

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 8/31/2020
(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	3,907	0	0	0	0	3,907
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	22,467	0	0	22,467
Acq & Con-Amenity Series 2019 7006	0	0	1,248,148	0	0	1,248,148
Acq & Con-Master Series 2019 7007	0	0	247,208	0	0	247,208
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	3,030	0	0	0	0	3,030
Construction Work in Progress	0	0	0	11,140,230	0	11,140,230
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>6,937</u>	<u>901,925</u>	<u>1,517,823</u>	<u>11,140,230</u>	<u>14,320,000</u>	<u>27,886,915</u>
Liabilities						
Accounts Payable	17,994	0	0	0	0	17,994
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>17,994</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,320,000</u>	<u>14,337,994</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	11,140,230	0	11,140,230
Other	(11,057)	(303,996)	(7,723,411)	0	0	(8,038,464)
Total Fund Equity & Other Credits	<u>(11,057)</u>	<u>901,925</u>	<u>1,517,823</u>	<u>11,140,230</u>	<u>0</u>	<u>13,548,921</u>
Total Liabilities & Fund Equity	<u>6,937</u>	<u>901,925</u>	<u>1,517,823</u>	<u>11,140,230</u>	<u>14,320,000</u>	<u>27,886,915</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2019 Through 8/31/2020
(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	57,197	57,197	0 %
Total Revenues	<u>98,244</u>	<u>57,197</u>	<u>(41,047)</u>	<u>(42)%</u>
Expenditures				
Legislative				
Supervisor Fees	0	1,800	(1,800)	0 %
Financial & Administrative				
District Manager	30,000	22,614	7,386	25 %
District Engineer	14,000	3,544	10,457	75 %
Disclosure Report	5,000	2,700	2,300	46 %
Trustee Fees	7,284	1,010	6,274	86 %
Accounting Services	9,000	8,250	750	8 %
Auditing Services	5,000	2,823	2,177	44 %
Postage, Phone, Faxes, Copies	470	12	458	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	1,833	167	8 %
Legal Council				
District Counsel	7,284	7,609	(325)	(4)%
Other Physical Environment				
General Liability & Property Casualty Insurance	7,000	3,423	3,577	51 %
Total Expenditures	<u>98,244</u>	<u>68,254</u>	<u>29,990</u>	<u>31 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(11,057)</u>	<u>(11,057)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>(11,057)</u>	<u>(11,057)</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2019
From 10/1/2019 Through 8/31/2020
(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>7,245</u>	<u>7,245</u>	<u>0 %</u>
Total Revenues	<u>897,090</u>	<u>335,790</u>	<u>(561,300)</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>(6,424)</u>	<u>(6,424)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(6,424)</u>	<u>(6,424)</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 8/31/2020
(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	48,432	48,432	0 %
Total Revenues	<u>0</u>	<u>48,432</u>	<u>48,432</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Investments Other Than Buildings	0	7,778,268	(7,778,268)	0 %
Total Expenditures	<u>0</u>	<u>7,778,268</u>	<u>(7,778,268)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	6,424	6,424	0 %
Total Other Financing Sources	<u>0</u>	<u>6,424</u>	<u>6,424</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(7,723,411)</u>	<u>(7,723,411)</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>1,517,823</u>	<u>1,517,823</u>	<u>0 %</u>

Creek Preserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 08/31/2020
Reconciliation Date: 8/31/2020
Status: Locked

Bank Balance	4,106.93
Less Outstanding Checks/Vouchers	200.00
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	3,906.93
Balance Per Books	<u>3,906.93</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: 08/31/2020
Reconciliation Date: 8/31/2020
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1060	8/13/2020	System Generated Check/Voucher	200.00	Jeffery S. Hills
Outstanding Checks/Vouchers			200.00	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 08/31/2020
Reconciliation Date: 8/31/2020
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1052	8/1/2020	System Generated Check/Voucher	300.00	Grau and Associates
1053	8/1/2020	System Generated Check/Voucher	200.00	Jeffery S. Hills
1054	8/1/2020	System Generated Check/Voucher	17,216.69	Meritus Districts
1055	8/1/2020	System Generated Check/Voucher	200.00	Nicholas J. Dister
1056	8/1/2020	System Generated Check/Voucher	200.00	Ryan Motko
1057	8/1/2020	System Generated Check/Voucher	1,917.80	Straley Robin Vericker
1058	8/1/2020	System Generated Check/Voucher	1,972.00	Times Publishing Company
1059	8/6/2020	System Generated Check/Voucher	461.00	Times Publishing Company
1061	8/13/2020	System Generated Check/Voucher	200.00	Nicholas J. Dister
1062	8/13/2020	System Generated Check/Voucher	200.00	Ryan Motko
Cleared Checks/Vouchers			22,867.49	
			22,867.49	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 08/31/2020
Reconciliation Date: 8/31/2020
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CK 1479236	8/25/2020	Developer Funding - Lennar Homes, LLC - 08.25.2020	2,573.27	
Cleared Deposits			2,573.27	