

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 6/30/2019
(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 | 518 | 0 | 0 | 0 | 0 | 518 |
| Revenue Series 2019 7000 | 0 | 271 | 0 | 0 | 0 | 271 |
| 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 | 2,180,065 | 0 | 0 | 2,180,065 |
| Acq & Con-Amenity Series 2019 7006 | 0 | 0 | 1,323,202 | 0 | 0 | 1,323,202 |
| Acq & Con-Master Series 2019 7007 | 0 | 0 | 8,307,387 | 0 | 0 | 8,307,387 |
| Costs Of Issuance Series 2019 7008 | 0 | 0 | 2 | 0 | 0 | 2 |
| Prepaid General Liability Insurance | 961 | 0 | 0 | 0 | 0 | 961 |
| Prepaid Public Officials Insurance | 786 | 0 | 0 | 0 | 0 | 786 |
| Construction Work in Progress | 0 | 0 | 0 | 734,551 | 0 | 734,551 |
| Amount To Be Provided - Debt Service | 0 | 0 | 0 | 0 | 14,320,000 | 14,320,000 |
| Total Assets | <u>2,265</u> | <u>1,204,478</u> | <u>11,810,655</u> | <u>734,551</u> | <u>14,320,000</u> | <u>28,071,950</u> |
| Liabilities | | | | | | |
| Accounts Payable | 12,771 | 0 | 0 | 0 | 0 | 12,771 |
| 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>12,771</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>14,320,000</u> | <u>14,332,771</u> |
| Fund Equity & Other Credits | | | | | | |
| Investments In General Fixed Assets | 0 | 0 | 0 | 734,551 | 0 | 734,551 |
| Other | (10,506) | 1,204,478 | 11,810,655 | 0 | 0 | 13,004,627 |
| Total Fund Equity & Other Credits | <u>(10,506)</u> | <u>1,204,478</u> | <u>11,810,655</u> | <u>734,551</u> | <u>0</u> | <u>13,739,179</u> |
| Total Liabilities & Fund Equity | <u>2,265</u> | <u>1,204,478</u> | <u>11,810,655</u> | <u>734,551</u> | <u>14,320,000</u> | <u>28,071,950</u> |

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2018 Through 6/30/2019
(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 | 16,682 | 16,682 | 0 % |
| Total Revenues | 645,000 | 16,682 | (628,318) | (97)% |
| Expenditures | | | | |
| Financial & Administrative | | | | |
| District Manager | 30,000 | 9,000 | 21,000 | 70 % |
| 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 | 0 | 470 | 100 % |
| Public Officials Insurance | 3,642 | 157 | 3,485 | 96 % |
| Legal Advertising | 10,000 | 11,000 | (1,000) | (10)% |
| Bank Fees | 728 | 90 | 638 | 88 % |
| 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 6/30/2019
(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 | 192 | 8,549 | 98 % |
| 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>27,188</u> | <u>617,812</u> | <u>96 %</u> |
| Excess Revenue Over (Under) Expenses | <u>0</u> | <u>(10,506)</u> | <u>(10,506)</u> | <u>0 %</u> |

Creek Preserve CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2019
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

| | Total Budget - Original | Current Period Actual | YTD Budget Variance - Original | Percent Total Budget Remaining - Original |
|--------------------------------------|----------------------------|--------------------------|-----------------------------------|---|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 1,072 | 1,072 | 0 % |
| Debt Proceeds | | | | |
| Bond Proceeds | 0 | 1,204,207 | 1,204,207 | 0 % |
| Total Revenues | <u>0</u> | <u>1,205,279</u> | <u>1,205,279</u> | <u>0 %</u> |
| Other Financing Sources | | | | |
| Interfund Transfer | | | | |
| Interfund Transfer | 0 | (800) | (800) | 0 % |
| Total Other Financing Sources | <u>0</u> | <u>(800)</u> | <u>(800)</u> | <u>0 %</u> |
| Excess Revenue Over (Under) Expenses | <u>0</u> | <u>1,204,478</u> | <u>1,204,478</u> | <u>0 %</u> |

Creek Preserve CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund Series 2019
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

| | Total Budget - Original | Current Period Actual | YTD Budget Variance - Original | Percent Total Budget Remaining - Original |
|---|----------------------------|--------------------------|-----------------------------------|---|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 10,647 | 10,647 | 0 % |
| Debt Proceeds | | | | |
| Bond Proceeds | 0 | 12,718,285 | 12,718,285 | 0 % |
| Total Revenues | <u>0</u> | <u>12,728,931</u> | <u>12,728,931</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 | 734,551 | (734,551) | 0 % |
| Total Expenditures | <u>0</u> | <u>919,076</u> | <u>(919,076)</u> | <u>0 %</u> |
| Other Financing Sources | | | | |
| Interfund Transfer | | | | |
| Interfund Transfer | 0 | 800 | 800 | 0 % |
| Total Other Financing Sources | <u>0</u> | <u>800</u> | <u>800</u> | <u>0 %</u> |
| Excess Revenue Over (Under) Expenses | <u>0</u> | <u>11,810,655</u> | <u>11,810,655</u> | <u>0 %</u> |

**Creek Preserve CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 06/30/2019
Reconciliation Date: 6/30/2019
Status: Locked

| | |
|----------------------------------|--------------------|
| Bank Balance | 518.34 |
| 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 | 518.34 |
| Balance Per Books | <u>518.34</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: 06/30/2019
Reconciliation Date: 6/30/2019
Status: Locked

Cleared Checks/Vouchers

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Payee</u> |
|-------------------------|----------------------|-----------------------------------|------------------------|------------------------|
| 1007 | 5/23/2019 | System Generated Check/Voucher | 4,222.65 | Straley Robin Vericker |
| Cleared Checks/Vouchers | | | 4,222.65 | |

**Creek Preserve CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 06/30/2019

Reconciliation Date: 6/30/2019

Status: Locked

Cleared Deposits

| <u>Deposit Number</u> | <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> |
|-----------------------|------------------------|----------------------|-----------------------------|------------------------|
| | CR012 | 6/30/2019 | June Bank Activity | <u>(15.00)</u> |
| Cleared Deposits | | | | <u>(15.00)</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 | | 06/01/2019 - 06/30/2019 |
| | Description <td>Amount</td> <td>Description </td> | Amount | Description |
| | Beginning Balance | \$4,755.99 | Average Balance |
| | Deposits/Credits | \$.00 | Average Collected Balance |
| | Checks | \$4,222.65 | Number of Days in Statement Period |
| | Withdrawals/Debits | \$15.00 | |
| | Ending Balance | \$518.34 | |

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

| Checks | Check Number | Amount | Date Paid |
|-----------|--------------|----------|-----------|
| | 1007 | 4,222.65 | 06/03 |
| Checks: 1 | | | |

| Withdrawals/Debits | Date Paid | Amount | Serial # | Description |
|-----------------------|-----------|--------|----------|-----------------|
| | 06/28 | 15.00 | | MAINTENANCE FEE |
| Withdrawals/Debits: 1 | | | | |

| Balance Activity History | Date | Balance | Collected Balance | Date | Balance | Collected Balance |
|--------------------------|-------|----------|-------------------|-------|---------|-------------------|
| | 06/01 | 4,755.99 | 4,755.99 | 06/28 | 518.34 | 518.34 |
| | 06/03 | 533.34 | 533.34 | | | |

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.

As of 7/1/19, Mastercard(R) will update their Guide to Benefits for debit cards and will no longer offer the Price Protection benefit. A new Mastercard Guide to Benefits will be available on 7/1/19 at suntrust.com/debitcards.