

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
March 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 3/31/2021
(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	50,743	0	0	0	0	0	0	50,743
Revenue Series 2019 7000	0	159,902	0	0	0	0	0	159,902
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	22	0	0	0	22
Acq & Con-Amenity Series 2019 7006	0	0	0	689,790	0	0	0	689,790
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	61,181	0	0	0	0	61,181
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	673	0	0	0	0	0	0	673
Deposits	2,180	0	0	0	0	0	0	2,180
Construction Work in Progress	0	0	0	0	0	12,852,569	0	12,852,569
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	53,596	1,059,292	91,771	689,813	2	12,852,569	15,125,000	29,872,044
Liabilities								
Accounts Payable	2,494	0	0	0	0	0	0	2,494
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	2,494	0	0	0	0	0	15,125,000	15,127,494

Creek Preserve CDD
Balance Sheet
As of 3/31/2021
(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
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	12,852,569	0	12,852,569
Other	51,102	157,367	91,771	(828,024)	2	0	0	(527,781)
Total Fund Equity & Other Credits	<u>51,102</u>	<u>1,059,292</u>	<u>91,771</u>	<u>689,813</u>	<u>2</u>	<u>12,852,569</u>	<u>0</u>	<u>14,744,550</u>
Total Liabilities & Fund Equity	<u>53,596</u>	<u>1,059,292</u>	<u>91,771</u>	<u>689,813</u>	<u>2</u>	<u>12,852,569</u>	<u>15,125,000</u>	<u>29,872,044</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2020 Through 3/31/2021
(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	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	12,000	18,000	60 %
District Engineer	5,000	1,626	3,374	67 %
Disclosure Report	8,400	1,800	6,600	79 %
Trustee Fees	8,000	2,020	5,980	75 %
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	1,000	500	33 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,900	0	1,900	100 %
Legal Council				
District Counsel	3,500	2,346	1,154	33 %
Electric Utility Services				
Electricity Services	85,000	38	84,962	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	4,050	7,950	66 %
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	7,862	24,138	75 %
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>42,373</u>	<u>190,695</u>	<u>82 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>51,102</u>	<u>51,102</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>51,102</u>	<u>51,102</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2019
From 10/1/2020 Through 3/31/2021
(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	481,445	(416,345)	(46)%
Interest Earnings				
Interest Earnings	0	29	29	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	305,645	305,645	0 %
Total Revenues	<u>897,790</u>	<u>787,119</u>	<u>(110,671)</u>	<u>(12)%</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	(61,208)	(61,208)	0 %
Total Other Financing Sources	<u>0</u>	<u>(61,208)</u>	<u>(61,208)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>157,367</u>	<u>157,367</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>1,059,292</u>	<u>1,059,292</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
201 - Debt Service Fund - Series 2020
From 10/1/2020 Through 3/31/2021
(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	61,181	61,181	0 %
Interfund Transfer				
Interfund Transfer	0	(0)	(0)	0 %
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 3/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	33	33	0 %
Total Revenues	0	33	33	0 %
Expenditures				
Other Physical Environment				
Investments Other Than Buildings	0	828,084	(828,084)	0 %
Total Expenditures	0	828,084	(828,084)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	27	27	0 %
Total Other Financing Sources	0	27	27	0 %
Excess Revenue Over (Under) Expenses	0	(828,024)	(828,024)	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	689,813	689,813	0 %

Creek Preserve CDD
Statement of Revenues and Expenditures
301 - Capital Projects Fund Series 2020
From 10/1/2020 Through 3/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	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	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>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: 03/31/2021
Reconciliation Date: 3/31/2021
Status: Locked

Bank Balance	50,743.00
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	50,743.00
Balance Per Books	<u>50,743.00</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: 03/31/2021

Reconciliation Date: 3/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1103	3/1/2021	System Generated Check/Voucher	2,166.67	Meritus Districts
1104	3/1/2021	System Generated Check/Voucher	1,022.00	Stantec Consulting Services Inc.
1105	3/1/2021	System Generated Check/Voucher	4.03	Tampa Electric
1106	3/4/2021	System Generated Check/Voucher	1,350.00	Cypress Creek Aquatics, Inc.
1107	3/4/2021	System Generated Check/Voucher	1,000.00	Grau and Associates
1108	3/4/2021	System Generated Check/Voucher	277.15	Straley Robin Vericker
1109	3/11/2021	System Generated Check/Voucher	1,500.00	Grau and Associates
1110	3/11/2021	System Generated Check/Voucher	2,494.00	Yellowstone Landscape
1111	3/18/2021	System Generated Check/Voucher	445.50	Stantec Consulting Services Inc.
1112	3/25/2021	System Generated Check/Voucher	33.67	Tampa Electric
Cleared Checks/Vouchers			10,293.02	
			10,293.02	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 03/31/2021
Reconciliation Date: 3/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
10018967	3/3/2021	40 Lots - CDD O&M Assessments	291.07	
10018969	3/3/2021	50 Lots - CDD O&M Assessments	3,274.56	
			<hr/>	
Cleared Deposits			3,565.63	
			<hr/> <hr/>	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 03/31/2021
Reconciliation Date: 3/31/2021
Status: Locked

Cleared Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
1752155	2/3/2021	Refund from Stantec - 03.30.21 CK #640287	1,022.00
Cleared Other Cash Items			1,022.00