

# Creek Preserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 29, 2020



District Management Services, LLC  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
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**Creek Preserve CDD**  
Balance Sheet  
As of 2/29/2020  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Capital Projects Fund Series 2019	General Fixed Assets - Account Group	General Long Term Debt	Total
<b>Assets</b>						
Cash - Operating Account	1,410	0	0	0	0	1,410
Revenue Series 2019 7000	0	2,531	0	0	0	2,531
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	746,131	0	0	746,131
Acq & Con-Amenity Series 2019 7006	0	0	1,298,427	0	0	1,298,427
Acq & Con-Master Series 2019 7007	0	0	967,698	0	0	967,698
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	192	0	0	0	0	192
Prepaid Public Officials Insurance	157	0	0	0	0	157
Construction Work in Progress	0	0	0	9,621,572	0	9,621,572
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
<b>Total Assets</b>	<u>1,760</u>	<u>901,921</u>	<u>3,012,257</u>	<u>9,621,572</u>	<u>14,320,000</u>	<u>27,857,509</u>
<b>Liabilities</b>						
Accounts Payable	19,742	0	0	0	0	19,742
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
<b>Total Liabilities</b>	<u>19,742</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,320,000</u>	<u>14,339,742</u>
<b>Fund Equity &amp; Other Credits</b>						
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	9,621,572	0	9,621,572
Other	(17,983)	(304,000)	(6,689,109)	0	0	(7,011,092)
<b>Total Fund Equity &amp; Other Credits</b>	<u>(17,983)</u>	<u>901,921</u>	<u>3,012,257</u>	<u>9,621,572</u>	<u>0</u>	<u>13,517,767</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>1,760</u>	<u>901,921</u>	<u>3,012,257</u>	<u>9,621,572</u>	<u>14,320,000</u>	<u>27,857,509</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2019 Through 2/29/2020  
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assessments - Off Roll	98,244	0	(98,244)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	0	15,339	15,339	0 %
<b>Total Revenues</b>	<u>98,244</u>	<u>15,339</u>	<u>(82,905)</u>	<u>(84)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	30,000	10,000	20,000	67 %
District Engineer	14,000	2,621	11,379	81 %
Disclosure Report	5,000	0	5,000	100 %
Trustee Fees	7,284	0	7,284	100 %
Accounting Services	9,000	3,750	5,250	58 %
Auditing Services	5,000	523	4,477	90 %
Postage, Phone, Faxes, Copies	470	10	460	98 %
Public Officials Insurance	2,642	2,643	(1)	(0)%
Legal Advertising	8,000	5,525	2,475	31 %
Bank Fees	200	75	125	63 %
Dues, Licenses, & Fees	146	1,601	(1,455)	(996)%
Miscellaneous Administration	218	0	218	100 %
Website Administration	2,000	833	1,167	58 %
Legal Council				
District Counsel	7,284	2,510	4,774	66 %
Other Physical Environment				
General Liability & Property Casualty Insurance	7,000	3,230	3,770	54 %
<b>Total Expenditures</b>	<u>98,244</u>	<u>33,322</u>	<u>64,922</u>	<u>66 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(17,983)</u>	<u>(17,983)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>(17,983)</u>	<u>(17,983)</u>	<u>0 %</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
200 - Debt Service Fund - Series 2019  
From 10/1/2019 Through 2/29/2020  
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	897,090	0	(897,090)	(100)%
Interest Earnings				
Interest Earnings	0	6,000	6,000	0 %
<b>Total Revenues</b>	<u>897,090</u>	<u>6,000</u>	<u>(891,090)</u>	<u>(99)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	328,545	304,817	23,728	7 %
Principal Payment	568,545	0	568,545	100 %
<b>Total Expenditures</b>	<u>897,090</u>	<u>304,817</u>	<u>592,273</u>	<u>66 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	(5,183)	(5,183)	0 %
<b>Total Other Financing Sources</b>	<u>0</u>	<u>(5,183)</u>	<u>(5,183)</u>	<u>0 %</u>
<b>Excess Revenue Over (Under) Expenses</b>	<u>0</u>	<u>(304,000)</u>	<u>(304,000)</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
Fund Balance - All Other Reserves	0	1,205,921	1,205,921	0 %
<b>Total Fund Balance, Beginning of Period</b>	<u>0</u>	<u>1,205,921</u>	<u>1,205,921</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>901,921</u>	<u>901,921</u>	<u>0 %</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
300 - Capital Projects Fund Series 2019  
From 10/1/2019 Through 2/29/2020  
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Interest Earnings				
Interest Earnings	0	43,852	43,852	0 %
Total Revenues	<u>0</u>	<u>43,852</u>	<u>43,852</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Investments Other Than Buildings	0	6,738,145	(6,738,145)	0 %
Total Expenditures	<u>0</u>	<u>6,738,145</u>	<u>(6,738,145)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	5,183	5,183	0 %
Total Other Financing Sources	<u>0</u>	<u>5,183</u>	<u>5,183</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(6,689,109)</u>	<u>(6,689,109)</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>3,012,257</u>	<u>3,012,257</u>	<u>0 %</u>

Creek Preserve CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 02/29/2020  
Reconciliation Date: 2/29/2020  
Status: Locked

Bank Balance	1,410.35
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	1,410.35
Balance Per Books	<u>1,410.35</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: 02/29/2020  
Reconciliation Date: 2/29/2020  
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1038	2/20/2020	System Generated Check/Voucher	1,310.00	Times Publishing Company
Cleared Checks/Vouchers			1,310.00	

Creek Preserve CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 02/29/2020

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CK 01380939	2/13/2020	Developer Funding 02.13.20	2,348.29
	CR047	2/29/2020	February Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>2,333.29</u>