2015	2047	Straley & Robin	GF 2016-01 - Legal Svcs thru 11/15/15		1,038.02	4,526.35
12/31/2015	ACH12312015	Paychex	BOS Mtg - 10/6, 11/3, 12/1 - Fees		40.95	4,485.40
12/31/2015	20000DD	Anthony N Brannan	BOS Mtg - 10/6/15		184.70	4,300.70
12/31/2015	20001	Ira D Draper	BOS Mtg - 10/6, 11/3, 12/1		554.10	3,746.60
12/31/2015	20003DD	Lori Price	BOS Mtg - 10/6, 11/3, 12/1		513.27	3,233.33
12/31/2015	20002	Michael S Lawson	BOS Mtg - 10/6, 11/3, 12/1		554.10	2,679.23
12/31/2015	ACH12312015	Paychex	BOS Mtg - 10/6, 11/3, 12/1		346.83	2,332.40
		EOM Balance		16,288.02	16,848.37	2,332.40
01/18/2016	2048	Atlas Professional Services, Inc	Web Site Hosting - Jan		60.00	2,272.40
		EOM Balance		0.00	60.00	2,272.40
02/01/2016			GF 2016-02	5,375.00		7,647.40
02/02/2016	2049	DPFG	GF 2016-02 CDD/Field Mgmt - Jan		5,375.00	2,272.40
02/08/2016	2050	Atlas Professional Services, Inc	Web Site Hosting - Feb		60.00	2,212.40
02/12/2016			GF 2016-03, 04	7,475.00		9,687.40
02/15/2016	2051	DPFG	CDD/Field Mgmt - Feb		5,375.00	4,312.40
02/15/2016	2052	Ecological Consultanting Solutions	Tortoise Removal		2,100.00	2,212.40
02/25/2016	2053	Straley & Robin	Legal Svcs thru 2/15/16		513.80	1,698.60
02/29/2016	ACH02292016	Paychex	P/R Fees		69.95	1,628.65
02/29/2016	20004	Ira D Draper	BOS Mtg - 2/2/16		184.70	1,443.95
02/29/2016	20005DD	Lori Price	BOS Mtg - 2/2/16		183.45	1,260.50
02/29/2016	ACH02292016	Paychex	BOS Mtg - 2/2/16		93.05	1,167.45
02/29/2016	20006	THEODORE SANDERS	BOS Mtg - 2/2/16		184.70	982.75
		EOM Balance		12,850.00	14,139.65	982.75
03/04/2016	2054	Atlas Professional Services, Inc	Web Site Hosting - March		60.00	922.75
03/14/2016		Deposit	GF 2016-05	1,898.45		2,821.20
03/24/2016		Deposit	GF 2016-05	3,476.55		6,297.75
03/24/2016		Deposit	GF 2016-06	3,985.00		10,282.75
03/25/2016	2055	DiBartolomeo, McBee, Hartley & Barnes	Audit FY 2015		2,250.00	8,032.75
03/25/2016	2056	DPFG	CDD/Field Mgmt - March		5,375.00	2,657.75

03/25/2016	2057	Straley Robin Vericker	Legal Svcs thru 3/15/16	217.50	2,440.25
03/29/2016	ACH03292016	Paychex	P/R Fees	49.95	2,390.30
03/29/2016	20007	Ira D Draper	BOS Mtg - 3/1/16	184.70	2,205.60
03/29/2016	20009DD	Lori Price	BOS Mtg - 3/1/16	183.45	2,022.15
03/29/2016	20008	Michael S Lawson	BOS Mtg - 3/1/16	184.70	1,837.45
03/29/2016	ACH03292016	Paychex	BOS Mtg - 3/1/16	93.05	1,744.40
EOM Balance				9,360.00	8,598.35
04/11/2016	2058	Atlas Professional Services, Inc	Web Site Hosting - April	60.00	1,684.40
EOM Balance				0.00	60.00
05/05/2016	2059	Atlas Professional Services, Inc	Web Site Hosting - May	60.00	1,624.40
05/05/2016	2060	Straley Robin Vericker	Legal Svcs thru 4/15/16	353.35	1,271.05
05/10/2016	ACH05102016	Paychex	P/R Fee - Quarterly	10.00	1,261.05
05/31/2016		Bank United	Service Charge	12.00	1,249.05
EOM Balance				0.00	435.35

