

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2019



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

Creek Preserve CDD
Balance Sheet
As of 12/31/2019
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Capital Projects Fund Series 2019	General Fixed Assets - Account Group	General Long Term Debt	Total
Assets						
Cash - Operating Account	4,255	0	0	0	0	4,255
Revenue Series 2019 7000	0	2,525	0	0	0	2,525
Interest Series 2019 7001	0	0	0	0	0	0
Reserve Series 2019 7003	0	899,390	0	0	0	899,390
Acq & Con-General Series 2019 7005	0	0	1,023,244	0	0	1,023,244
Acq & Con-Amenity Series 2019 7006	0	0	1,299,219	0	0	1,299,219
Acq & Con-Master Series 2019 7007	0	0	2,406,784	0	0	2,406,784
Costs Of Issuance Series 2019 7008	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0
Prepaid General Liability Insurance	480	0	0	0	0	480
Prepaid Public Officials Insurance	393	0	0	0	0	393
Construction Work in Progress	0	0	0	7,893,464	0	7,893,464
Amount Available DS	0	0	0	0	1,205,921	1,205,921
Amount To Be Provided - Debt Service	0	0	0	0	13,114,079	13,114,079
Total Assets	<u>5,128</u>	<u>901,915</u>	<u>4,729,246</u>	<u>7,893,464</u>	<u>14,320,000</u>	<u>27,849,754</u>
Liabilities						
Accounts Payable	8,198	0	0	0	0	8,198
Accounts Payable - Other	0	0	0	0	0	0
Accrued Expenses	0	0	0	0	0	0
Revenue Bond Payable Series 2019	0	0	0	0	14,320,000	14,320,000
Total Liabilities	<u>8,198</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,320,000</u>	<u>14,328,198</u>
Fund Equity & Other Credits						
Fund Balance - All Other Reserves	0	1,205,921	9,701,366	0	0	10,907,287
Fund Balance - Unreserved	0	0	0	0	0	0
Investments In General Fixed Assets	0	0	0	7,893,464	0	7,893,464
Other	(3,070)	(304,005)	(4,972,119)	0	0	(5,279,195)
Total Fund Equity & Other Credits	<u>(3,070)</u>	<u>901,915</u>	<u>4,729,246</u>	<u>7,893,464</u>	<u>0</u>	<u>13,521,556</u>
Total Liabilities & Fund Equity	<u>5,128</u>	<u>901,915</u>	<u>4,729,246</u>	<u>7,893,464</u>	<u>14,320,000</u>	<u>27,849,754</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2019 Through 12/31/2019
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assessments - Off Roll	98,244	0	(98,244)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	0	11,192	11,192	0 %
Total Revenues	<u>98,244</u>	<u>11,192</u>	<u>(87,052)</u>	<u>(89)%</u>
Expenditures				
Financial & Administrative				
District Manager	30,000	3,000	27,000	90 %
District Engineer	14,000	1,543	12,457	89 %
Disclosure Report	5,000	0	5,000	100 %
Trustee Fees	7,284	0	7,284	100 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	5,000	523	4,477	90 %
Postage, Phone, Faxes, Copies	470	8	462	98 %
Public Officials Insurance	2,642	2,407	235	9 %
Legal Advertising	8,000	3,375	4,625	58 %
Bank Fees	200	45	155	78 %
Dues, Licenses, & Fees	146	175	(29)	(20)%
Miscellaneous Administration	218	0	218	100 %
Website Administration	2,000	0	2,000	100 %
Legal Council				
District Counsel	7,284	244	7,040	97 %
Other Physical Environment				
General Liability & Property Casualty Insurance	7,000	2,942	4,058	58 %
Total Expenditures	<u>98,244</u>	<u>14,262</u>	<u>83,982</u>	<u>85 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(3,070)</u>	<u>(3,070)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>(3,070)</u>	<u>(3,070)</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2019
From 10/1/2019 Through 12/31/2019
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	897,090	0	(897,090)	(100)%
Interest Earnings				
Interest Earnings	0	4,141	4,141	0 %
Total Revenues	<u>897,090</u>	<u>4,141</u>	<u>(892,949)</u>	<u>(100)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	328,545	304,817	23,728	7 %
Principal Payment	568,545	0	568,545	100 %
Total Expenditures	<u>897,090</u>	<u>304,817</u>	<u>592,273</u>	<u>66 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(3,330)	(3,330)	0 %
Total Other Financing Sources	<u>0</u>	<u>(3,330)</u>	<u>(3,330)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(304,005)</u>	<u>(304,005)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance - All Other Reserves	0	1,205,921	1,205,921	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>1,205,921</u>	<u>1,205,921</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>901,915</u>	<u>901,915</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund Series 2019
From 10/1/2019 Through 12/31/2019
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Interest Earnings				
Interest Earnings	0	33,748	33,748	0 %
Total Revenues	<u>0</u>	<u>33,748</u>	<u>33,748</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Investments Other Than Buildings	0	5,009,197	(5,009,197)	0 %
Total Expenditures	<u>0</u>	<u>5,009,197</u>	<u>(5,009,197)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	3,330	3,330	0 %
Total Other Financing Sources	<u>0</u>	<u>3,330</u>	<u>3,330</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(4,972,119)</u>	<u>(4,972,119)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance - All Other Reserves				
	0	9,701,366	9,701,366	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>9,701,366</u>	<u>9,701,366</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>4,729,246</u>	<u>4,729,246</u>	<u>0 %</u>

Creek Preserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 12/31/2019
Reconciliation Date: 12/31/2019
Status: Locked

Bank Balance	1,135.01
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	3,119.80
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	4,254.81
Balance Per Books	<u>4,254.81</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 12/31/2019
Reconciliation Date: 12/31/2019
Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR036	12/20/2019	Developer Funding Check 1062	3,119.80
Outstanding Deposits				3,119.80

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 12/31/2019

Reconciliation Date: 12/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1034	12/2/2019	System Generated Check/Voucher	2,014.00	Times Publishing Company
1035	12/19/2019	System Generated Check/Voucher	1,350.00	Times Publishing Company
CD002	12/31/2019	Bank fee	<u>15.00</u>	
Cleared Checks/Vouchers			<u>3,379.00</u>	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 12/31/2019
Reconciliation Date: 12/31/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR035	12/17/2019	Lennar Homes CK 01349782	<u>2,230.55</u>
Cleared Deposits				<u>2,230.55</u>