

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2021



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 2/28/2021
(In Whole Numbers)

| | General Fund | Debt Service Fund - Series 2019 | Debt Service Fund - Series 2020 | Capital Projects Fund Series 2019 | Capital Projects Fund Series 2020 | General Fixed Assets - Account Group | General Long Term Debt | Total |
|--------------------------------------|---------------|---------------------------------------|---------------------------------------|---|---|--|---------------------------|-------------------|
| Assets | | | | | | | | |
| Cash - Operating Account | 56,448 | 0 | 0 | 0 | 0 | 0 | 0 | 56,448 |
| Revenue Series 2019 7000 | 0 | 206,382 | 0 | 0 | 0 | 0 | 0 | 206,382 |
| Interest Series 2019 7001 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sinking Fund Series 2019 7002 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Reserve Series 2019 7003 | 0 | 899,390 | 0 | 0 | 0 | 0 | 0 | 899,390 |
| Acq & Con-General Series 2019 7005 | 0 | 0 | 0 | 18 | 0 | 0 | 0 | 18 |
| Acq & Con-Amenity Series 2019 7006 | 0 | 0 | 0 | 872,175 | 0 | 0 | 0 | 872,175 |
| Acq & Con-Master Series 2019 7007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Costs Of Issuance Series 2019 7008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Reserve Series 2020 2003 | 0 | 0 | 30,591 | 0 | 0 | 0 | 0 | 30,591 |
| Acq & Con-General Series 2020 2005 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 |
| Costs Of Issuance Series 2020 2006 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Accounts Receivable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Accounts Receivable - Other | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 29 |
| Due From Developer | 2,114 | 0 | 0 | 0 | 0 | 0 | 0 | 2,114 |
| Prepaid General Liability Insurance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Prepaid Public Officials Insurance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Prepaid Trustee Fees | 1,010 | 0 | 0 | 0 | 0 | 0 | 0 | 1,010 |
| Deposits | 2,180 | 0 | 0 | 0 | 0 | 0 | 0 | 2,180 |
| Construction Work in Progress | 0 | 0 | 0 | 0 | 0 | 12,670,180 | 0 | 12,670,180 |
| Amount Available DS | 0 | 0 | 0 | 0 | 0 | 0 | 1,205,921 | 1,205,921 |
| Amount To Be Provided - Debt Service | 0 | 0 | 0 | 0 | 0 | 0 | 13,919,079 | 13,919,079 |
| Total Assets | 61,782 | 1,105,772 | 30,591 | 872,194 | 2 | 12,670,180 | 15,125,000 | 29,865,520 |
| Liabilities | | | | | | | | |
| Accounts Payable | 1,026 | 0 | 0 | 0 | 0 | 0 | 0 | 1,026 |
| Accounts Payable - Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Accrued Expenses | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Contracts Payable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Revenue Bond Payable Series 2019 | 0 | 0 | 0 | 0 | 0 | 0 | 14,080,000 | 14,080,000 |
| Revenue Bond Payable Series 2020 | 0 | 0 | 0 | 0 | 0 | 0 | 1,045,000 | 1,045,000 |
| Total Liabilities | 1,026 | 0 | 0 | 0 | 0 | 0 | 15,125,000 | 15,126,026 |

Creek Preserve CDD
Balance Sheet
As of 2/28/2021
(In Whole Numbers)

| | General Fund | Debt Service Fund - Series 2019 | Debt Service Fund - Series 2020 | Capital Projects Fund Series 2019 | Capital Projects Fund Series 2020 | General Fixed Assets - Account Group | General Long Term Debt | Total |
|-------------------------------------|---------------|---------------------------------------|---------------------------------------|---|---|--|---------------------------|-------------------|
| Fund Equity & Other Credits | | | | | | | | |
| Fund Balance - All Other Reserves | 0 | 901,925 | 0 | 1,517,837 | 0 | 0 | 0 | 2,419,762 |
| Fund Balance - Unreserved | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Investments In General Fixed Assets | 0 | 0 | 0 | 0 | 0 | 12,670,180 | 0 | 12,670,180 |
| Other | 60,756 | 203,847 | 30,591 | (645,643) | 2 | 0 | 0 | (350,448) |
| Total Fund Equity & Other Credits | <u>60,756</u> | <u>1,105,772</u> | <u>30,591</u> | <u>872,194</u> | <u>2</u> | <u>12,670,180</u> | <u>0</u> | <u>14,739,494</u> |
| Total Liabilities & Fund Equity | <u>61,782</u> | <u>1,105,772</u> | <u>30,591</u> | <u>872,194</u> | <u>2</u> | <u>12,670,180</u> | <u>15,125,000</u> | <u>29,865,520</u> |

