

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 4/30/2020
(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	268	0	0	0	0	268
Revenue Series 2019 7000	0	331,079	0	0	0	331,079
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	554,864	0	0	554,864
Acq & Con-Amenity Series 2019 7006	0	0	1,293,122	0	0	1,293,122
Acq & Con-Master Series 2019 7007	0	0	297,827	0	0	297,827
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	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0
Construction Work in Progress	0	0	0	10,493,774	0	10,493,774
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>268</u>	<u>1,230,469</u>	<u>2,145,814</u>	<u>10,493,774</u>	<u>14,320,000</u>	<u>28,190,324</u>
Liabilities						
Accounts Payable	21,894	0	0	0	0	21,894
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>21,894</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,320,000</u>	<u>14,341,894</u>
Fund Equity & Other Credits						
Fund Balance - All Other Reserves	0	1,205,921	9,241,234	0	0	10,447,155
Fund Balance - Unreserved	0	0	0	0	0	0
Investments In General Fixed Assets	0	0	0	10,493,774	0	10,493,774
Other	(21,626)	24,548	(7,095,420)	0	0	(7,092,498)
Total Fund Equity & Other Credits	<u>(21,626)</u>	<u>1,230,469</u>	<u>2,145,814</u>	<u>10,493,774</u>	<u>0</u>	<u>13,848,431</u>
Total Liabilities & Fund Equity	<u>268</u>	<u>1,230,469</u>	<u>2,145,814</u>	<u>10,493,774</u>	<u>14,320,000</u>	<u>28,190,324</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2019 Through 4/30/2020
(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	21,826	21,826	0 %
Total Revenues	<u>98,244</u>	<u>21,826</u>	<u>(76,418)</u>	<u>(78)%</u>
Expenditures				
Financial & Administrative				
District Manager	30,000	14,614	15,386	51 %
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	5,250	3,750	42 %
Auditing Services	5,000	2,523	2,477	50 %
Postage, Phone, Faxes, Copies	470	10	460	98 %
Public Officials Insurance	2,642	2,800	(158)	(6)%
Legal Advertising	8,000	5,525	2,475	31 %
Bank Fees	200	174	26	13 %
Dues, Licenses, & Fees	146	1,731	(1,585)	(1,085)%
Miscellaneous Administration	218	0	218	100 %
Website Administration	2,000	1,167	833	42 %
Legal Council				
District Counsel	7,284	3,615	3,669	50 %
Other Physical Environment				
General Liability & Property Casualty Insurance	7,000	3,423	3,577	51 %
Total Expenditures	<u>98,244</u>	<u>43,452</u>	<u>54,792</u>	<u>56 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(21,626)</u>	<u>(21,626)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>(21,626)</u>	<u>(21,626)</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2019
From 10/1/2019 Through 4/30/2020
(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	328,545	(568,545)	(63)%
Interest Earnings				
Interest Earnings	0	7,226	7,226	0 %
Total Revenues	<u>897,090</u>	<u>335,771</u>	<u>(561,319)</u>	<u>(63)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	328,545	304,817	23,728	7 %
Principal Payment	568,545	0	568,545	100 %
Total Expenditures	<u>897,090</u>	<u>304,817</u>	<u>592,273</u>	<u>66 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(6,406)	(6,406)	0 %
Total Other Financing Sources	<u>0</u>	<u>(6,406)</u>	<u>(6,406)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>24,548</u>	<u>24,548</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance - All Other Reserves	0	1,205,921	1,205,921	0 %
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>1,230,469</u>	<u>1,230,469</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund Series 2019
From 10/1/2019 Through 4/30/2020
(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	48,388	48,388	0 %
Total Revenues	<u>0</u>	<u>48,388</u>	<u>48,388</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Investments Other Than Buildings	0	7,150,215	(7,150,215)	0 %
Total Expenditures	<u>0</u>	<u>7,150,215</u>	<u>(7,150,215)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	6,406	6,406	0 %
Total Other Financing Sources	<u>0</u>	<u>6,406</u>	<u>6,406</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(7,095,420)</u>	<u>(7,095,420)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance - All Other Reserves				
	0	9,241,234	9,241,234	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>9,241,234</u>	<u>9,241,234</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>2,145,814</u>	<u>2,145,814</u>	<u>0 %</u>

Creek Preserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 04/30/2020
Reconciliation Date: 4/30/2020
Status: Locked

Bank Balance	267.52
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	267.52
Balance Per Books	<u>267.52</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: 04/30/2020

Reconciliation Date: 4/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1044	4/1/2020	System Generated Check/Voucher	1,555.68	Doug Belden, Tax Collector
Cleared Checks/Vouchers			1,555.68	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 04/30/2020
Reconciliation Date: 4/30/2020
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR058	4/30/2020	April Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>(15.00)</u>
				<u><u>(15.00)</u></u>