

# Creek Preserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 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 7/31/2021  
(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
<b>Assets</b>								
Cash - Operating Account	17,741	0	0	0	0	0	0	17,741
Revenue Series 2019 7000	0	84,101	0	0	0	0	0	84,101
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	40	0	0	0	40
Acq & Con-Amenity Series 2019 7006	0	0	0	35,659	0	0	0	35,659
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	46,974	0	0	0	0	46,974
Interest Series 2020 2001	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	3	0	0	3
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	(622)	0	0	0	0	0	0	(622)
Due From Developer	1,499	0	0	0	0	0	0	1,499
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	3,704	0	0	0	0	0	0	3,704
Deposits	2,180	0	0	0	0	0	0	2,180
Construction Work in Progress	0	0	0	0	0	13,506,714	0	13,506,714
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
<b>Total Assets</b>	<b>24,502</b>	<b>983,491</b>	<b>77,564</b>	<b>35,700</b>	<b>3</b>	<b>13,506,714</b>	<b>15,125,000</b>	<b>29,752,974</b>
<b>Liabilities</b>								
Accounts Payable	1,972	0	0	0	0	0	0	1,972
Accounts Payable - Other	2	0	0	0	0	0	0	2
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 7/31/2021  
(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>1,974</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,125,000</u>	<u>15,126,974</u>
Fund Equity & Other Credits								
Unavailable Revenue	0	0	0	0	0	0	0	0
Fund Balance - All Other Reserves	(1)	0	0	0	0	0	0	(1)
Fund Balance - Unreserved	0	901,925	0	1,517,837	0	0	0	2,419,762
Investments In General Fixed Assets	0	0	0	0	0	13,506,714	0	13,506,714
Other	<u>22,529</u>	<u>81,566</u>	<u>77,564</u>	<u>(1,482,137)</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>(1,300,475)</u>
Total Fund Equity & Other Credits	<u>22,528</u>	<u>983,491</u>	<u>77,564</u>	<u>35,700</u>	<u>3</u>	<u>13,506,714</u>	<u>0</u>	<u>14,626,000</u>
Total Liabilities & Fund Equity	<u>24,502</u>	<u>983,491</u>	<u>77,564</u>	<u>35,700</u>	<u>3</u>	<u>13,506,714</u>	<u>15,125,000</u>	<u>29,752,974</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2020 Through 7/31/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assessments - Off Roll	233,068	77,716	(155,352)	(67)%
Contributions & Donations From Private Sources				
Developer Contributions	<u>0</u>	<u>39,773</u>	<u>39,773</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>233,068</u>	<u>117,489</u>	<u>(115,579)</u>	<u>(50)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,000	1,400	2,600	65 %
Financial & Administrative				
District Manager	30,000	20,000	10,000	33 %
District Engineer	5,000	2,085	2,915	58 %
Disclosure Report	8,400	1,800	6,600	79 %
Trustee Fees	8,000	3,030	4,970	62 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	6,000	2,926	3,074	51 %
Postage, Phone, Faxes, Copies	250	57	193	77 %
Public Officials Insurance	2,475	2,363	112	5 %
Legal Advertising	2,500	3,028	(528)	(21)%
Bank Fees	250	15	235	94 %
Dues, Licenses, & Fees	175	175	0	0 %
Website Administration	1,500	3,167	(1,667)	(111)%
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,900	0	1,900	100 %
Legal Council				
District Counsel	3,500	3,527	(27)	(1)%
Electric Utility Services				
Electricity Services	85,000	20,236	64,764	76 %
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	9,450	2,550	21 %
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	18,438	13,562	42 %
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	250	1,910	88 %
Amenity Center Maintenance & Repair	<u>1,000</u>	<u>125</u>	<u>875</u>	<u>88 %</u>
<b>Total Expenditures</b>	<u>233,068</u>	<u>94,960</u>	<u>138,108</u>	<u>59 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>22,529</u>	<u>22,529</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
Fund Balance - All Other Reserves	0	(7,819)	(7,819)	0 %

