

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
January 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 1/31/2021
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Debt Service Fund - Series 2020	Capital Projects Fund Series 2019	General Fixed Assets - Account Group	General Long Term Debt	Total
Assets							
Cash - Operating Account	11,612	0	0	0	0	0	11,612
Revenue Series 2019 7000	0	61,182	0	0	0	0	61,182
Interest Series 2019 7001	0	0	0	0	0	0	0
Sinking Fund Series 2019 7002	0	0	0	0	0	0	0
Reserve Series 2019 7003	0	899,390	0	0	0	0	899,390
Acq & Con-General Series 2019 7005	0	0	0	14	0	0	14
Acq & Con-Amenity Series 2019 7006	0	0	0	873,809	0	0	873,809
Acq & Con-Master Series 2019 7007	0	0	0	0	0	0	0
Costs Of Issuance Series 2019 7008	0	0	0	0	0	0	0
Reserve Series 2020 2003	0	0	30,591	0	0	0	30,591
Acq & Con-General Series 2020 2005	0	0	0	0	0	0	0
Costs Of Issuance Series 2020 2006	0	0	0	0	0	0	0
Accounts Receivable	0	0	0	0	0	0	0
Accounts Receivable - Other	29	0	0	0	0	0	29
Due From Developer	14,879	0	0	0	0	0	14,879
Prepaid General Liability Insurance	0	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0	0
Prepaid Trustee Fees	1,347	0	0	0	0	0	1,347
Deposits	2,180	0	0	0	0	0	2,180
Construction Work in Progress	0	0	0	0	12,668,541	0	12,668,541
Amount Available DS	0	0	0	0	0	1,205,921	1,205,921
Amount To Be Provided - Debt Service	0	0	0	0	0	13,919,079	13,919,079
Total Assets	<u>30,046</u>	<u>960,572</u>	<u>30,591</u>	<u>873,823</u>	<u>12,668,541</u>	<u>15,125,000</u>	<u>29,688,573</u>
Liabilities							
Accounts Payable	3,320	0	0	0	0	0	3,320
Accounts Payable - Other	0	0	0	0	0	0	0
Accrued Expenses	0	0	0	0	0	0	0
Contracts Payable	0	0	0	0	0	0	0
Revenue Bond Payable Series 2019	0	0	0	0	0	14,080,000	14,080,000
Revenue Bond Payable Series 2020	0	0	0	0	0	1,045,000	1,045,000
Total Liabilities	<u>3,320</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,125,000</u>	<u>15,128,320</u>

Creek Preserve CDD
Balance Sheet
As of 1/31/2021
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Debt Service Fund - Series 2020	Capital Projects Fund Series 2019	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	2,419,762
Fund Balance - Unreserved	0	0	0	0	0	0	0
Investments In General Fixed Assets	0	0	0	0	12,668,541	0	12,668,541
Other	26,726	58,647	30,591	(644,014)	0	0	(528,050)
Total Fund Equity & Other Credits	<u>26,726</u>	<u>960,572</u>	<u>30,591</u>	<u>873,823</u>	<u>12,668,541</u>	<u>0</u>	<u>14,560,253</u>
Total Liabilities & Fund Equity	<u>30,046</u>	<u>960,572</u>	<u>30,591</u>	<u>873,823</u>	<u>12,668,541</u>	<u>15,125,000</u>	<u>29,688,573</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2020 Through 1/31/2021
(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 - Off Roll	233,068	14,917	(218,151)	(94)%
Contributions & Donations From Private Sources				
Developer Contributions	<u>0</u>	<u>34,773</u>	<u>34,773</u>	<u>0 %</u>
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	8,000	22,000	73 %
District Engineer	5,000	159	4,841	97 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,000	1,347	6,653	83 %
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	667	833	56 %
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	(29)	85,029	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	1,350	10,650	89 %
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	<u>1,000</u>	<u>0</u>	<u>1,000</u>	<u>100 %</u>
Total Expenditures	<u>233,068</u>	<u>22,964</u>	<u>210,104</u>	<u>90 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>26,726</u>	<u>26,726</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>26,726</u>	<u>26,726</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2019
From 10/1/2020 Through 1/31/2021
(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	897,790	321,545	(576,245)	(64)%
Interest Earnings				
Interest Earnings	0	19	19	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	305,645	305,645	0 %
Total Revenues	<u>897,790</u>	<u>627,210</u>	<u>(270,580)</u>	<u>(30)%</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	(18)	(18)	0 %
Total Other Financing Sources	<u>0</u>	<u>(18)</u>	<u>(18)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>58,647</u>	<u>58,647</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>960,572</u>	<u>960,572</u>	<u>0 %</u>

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

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	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 1/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	24	24	0 %
Total Revenues	0	24	24	0 %
Expenditures				
Other Physical Environment				
Investments Other Than Buildings	0	644,057	(644,057)	0 %
Total Expenditures	0	644,057	(644,057)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	18	18	0 %
Total Other Financing Sources	0	18	18	0 %
Excess Revenue Over (Under) Expenses	0	(644,014)	(644,014)	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	873,823	873,823	0 %

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

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0 %
Debt Proceeds				
Bond Proceeds	<u>0</u>	<u>1,014,409</u>	<u>1,014,409</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>1,014,412</u>	<u>1,014,412</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	<u>0</u>	<u>884,254</u>	<u>(884,254)</u>	<u>0 %</u>
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	<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>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>

Creek Preserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 01/31/2021
Reconciliation Date: 1/31/2021
Status: Locked

Bank Balance	6,611.82
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	5,000.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	11,611.82
Balance Per Books	<u>11,611.82</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: 01/31/2021
Reconciliation Date: 1/31/2021
Status: Locked

Outstanding 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	
Outstanding Deposits			5,000.00	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 01/31/2021

Reconciliation Date: 1/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1089	12/30/2020	System Generated Check/Voucher	16,000.00	Meritus Districts
1090	1/4/2021	System Generated Check/Voucher	2,166.67	Meritus Districts
1091	1/4/2021	System Generated Check/Voucher	5,000.00	Stantec Consulting Services Inc.
1092	1/7/2021	System Generated Check/Voucher	492.90	Straley Robin Vericker
1093	1/21/2021	System Generated Check/Voucher	1,350.00	Cypress Creek Aquatics, Inc.
Cleared Checks/Vouchers			25,009.57	
			25,009.57	