

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 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 7/31/2020
(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 | 24,401 | 0 | 0 | 0 | 0 | 24,401 |
| Revenue Series 2019 7000 | 0 | 2,535 | 0 | 0 | 0 | 2,535 |
| 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 | 516,659 | 0 | 0 | 516,659 |
| Acq & Con-Amenity Series 2019 7006 | 0 | 0 | 1,293,141 | 0 | 0 | 1,293,141 |
| Acq & Con-Master Series 2019 7007 | 0 | 0 | 262,801 | 0 | 0 | 262,801 |
| 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 |
| Prepaid Trustee Fees | 3,367 | 0 | 0 | 0 | 0 | 3,367 |
| Construction Work in Progress | 0 | 0 | 0 | 10,585,436 | 0 | 10,585,436 |
| 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 | 27,768 | 901,925 | 2,072,601 | 10,585,436 | 14,320,000 | 27,907,731 |
| Liabilities | | | | | | |
| Accounts Payable | 36,150 | 0 | 0 | 0 | 0 | 36,150 |
| 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 | 36,150 | 0 | 0 | 0 | 14,320,000 | 14,356,150 |
| 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 | 10,585,436 | 0 | 10,585,436 |
| Other | (8,382) | (303,996) | (7,168,633) | 0 | 0 | (7,481,010) |
| Total Fund Equity & Other Credits | (8,382) | 901,925 | 2,072,601 | 10,585,436 | 0 | 13,551,581 |
| Total Liabilities & Fund Equity | 27,768 | 901,925 | 2,072,601 | 10,585,436 | 14,320,000 | 27,907,731 |

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2019 Through 7/31/2020
(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 | 54,624 | 54,624 | 0 % |
| Total Revenues | <u>98,244</u> | <u>54,624</u> | <u>(43,620)</u> | <u>(44)%</u> |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 0 | 1,200 | (1,200) | 0 % |
| Financial & Administrative | | | | |
| District Manager | 30,000 | 20,614 | 9,386 | 31 % |
| District Engineer | 14,000 | 3,544 | 10,457 | 75 % |
| Disclosure Report | 5,000 | 1,800 | 3,200 | 64 % |
| Trustee Fees | 7,284 | 673 | 6,611 | 91 % |
| Accounting Services | 9,000 | 7,500 | 1,500 | 17 % |
| Auditing Services | 5,000 | 2,823 | 2,177 | 44 % |
| Postage, Phone, Faxes, Copies | 470 | 10 | 460 | 98 % |
| Public Officials Insurance | 2,642 | 2,800 | (158) | (6)% |
| Legal Advertising | 8,000 | 7,958 | 42 | 1 % |
| Bank Fees | 200 | 219 | (19) | (9)% |
| Dues, Licenses, & Fees | 146 | 1,660 | (1,514) | (1,037)% |
| Miscellaneous Administration | 218 | 0 | 218 | 100 % |
| Website Administration | 2,000 | 1,667 | 333 | 17 % |
| Legal Council | | | | |
| District Counsel | 7,284 | 7,116 | 168 | 2 % |
| Other Physical Environment | | | | |
| General Liability & Property Casualty Insurance | 7,000 | 3,423 | 3,577 | 51 % |
| Total Expenditures | <u>98,244</u> | <u>63,006</u> | <u>35,238</u> | <u>36 %</u> |
| Excess Revenue Over (Under) Expenses | <u>0</u> | <u>(8,382)</u> | <u>(8,382)</u> | <u>0 %</u> |
| Fund Balance, End of Period | <u>0</u> | <u>(8,382)</u> | <u>(8,382)</u> | <u>0 %</u> |

Creek Preserve CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2019
From 10/1/2019 Through 7/31/2020
(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 | <u>0</u> | <u>7,241</u> | <u>7,241</u> | <u>0 %</u> |
| Total Revenues | <u>897,090</u> | <u>335,786</u> | <u>(561,304)</u> | <u>(63)%</u> |
| Expenditures | | | | |
| Debt Service Payments | | | | |
| Interest Payment | 328,545 | 633,362 | (304,817) | (93)% |
| Principal Payment | <u>568,545</u> | <u>0</u> | <u>568,545</u> | <u>100 %</u> |
| Total Expenditures | <u>897,090</u> | <u>633,362</u> | <u>263,728</u> | <u>29 %</u> |
| Other Financing Sources | | | | |
| Interfund Transfer | | | | |
| Interfund Transfer | <u>0</u> | <u>(6,420)</u> | <u>(6,420)</u> | <u>0 %</u> |
| Total Other Financing Sources | <u>0</u> | <u>(6,420)</u> | <u>(6,420)</u> | <u>0 %</u> |
| Excess Revenue Over (Under) Expenses | <u>0</u> | <u>(303,996)</u> | <u>(303,996)</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>901,925</u> | <u>901,925</u> | <u>0 %</u> |

Creek Preserve CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund Series 2019
From 10/1/2019 Through 7/31/2020
(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 | 48,422 | 48,422 | 0 % |
| Total Revenues | <u>0</u> | <u>48,422</u> | <u>48,422</u> | <u>0 %</u> |
| Expenditures | | | | |
| Other Physical Environment | | | | |
| Investments Other Than Buildings | 0 | 7,223,474 | (7,223,474) | 0 % |
| Total Expenditures | <u>0</u> | <u>7,223,474</u> | <u>(7,223,474)</u> | <u>0 %</u> |
| Other Financing Sources | | | | |
| Interfund Transfer | | | | |
| Interfund Transfer | 0 | 6,420 | 6,420 | 0 % |
| Total Other Financing Sources | <u>0</u> | <u>6,420</u> | <u>6,420</u> | <u>0 %</u> |
| Excess Revenue Over (Under) Expenses | <u>0</u> | <u>(7,168,633)</u> | <u>(7,168,633)</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>2,072,601</u> | <u>2,072,601</u> | <u>0 %</u> |

Creek Preserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/2020
Reconciliation Date: 7/31/2020
Status: Locked

| | |
|----------------------------------|--------------------|
| Bank Balance | 24,401.15 |
| 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 | 24,401.15 |
| Balance Per Books | <u>24,401.15</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: 07/31/2020
Reconciliation Date: 7/31/2020
Status: Locked

Cleared Deposits

| <u>Deposit Number</u> | <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> |
|-----------------------|------------------------|----------------------|---|------------------------|
| | CK 10018252 | 7/28/2020 | Developer Funding - Akerman LLP - 07.21.2020 | 23,953.56 |
| | CR077 | 7/31/2020 | July Bank Activity | <u>(15.00)</u> |
| Cleared Deposits | | | | <u>23,938.56</u> |