EXHIBIT 3

Hidden Creek CDD Community Development District

Financial Statements
Unaudited

Period ending
June 30, 2016

HIDDEN CREEK CDD
BALANCE SHEET
June 30, 2016

	<u>HC</u> <u>GEN FUND</u>
<u>ASSETS:</u>	
CASH	\$ 1,296
ACCOUNTS RECEIVABLE	6,417
TOTAL ASSETS	<u>\$ 7,713</u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$ 6,417
<u>FUND BALANCE:</u>	
RESTRICTED FOR:	
CAPITAL PROJECTS	-
ASSIGNED:	-
UNASSIGNED:	1,296
TOTAL LIABILITIES & FUND BALANCE	<u>\$ 7,713</u>

**HIDDEN CREEK CDD
GENERAL FUND**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
FOR PERIOD STARTING OCTOBER 1, 2015 ENDING JUNE 30, 2016**

	FY2016 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
I. REVENUE				
DEVELOPER FUNDING	174,239	117,931	66,965	(50,966)
MISCELLANEOUS REVENUE			-	-
TOTAL REVENUE	174,239	117,931	66,965	(50,966)
II. EXPENDITURES				
ADMINISTRATIVE:				
PAYROLL - BOS SALARIES	12,000	9,000	5,600	3,400
PAYROLL TAXES- BOS	918	689	428	260
PAYROLL SERVICES FEE	600	450	259	191
TRAVEL PER DIEM - BOS	500	375	-	375
MANAGEMENT CONSULTING SERVICES	21,000	15,750	15,750	-
GENERAL ADMINISTRATIVE EXPENSES	7,500	5,625	5,625	-
CONSTRUCTION ACCOUNTING SERVICES	9,000	6,750	-	6,750
BANKING SERVICES	120	90	12	78
AUDITING	2,500	-	4,500	(4,500)
MISCELLANEOUS	500	375	-	375
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	2,000	1,500	-	1,500
ENGINEERING SERVICES	4,000	3,000	-	3,000
LEGAL SERVICES	7,500	5,625	4,348	1,277
WEBSITE DEVELOPMENT & HOSTING	1,995	1,496	798	698
TOTAL ADMINISTRATIVE	70,308	50,900	37,496	13,404
INSURANCE:				
INSURANCE (Liability, Property & Casualty)	2,531	2,531	2,363	168
PERFORMANCE & WARRANTY BOND	5,000	-	-	-
TOTAL INSURANCE	7,531	2,531	2,363	168
DEBT SERVICE ADMINISTRATION:				
DISSEMINATION AGENT	5,000	-	-	-
TRUSTEE FEES	5,400	-	-	-
TOTAL DEBT SERVICE ADMINISTRATION	10,400	-	-	-
FIELD OPERATIONS:				
FIELD MANAGEMENT	36,000	27,000	27,000	-
LANDSCAPE/FIELD CONTINGENCY	50,000	37,500	2,100	35,400
TOTAL FIELD OPERATIONS	86,000	64,500	29,100	35,400
TOTAL EXPENDITURES	174,239	117,931	68,959	48,972
EXCESS REVENUE OVER (UNDER) EXPEND.	-	-	(1,994)	(1,994)
FUND BALANCE - BEGINNING	-	-	3,290	3,290
FUND BALANCE - ENDING	\$ -	\$0	1,296	1,296

HIDDEN CREEK CDD
Cash Reconciliation - General Fund
June 30, 2016

Balance Per Bank Statement	\$ 2,773.55
Less: Outstanding Checks	(1,477.60)
<i>Adjusted Bank Balance</i>	<u>1,295.95</u>
Beginning Cash Balance Per Books	\$ 1,249.05
Cash Receipts	14,311.80
Cash Disbursements	(14,264.90)
<i>Balance Per Books</i>	<u>1,295.95</u>

