

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
December 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 12/31/2021
(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
Assets								
Cash - Operating Account	89,231	0	0	0	0	0	0	89,231
Revenue Series 2019 7000	0	726,922	0	0	0	0	0	726,922
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	0	0	0	0	0
Acq & Con-Amenity Series 2019 7006	0	0	0	1	0	0	0	1
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	3,031	0	0	0	0	3,031
Interest Series 2020 2001	0	0	0	0	0	0	0	0
Sinking Fund Series 2020 2002	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	4	0	0	4
Costs Of Issuance Series 2020 2006	0	0	0	0	0	0	0	0
Accounts Receivable	(4,090)	0	0	0	0	0	0	(4,090)
Accounts Receivable - Other	0	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0	0
Prepaid Gernerall 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	1,684	0	0	0	0	0	0	1,684
Deposits	80	0	0	0	0	0	0	80
Construction Work in Progress	0	0	0	0	0	13,542,438	0	13,542,438
Amout 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	13,644,079	13,644,079
Total Assets	86,905	1,626,312	33,622	1	4	13,542,438	14,850,000	30,139,281
Liabilities								
Accounts Payable	0	0	0	0	0	0	0	0
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

Creek Preserve CDD
Balance Sheet
As of 12/31/2021
(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 2019	0	0	0	0	0	0	13,830,000	13,830,000
Revenue Bond Payable Series 2020	0	0	0	0	0	0	1,020,000	1,020,000
Total Liabilities	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,850,000</u>	<u>14,850,000</u>
Fund Equity & Other Credits								
Unavailable Revenue	0	0	0	0	0	0	0	0
Fund Balance - All Other Reserves	6,338	0	0	0	0	0	0	6,338
Fund Balance - Unreserved	0	1,112,492	77,565	35,711	3	0	0	1,225,771
Investments In General Fixed Assets	0	0	0	0	0	13,542,438	0	13,542,438
Other	80,567	513,821	(43,943)	(35,710)	0	0	0	514,734
Total Fund Equity & Other Credits	<u>86,905</u>	<u>1,626,312</u>	<u>33,622</u>	<u>1</u>	<u>4</u>	<u>13,542,438</u>	<u>0</u>	<u>15,289,281</u>
Total Liabilities & Fund Equity	<u>86,905</u>	<u>1,626,312</u>	<u>33,622</u>	<u>1</u>	<u>4</u>	<u>13,542,438</u>	<u>14,850,000</u>	<u>30,139,281</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 12/31/2021
(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 - Tax Roll	0	183,035	183,035	0 %
Operations & Maintenance Assessments - Off Roll	233,068	0	(233,068)	(100)%
Interest Earnings				
Interest Earnings	0	39	39	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	75,568	75,568	0 %
Total Revenues	<u>233,068</u>	<u>258,642</u>	<u>25,574</u>	<u>11 %</u>
Expenditures				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Manager	30,000	26,100	3,900	13 %
District Engineer	5,000	0	5,000	100 %
Disclosure Report	7,200	9,000	(1,800)	(25)%
Trustee Fees	8,200	1,010	7,190	88 %
Auditing Services	6,000	58	5,942	99 %
Postage, Phone, Faxes, Copies	250	22	228	91 %
Public Officials Insurance	2,599	2,446	153	6 %
Legal Advertising	2,000	0	2,000	100 %
Bank Fees	250	15	235	94 %
Dues, Licenses, & Fees	175	175	0	0 %
Website Administration	2,000	400	1,600	80 %
Email Hosting Vendor	500	0	500	100 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Council				
District Counsel	4,500	32	4,468	99 %
Utility Services				
Electric Utility Services	0	12,873	(12,873)	0 %
Electric Utility Services				
Electric Utility Services	85,000	16,398	68,602	81 %
Garbage Collection				
Garbage Collection	900	0	900	100 %
Water Utility Services				
Water Utility Services	500	0	500	100 %
Other Physical Environment				
Waterway Management Program - Contract	15,092	3,078	12,014	80 %
Waterway Improvements & Repairs	1,000	2,059	(1,059)	(106)%
General Liability & Property Casualty Insurance	3,177	2,989	188	6 %
Entrance, Monument & Wall Maintenance & Repair	750	400	350	47 %
Landscape Maintenance - Contract	40,000	97,568	(57,568)	(144)%
Plant Replacement Program	750	3,077	(2,327)	(310)%
Mulch & Tree Trimming	1,000	0	1,000	100 %
Irrigation Maintenance	2,500	0	2,500	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	375	1,785	83 %
Amenity Center Maintenance & Repair	1,000	0	1,000	100 %
Total Expenditures	<u>233,068</u>	<u>178,076</u>	<u>54,992</u>	<u>24 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>80,567</u>	<u>80,567</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 12/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period				
Fund Balance - All Other Reserves	0	6,338	6,338	0 %
Total Fund Balance, Beginning of Period	0	6,338	6,338	0 %
Fund Balance, End of Period	0	86,905	86,905	0 %

