

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
December 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 12/31/2020
(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	15,621	0	0	0	0	0	0	15,621
Revenue Series 2019 7000	0	1	0	0	0	0	0	1
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	9	0	0	0	9
Acq & Con-Amenity Series 2019 7006	0	0	0	1,073,531	0	0	0	1,073,531
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	884,252	0	0	884,252
Costs Of Issuance Series 2020 2006	0	0	0	0	30,000	0	0	30,000
Accounts Receivable	0	0	0	0	0	0	0	0

Creek Preserve CDD
Balance Sheet
As of 12/31/2020
(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
Accounts Receivable - Other	56	0	0	0	0	0	0	56
Due From Developer	19,879	0	0	0	0	0	0	19,879
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	1,684	0	0	0	0	0	0	1,684
Deposits	2,180	0	0	0	0	0	0	2,180
Construction Work in Progress	0	0	0	0	0	11,584,559	0	11,584,559
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	<u>39,419</u>	<u>899,391</u>	<u>30,591</u>	<u>1,073,540</u>	<u>914,252</u>	<u>11,584,559</u>	<u>15,125,000</u>	<u>29,666,752</u>
Liabilities								
Accounts Payable	5,493	0	0	0	0	0	0	5,493
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	<u>5,493</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,125,000</u>	<u>15,130,493</u>

Creek Preserve CDD

Balance Sheet

As of 12/31/2020

(In Whole Numbers)

	<u>General Fund</u>	<u>Debt Service Fund - Series 2019</u>	<u>Debt Service Fund - Series 2020</u>	<u>Capital Projects Fund Series 2019</u>	<u>Capital Projects Fund Series 2020</u>	<u>General Fixed Assets - Account Group</u>	<u>General Long Term Debt</u>	<u>Total</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	11,584,559	0	11,584,559
Other	<u>33,926</u>	<u>(2,534)</u>	<u>30,591</u>	<u>(444,297)</u>	<u>914,252</u>	<u>0</u>	<u>0</u>	<u>531,938</u>
Total Fund Equity & Other Credits	<u>33,926</u>	<u>899,391</u>	<u>30,591</u>	<u>1,073,540</u>	<u>914,252</u>	<u>11,584,559</u>	<u>0</u>	<u>14,536,260</u>
Total Liabilities & Fund Equity	<u><u>39,419</u></u>	<u><u>899,391</u></u>	<u><u>30,591</u></u>	<u><u>1,073,540</u></u>	<u><u>914,252</u></u>	<u><u>11,584,559</u></u>	<u><u>15,125,000</u></u>	<u><u>29,666,752</u></u>

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2020 Through 12/31/2020
(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>
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assessments - Off Roll	233,068	14,917	(218,151)	(94)%
Contributions & Donations From Private Sources				
Developer Contributions	0	34,773	34,773	0 %
Total Revenues	<u>233,068</u>	<u>49,690</u>	<u>(183,378)</u>	<u>(79)%</u>
Expenditures				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Manager	30,000	6,000	24,000	80 %
District Engineer	5,000	159	4,841	97 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,000	1,010	6,990	87 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	6,000	26	5,974	100 %
Postage, Phone, Faxes, Copies	250	5	245	98 %
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	500	1,000	67 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,900	0	1,900	100 %
Legal Council				
District Counsel	3,500	1,623	1,877	54 %
Electric Utility Services				
Electricity Services	85,000	(56)	85,056	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	2,888	4,137	59 %
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 %
Total Expenditures	<u>233,068</u>	<u>15,764</u>	<u>217,304</u>	<u>93 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>33,926</u>	<u>33,926</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2020 Through 12/31/2020
(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, End of Period	0	33,926	33,926	0 %

Creek Preserve CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2019
From 10/1/2020 Through 12/31/2020
(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>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	897,790	260,365	(637,425)	(72)%
Interest Earnings				
Interest Earnings	0	15	15	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	305,645	305,645	0 %
Total Revenues	<u>897,790</u>	<u>566,025</u>	<u>(331,765)</u>	<u>(37)%</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	(13)	(13)	0 %
Total Other Financing Sources	<u>0</u>	<u>(13)</u>	<u>(13)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(2,534)</u>	<u>(2,534)</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>899,391</u>	<u>899,391</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
201 - Debt Service Fund - Series 2020
From 10/1/2020 Through 12/31/2020
(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>
Revenues				
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>
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 12/31/2020
(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>
Revenues				
Interest Earnings				
Interest Earnings	0	19	19	0 %
Total Revenues	<u>0</u>	<u>19</u>	<u>19</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Investments Other Than Buildings	0	444,329	(444,329)	0 %
Total Expenditures	<u>0</u>	<u>444,329</u>	<u>(444,329)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	13	13	0 %
Total Other Financing Sources	<u>0</u>	<u>13</u>	<u>13</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>(444,297)</u>	<u>(444,297)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance - All Other Reserves	0	1,517,837	1,517,837	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>1,517,837</u>	<u>1,517,837</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>1,073,540</u>	<u>1,073,540</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
301 - Capital Projects Fund Series 2020
From 10/1/2020 Through 12/31/2020
(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>
Revenues				
Debt Proceeds				
Bond Proceeds	0	1,014,409	1,014,409	0 %
Total Revenues	<u>0</u>	<u>1,014,409</u>	<u>1,014,409</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	4,000	(4,000)	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 %
Total Expenditures	<u>0</u>	<u>100,158</u>	<u>(100,158)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>914,252</u>	<u>914,252</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>914,252</u>	<u>914,252</u>	<u>0 %</u>

Creek Preserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 12/31/2020
Reconciliation Date: 12/31/2020
Status: Locked

Bank Balance	31,621.39
Less Outstanding Checks/Vouchers	16,000.00
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	15,621.39
Balance Per Books	<u>15,621.39</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: 12/31/2020
Reconciliation Date: 12/31/2020
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1089	12/30/2020	System Generated Check/Voucher	16,000.00	Meritus Districts
Outstanding Checks/Vouchers			16,000.00	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 12/31/2020

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1080	12/1/2020	System Generated Check/Voucher	26.00	Grau and Associates
1081	12/1/2020	System Generated Check/Voucher	900.00	Meritus Districts
1082	12/1/2020	System Generated Check/Voucher	1,056.00	Times Publishing Company
1083	12/10/2020	System Generated Check/Voucher	2,900.00	ADA Site Compliance
1084	12/10/2020	System Generated Check/Voucher	4,333.34	Meritus Districts
1085	12/10/2020	System Generated Check/Voucher	158.75	Stantec Consulting Services Inc.
1086	12/10/2020	System Generated Check/Voucher	181.50	Straley Robin Vericker
1087	12/23/2020	System Generated Check/Voucher	2,171.67	Meritus Districts
1088	12/23/2020	System Generated Check/Voucher	1,008.35	Straley Robin Vericker
Cleared Checks/Vouchers			13,135.61	
			13,135.61	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 12/31/2020

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR095	12/8/2020	Developer Funding - 12.08.20	12,198.17	
001	12/29/2020	Developer Funding 12.29.20	14,018.18	
002	12/29/2020	FY21 Off Roll Assessments Phase 9 DR Horton	14,917.47	
			<hr/>	
Cleared Deposits			41,133.82	
			<hr/> <hr/>	