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2020 Through 2/28/2021
(In Whole Numbers)

| | Total Budget - Original | Current Period Actual | YTD Budget Variance - Original | Percent Total Budget Remaining - Original |
|---|----------------------------|--------------------------|--------------------------------------|--|
| Revenues | | | | |
| Special Assessments - Service Charges | | | | |
| Operations & Maintenance Assessments - Off Roll | 233,068 | 50,137 | (182,931) | (78)% |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 29 | 29 | 0 % |
| Contributions & Donations From Private Sources | | | | |
| Developer Contributions | 0 | 41,887 | 41,887 | 0 % |
| Total Revenues | <u>233,068</u> | <u>92,053</u> | <u>(141,015)</u> | <u>(61)%</u> |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 4,000 | 600 | 3,400 | 85 % |
| Financial & Administrative | | | | |
| District Manager | 30,000 | 10,000 | 20,000 | 67 % |
| District Engineer | 5,000 | 2,203 | 2,797 | 56 % |
| Disclosure Report | 8,400 | 1,800 | 6,600 | 79 % |
| Trustee Fees | 8,000 | 1,684 | 6,316 | 79 % |
| Accounting Services | 9,000 | 0 | 9,000 | 100 % |
| Auditing Services | 6,000 | 26 | 5,974 | 100 % |
| Postage, Phone, Faxes, Copies | 250 | 8 | 242 | 97 % |
| Public Officials Insurance | 2,475 | 2,363 | 112 | 5 % |
| 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 | 833 | 667 | 44 % |
| Email Hosting Vendor | 600 | 0 | 600 | 100 % |
| ADA Website Compliance | 1,900 | 0 | 1,900 | 100 % |
| Legal Council | | | | |
| District Counsel | 3,500 | 2,069 | 1,432 | 41 % |
| Electric Utility Services | | | | |
| Electricity Services | 85,000 | 4 | 84,996 | 101 % |
| 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 | 2,700 | 9,300 | 78 % |
| Waterway Improvements & Repairs | 1,000 | 0 | 1,000 | 100 % |
| General Liability & Property Casualty Insurance | 7,025 | 2,888 | 4,137 | 59 % |
| Entrance, Monument & Wall Maintenance & Repair | 650 | 0 | 650 | 100 % |
| Landscape Maintenance - Contract | 32,000 | 2,874 | 29,126 | 91 % |
| 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 % |
| Total Expenditures | <u>233,068</u> | <u>31,297</u> | <u>201,771</u> | <u>87 %</u> |
| Excess Revenue Over (Under) Expenses | <u>0</u> | <u>60,756</u> | <u>60,756</u> | <u>0 %</u> |
| Fund Balance, End of Period | <u>0</u> | <u>60,756</u> | <u>60,756</u> | <u>0 %</u> |

Creek Preserve CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2019
From 10/1/2020 Through 2/28/2021
(In Whole Numbers)