Creek Preserve CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2019
From 10/1/2021 Through 12/31/2021
(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 - Tax Roll	0	726,921	726,921	0 %
Debt Service Assessments - Off Roll	898,103	360,793	(537,309)	(60)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>15</u>	<u>15</u>	<u>0 %</u>
Total Revenues	<u>898,103</u>	<u>1,087,729</u>	<u>189,627</u>	<u>21 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	638,103	323,895	314,208	49 %
Principal Payment	<u>260,000</u>	<u>250,000</u>	<u>10,000</u>	<u>4 %</u>
Total Expenditures	<u>898,103</u>	<u>573,895</u>	<u>324,208</u>	<u>36 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(14)</u>	<u>(14)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(14)</u>	<u>(14)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>513,821</u>	<u>513,821</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance - Unreserved	<u>0</u>	<u>1,112,492</u>	<u>1,112,492</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>1,112,492</u>	<u>1,112,492</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>1,626,312</u>	<u>1,626,312</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
201 - Debt Service Fund - Series 2020
From 10/1/2021 Through 12/31/2021
(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	57,231	0	(57,231)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>57,231</u>	<u>1</u>	<u>(57,230)</u>	<u>(101)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	37,231	18,944	18,288	49 %
Principal Payment	<u>20,000</u>	<u>25,000</u>	<u>(5,000)</u>	<u>(25)%</u>
Total Expenditures	<u>57,231</u>	<u>43,944</u>	<u>13,288</u>	<u>23 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(0)</u>	<u>(0)</u>	<u>0 %</u>
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>(43,943)</u>	<u>(43,943)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance - Unreserved	<u>0</u>	<u>77,565</u>	<u>77,565</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>77,565</u>	<u>77,565</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>33,622</u>	<u>33,622</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund Series 2019
From 10/1/2021 Through 12/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	0	1	1	0 %
Expenditures				
Other Physical Environment				
Investments Other Than Buildings	0	35,724	(35,724)	0 %
Total Expenditures	0	35,724	(35,724)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	14	14	0 %
Total Other Financing Sources	0	14	14	0 %
Excess Revenue Over (Under) Expenses	0	(35,710)	(35,710)	0 %
Fund Balance, Beginning of Period				
Fund Balance - Unreserved	0	35,711	35,711	0 %
Total Fund Balance, Beginning of Period	0	35,711	35,711	0 %
Fund Balance, End of Period	0	1	1	0 %

Creek Preserve CDD
Statement of Revenues and Expenditures
301 - Capital Projects Fund Series 2020
From 10/1/2021 Through 12/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	0	0	0 %
Total Other Financing Sources	0	0	0	0 %
Excess Revenue Over (Under) Expenses	0	0	0	0 %
Fund Balance, Beginning of Period				
Fund Balance - Unreserved	0	3	3	0 %
Total Fund Balance, Beginning of Period	0	3	3	0 %
Fund Balance, End of Period	0	4	4	0 %

Creek Preserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 12/31/2021
Reconciliation Date: 12/31/2021
Status: Locked

Bank Balance	253,470.79
Less Outstanding Checks/Vouchers	164,240.27
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	89,230.52
Balance Per Books	<u>89,230.52</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: 12/31/2021
Reconciliation Date: 12/31/2021
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1202	11/30/2021	Series 2019 FY22 Tax Dist ID 553	164,240.27	Creek Preserve CDD
1183	12/2/2021	System Generated Check/Voucher	3,372.53	Meritus Districts
1183	12/2/2021	System Generated Check/Voucher	(3,372.53)	Meritus Districts
Outstanding Checks/Vouchers			<u>164,240.27</u>	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 12/31/2021

Reconciliation Date: 12/31/2021

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1195	11/24/2021	Series 2019 FY22 Tax Dist ID 551	4,503.84	Creek Preserve CDD
1180	12/2/2021	System Generated Check/Voucher	125.00	Action Security, Inc.
1181	12/2/2021	System Generated Check/Voucher	1,539.00	Cypress Creek Aquatics, Inc.
1182	12/2/2021	System Generated Check/Voucher	5,435.00	Egis Insurance Advisors, LLC
1184	12/2/2021	System Generated Check/Voucher	64.00	Straley Robin Vericker
1185	12/2/2021	System Generated Check/Voucher	10,539.63	Tampa Electric
1186	12/2/2021	System Generated Check/Voucher	4,350.00	Tree Farm 2, Inc. dba Cornerstone Solutions Group
1187	12/2/2021	System Generated Check/Voucher	3,077.00	Yellowstone Landscape
1196	12/7/2021	Series 2019 FY22 Tax Dist ID 555	544,965.44	Creek Preserve CDD
1188	12/9/2021	System Generated Check/Voucher	125.00	Action Security, Inc.
1189	12/9/2021	System Generated Check/Voucher	1,539.00	Cypress Creek Aquatics, Inc.
1190	12/9/2021	System Generated Check/Voucher	520.00	Neptune Multi Services LLC
1191	12/9/2021	System Generated Check/Voucher	400.00	Spearem Enterprises LLC
1192	12/9/2021	System Generated Check/Voucher	10,673.98	Tampa Electric
1193	12/9/2021	System Generated Check/Voucher	9,995.50	Tree Farm 2, Inc. dba Cornerstone Solutions Group
1194	12/9/2021	System Generated Check/Voucher	1,500.00	Yellowstone Landscape
1198	12/13/2021	Series 2019 FY22 Tax Dist ID 557	13,211.28	Creek Preserve CDD
1197	12/16/2021	System Generated Check/Voucher	3,077.00	Yellowstone Landscape
1199	12/22/2021	System Generated Check/Voucher	9,072.53	Meritus Districts
1200	12/22/2021	System Generated Check/Voucher	10,862.72	Tampa Electric
1201	12/22/2021	System Generated Check/Voucher	75,568.31	Tree Farm 2, Inc. dba Cornerstone Solutions Group
1203	12/29/2021	System Generated Check/Voucher	21,499.96	Meritus Districts
Cleared Checks/Vouchers			732,644.19	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 12/31/2021

Reconciliation Date: 12/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR126	11/30/2021	Tax Distribution - 11.30.21	204,077.93	
CR129	12/7/2021	Tax Distribution - 12.07.21	677,150.71	
CR135	12/9/2021	Developer Fundings 12.09.2021	75,568.31	
CR130	12/13/2021	Tax Distribution - 12.13.21	<u>16,415.77</u>	
Cleared Deposits			<u>973,212.72</u>	