

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 4/30/2021
(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	39,818	0	0	0	0	0	0	39,818
Revenue Series 2019 7000	0	84,099	0	0	0	0	0	84,099
Interest Series 2019 7001	0	323,895	0	0	0	0	0	323,895
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	27	0	0	0	27
Acq & Con-Amenity Series 2019 7006	0	0	0	654,314	0	0	0	654,314
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
Revenue Series 2020 2000	0	0	46,973	0	0	0	0	46,973
Interest Series 2020 2001	0	0	14,208	0	0	0	0	14,208
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	0	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0	0
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	337	0	0	0	0	0	0	337
Deposits	2,180	0	0	0	0	0	0	2,180
Construction Work in Progress	0	0	0	0	0	12,888,050	0	12,888,050
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	42,334	1,307,384	91,771	654,341	2	12,888,050	15,125,000	30,108,883
Liabilities								
Accounts Payable	288	0	0	0	0	0	0	288
Accounts Payable - Other	0	0	0	0	0	0	0	0
Due To Debt Service Fund	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

Creek Preserve CDD
Balance Sheet
As of 4/30/2021
(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
Revenue Bond Payable Series 2020	0	0	0	0	0	0	1,045,000	1,045,000
Total Liabilities	<u>288</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,125,000</u>	<u>15,125,288</u>
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	12,888,050	0	12,888,050
Other	42,047	405,459	91,771	(863,496)	2	0	0	(324,217)
Total Fund Equity & Other Credits	<u>42,047</u>	<u>1,307,384</u>	<u>91,771</u>	<u>654,341</u>	<u>2</u>	<u>12,888,050</u>	<u>0</u>	<u>14,983,595</u>
Total Liabilities & Fund Equity	<u>42,334</u>	<u>1,307,384</u>	<u>91,771</u>	<u>654,341</u>	<u>2</u>	<u>12,888,050</u>	<u>15,125,000</u>	<u>30,108,883</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2020 Through 4/30/2021
(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	53,703	(179,365)	(77)%
Contributions & Donations From Private Sources				
Developer Contributions	<u>0</u>	<u>39,773</u>	<u>39,773</u>	<u>0 %</u>
Total Revenues	<u>233,068</u>	<u>93,476</u>	<u>(139,592)</u>	<u>(60)%</u>
Expenditures				
Legislative				
Supervisor Fees	4,000	600	3,400	85 %
Financial & Administrative				
District Manager	30,000	14,000	16,000	53 %
District Engineer	5,000	1,888	3,112	62 %
Disclosure Report	8,400	1,800	6,600	79 %
Trustee Fees	8,000	2,357	5,643	71 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	6,000	2,526	3,474	58 %
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	2,667	(1,167)	(78)%
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,900	0	1,900	100 %
Legal Council				
District Counsel	3,500	2,633	867	25 %
Electric Utility Services				
Electricity Services	85,000	571	84,429	99 %
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	5,400	6,600	55 %
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	10,356	21,644	68 %
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	125	2,035	94 %
Amenity Center Maintenance & Repair	<u>1,000</u>	<u>0</u>	<u>1,000</u>	<u>100 %</u>
Total Expenditures	<u>233,068</u>	<u>51,429</u>	<u>181,639</u>	<u>78 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>42,047</u>	<u>42,047</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>42,047</u>	<u>42,047</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2019
From 10/1/2020 Through 4/30/2021
(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	729,536	(168,254)	(19)%
Interest Earnings				
Interest Earnings	0	34	34	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	305,645	305,645	0 %
Total Revenues	<u>897,790</u>	<u>1,035,216</u>	<u>137,426</u>	<u>15 %</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	(61,212)	(61,212)	0 %
Total Other Financing Sources	<u>0</u>	<u>(61,212)</u>	<u>(61,212)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>405,459</u>	<u>405,459</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>1,307,384</u>	<u>1,307,384</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
201 - Debt Service Fund - Series 2020
From 10/1/2020 Through 4/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Debt Proceeds				
Bond Proceeds	<u>0</u>	<u>30,591</u>	<u>30,591</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>30,591</u>	<u>30,591</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	61,181	61,181	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(1)</u>	<u>(1)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>61,180</u>	<u>61,180</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>91,771</u>	<u>91,771</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>91,771</u>	<u>91,771</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund Series 2019
From 10/1/2020 Through 4/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	38	38	0 %
Total Revenues	0	38	38	0 %
Expenditures				
Other Physical Environment				
Investments Other Than Buildings	0	863,565	(863,565)	0 %
Total Expenditures	0	863,565	(863,565)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	31	31	0 %
Total Other Financing Sources	0	31	31	0 %
Excess Revenue Over (Under) Expenses	0	(863,496)	(863,496)	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	654,341	654,341	0 %

Creek Preserve CDD
Statement of Revenues and Expenditures
301 - Capital Projects Fund Series 2020
From 10/1/2020 Through 4/30/2021
(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	1	1	0 %
Total Other Financing Sources	<u>0</u>	<u>1</u>	<u>1</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: 04/30/2021
Reconciliation Date: 4/30/2021
Status: Locked

Bank Balance	39,817.64
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	39,817.64
Balance Per Books	<u>39,817.64</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: 04/30/2021

Reconciliation Date: 4/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1113	4/1/2021	System Generated Check/Voucher	1,350.00	Cypress Creek Aquatics, Inc.
1114	4/1/2021	System Generated Check/Voucher	2,166.67	Meritus Districts
1115	4/1/2021	System Generated Check/Voucher	4,988.00	Yellowstone Landscape
1116	4/15/2021	System Generated Check/Voucher	125.00	Action Security, Inc.
1117	4/15/2021	System Generated Check/Voucher	262.00	Stantec Consulting Services Inc.
1118	4/22/2021	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1119	4/22/2021	System Generated Check/Voucher	533.69	Tampa Electric
1120	4/22/2021	Series 2019 FY21 DS 5.1 LNR	<u>149,091.09</u>	Creek Preserve CDD
Cleared Checks/Vouchers			<u>160,016.45</u>	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 04/30/2021
Reconciliation Date: 4/30/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
001	4/22/2021	Incorrect Deposit	<u>149,091.09</u>	
Cleared Deposits			<u>149,091.09</u>	