

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2020



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

Creek Preserve CDD

Balance Sheet

As of 1/31/2020

(In Whole Numbers)

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

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

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

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

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

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

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

Creek Preserve CDD
Reconcile Cash Accounts

Summary

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

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

Click the Next Page toolbar button to view details.

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 1/31/2020

Reconciliation Date: 1/31/2020

Status: Locked

Cleared Checks/Vouchers

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

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 1/31/2020

Reconciliation Date: 1/31/2020

Status: Locked

Cleared Deposits

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