

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 9/30/2021
 (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	11,046	0	0	0	0	0	0	11,046
Revenue Series 2019 7000	0	213,102	0	0	0	0	0	213,102
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	50	0	0	0	50
Acq & Con-Amenity Series 2019 7006	0	0	0	35,661	0	0	0	35,661
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	3,031	0	0	0	0	0	0	3,031
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
Total Assets	17,133	1,112,492	77,565	35,711	3	13,506,714	15,125,000	29,874,618
Liabilities								
Accounts Payable	0	0	0	0	0	0	0	0
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 9/30/2021
(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>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,125,000</u>	<u>15,125,002</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>17,133</u>	<u>210,567</u>	<u>77,565</u>	<u>(1,482,126)</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>(1,176,859)</u>
Total Fund Equity & Other Credits	<u>17,132</u>	<u>1,112,492</u>	<u>77,565</u>	<u>35,711</u>	<u>3</u>	<u>13,506,714</u>	<u>0</u>	<u>14,749,616</u>
Total Liabilities & Fund Equity	<u>17,133</u>	<u>1,112,492</u>	<u>77,565</u>	<u>35,711</u>	<u>3</u>	<u>13,506,714</u>	<u>15,125,000</u>	<u>29,874,618</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2020 Through 9/30/2021
(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	109,006	(124,062)	(53)%
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>148,779</u>	<u>(84,289)</u>	<u>(36)%</u>
Expenditures				
Legislative				
Supervisor Fees	4,000	1,800	2,200	55 %
Financial & Administrative				
District Manager	30,000	24,000	6,000	20 %
District Engineer	5,000	2,216	2,784	56 %
Disclosure Report	8,400	1,800	6,600	79 %
Trustee Fees	8,000	3,704	4,296	54 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	6,000	2,926	3,074	51 %
Postage, Phone, Faxes, Copies	250	78	172	69 %
Public Officials Insurance	2,475	2,363	112	5 %
Legal Advertising	2,500	3,489	(989)	(40)%
Bank Fees	250	15	235	94 %
Dues, Licenses, & Fees	175	175	0	0 %
Website Administration	1,500	3,500	(2,000)	(133)%
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,900	0	1,900	100 %
Legal Council				
District Counsel	3,500	4,812	(1,312)	(37)%
Electric Utility Services				
Electricity Services	85,000	40,011	44,989	53 %
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	12,528	(528)	(4)%
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	24,592	7,408	23 %
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	625	1,535	71 %
Amenity Center Maintenance & Repair	<u>1,000</u>	<u>125</u>	<u>875</u>	<u>88 %</u>
Total Expenditures	<u>233,068</u>	<u>131,646</u>	<u>101,422</u>	<u>44 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>17,133</u>	<u>17,133</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
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 9/30/2021
 (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>9,314</u>	<u>9,314</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2019
From 10/1/2020 Through 9/30/2021
(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	858,536	(39,254)	(4)%
Interest Earnings				
Interest Earnings	0	60	60	0 %
Contributions & Donations From Private Sources				
Developer Contributions	<u>0</u>	<u>305,645</u>	<u>305,645</u>	<u>0 %</u>
Total Revenues	<u>897,790</u>	<u>1,164,241</u>	<u>266,451</u>	<u>30 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	647,790	652,440	(4,650)	(1)%
Principal Payment	<u>250,000</u>	<u>240,000</u>	<u>10,000</u>	<u>4 %</u>
Total Expenditures	<u>897,790</u>	<u>892,440</u>	<u>5,350</u>	<u>1 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(61,235)</u>	<u>(61,235)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(61,235)</u>	<u>(61,235)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>210,567</u>	<u>210,567</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance - Unreserved	<u>0</u>	<u>901,925</u>	<u>901,925</u>	<u>0 %</u>
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>1,112,492</u>	<u>1,112,492</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
201 - Debt Service Fund - Series 2020
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0 %
Debt Proceeds				
Bond Proceeds	0	30,591	30,591	0 %
Total Revenues	<u>0</u>	<u>30,593</u>	<u>30,593</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	0	14,208	(14,208)	0 %
Total Expenditures	<u>0</u>	<u>14,208</u>	<u>(14,208)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	61,181	61,181	0 %
Interfund Transfer				
Interfund Transfer	0	(1)	(1)	0 %
Total Other Financing Sources	<u>0</u>	<u>61,179</u>	<u>61,179</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>77,565</u>	<u>77,565</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>77,565</u>	<u>77,565</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund Series 2019
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	49	49	0 %
Total Revenues	0	49	49	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	54	54	0 %
Total Other Financing Sources	0	54	54	0 %
Excess Revenue Over (Under) Expenses	0	(1,482,126)	(1,482,126)	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	35,711	35,711	0 %

Creek Preserve CDD
Statement of Revenues and Expenditures
301 - Capital Projects Fund Series 2020
From 10/1/2020 Through 9/30/2021
(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	1	1	0 %
Total Other Financing Sources	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>
Fund Balance, End of Period	<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: 09/30/2021
Reconciliation Date: 9/30/2021
Status: Locked

Bank Balance	11,245.94
Less Outstanding Checks/Vouchers	200.00
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	11,045.94
Balance Per Books	<u>11,045.94</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: 09/30/2021
Reconciliation Date: 9/30/2021
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1159	8/19/2021	System Generated Check/Voucher	200.00	Ryan Motko
Outstanding Checks/Vouchers			200.00	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 09/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1158	8/19/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
1160	8/26/2021	System Generated Check/Voucher	131.00	Stantec Consulting Services Inc.
1161	8/26/2021	System Generated Check/Voucher	67.33	Tampa Electric
1162	9/16/2021	System Generated Check/Voucher	125.00	Action Security, Inc.
1163	9/16/2021	System Generated Check/Voucher	1,539.00	Cypress Creek Aquatics, Inc.
1164	9/16/2021	System Generated Check/Voucher	2,173.45	Meritus Districts
1165	9/16/2021	System Generated Check/Voucher	588.50	Straley Robin Vericker
1166	9/16/2021	System Generated Check/Voucher	9,740.60	Tampa Electric
1167	9/16/2021	System Generated Check/Voucher	3,077.00	Yellowstone Landscape
1168	9/23/2021	System Generated Check/Voucher	9,967.82	Tampa Electric
Cleared Checks/Vouchers			27,609.70	
			27,609.70	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2021
Reconciliation Date: 9/30/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
10019643	9/14/2021	Off Roll Assessments - 09.14.21	21,830.25	
10019644	9/14/2021	Off Roll Assessments - 09.14.21	9,459.84	
			<hr/>	
Cleared Deposits			31,290.09	
			<hr/> <hr/>	