**Creek Preserve CDD**  
 Statement of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2020 Through 7/31/2021  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Total Fund Balance, Beginning of Period	<u>0</u>	<u>(7,819)</u>	<u>(7,819)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>14,710</u>	<u>14,710</u>	<u>0 %</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
200 - Debt Service Fund - Series 2019  
From 10/1/2020 Through 7/31/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	897,790	729,536	(168,254)	(19)%
Interest Earnings				
Interest Earnings	0	50	50	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	305,645	305,645	0 %
<b>Total Revenues</b>	<u>897,790</u>	<u>1,035,231</u>	<u>137,441</u>	<u>15 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	647,790	652,440	(4,650)	(1)%
Principal Payment	250,000	240,000	10,000	4 %
<b>Total Expenditures</b>	<u>897,790</u>	<u>892,440</u>	<u>5,350</u>	<u>1 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	(61,226)	(61,226)	0 %
<b>Total Other Financing Sources</b>	<u>0</u>	<u>(61,226)</u>	<u>(61,226)</u>	<u>0 %</u>
<b>Excess Revenue Over (Under) Expenses</b>	<u>0</u>	<u>81,566</u>	<u>81,566</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
Fund Balance - Unreserved	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>983,491</u>	<u>983,491</u>	<u>0 %</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
201 - Debt Service Fund - Series 2020  
From 10/1/2020 Through 7/31/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	2	2	0 %
Debt Proceeds				
Bond Proceeds	0	30,591	30,591	0 %
<b>Total Revenues</b>	<u>0</u>	<u>30,592</u>	<u>30,592</u>	<u>0 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	0	14,208	(14,208)	0 %
<b>Total Expenditures</b>	<u>0</u>	<u>14,208</u>	<u>(14,208)</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	61,181	61,181	0 %
Interfund Transfer				
Interfund Transfer	0	(1)	(1)	0 %
<b>Total Other Financing Sources</b>	<u>0</u>	<u>61,180</u>	<u>61,180</u>	<u>0 %</u>
<b>Excess Revenue Over (Under) Expenses</b>	<u>0</u>	<u>77,564</u>	<u>77,564</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>77,564</u>	<u>77,564</u>	<u>0 %</u>

**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
300 - Capital Projects Fund Series 2019  
From 10/1/2020 Through 7/31/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	47	47	0 %
Total Revenues	0	47	47	0 %
Expenditures				
Other Physical Environment				
Investments Other Than Buildings	0	1,482,229	(1,482,229)	0 %
Total Expenditures	0	1,482,229	(1,482,229)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	45	45	0 %
Total Other Financing Sources	0	45	45	0 %
Excess Revenue Over (Under) Expenses	0	(1,482,137)	(1,482,137)	0 %
Fund Balance, Beginning of Period				
Fund Balance - Unreserved	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	35,700	35,700	0 %



**Creek Preserve CDD**  
Statement of Revenues and Expenditures  
301 - Capital Projects Fund Series 2020  
From 10/1/2020 Through 7/31/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	4	4	0 %
Debt Proceeds				
Bond Proceeds	0	1,014,409	1,014,409	0 %
<b>Total Revenues</b>	<u>0</u>	<u>1,014,414</u>	<u>1,014,414</u>	<u>0 %</u>
<b>Expenditures</b>				
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 %
<b>Total Expenditures</b>	<u>0</u>	<u>1,014,412</u>	<u>(1,014,412)</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	1	1	0 %
<b>Total Other Financing Sources</b>	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
<b>Excess Revenue Over (Under) Expenses</b>	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>

Creek Preserve CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 07/31/2021  
Reconciliation Date: 7/31/2021  
Status: Open

Bank Balance	17,806.80
Less Outstanding Checks/Vouchers	65.50
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	17,741.30
Balance Per Books	<u>17,741.30</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: 07/31/2021  
Reconciliation Date: 7/31/2021  
Status: Open

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1147	7/22/2021	System Generated Check/Voucher	65.50	Stantec Consulting Services Inc.
Outstanding Checks/Vouchers			65.50	

Creek Preserve CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 07/31/2021

Reconciliation Date: 7/31/2021

Status: Open

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1127	5/13/2021	System Generated Check/Voucher	200.00	Ryan Motko
1135	6/17/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
1136	6/17/2021	System Generated Check/Voucher	200.00	Ryan Motko
1139	7/1/2021	System Generated Check/Voucher	2,178.25	Meritus Districts
1140	7/8/2021	System Generated Check/Voucher	125.00	Action Security, Inc.
1141	7/8/2021	System Generated Check/Voucher	1,350.00	Cypress Creek Aquatics, Inc.
1142	7/8/2021	System Generated Check/Voucher	900.00	Grau and Associates
1143	7/8/2021	System Generated Check/Voucher	345.00	Straley Robin Vericker
1144	7/8/2021	System Generated Check/Voucher	2,494.00	Yellowstone Landscape
1145	7/15/2021	System Generated Check/Voucher	4,040.63	U. S. Bank
1146	7/22/2021	System Generated Check/Voucher	30.00	Alphagraphics Tampa 671
1148	7/22/2021	System Generated Check/Voucher	9,185.83	Tampa Electric
Cleared Checks/Vouchers			21,248.71	