

# Creek Preserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2020



District Management Services, LLC  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
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**Creek Preserve CDD**  
Balance Sheet  
As of 9/30/2020  
(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
<b>Assets</b>						
Cash - Operating Account	851	0	0	0	0	851
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	22,473	0	0	22,473
Acq & Con-Amenity Series 2019 7006	0	0	1,248,155	0	0	1,248,155
Acq & Con-Master Series 2019 7007	0	0	247,209	0	0	247,209
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	2,694	0	0	0	0	2,694
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
<b>Total Assets</b>	<b>3,544</b>	<b>901,925</b>	<b>1,517,837</b>	<b>11,140,230</b>	<b>14,320,000</b>	<b>27,883,537</b>
<b>Liabilities</b>						
Accounts Payable	17,161	0	0	0	0	17,161
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
<b>Total Liabilities</b>	<b>17,161</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,320,000</b>	<b>14,337,161</b>
<b>Fund Equity &amp; Other Credits</b>						
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	(13,617)	(303,996)	(7,723,397)	0	0	(8,041,009)
<b>Total Fund Equity &amp; Other Credits</b>	<b>(13,617)</b>	<b>901,925</b>	<b>1,517,837</b>	<b>11,140,230</b>	<b>0</b>	<b>13,546,375</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>3,544</b>	<b>901,925</b>	<b>1,517,837</b>	<b>11,140,230</b>	<b>14,320,000</b>	<b>27,883,537</b>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2019 Through 9/30/2020  
(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>
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assessments - Off Roll	98,244	0	(98,244)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	0	62,052	62,052	0 %
<b>Total Revenues</b>	<u>98,244</u>	<u>62,052</u>	<u>(36,192)</u>	<u>(37)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	0	1,800	(1,800)	0 %
Financial & Administrative				
District Manager	30,000	24,614	5,386	18 %
District Engineer	14,000	3,798	10,203	73 %
Disclosure Report	5,000	3,600	1,400	28 %
Trustee Fees	7,284	1,347	5,937	82 %
Accounting Services	9,000	9,000	0	0 %
Auditing Services	5,000	2,823	2,177	44 %
Postage, Phone, Faxes, Copies	470	15	455	97 %
Public Officials Insurance	2,642	2,800	(158)	(6)%
Legal Advertising	8,000	8,445	(445)	(6)%
Bank Fees	200	234	(34)	(17)%
Dues, Licenses, & Fees	146	1,660	(1,514)	(1,037)%
Miscellaneous Administration	218	0	218	100 %
Website Administration	2,000	2,000	(0)	(0)%
Legal Council				
District Counsel	7,284	7,746	(462)	(6)%
Utility Services				
Electric Services - All Others	0	2,366	(2,366)	0 %
Other Physical Environment				
General Liability & Property Casualty Insurance	7,000	3,423	3,577	51 %
<b>Total Expenditures</b>	<u>98,244</u>	<u>75,669</u>	<u>22,575</u>	<u>23 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(13,617)</u>	<u>(13,617)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>(13,617)</u>	<u>(13,617)</u>	<u>0 %</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
200 - Debt Service Fund - Series 2019  
From 10/1/2019 Through 9/30/2020  
(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>
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	897,090	328,545	(568,545)	(63)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>7,250</u>	<u>7,250</u>	<u>0 %</u>
Total Revenues	<u>897,090</u>	<u>335,795</u>	<u>(561,295)</u>	<u>(63)%</u>
<b>Expenditures</b>				
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>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(6,429)</u>	<u>(6,429)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(6,429)</u>	<u>(6,429)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(303,996)</u>	<u>(303,996)</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
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 9/30/2020  
(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	48,442	48,442	0 %
Total Revenues	<u>0</u>	<u>48,442</u>	<u>48,442</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	6,429	6,429	0 %
Total Other Financing Sources	<u>0</u>	<u>6,429</u>	<u>6,429</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(7,723,397)</u>	<u>(7,723,397)</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>1,517,837</u>	<u>1,517,837</u>	<u>0 %</u>

Creek Preserve CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 09/30/2020  
Reconciliation Date: 9/30/2020  
Status: Locked

Bank Balance	850.63
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	850.63
Balance Per Books	<u>850.63</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: 09/30/2020

Reconciliation Date: 9/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1060	8/13/2020	System Generated Check/Voucher	200.00	Jeffery S. Hills
1063	9/1/2020	System Generated Check/Voucher	2,916.67	Meritus Districts
1064	9/10/2020	System Generated Check/Voucher	2,916.67	Meritus Districts
1065	9/10/2020	System Generated Check/Voucher	922.50	Stantec Consulting Services Inc.
1066	9/10/2020	System Generated Check/Voucher	1,139.90	Straley Robin Vericker
Cleared Checks/Vouchers			8,095.74	
			8,095.74	

Creek Preserve CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 09/30/2020

Reconciliation Date: 9/30/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CK01487153	9/9/2020	Developer Funding - Lennar Homes, LLC - 09.09.2020	4,854.44	
CR085	9/30/2020	September Bank Activity	<u>(15.00)</u>	
Cleared Deposits			4,839.44	