| | Total Budget - Original | Current Period Actual | YTD Budget Variance - Original | Percent Total Budget Remaining - Original |
|--|----------------------------|--------------------------|--------------------------------------|--|
| Revenues | | | | |
| Special Assessments - Capital Improvements | | | | |
| Debt Service Assessments - Off Roll | 897,790 | 466,745 | (431,045) | (48)% |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 24 | 24 | 0 % |
| Contributions & Donations From Private Sources | | | | |
| Developer Contributions | 0 | 305,645 | 305,645 | 0 % |
| Total Revenues | <u>897,790</u> | <u>772,415</u> | <u>(125,375)</u> | <u>(14)%</u> |
| Expenditures | | | | |
| Debt Service Payments | | | | |
| Interest Payment | 647,790 | 328,545 | 319,245 | 49 % |
| Principal Payment | 250,000 | 240,000 | 10,000 | 4 % |
| Total Expenditures | <u>897,790</u> | <u>568,545</u> | <u>329,245</u> | <u>37 %</u> |
| Other Financing Sources | | | | |
| Interfund Transfer | | | | |
| Interfund Transfer | 0 | (23) | (23) | 0 % |
| Total Other Financing Sources | <u>0</u> | <u>(23)</u> | <u>(23)</u> | <u>0 %</u> |
| Excess Revenue Over (Under) Expenses | <u>0</u> | <u>203,847</u> | <u>203,847</u> | <u>0 %</u> |
| Fund Balance, Beginning of Period | | | | |
| Fund Balance - All Other Reserves | 0 | 901,925 | 901,925 | 0 % |
| Total Fund Balance, Beginning of Period | <u>0</u> | <u>901,925</u> | <u>901,925</u> | <u>0 %</u> |
| Fund Balance, End of Period | <u>0</u> | <u>1,105,772</u> | <u>1,105,772</u> | <u>0 %</u> |

Creek Preserve CDD
Statement of Revenues and Expenditures
201 - Debt Service Fund - Series 2020
From 10/1/2020 Through 2/28/2021
(In Whole Numbers)

| | Total Budget - Original | Current Period Actual | YTD Budget Variance - Original | Percent Total Budget Remaining - Original |
|--------------------------------------|----------------------------|--------------------------|--------------------------------------|--|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 0 | 0 % |
| Debt Proceeds | | | | |
| Bond Proceeds | 0 | 30,591 | 30,591 | 0 % |
| Total Revenues | <u>0</u> | <u>30,591</u> | <u>30,591</u> | <u>0 %</u> |
| Other Financing Sources | | | | |
| Interfund Transfer | | | | |
| Interfund Transfer | 0 | (0) | (0) | 0 % |
| Total Other Financing Sources | <u>0</u> | <u>(0)</u> | <u>(0)</u> | <u>0 %</u> |
| Excess Revenue Over (Under) Expenses | <u>0</u> | <u>30,591</u> | <u>30,591</u> | <u>0 %</u> |
| Fund Balance, End of Period | <u>0</u> | <u>30,591</u> | <u>30,591</u> | <u>0 %</u> |

Creek Preserve CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund Series 2019
From 10/1/2020 Through 2/28/2021
(In Whole Numbers)

| | Total Budget - Original | Current Period Actual | YTD Budget Variance - Original | Percent Total Budget Remaining - Original |
|---|----------------------------|--------------------------|--------------------------------------|--|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 29 | 29 | 0 % |
| Total Revenues | 0 | 29 | 29 | 0 % |
| Expenditures | | | | |
| Other Physical Environment | | | | |
| Investments Other Than Buildings | 0 | 645,695 | (645,695) | 0 % |
| Total Expenditures | 0 | 645,695 | (645,695) | 0 % |
| Other Financing Sources | | | | |
| Interfund Transfer | | | | |
| Interfund Transfer | 0 | 23 | 23 | 0 % |
| Total Other Financing Sources | 0 | 23 | 23 | 0 % |
| Excess Revenue Over (Under) Expenses | 0 | (645,643) | (645,643) | 0 % |
| Fund Balance, Beginning of Period | | | | |
| Fund Balance - All Other Reserves | 0 | 1,517,837 | 1,517,837 | 0 % |
| Total Fund Balance, Beginning of Period | 0 | 1,517,837 | 1,517,837 | 0 % |
| Fund Balance, End of Period | 0 | 872,194 | 872,194 | 0 % |

