

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 7/31/2019
(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	288	0	0	0	0	288
Revenue Series 2019 7000	0	762	0	0	0	762
Interest Series 2019 7001	0	304,817	0	0	0	304,817
Reserve Series 2019 7003	0	899,390	0	0	0	899,390
Acq & Con-General Series 2019 7005	0	0	1,521,722	0	0	1,521,722
Acq & Con-Amenity Series 2019 7006	0	0	1,325,367	0	0	1,325,367
Acq & Con-Master Series 2019 7007	0	0	8,320,757	0	0	8,320,757
Costs Of Issuance Series 2019 7008	0	0	2	0	0	2
Prepaid General Liability Insurance	865	0	0	0	0	865
Prepaid Public Officials Insurance	707	0	0	0	0	707
Construction Work in Progress	0	0	0	1,397,870	0	1,397,870
Amount To Be Provided - Debt Service	0	0	0	0	14,320,000	14,320,000
Total Assets	<u>1,860</u>	<u>1,204,969</u>	<u>11,167,847</u>	<u>1,397,870</u>	<u>14,320,000</u>	<u>28,092,546</u>
Liabilities						
Accounts Payable	6,478	0	0	0	0	6,478
Accounts Payable - Other	0	0	0	0	0	0
Revenue Bond Payable Series 2019	0	0	0	0	14,320,000	14,320,000
Total Liabilities	<u>6,478</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,320,000</u>	<u>14,326,478</u>
Fund Equity & Other Credits						
Investments In General Fixed Assets	0	0	0	1,397,870	0	1,397,870
Other	(4,617)	1,204,969	11,167,847	0	0	12,368,199
Total Fund Equity & Other Credits	<u>(4,617)</u>	<u>1,204,969</u>	<u>11,167,847</u>	<u>1,397,870</u>	<u>0</u>	<u>13,766,068</u>
Total Liabilities & Fund Equity	<u>1,860</u>	<u>1,204,969</u>	<u>11,167,847</u>	<u>1,397,870</u>	<u>14,320,000</u>	<u>28,092,546</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assessments - Off Roll	645,000	0	(645,000)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	0	23,761	23,761	0 %
Total Revenues	645,000	23,761	(621,239)	(96)%
Expenditures				
Financial & Administrative				
District Manager	30,000	10,000	20,000	67 %
District Engineer	14,000	0	14,000	100 %
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	4,370	0	4,370	100 %
Postage, Phone, Faxes, Copies	470	1	469	100 %
Public Officials Insurance	3,642	236	3,406	94 %
Legal Advertising	10,000	11,000	(1,000)	(10)%
Bank Fees	728	105	623	86 %
Dues, Licenses, & Fees	146	150	(4)	(3)%
Miscellaneous Administration	218	100	118	54 %
Website Administration	0	600	(600)	0 %
Legal Council				
District Counsel	7,284	5,898	1,386	19 %
Utility Services				
Street Lights	321,954	0	321,954	100 %
Electric Services - All Others	10,926	0	10,926	100 %
Water - Sewer Combination Services				
Water Utility Services	18,210	0	18,210	100 %
Other Physical Environment				
Waterway Management System	40,062	0	40,062	100 %

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
General Liability & Property Casualty Insurance	8,741	288	8,453	97 %
Landscape Maintenance - Contract	91,050	0	91,050	100 %
Landscape Maintenance - Other	10,926	0	10,926	100 %
Plant Replacement Program	18,210	0	18,210	100 %
Irrigation Maintenance	7,284	0	7,284	100 %
Road & Street Facilities				
Pavement & Drainage Repairs & Maintenance	25,495	0	25,495	100 %
Total Expenditures	<u>645,000</u>	<u>28,378</u>	<u>616,622</u>	<u>96 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(4,617)</u>	<u>(4,617)</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2019
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	3,010	3,010	0 %
Debt Proceeds				
Bond Proceeds	0	1,204,207	1,204,207	0 %
Total Revenues	<u>0</u>	<u>1,207,217</u>	<u>1,207,217</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(2,248)	(2,248)	0 %
Total Other Financing Sources	<u>0</u>	<u>(2,248)</u>	<u>(2,248)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>1,204,969</u>	<u>1,204,969</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund Series 2019
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	29,709	29,709	0 %
Debt Proceeds				
Bond Proceeds	0	12,718,285	12,718,285	0 %
Total Revenues	<u>0</u>	<u>12,747,993</u>	<u>12,747,993</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
Trustee Fees	0	5,775	(5,775)	0 %
Legal Counsel	0	46,000	(46,000)	0 %
Underwriter	0	45,000	(45,000)	0 %
Trustee Council	0	15,750	(15,750)	0 %
Postage, Phone, Faxes, Copies	0	1,500	(1,500)	0 %
Legal Council				
District Counsel	0	35,500	(35,500)	0 %
Other Physical Environment				
Investments Other Than Buildings	0	1,397,870	(1,397,870)	0 %
Total Expenditures	<u>0</u>	<u>1,582,395</u>	<u>(1,582,395)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	2,248	2,248	0 %
Total Other Financing Sources	<u>0</u>	<u>2,248</u>	<u>2,248</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>11,167,847</u>	<u>11,167,847</u>	<u>0 %</u>

**Creek Preserve CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/2019
Reconciliation Date: 7/31/2019
Status: Locked

Bank Balance	288.34
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	288.34
Balance Per Books	<u>288.34</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: 07/31/2019

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1009	7/11/2019	System Generated Check/Voucher	7,000.00	Meritus Districts
1010	7/11/2019	System Generated Check/Voucher	294.50	Straley Robin Vericker
Cleared Checks/Vouchers			7,294.50	

**Creek Preserve CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/2019
Reconciliation Date: 7/31/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR014	7/9/2019	Eisenhower Property Group CK 1605	7,079.50
	CR015	7/31/2019	July Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>7,064.50</u>



Account Statement

CREEK PRESERVE COMMUNITY DEVELOPMENT
 2005 PAN AM CIR STE 120
 TAMPA FL 33607-2529

Questions? Please call
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		07/01/2019 - 07/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$518.34	Average Balance	\$873.88
Deposits/Credits	\$7,079.50	Average Collected Balance	\$645.53
Checks	\$7,294.50	Number of Days in Statement Period	31
Withdrawals/Debits	\$15.00		
Ending Balance	\$288.34		

Overdraft Protection
 Account Number Protected By
 Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	07/10	7,079.50		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1009	7,000.00	07/12	1010	294.50	07/16
Checks: 2						

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	07/31	15.00		MAINTENANCE FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	518.34	518.34	07/12	597.84	597.84
	07/10	7,597.84	518.84	07/16	303.34	303.34
	07/11	7,597.84	7,597.84	07/31	288.34	288.34

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.