

# Creek Preserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 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 9/30/2019

(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
<b>Assets</b>						
Cash - Operating Account	1,690	0	0	0	0	1,690
Revenue Series 2019 7000	0	1,714	0	0	0	1,714
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	1,505,614	0	0	1,505,614
Acq & Con-Amenity Series 2019 7006	0	0	1,311,917	0	0	1,311,917
Acq & Con-Master Series 2019 7007	0	0	6,883,836	0	0	6,883,836
Costs Of Issuance Series 2019 7008	0	0	0	0	0	0
Due From Developer	3,701	0	0	0	0	3,701
Prepaid General Liability Insurance	673	0	0	0	0	673
Prepaid Public Officials Insurance	550	0	0	0	0	550
Construction Work in Progress	0	0	0	2,901,830	0	2,901,830
Amount To Be Provided - Debt Service	0	0	0	0	14,320,000	14,320,000
<b>Total Assets</b>	<u>6,614</u>	<u>1,205,921</u>	<u>9,701,366</u>	<u>2,901,830</u>	<u>14,320,000</u>	<u>28,135,731</u>
<b>Liabilities</b>						
Accounts Payable	4,215	0	0	0	0	4,215
Accounts Payable - Other	0	0	0	0	0	0
Accrued Expenses	4,650	0	0	0	0	4,650
Revenue Bond Payable Series 2019	0	0	0	0	14,320,000	14,320,000
<b>Total Liabilities</b>	<u>8,865</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,320,000</u>	<u>14,328,865</u>
<b>Fund Equity &amp; Other Credits</b>						
Investments In General Fixed Assets	0	0	0	2,901,830	0	2,901,830
Other	(2,251)	1,205,921	9,701,366	0	0	10,905,036
<b>Total Fund Equity &amp; Other Credits</b>	<u>(2,251)</u>	<u>1,205,921</u>	<u>9,701,366</u>	<u>2,901,830</u>	<u>0</u>	<u>13,806,866</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>6,614</u>	<u>1,205,921</u>	<u>9,701,366</u>	<u>2,901,830</u>	<u>14,320,000</u>	<u>28,135,731</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2018 Through 9/30/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assessments - Off Roll	645,000	0	(645,000)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	0	37,755	37,755	0 %
<b>Total Revenues</b>	<b>645,000</b>	<b>37,755</b>	<b>(607,245)</b>	<b>(94)%</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	30,000	12,000	18,000	60 %
District Engineer	14,000	248	13,753	98 %
Disclosure Report	5,000	900	4,100	82 %
Trustee Fees	7,284	0	7,284	100 %
Accounting Services	9,000	3,750	5,250	58 %
Auditing Services	4,370	0	4,370	100 %
Postage, Phone, Faxes, Copies	470	1	469	100 %
Public Officials Insurance	3,642	393	3,249	89 %
Legal Advertising	10,000	12,799	(2,799)	(28)%
Bank Fees	728	135	593	81 %
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	8,449	(1,165)	(17)%
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 9/30/2019  
(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	480	8,261	95 %
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 %
<b>Total Expenditures</b>	<b>645,000</b>	<b>40,006</b>	<b>604,994</b>	<b>94 %</b>
Excess Revenue Over (Under) Expenses	0	(2,251)	(2,251)	0 %

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
200 - Debt Service Fund - Series 2019  
From 10/1/2018 Through 9/30/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	6,761	6,761	0 %
Debt Proceeds				
Bond Proceeds	0	1,204,207	1,204,207	0 %
Total Revenues	<u>0</u>	<u>1,210,968</u>	<u>1,210,968</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(5,047)	(5,047)	0 %
Total Other Financing Sources	<u>0</u>	<u>(5,047)</u>	<u>(5,047)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>1,205,921</u>	<u>1,205,921</u>	<u>0 %</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
300 - Capital Projects Fund Series 2019  
From 10/1/2018 Through 9/30/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	64,390	64,390	0 %
Debt Proceeds				
Bond Proceeds	0	12,718,285	12,718,285	0 %
<b>Total Revenues</b>	<b>0</b>	<b>12,782,674</b>	<b>12,782,674</b>	<b>0 %</b>
<b>Expenditures</b>				
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	2,901,830	(2,901,830)	0 %
<b>Total Expenditures</b>	<b>0</b>	<b>3,086,355</b>	<b>(3,086,355)</b>	<b>0 %</b>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	5,047	5,047	0 %
<b>Total Other Financing Sources</b>	<b>0</b>	<b>5,047</b>	<b>5,047</b>	<b>0 %</b>
<b>Excess Revenue Over (Under) Expenses</b>	<b>0</b>	<b>9,701,366</b>	<b>9,701,366</b>	<b>0 %</b>

**Creek Preserve CDD  
Reconcile Cash Accounts**

**Summary**

**Cash Account: 10101 Cash - Operating Account**  
**Reconciliation ID: 09/30/2019**  
**Reconciliation Date: 9/30/2019**  
**Status: Locked**

Bank Balance	321.06
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	1,368.73
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	1,689.79
Balance Per Books	<u>1,689.79</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: 09/30/2019**

**Reconciliation Date: 9/30/2019**

**Status: Locked**

**Outstanding 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	<u>1,368.73</u>
Outstanding Deposits				<u>1,368.73</u>



**Creek Preserve CDD  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash - Operating Account**

**Reconciliation ID: 09/30/2019**

**Reconciliation Date: 9/30/2019**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1015	9/1/2019	System Generated Check/Voucher	316.00	Straley Robin Vericker
1016	9/1/2019	System Generated Check/Voucher	301.50	Times Publishing Company
1017	9/12/2019	System Generated Check/Voucher	2,001.00	Meritus Districts
1018	9/12/2019	System Generated Check/Voucher	110.00	Stantec Consulting Services Inc.
1019	9/12/2019	System Generated Check/Voucher	1,844.15	Straley Robin Vericker
1020	9/12/2019	System Generated Check/Voucher	301.50	Times Publishing Company
Cleared Checks/Vouchers			<u>4,874.15</u>	

**Creek Preserve CDD  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash - Operating Account**

**Reconciliation ID: 09/30/2019**

**Reconciliation Date: 9/30/2019**

**Status: Locked**

**Cleared Deposits**

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR020	9/11/2019	Creek Preserve Development CK 1023	4,229.13
	CR024	9/30/2019	September Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>4,214.13</u>