

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 10/31/2019
(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	760	0	0	0	0	760
Revenue Series 2019 7000	0	2,140	0	0	0	2,140
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	1,458,542	0	0	1,458,542
Acq & Con-Amenity Series 2019 7006	0	0	1,308,181	0	0	1,308,181
Acq & Con-Master Series 2019 7007	0	0	5,577,323	0	0	5,577,323
Costs Of Issuance Series 2019 7008	0	0	0	0	0	0
Due From Developer	3,189	0	0	0	0	3,189
Prepaid General Liability Insurance	577	0	0	0	0	577
Prepaid Public Officials Insurance	472	0	0	0	0	472
Construction Work in Progress	0	0	0	4,269,203	0	4,269,203
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>4,997</u>	<u>1,206,347</u>	<u>8,344,046</u>	<u>4,269,203</u>	<u>14,320,000</u>	<u>28,144,593</u>
Liabilities						
Accounts Payable	5,801	0	0	0	0	5,801
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>5,801</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,320,000</u>	<u>14,325,801</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	6,692	0	0	0	0	6,692
Investments In General Fixed Assets	0	0	0	4,269,203	0	4,269,203
Other	(7,495)	426	(1,357,320)	0	0	(1,364,389)
Total Fund Equity & Other Credits	<u>(804)</u>	<u>1,206,347</u>	<u>8,344,046</u>	<u>4,269,203</u>	<u>0</u>	<u>13,818,792</u>
Total Liabilities & Fund Equity	<u>4,997</u>	<u>1,206,347</u>	<u>8,344,046</u>	<u>4,269,203</u>	<u>14,320,000</u>	<u>28,144,593</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2019 Through 10/31/2019
(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	98,244	0	(98,244)	(100)%
Total Revenues	98,244	0	(98,244)	(100)%
Expenditures				
Financial & Administrative				
District Manager	30,000	1,000	29,000	97 %
District Engineer	14,000	726	13,274	95 %
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	0	5,000	100 %
Postage, Phone, Faxes, Copies	470	3	468	99 %
Public Officials Insurance	2,642	2,329	313	12 %
Legal Advertising	8,000	11	7,989	100 %
Bank Fees	200	15	185	93 %
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	391	6,894	95 %
Other Physical Environment				
General Liability & Property Casualty Insurance	7,000	2,846	4,154	59 %
Total Expenditures	98,244	7,495	90,749	92 %
Excess Revenue Over (Under) Expenses	0	(7,495)	(7,495)	0 %
Fund Balance, Beginning of Period				
Fund Balance - Unreserved	0	6,692	6,692	0 %

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

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Total Fund Balance, Beginning of Period	<u>0</u>	<u>6,692</u>	<u>6,692</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>(804)</u>	<u>(804)</u>	<u>0 %</u>

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

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	897,090	0	(897,090)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1,676</u>	<u>1,676</u>	<u>0 %</u>
Total Revenues	<u>897,090</u>	<u>1,676</u>	<u>(895,414)</u>	<u>(100)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	328,545	0	328,545	100 %
Principal Payment	<u>568,545</u>	<u>0</u>	<u>568,545</u>	<u>100 %</u>
Total Expenditures	<u>897,090</u>	<u>0</u>	<u>897,090</u>	<u>100 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(1,250)</u>	<u>(1,250)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(1,250)</u>	<u>(1,250)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>426</u>	<u>426</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>1,206,347</u>	<u>1,206,347</u>	<u>0 %</u>

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

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	14,380	14,380	0 %
Total Revenues	0	14,380	14,380	0 %
Expenditures				
Other Physical Environment				
Investments Other Than Buildings	0	1,372,950	(1,372,950)	0 %
Total Expenditures	0	1,372,950	(1,372,950)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	1,250	1,250	0 %
Total Other Financing Sources	0	1,250	1,250	0 %
Excess Revenue Over (Under) Expenses	0	(1,357,320)	(1,357,320)	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	8,344,046	8,344,046	0 %

**Creek Preserve CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 10/31/2019

Reconciliation Date: 10/31/2019

Status: Locked

Bank Balance	1,659.18
Less Outstanding Checks/Vouchers	899.00
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	760.18
Balance Per Books	<u>760.18</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: 10/31/2019

Reconciliation Date: 10/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1027	10/24/2019	System Generated Check/Voucher	175.00	Florida Department of Economic Opportunity
1029	10/24/2019	System Generated Check/Voucher	724.00	Times Publishing Company
Outstanding Checks/Vouchers			899.00	

**Creek Preserve CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 10/31/2019

Reconciliation Date: 10/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1021	10/1/2019	System Generated Check/Voucher	1,000.00	Meritus Districts
1022	10/1/2019	System Generated Check/Voucher	122.00	Straley Robin Vericker
1023	10/3/2019	System Generated Check/Voucher	784.00	Times Publishing Company
1024	10/17/2019	System Generated Check/Voucher	2,002.50	Meritus Districts
1025	10/17/2019	System Generated Check/Voucher	137.50	Stantec Consulting Services Inc.
1026	10/17/2019	System Generated Check/Voucher	1,171.00	Straley Robin Vericker
1028	10/24/2019	System Generated Check/Voucher	5,000.00	Egis Insurance Advisors, LLC
Cleared Checks/Vouchers			10,217.00	

**Creek Preserve CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 10/31/2019

Reconciliation Date: 10/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR022	9/20/2019	Lennar Homes CK 1298353	1,368.73
	CR023	10/1/2019	Lennar Homes CK 1306839	892.86
	CR026	10/16/2019	Lennar Homes CK 1314425	2,808.53
	CR029	10/23/2019	Creek Preserve CK 1040	6,500.00
	CR031	10/31/2019	October Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>11,555.12</u>