CHECK REGISTER

FY 2016

Date	Num	Name	Memo	Debit	Credit	Balance
			EOY Cash balance			3,328.67
10/01/2015			Refund - Verizon	16,588.31		19,916.98
10/05/2015	2032	Dune FB Debt, LLC	Verizon-Refund		10,729.32	9,187.66
10/05/2015	2033	Dune FL Land 1 Sub, LLC	Verizon - Refund		5,858.99	3,328.67
10/05/2015		Deposit - Dune FI Land	GF 2015-12, 13	7,738.00		11,066.67
10/05/2015	2034	DPFG	CDD/Field Mgmt - Oct		5,375.00	5,691.67
10/05/2015	2035	Egis Insurance Advisors, LLC	Insurance FY 2016		2,363.00	3,328.67
10/09/2015	2036	Atlas Professional Services, Inc	Web Site - Oct		60.00	3,268.67
10/09/2015	2037	TAMPA BAY TIMES	Legal Ad		38.72	3,229.95
10/19/2015	2038	FLORIDA DEPT OF ECONOMIC OPPORTU	Annual Filing Fee FY 2016		175.00	3,054.95
10/28/2015	2039	Straley & Robin	Legal Svcs thru 10/15/15		48.15	3,006.80
10/31/2015	ACH10312015	ADP	Payroll Service Oct2015		35.88	2,970.92
		EOM Balance		24,326.31	24,684.06	2,970.92
11/13/2015	2040	Atlas Professional Services, Inc	Web site Hosting		78.17	2,892.75
		EOM Balance		0.00	78.17	2,892.75
12/09/2015	2042	Atlas Professional Services, Inc	Web Site Set Up		240.00	2,652.75
12/14/2015	2043	Atlas Professional Services, Inc	Web Site Hosting - Dec		60.00	2,592.75
12/28/2015	2044	Straley & Robin	Legal Svcs thru 12/15/15		316.40	2,276.35
12/28/2015		Deposit - Dune FI Land	GF 2016-01	5,752.93		8,029.28
12/28/2015		Deposit - Dune FI Land	GF 2016-01	10,535.09		18,564.37
12/29/2015	2045	DiBartolomeo, McBee, Hartley & Barnes	GF 2016-01 - Audit FY 2014		2,250.00	16,314.37
12/29/2015	2046	DPFG	CF 2016-01 - CDD/Field Mgmt - Nov & Dec		10,750.00	5,564.37
12/29/2015	2047	Straley & Robin	GF 2016-01 - Legal Svcs thru 11/15/15		1,038.02	4,526.35
12/31/2015	ACH12312015	Paychex	BOS Mtg - 10/6, 11/3, 12/1 - Fees		40.95	4,485.40
12/31/2015	20000DD	Anthony N Brannan	BOS Mtg - 10/6/15		184.70	4,300.70
12/31/2015	20001	Ira D Draper	BOS Mtg - 10/6, 11/3, 12/1		554.10	3,746.60
12/31/2015	20003DD	Lori Price	BOS Mtg - 10/6, 11/3, 12/1		513.27	3,233.33
12/31/2015	20002	Michael S Lawson	BOS Mtg - 10/6, 11/3, 12/1		554.10	2,679.23
12/31/2015	ACH12312015	Paychex	BOS Mtg - 10/6, 11/3, 12/1		346.83	2,332.40
		EOM Balance		16,288.02	16,848.37	2,332.40
01/18/2016	2048	Atlas Professional Services, Inc	Web Site Hosting - Jan		60.00	2,272.40
		EOM Balance		0.00	60.00	2,272.40
02/01/2016			GF 2016-02	5,375.00		7,647.40
02/02/2016	2049	DPFG	GF 2016-02 CDD/Field Mgmt - Jan		5,375.00	2,272.40
02/08/2016	2050	Atlas Professional Services, Inc	Web Site Hosting - Feb		60.00	2,212.40
02/12/2016			GF 2016-03, 04	7,475.00		9,687.40
02/15/2016	2051	DPFG	CDD/Field Mgmt - Feb		5,375.00	4,312.40
02/15/2016	2052	Ecological Consultanting Solutions	Tortoise Removal		2,100.00	2,212.40
02/25/2016	2053	Straley & Robin	Legal Svcs thru 2/15/16		513.80	1,698.60
02/29/2016	ACH02292016	Paychex	P/R Fees		69.95	1,628.65
02/29/2016	20004	Ira D Draper	BOS Mtg - 2/2/16		184.70	1,443.95
02/29/2016	20005DD	Lori Price	BOS Mtg - 2/2/16		183.45	1,260.50
02/29/2016	ACH02292016	Paychex	BOS Mtg - 2/2/16		93.05	1,167.45
02/29/2016	20006	THEODORE SANDERS	BOS Mtg - 2/2/16		184.70	982.75
		EOM Balance		12,850.00	14,139.65	982.75
03/04/2016	2054	Atlas Professional Services, Inc	Web Site Hosting - March		60.00	922.75
03/14/2016		Deposit	GF 2016-05	1,898.45		2,821.20
03/24/2016		Deposit	GF 2016-05	3,476.55		6,297.75
03/24/2016		Deposit	GF 2016-06	3,985.00		10,282.75
03/25/2016	2055	DiBartolomeo, McBee, Hartley & Barnes	Audit FY 2015		2,250.00	8,032.75
03/25/2016	2056	DPFG	CDD/Field Mgmt - March		5,375.00	2,657.75