Creek Preserve CDD
Statement of Revenues and Expenditures
301 - Capital Projects Fund Series 2020
From 10/1/2020 Through 2/28/2021
(In Whole Numbers)

| | Total Budget - Original | Current Period Actual | YTD Budget Variance - Original | Percent Total Budget Remaining - Original |
|---|----------------------------|--------------------------|--------------------------------------|--|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 4 | 4 | 0 % |
| Debt Proceeds | | | | |
| Bond Proceeds | 0 | 1,014,409 | 1,014,409 | 0 % |
| Total Revenues | <u>0</u> | <u>1,014,414</u> | <u>1,014,414</u> | <u>0 %</u> |
| Expenditures | | | | |
| Financial & Administrative | | | | |
| District Manager | 0 | 17,500 | (17,500) | 0 % |
| District Engineer | 0 | 5,000 | (5,000) | 0 % |
| Trustee Fees | 0 | 4,000 | (4,000) | 0 % |
| Legal Counsel | 0 | 34,000 | (34,000) | 0 % |
| Underwriter | 0 | 30,000 | (30,000) | 0 % |
| Original Issue Discount | 0 | (7,743) | 7,743 | 0 % |
| Underwriters Discount | 0 | 20,900 | (20,900) | 0 % |
| Postage, Phone, Faxes, Copies | 0 | 1,500 | (1,500) | 0 % |
| Legal Council | | | | |
| District Counsel | 0 | 25,000 | (25,000) | 0 % |
| Other Physical Environment | | | | |
| Investments Other Than Buildings | 0 | 884,254 | (884,254) | 0 % |
| Total Expenditures | <u>0</u> | <u>1,014,412</u> | <u>(1,014,412)</u> | <u>0 %</u> |
| Other Financing Sources | | | | |
| Interfund Transfer | | | | |
| Interfund Transfer | 0 | 0 | 0 | 0 % |
| Total Other Financing Sources | <u>0</u> | <u>0</u> | <u>0</u> | <u>0 %</u> |
| Excess Revenue Over (Under) Expenses | <u>0</u> | <u>2</u> | <u>2</u> | <u>0 %</u> |
| Fund Balance, End of Period | <u>0</u> | <u>2</u> | <u>2</u> | <u>0 %</u> |

Creek Preserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 02/28/2021
Reconciliation Date: 2/28/2021
Status: Locked

| | |
|----------------------------------|--------------------|
| Bank Balance | 56,448.39 |
| 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 | 56,448.39 |
| Balance Per Books | <u>56,448.39</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: 02/28/2021

Reconciliation Date: 2/28/2021

Status: Locked

Cleared Checks/Vouchers

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Payee</u> |
|-------------------------|----------------------|--------------------------------|------------------------|----------------------------------|
| 1094 | 2/1/2021 | System Generated Check/Voucher | 2,169.67 | Meritus Districts |
| 1095 | 2/4/2021 | System Generated Check/Voucher | 445.75 | Straley Robin Vericker |
| 1096 | 2/4/2021 | System Generated Check/Voucher | 2,874.20 | Yellowstone Landscape |
| 1097 | 2/11/2021 | System Generated Check/Voucher | 1,350.00 | Cypress Creek Aquatics, Inc. |
| 1098 | 2/11/2021 | System Generated Check/Voucher | 200.00 | Jeffery S. Hills |
| 1099 | 2/11/2021 | System Generated Check/Voucher | 200.00 | Nicholas J. Dister |
| 1100 | 2/11/2021 | System Generated Check/Voucher | 200.00 | Ryan Motko |
| 1101 | 2/18/2021 | System Generated Check/Voucher | 1,800.00 | Meritus Districts |
| 1102 | 2/18/2021 | System Generated Check/Voucher | 1,022.00 | Stantec Consulting Services Inc. |
| Cleared Checks/Vouchers | | | 10,261.62 | |
| | | | 10,261.62 | |

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 02/28/2021

Reconciliation Date: 2/28/2021

Status: Locked

Cleared Deposits

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Deposit Number</u> |
|------------------------|----------------------|--|------------------------|-----------------------|
| 637214 | 1/19/2021 | Refund Duplicate Payment - 01/12/2021 | 5,000.00 | |
| 10018801 | 2/1/2021 | FY 20 O&M | 12,764.48 | |
| 10018802 | 2/1/2021 | 40 Lots - CDD O&M Assessments | 22,121.32 | |
| 10018804 | 2/1/2021 | 50 Lots - CDD O&M Assessments | 13,098.24 | |
| 1568430 | 2/9/2021 | Developer Funding - 02.09.21 | <u>7,114.15</u> | |
| Cleared Deposits | | | <u>60,098.19</u> | |