

# Creek Preserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
October 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 10/31/2020

(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
<b>Assets</b>						
Cash - Operating Account	4,972	0	0	0	0	4,972
Revenue Series 2019 7000	0	0	0	0	0	0
Interest Series 2019 7001	0	0	0	0	0	0
Sinking Fund Series 2019 7002	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	0	0	0	0
Acq & Con-Amenity Series 2019 7006	0	0	1,073,520	0	0	1,073,520
Acq & Con-Master Series 2019 7007	0	0	0	0	0	0
Costs Of Issuance Series 2019 7008	0	0	0	0	0	0
Accounts Receivable	0	0	0	0	0	0
Accounts Receivable - Other	93	0	0	0	0	93
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	2,357	0	0	0	0	2,357
Construction Work in Progress	0	0	0	11,584,559	0	11,584,559
Amount Available DS	0	0	0	0	1,205,921	1,205,921
Amount To Be Provided - Debt Service	0	0	0	0	12,874,079	12,874,079
<b>Total Assets</b>	<b>7,421</b>	<b>899,390</b>	<b>1,073,520</b>	<b>11,584,559</b>	<b>14,080,000</b>	<b>27,644,890</b>
<b>Liabilities</b>						
Accounts Payable	9,714	0	0	0	0	9,714
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	14,080,000	14,080,000
<b>Total Liabilities</b>	<b>9,714</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,080,000</b>	<b>14,089,714</b>
<b>Fund Equity &amp; Other Credits</b>						
Fund Balance - All Other Reserves	0	901,925	1,517,837	0	0	2,419,762
Fund Balance - Unreserved	(17,368)	0	0	0	0	(17,368)
Investments In General Fixed Assets	0	0	0	11,584,559	0	11,584,559
Other	15,075	(2,535)	(444,317)	0	0	(431,777)
<b>Total Fund Equity &amp; Other Credits</b>	<b>(2,293)</b>	<b>899,390</b>	<b>1,073,520</b>	<b>11,584,559</b>	<b>0</b>	<b>13,555,176</b>

**Creek Preserve CDD**

Balance Sheet  
As of 10/31/2020  
(In Whole Numbers)

	<u>General Fund</u>	<u>Debt Service Fund - Series 2019</u>	<u>Capital Projects Fund Series 2019</u>	<u>General Fixed Assets - Account Group</u>	<u>General Long Term Debt</u>	<u>Total</u>
Total Liabilities & Fund Equity	<u>7,421</u>	<u>899,390</u>	<u>1,073,520</u>	<u>11,584,559</u>	<u>14,080,000</u>	<u>27,644,890</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2020 Through 10/31/2020  
(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>
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assessments - Off Roll	233,068	0	(233,068)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	0	19,072	19,072	0 %
<b>Total Revenues</b>	<u>233,068</u>	<u>19,072</u>	<u>(213,996)</u>	<u>(92)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Manager	30,000	2,000	28,000	93 %
District Engineer	5,000	159	4,841	97 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,000	337	7,663	96 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	6,000	0	6,000	100 %
Postage, Phone, Faxes, Copies	250	0	250	100 %
Public Officials Insurance	2,475	0	2,475	100 %
Legal Advertising	2,500	1,056	1,444	58 %
Bank Fees	250	15	235	94 %
Dues, Licenses, & Fees	175	175	0	0 %
Website Administration	1,500	167	1,333	89 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,900	0	1,900	100 %
Legal Council				
District Counsel	3,500	182	3,319	95 %
Electric Utility Services				
Electricity Services	85,000	(93)	85,093	100 %
Garbage Collection				
Garbage Collection	900	0	900	100 %
Water Utility Services				
Water Utility Services	468	0	468	100 %
Other Physical Environment				
Waterway Management Program - Contract	12,000	0	12,000	100 %
Waterway Improvements & Repairs	1,000	0	1,000	100 %
General Liability & Property Casualty Insurance	7,025	0	7,025	100 %
Entrance, Monument & Wall Maintenance & Repair	650	0	650	100 %
Landscape Maintenance - Contract	32,000	0	32,000	100 %
Plant Replacement Program	750	0	750	100 %
Mulch & Tree Trimming	500	0	500	100 %
Irrigation Maintenance	1,000	0	1,000	100 %
Pool Maintenance - contract	4,000	0	4,000	100 %
Pool Maintenance - Other	665	0	665	100 %
Amenity Center Pest Control	400	0	400	100 %
Amenity Center Cleaning & Supplies	2,160	0	2,160	100 %
Amenity Center Maintenance & Repair	1,000	0	1,000	100 %
<b>Total Expenditures</b>	<u>233,068</u>	<u>3,997</u>	<u>229,071</u>	<u>98 %</u>
<b>Excess Revenue Over (Under) Expenses</b>	<u>0</u>	<u>15,075</u>	<u>15,075</u>	<u>0 %</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2020 Through 10/31/2020  
(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>
Fund Balance, Beginning of Period				
Fund Balance - Unreserved	0	(17,368)	(17,368)	0 %
Total Fund Balance, Beginning of Period	0	(17,368)	(17,368)	0 %
Fund Balance, End of Period	0	(2,293)	(2,293)	0 %