03/25/2016	2057	Straley Robin Vericker	Legal Svcs thru 3/15/16	217.50	2,440.25
03/29/2016	ACH03292016	Paychex	P/R Fees	49.95	2,390.30
03/29/2016	20007	Ira D Draper	BOS Mtg - 3/1/16	184.70	2,205.60
03/29/2016	20009DD	Lori Price	BOS Mtg - 3/1/16	183.45	2,022.15
03/29/2016	20008	Michael S Lawson	BOS Mtg - 3/1/16	184.70	1,837.45
03/29/2016	ACH03292016	Paychex	BOS Mtg - 3/1/16	93.05	1,744.40
EOM Balance				9,360.00	8,598.35
04/11/2016	2058	Atlas Professional Services, Inc	Web Site Hosting - April	60.00	1,684.40
EOM Balance				0.00	60.00
05/05/2016	2059	Atlas Professional Services, Inc	Web Site Hosting - May	60.00	1,624.40
05/05/2016	2060	Straley Robin Vericker	Legal Svcs thru 4/15/16	353.35	1,271.05
05/10/2016	ACH05102016	Paychex	P/R Fee - Quarterly	10.00	1,261.05
05/31/2016		Bank United	Service Charge	12.00	1,249.05
EOM Balance				0.00	435.35
06/10/2016		Deposit	GF 2016-07	1,898.45	3,147.50
06/16/2016		Deposit	GF 2016-08	2,382.33	5,529.83
06/17/2016	2061	Atlas Professional Services, Inc	Web Site Hosting - June	60.00	5,469.83
06/23/2016		Developer	GF 2016-07, 08, 09	10,031.02	15,500.85
06/23/2016	2062	DPFG	CDD/Field Mgmt April - May	10,750.00	4,750.85
06/23/2016	2063	Straley Robin Vericker	Legal Svcs thru 5/15/16	819.05	3,931.80
06/29/2016	ACH06292016	Paychex	P/R Fees	52.25	3,879.55
06/29/2016	20010	Ira D Draper	BOS Mtgs - 4/5, 5/3/2016	369.40	3,510.15
06/29/2016	20012DD	Lori Price	BOS Mtgs - 4/5, 5/3, 5/16, 5/31/2016	677.55	2,832.60
06/29/2016	20011	Michael S Lawson	BOS Mtgs - 4/5, 5/3, 5/16, 5/31/2016	738.80	2,093.80
06/29/2016	ACH06292016	Paychex	BOS Mtgs - 4/5, 5/3, 5/16, 5/31/2016	428.45	1,665.35
06/29/2016	20013	THEODORE SANDERS	BOS Mtgs - 5/15, 5/31/2016	369.40	1,295.95
EOM Balance				14,311.80	14,264.90



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