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
200 - Debt Service Fund - Series 2019  
From 10/1/2020 Through 10/31/2020  
(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>
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	897,790	260,365	(637,425)	(72)%
Interest Earnings				
Interest Earnings	0	4	4	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	305,645	305,645	0 %
<b>Total Revenues</b>	<u>897,790</u>	<u>566,014</u>	<u>(331,776)</u>	<u>(37)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	647,790	328,545	319,245	49 %
Principal Payment	250,000	240,000	10,000	4 %
<b>Total Expenditures</b>	<u>897,790</u>	<u>568,545</u>	<u>329,245</u>	<u>37 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	(4)	(4)	0 %
<b>Total Other Financing Sources</b>	<u>0</u>	<u>(4)</u>	<u>(4)</u>	<u>0 %</u>
<b>Excess Revenue Over (Under) Expenses</b>	<u>0</u>	<u>(2,535)</u>	<u>(2,535)</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
Fund Balance - All Other Reserves	0	901,925	901,925	0 %
<b>Total Fund Balance, Beginning of Period</b>	<u>0</u>	<u>901,925</u>	<u>901,925</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>899,390</u>	<u>899,390</u>	<u>0 %</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
300 - Capital Projects Fund Series 2019  
From 10/1/2020 Through 10/31/2020  
(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>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	7	7	0 %
<b>Total Revenues</b>	<b>0</b>	<b>7</b>	<b>7</b>	<b>0 %</b>
<b>Expenditures</b>				
Other Physical Environment				
Investments Other Than Buildings	0	444,329	(444,329)	0 %
<b>Total Expenditures</b>	<b>0</b>	<b>444,329</b>	<b>(444,329)</b>	<b>0 %</b>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	4	4	0 %
<b>Total Other Financing Sources</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>0 %</b>
<b>Excess Revenue Over (Under) Expenses</b>	<b>0</b>	<b>(444,317)</b>	<b>(444,317)</b>	<b>0 %</b>
<b>Fund Balance, Beginning of Period</b>				
Fund Balance - All Other Reserves	0	1,517,837	1,517,837	0 %
<b>Total Fund Balance, Beginning of Period</b>	<b>0</b>	<b>1,517,837</b>	<b>1,517,837</b>	<b>0 %</b>
<b>Fund Balance, End of Period</b>	<b>0</b>	<b>1,073,520</b>	<b>1,073,520</b>	<b>0 %</b>

**Creek Preserve CDD  
Reconcile Cash Accounts**

**Summary**

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

**Reconciliation ID: 10/31/2020**

**Reconciliation Date: 10/31/2020**

**Status: Locked**

Bank Balance	8,291.33
Less Outstanding Checks/Vouchers	3,319.67
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	4,971.66
Balance Per Books	<u>4,971.66</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: 10/31/2020**

**Reconciliation Date: 10/31/2020**

**Status: Locked**

**Outstanding Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1070	10/8/2020	System Generated Check/Voucher	200.00	Nicholas J. Dister
1071	10/8/2020	System Generated Check/Voucher	200.00	Ryan Motko
1077	10/22/2020	System Generated Check/Voucher	2,919.67	Meritus Districts
Outstanding Checks/Vouchers			<u>3,319.67</u>	

**Creek Preserve CDD  
Reconcile Cash Accounts**

**Detail**

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

**Reconciliation ID: 10/31/2020**

**Reconciliation Date: 10/31/2020**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1067	10/8/2020	System Generated Check/Voucher	175.00	Florida Department of Economic Opportunity
1068	10/8/2020	System Generated Check/Voucher	200.00	Jeffery S. Hills
1069	10/8/2020	System Generated Check/Voucher	3,818.17	Meritus Districts
1072	10/8/2020	System Generated Check/Voucher	127.00	Stantec Consulting Services Inc.
1073	10/8/2020	System Generated Check/Voucher	486.50	Times Publishing Company
1074	10/8/2020	System Generated Check/Voucher	2,365.79	Tampa Electric
1075	10/8/2020	System Generated Check/Voucher	4,040.63	U. S. Bank
1076	10/19/2020	System Generated Check/Voucher	1,776.43	Straley Robin Vericker
1078	10/22/2020	System Generated Check/Voucher	127.00	Stantec Consulting Services Inc.
Cleared Checks/Vouchers			13,116.52	
			13,116.52	

**Creek Preserve CDD  
Reconcile Cash Accounts**

**Detail**

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

**Reconciliation ID: 10/31/2020**

**Reconciliation Date: 10/31/2020**

**Status: Locked**

**Cleared Deposits**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CK1122	10/2/2020	Developer Funding - Creek Preserve Dev,. LLC - 10.02.2020	14,309.96	
CK01504143	10/13/2020	Developer Funding - Creek Preserve Dev,. LLC - 10.08.2020	4,762.26	
001	10/31/2020	October Bank Activity	<u>(15.00)</u>	
Cleared Deposits			<u>19,057.22</u>	

**Creek Preserve CDD  
Reconcile Cash Accounts**

**Detail**

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

**Reconciliation ID: 10/31/2020**

**Reconciliation Date: 10/31/2020**

**Status: Locked**

**Cleared Other Cash Items**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
001	9/30/2020	Overbilling by Meritus	<u>1,500.00</u>
Cleared Other Cash Items			<u>1,500.00</u>